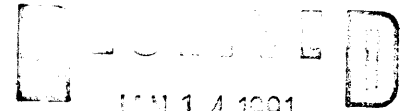


United States Department of the Interior National Park Service



National Register of Historic Places Registration Form

NATIONAL REGISTER

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

1. Name of Property

historic name Schulmerich, Edward, House other names/site number

2. Location

street & number 614 East Main Street city, town Hillsboro state Oregon code OR county Washington code 067 zip code 97123

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes checkboxes for private/public ownership and building/site/structure/object categories.

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

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of certifying official: James M. Smith, Oregon State Historic Preservation Office, December 31, 1990

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of commenting or other official Date State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is: Entered in the National Register. determined eligible for the National Register. determined not eligible for the National Register. removed from the National Register. other, (explain:)

Entered in the National Register stamp. Signature of the Keeper: Melvyn Egan, Date of Action: 2/28/91

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Domestic: single dwelling

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Current Functions (enter categories from instructions)

Domestic: single dwelling

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Late 19th and Early 20th Century American  
Movements: California/Craftsman Bungalow  
(Western Stick Style)

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Materials (enter categories from instructions)

foundation concrete  
walls stucco  
roof asphalt: composition shingles  
other porch posts and railing,  
chimney: brick

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**Describe present and historic physical appearance.**

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Continuation Sheet

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The Schulmerich House is architecturally significant as the best example of a bungalow style residence in Hillsboro, Oregon. The finely detailed Craftsman bungalow was constructed for Edward Schulmerich in 1915 at 614 East Main in Hillsboro. The house is a one and one-half story "aeroplane bungalow" that appears to have been influenced by Charles Greene and Henry Greene from Pasadena, California. The residence has the classic California bungalow design. The low-pitched, multi-tiered roof features overhanging eaves, two prominent clinker brick chimneys, and exposed purlins and rafters. The front of the house has a large, covered L-shaped porch that faces Main Street on the north and wraps around the west side that faces Sixth Street. The interior of the residence is representative of a classic Craftsman bungalow, and features original oak and leaded art-glass. All of the elements of a Craftsman bungalow are well executed in the Schulmerich House.

The historic integrity of the residence has been retained. The house appears in its original character and has been well preserved. According to the Inventory of Cultural Resources, Hillsboro, Oregon, the Schulmerich House is the best example of bungalow style architecture in Hillsboro.

Setting and Neighborhood

The Schulmerich House is located at 614 East Main Street in a residential neighborhood in Hillsboro, Oregon. The house is four blocks from the Washington County Courthouse. The front of the house faces north on Main Street and is flanked by Sixth Street on the west. The neighborhood is composed of homes erected during a variety of building periods.

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National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 2Plan

The Schulmerich House is rectilinear in plan. The residence is divided into two distinct zones, a public zone and a private zone. The public zone runs along the west wall which is the least private because of its length and proximity to Sixth Street. The private zone runs along the east side and looks out onto a small private yard. The public zone consists of the living room, dining room, and the kitchen. The living room faces north and is located across the front of the house. The plan expresses a natural open flow of space between the outside, represented by the large L-shaped front porch, and the inside, represented by the living room and dining room beyond. From the porch, one enters immediately into the living room then proceeds into the dining room. A visual connection to the porch is made through a large window. The living room separates itself from the dining room simply by an opening with pocket French doors. Its relationship to the living room is perpendicular to it forming an L. The dining room also maintains a direct connection to the kitchen and is therefore positioned between it and the living room. The kitchen is linked directly to the dining room by way of a door. It is incorporated completely into the overall rectilinear plan of the house. The private zone of the residence consist of four bedrooms, one full bathroom, and one half bathroom. On the first floor a pair of bedrooms are next to the bathroom. This creates a distinct line, spatially and in plan, between public and private zones. In the upstairs, the two additional bedrooms are separated by the stairwell hall and partial bathroom.

Exterior

The Schulmerich House is one and a half stories in height with a gently pitched roof and wide over-hanging eaves extending beyond the house walls in a sheltering manner. The distinguishing features include the design of the roof, the large L-shaped front porch that wraps around the north and west sides of the house, and the massive clinker brick porch foundation and piers. The design of the house appears to have been influenced by the work of Greene and Greene.

The Schulmerich House is a large, horizontally massed Craftsman bungalow built in a style sometimes referred to as an "aeroplane bungalow". This term is used because of the low massing, cockpit-like gable ends, and projecting wing characteristic of this style. The outstretched wing-like qualities of the front and side gable ends inspired the nickname "aeroplane

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Continuation Sheet

Section number 7 Page 3

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bungalow". The roof plan is complex, featuring intersecting gables and two-tiered massing. The gables are very low pitched and the wide overhanging eaves have exposed rafters that are decoratively milled. The gable ends feature purlins and knee-braces supporting a barge board and un-boxed eave.

The Craftsman style is expressed in the massive clinker brick porch foundation and piers. The generous front porch extends across the north side of the house and part of the west side forming an L-shape. The covered porch has a gabled entry. The porch pillars are truncated clinker brick.

Other features of the house include the combination of shingle and shiplap surface materials, double hung windows with multi-panes in the upper sash, and its rectangular composition and horizontal massing. The fenestrations are in groups of threes in ranks on the second story.

The house is of woodframe construction with an exterior stucco finish and interior lath and plaster, and a concrete foundation. There are two substantial chimneys made of clinker brick. The house is painted white with a black composition shingle roof.

The front entrance has a four foot oak door with beveled glass panels. Beveled glass side lights are featured on either side of the front door. The original screen door is still in use.

Interior

The entry to living room is directly from the front porch that faces Main Street. The living room features a fireplace with a green ceramic tile hearth, oak bookshelves with leaded art glass, and a mantel shelf that are positioned on the west wall perpendicular to the front of the house. In addition to the large beveled glass door and sidelights, eight windows light the living room. There are two leaded art glass windows placed on both sides of the fireplace. The six other windows are double hung windows with wood sash and multi-panes in the upper sash and a single pane in the lower. The largest window is ten over one, one window is seven over one, and four windows are three over one.

An ornamental beamed ceiling with boxed oak beams is featured in the living room. The woodwork is oak and the floors are fir but edged with hardwood. An indentation on the south wall of the living room had been a mystery during the research on

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the house. It was solved once it was discovered that Mr. Schulmerich was a banker. And, when the local organization of the Moose did not pay their loan during the Depression, he took the moose head and hung it in his living room.

Pocket French doors divide the living room and dining room. The dining room is directly connected to the living room forming one large, informal living area. It also maintains a direct connection to the kitchen. Original oak wainscoting with picture rails are featured in the dining room. Ornamental oak beams form a design on the ceiling. The original light fixture is in the dining room. A built-in china cabinet made of oak and leaded art glass with a beveled plate mirror is featured on the south wall. All other woodwork and moldings are oak.

The kitchen is linked directly to the dining room but separated by an oak door that swings both directions. A cooling closet, a wood lift, and kitchen cabinets with several glass doors and flour and sugar bins are featured. A breakfast nook with built-in table and benches is surrounded by four large windows. The original lighting fixtures and linoleum that were installed when the house was built, are also in use.

Two bedrooms with closets with windows are located on the first floor. The bathroom has the original claw-foot bathtub, tall built-in cabinet, clothes chute, and medicine cabinet. Also on the first floor is a hallway leading to the stairway to the full basement.

The second story features two bedrooms and a partial bathroom with a corner sink in the hall. Both bedrooms have continuous windows on the three outside walls of each room. One bedroom has a built-in closet and 16 original windows with 64 panes of glass. The larger bedroom features a closet with a window and 18 additional original windows with 72 panes of glass.

The Schulmerich House is remarkably intact. When Melvin, Edward Schulmerich's son, visited the house in 1972, he remarked, "The house is just like it was when I was growing up."

### Alterations

Some rehabilitation work in 1967 involved rewiring and plumbing repairs. A dishwasher, sink and counters were added in the kitchen. In 1974, the sink in the main bathroom was replaced. The interior and exterior retains the essential appearance of the original residence.

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Continuation Sheet**Section number 7 Page 5Comparative Analysis

The East Main District in Hillsboro lies primarily along the 500 and 600 blocks of East Main Street. According to the City of Hillsboro Cultural Resource Inventory compiled in 1980 and 1981, the highlights of the district included four structures along the north side of the 500 block, the Washington County Museum at 641 East Main Street, and the Schulmerich bungalow at the southeast corner of Main and Sixth Streets. In 1990, only four of the six structures remain. Two residences remain along the north side of the 500 block. The Museum has been remodeled as a residence with four apartments built on the rear of the property. The Schulmerich House has retained its original appearance and remains a highlight of the East Main District. The only other bungalow in the East Main District mentioned in the Hillsboro Cultural Resource Inventory is the Kuratli House at 175 S.E. Seventh. The Kuratli House is described in the inventory as a nice example of bungalow-style architecture. This bungalow is well maintained but lacks the scale and quality of the Schulmerich House.

The Inventory of Cultural Resources, Hillsboro, Oregon identified 90 resources, of which 17 were bungalows. There are six in the Central district, nine in the Southeast district and the Schulmerich and Kuratli residences in the East district. Of the 17 bungalows identified, the Schulmerich House distinguishes itself from the other 16 due to its distinctive design and quality of finish. It is a classic California bungalow, has been well preserved, and maintains its historic integrity. In addition, the Schulmerich House is the only "aeroplane bungalow" in Hillsboro and the only Hillsboro bungalow designed in the style of California architects, Greene and Greene. All elements of a Craftsman bungalow have been finely detailed and well executed in the residence. The distinguishing features include a large L-shaped porch that wraps around the north and west sides of the house; the low-pitched, multi-tiered roof with overhanging eaves; two prominent clinker brick chimneys; exposed purlins and rafters; and the original oak used in the ornamental boxed beams, bookcases, china cabinet, wainscoting, and woodwork. The authentic historic character of the home has been maintained. The Edward Schulmerich House was described as the best example of a bungalow style architecture in the Inventory of Cultural Resources, Hillsboro, Oregon. The Schulmerich House remains the best example of a well preserved Craftsman bungalow in Hillsboro.

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Property Ownership History Summary

Edward owned the home until his death in 1937. Mrs. Ella Schulmerich, Edward's widow, lived in the house until 1940 when it was sold to Alfonse and Celina Maes.

In 1967, Alfonse Maes sold the house to Donald and Joan Krahmer. Donald, Jr., Kriste' and Michael, the Krahmer children grew up in the house. Joan Krahmer became sole owner in 1977 and is the present owner.

All three families, including the Schulmerich family who have owned the bungalow have maintained the original design and retained the original appearance, so the historic integrity of the home has been maintained.



**8. Statement of Significance**

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

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

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

Areas of Significance (enter categories from instructions)

Architecture

Economics

\_\_\_\_\_

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Period of Significance

1915

1915-1937

\_\_\_\_\_

Significant Dates

1915

\_\_\_\_\_

\_\_\_\_\_

Cultural Affiliation

N/A

\_\_\_\_\_

\_\_\_\_\_

Significant Person

Edward Schulmerich (1863-1937)

Architect/Builder

Unknown

\_\_\_\_\_

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

**9. Major Bibliographical References**

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

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

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreeage of property 0.28 acres Hillsboro, Oregon 1:24000

UTM References

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See continuation sheet

**Verbal Boundary Description** The nominated area is located in SW $\frac{1}{4}$  SE $\frac{1}{4}$  Section 31, Township 1N, Range 2W, Willamette Meridian in Hillsboro, Washington County, Oregon. It is legally described as the westerly 90.5 feet of the northerly 134 feet of Lot 1, Block 2, Morgan Addition to the Town of Hillsboro, and is otherwise identified as Tax Lot 5000 at said location.

See continuation sheet

**Boundary Justification**

The nominated area corresponds to the legally recorded lot lines of the parcel developed for, and occupied by the house of, Edward Schulmerich from 1915 onward.

See continuation sheet

**11. Form Prepared By**

name/title Joan Krahmer  
 organization \_\_\_\_\_ date August 1, 1990  
 street & number 614 East Main Street telephone (503) 648-5070  
 city or town Hillsboro state Oregon zip code 97123

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## National Register of Historic Places Continuation Sheet

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The California Bungalow on East Main Street at Sixth Avenue in Hillsboro, Oregon was completed in 1915 for Edward C. Schulmerich (1863-1937), a prominent Washington County banker and state legislator. It is the city's best-preserved and best-designed example of Western Stick style architecture and therefore meets National Register Criterion C. It is significant also under Criterion B as the property most importantly associated with the productive career of Edward Schulmerich.

The son of German immigrants who eventually settled in the environs of Hillsboro, Schulmerich was an incorporator, with Albert S. Sholes of Cornelius, of the Hillsboro Commercial Bank and the Cornelius State Bank. Through these initial enterprises Schulmerich rose to become one of the influential bankers of the county. His leading role in local economic development was best represented by his backing of the Ray-Maling Packing Company that supplied a vital payroll to processors and sustained local produce growers in the 1920s and '30s. Schulmerich occupied his house on Main Street through four terms in the State Legislature, where he served on the Senate Banking Committee and championed the consolidation of higher education under a single governing board.

Schulmerich was elected to both houses of the legislature in the years 1923-1931. In 1927 he assumed leadership of the Hillsboro Commercial National Bank, newly created through merger, that was the only banking institution in Hillsboro to survive the Depression. His acumen in financial matters was applied to the state's benefit in Schulmerich's work on the Senate Banking Committee at the time of the Stock Market Crash and the onset of the Depression. Schulmerich died in 1937, having occupied the property on East Main Street to the time of his death.

The Schulmerich House displays all the characteristic elements of the California Bungalow style. It is a one and a half-story rectilinear volume oriented longitudinally on its lot, facing north onto Main Street. A porch with gabled portico extends the full width of the facade and wraps around a portion of the west elevation. The porch has brick posts and railing and its roofline supports a mature wisteria vine that was planted in the historic period of Schulmerich's occupancy. The mass is built up of hovering, intersecting gables, the overhanging eaves of which are supported by exposed rafter ends and purlins. Openings in the side elevations of the second story are striking, as they are nearly continuous banks of casement windows. The traditional Arts and Crafts interior has a fireplace wall with conventional built-in cabinets flanking the chimneypiece, which is well crafted. The front entrance is especially handsome, being composed of a wide, multi-paneled door with beveled glass panels and sidelights.

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Edward Conrad Schulmerich was a prominent Hillsboro banker and a state legislator. He had worked as a farmer, teamster, merchant and businessman. The house was occupied by Edward during the crowning achievements of his career. In 1915 he had the residence built on the corner of Sixth and Main streets in Hillsboro. He had obtained the plans for the aeroplane style bungalow during a visit to California, and replaced his prior residence with this home. Edward Schulmerich (1863-1937) lived in the house on Main Street from the time of its completion in 1915 to his death in 1937. The date of construction was verified by son, Melvin, during a visit to the house.

Edward was born to German parents, Conrad and Margaret Schulmerich, near the famous Sutter's Mill in the turbulent gold country around Placerville, California, on April 13, 1863. His father was a well known and influential man, gaining his wealth from 18 years spent mining gold. He brought the family and several thousand dollars to Oregon in 1875. They settled on a farm four miles south of Hillsboro in Washington County.

It was there that Edward worked until 1884 when he began his own career. From the farm, he went to the growing metropolis of Portland. He obtained employment as a teamster, and eventually became a foreman for the Oregon Transfer Company operated by Frank Kiernan. Edward continued in this occupation for about two years, then returned to farm with his father. In 1889, he took over the management of the farm. He also purchased and operated a threshing outfit.

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## National Register of Historic Places Continuation Sheet

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On October 29, 1889 in Cornelius, Edward married Alice Bailey, daughter of Mr. and Mrs. Calvin Bailey. They had six children; however, only three sons, Bruce, Roy, and Melvin lived beyond childhood. His wife, Alice died in 1900. In 1902, he remarried to Ella Gillenwater, who was originally from Virginia.

In 1901, Schulmerich moved into Hillsboro from the farm and entered the mercantile business as the firm of Bailey, Tongue, and Schulmerich. This was his first venture in the business world, and later sold the firm to Connell, Cornelius, and Downs.

Having established himself in the business world of Hillsboro, he and A.S. Sholes organized the Hillsboro Commercial Bank in 1905 with an initial capital of twenty-five thousand dollars. Although Sholes initially was the president, with Schulmerich as vice president, Schulmerich soon afterwards became president. Schulmerich also was one of the organizers of the Cornelius State Bank. Schulmerich's significant contributions to banking endeavors in Hillsboro, Washington County and the state occurred during the period of his residency in the Schulmerich House, 1915-1937. According to the Oregon Voter of January 19, 1929, Senator Schulmerich was a heavy stockholder in the United States National Bank in Portland, and president of the Hillsboro State Bank. He also organized a holding company for four Washington County banks during 1928, one of the four bancorporations in Oregon. Edward also served on the Senate Banking Committee of the legislature during the turbulent economic times of the 1929 crash.

In the December 27, 1930, Oregon Voter, Schulmerich was described as a large stockholder in Portland's largest bank and in several Washington County banks. It was described that busy executives of the bank in Portland rose deferentially when he stauched through the brass gate.

Schulmerich became president of the Hillsboro Commercial Bank soon after it was organized in 1905 and remained president until a merger in 1927, when he became the head of the Hillsboro Commercial National Bank. He was president until his death in 1937. The merger occurred in January 1927 between the Hillsboro Commercial Bank and Hillsboro National Bank. It was at this time that E.I. Kuratli and Schulmerich became partners in one of the strongest banking institutions in the Northwest, even though it was during the period of bank failures which began in 1929. Shortly after the bank holiday in 1933, the Shute Savings Bank closed and the Hillsboro Commercial National Bank was the only bank in Hillsboro.

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His banking interests in Hillsboro allowed him to play a significant role in the economic development of Hillsboro and in Washington County. An example of his significant role was his interest in the development of the Ray-Maling Packing Company in Hillsboro. Schulmerich was an organizer and stockholder of the company started by Harold W. Ray and Bertrand Essex Maling. Schulmerich was elected to the board and vice president in 1922. The packing company utilized the frosted process developed by Clarence Birdseye to freeze strawberries and other fruits and vegetables for General Foods. By 1931, gross tonnage requirements for Ray-Maling's frost pack included 91 tons of strawberries, 150 tons of raspberries, 300 tons of spinach, 600 tons of peas, 300 tons of corn, and 116 tons of cherries.

The packing company provided employment for Hillsboro residents during the 1920s and 1930s. The company was an important factor in the commercial development of Hillsboro and provided tremendous possibilities for Washington County and western Oregon farmers. The Ray-Maling Company was Hillsboro's largest and most successful cannery enterprise and also was one of Oregon's largest canneries. Schulmerich played a significant role in the financial development of the company which was an important contribution to the commercial development of Hillsboro especially because of the economic depression in the United States.

In addition to varied business interests, Edward also found time to take an active part in state government. He served four terms in the Oregon legislature. Edward was twice elected to represent Washington County in the House of Representatives, being a member of the house in 1923 and 1927. Edward was elected twice to be a state senator in 1929 and 1931. As representative and senator, Schulmerich served on a number of influential committees including the Senate Banking Committee. In the May 24, 1930 Oregon Voter, he was the only banker in the Senate. He was very concerned about how educational institutions spent taxpayers money. On the third day of the 1929 session, he demanded to know why a certain resolution he had introduced in 1923 pertaining to financial reports by the university and agricultural college had not produced what he had desired to obtain.

According to the Oregon Voter, Edward Schulmerich had perhaps the greatest victory won almost single-handedly by any one member of the 1929 Legislature. Schulmerich found great satisfaction in placing the state's higher educational

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Continuation Sheet

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institutions under a single board of regents. Politically, Schulmerich was a staunch Republican and showed a deep interest in public affairs; particularly in various state institutions such as the college and normal schools. He fought hard and consistently for increased efficiency in their management. Of his work at Salem, he declared that, "In my opinion my great achievement was my bill consolidating the schools of higher education in the state."

In addition to his varied business interests, Schulmerich also found time to take an active part in public affairs in Hillsboro. He took charge of the Water and Light Department of Hillsboro during a period of time when that institution was in financial difficulties. Records disclose that under his management, the department was placed in successful operation.

Edward Conrad Schulmerich died in 1937, thus ending an active career of investments and public service in Hillsboro and in the State of Oregon. His tombstone reads: "A Fearless, Upright, Helpful Citizen -- A Loyal Friend." According to the City of Hillsboro Cultural Resource Inventory, the Schulmerich House is significant due to its association with Edward Schulmerich, a prominent Hillsboro citizen, banker, and State Legislator, who lived in the home during the crowning achievements of his career.

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National Park Service

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National Park Service

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IN 2 310c  
HILLSBORO

SW 1/4 SE 1/4 SECTION 31 T1N R2W WM.  
WASHINGTON COUNTY OREGON  
SCALE 1" = 100'

SEE MAP IN 2 310B

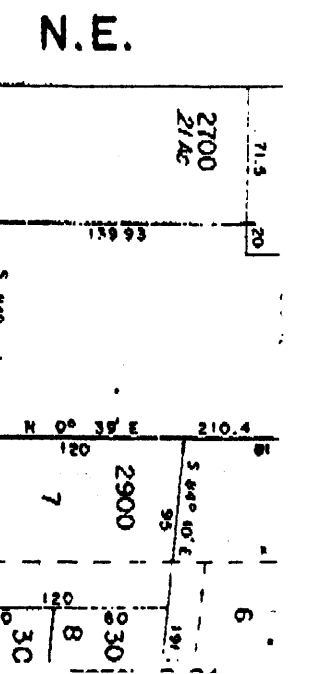
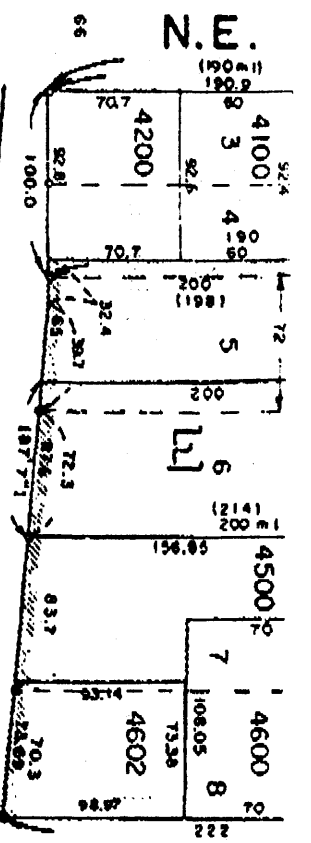
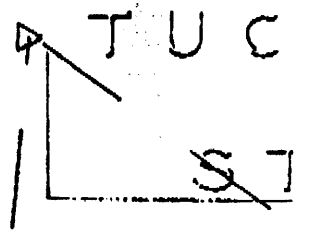
SEE MAP IN 2 310B

SEE MAP IN 2 310C

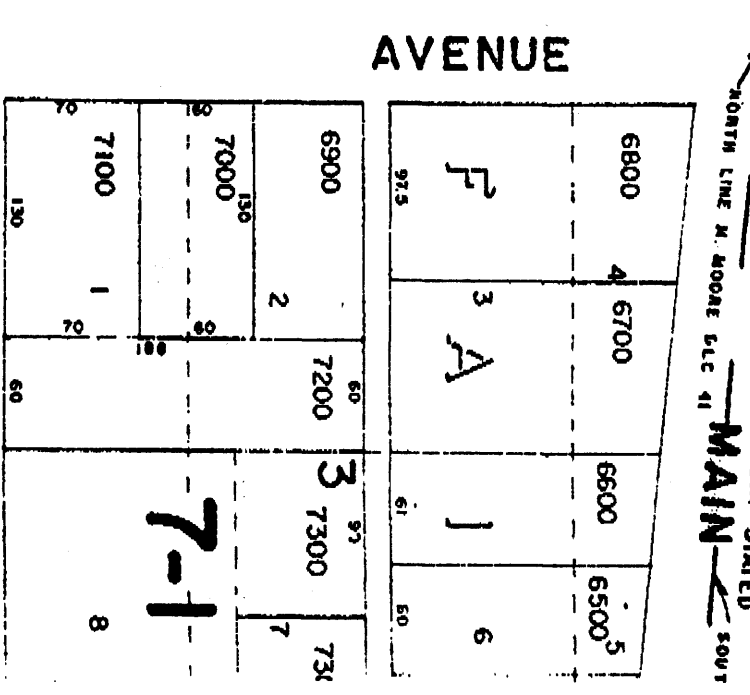
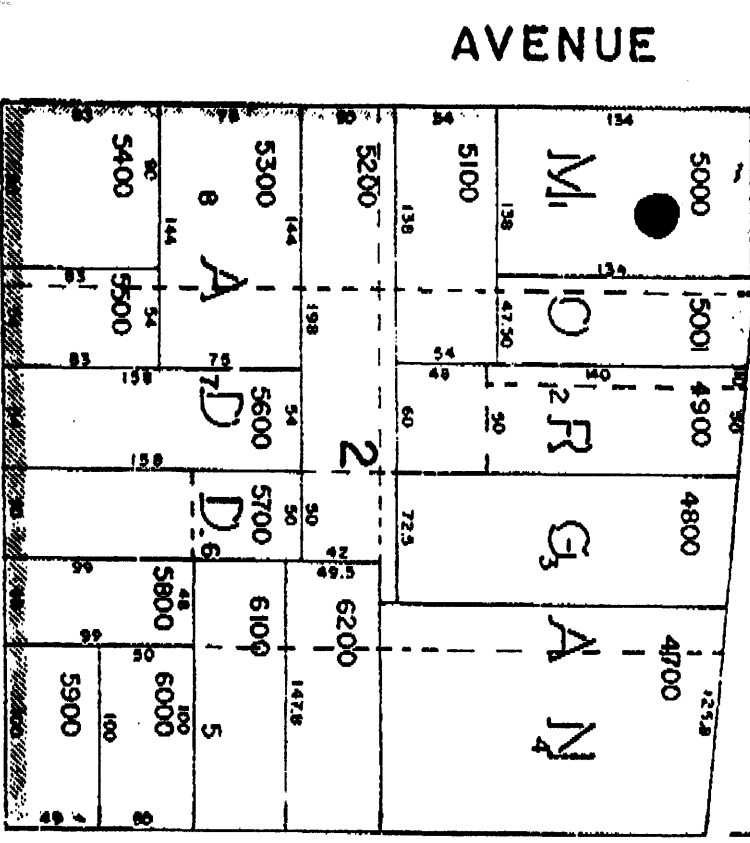
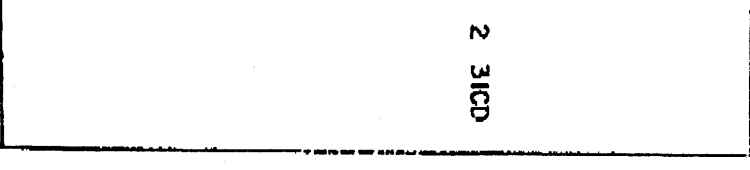


HILLSBORO  
IN 2 310c

SEE MAP IN 7 310B



SEE MAP IN 2 3ICD



SIXTH

AVENUE

SEVENTH

AVENUE

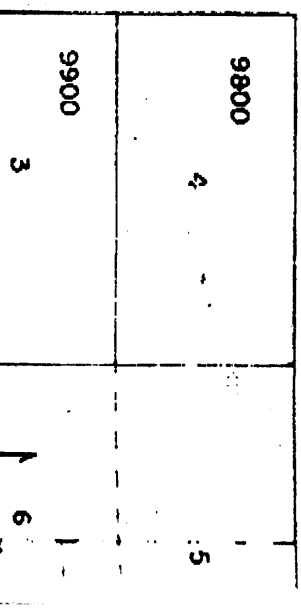
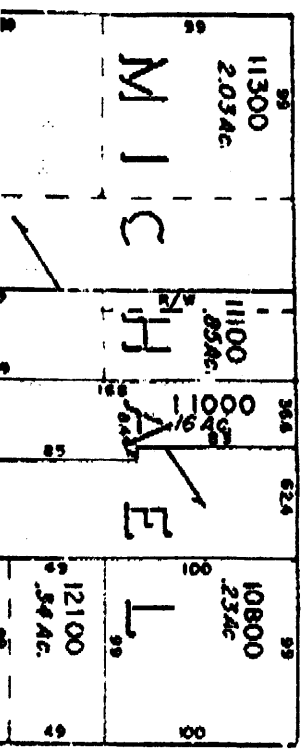
SE. OREGON

EAST

N.E.

WASHINGTON  
(ABANDONED) ELECTRIC

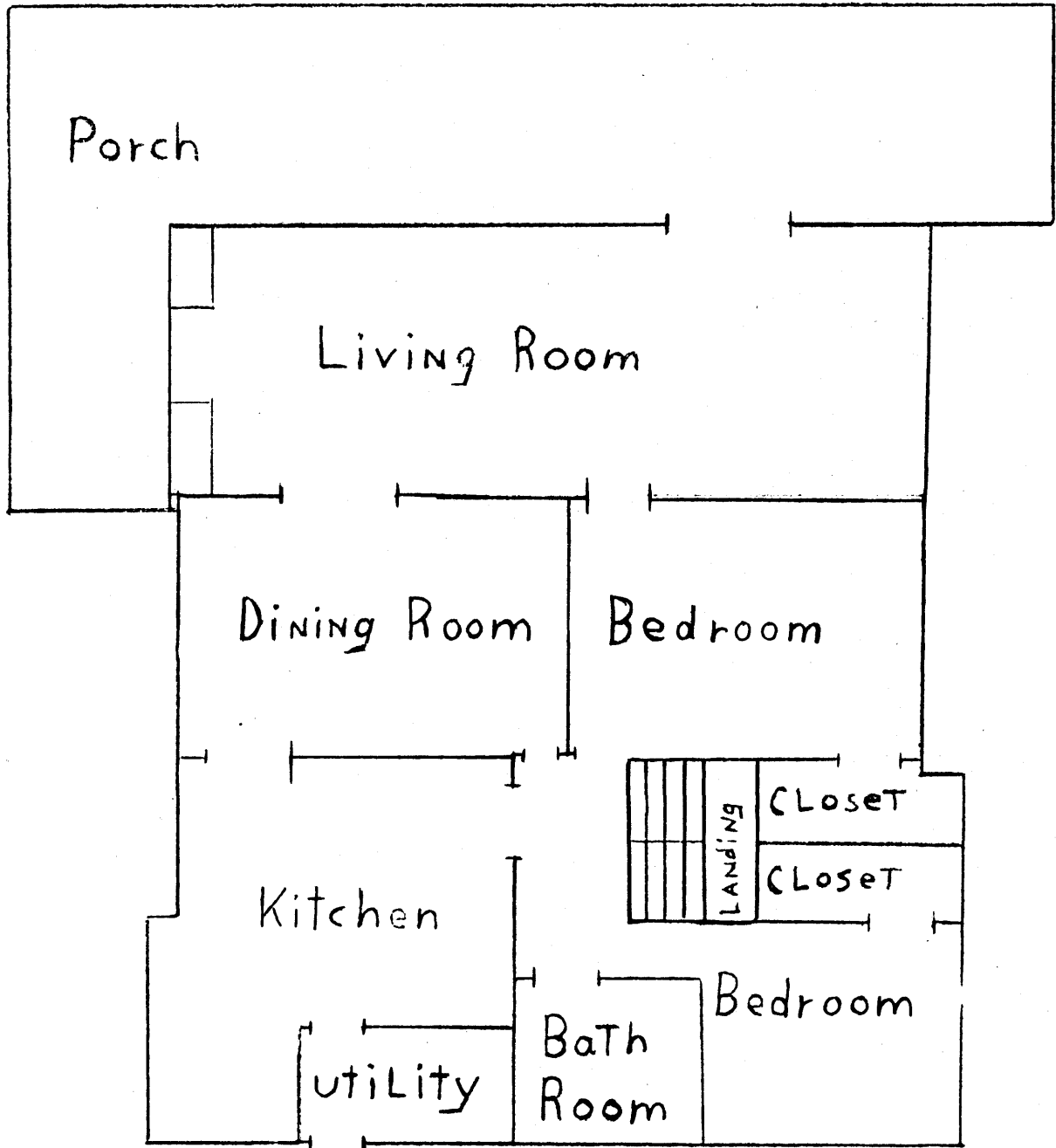
NORTH LINE M. MOORE ELC 41  
CR. A-S2 NO WIDTH STATED  
MAIN



7-1

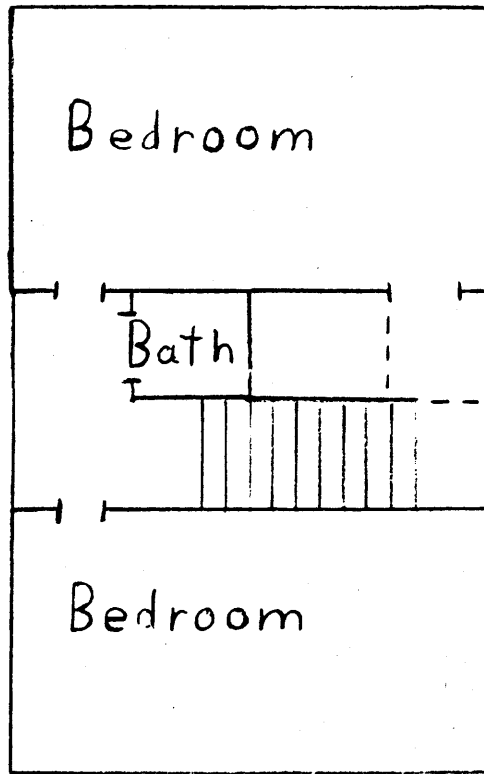
Schulmerich House

Main Floor



Schulmerich House

Upstairs



CITY OF HILLSBORO CULTURAL RESOURCE INVENTORY

LOCATION 614 E Main RESOURCE NO. 37  
TOWN 1N RANGE 2W SECTION 31  $\frac{1}{4}$  SECTION DC TAX LOT 5000  
COMMON/HISTORIC NAME Edward Schulmerich House  
ADDITION Morgans BLOCK 2 LOT 1  
ORIGINAL OWNER Edward Schulmerich CONSTRUCTION DATE c.1915  
ARCHITECT/BUILDER \_\_\_\_\_ CURRENT CONDITION Good  
PRESENT OWNER AND ADDRESS Joan Krahrmer  
614 E Main, Hillsboro, OR 97123  
USE: ORIGINAL Residence PRESENT Residence  
RESOURCE TYPE Building THEME Arch.: 20th Century

**DESCRIPTION OF RESOURCE AND STATEMENT OF HISTORICAL SIGNIFICANCE:**

ARCHITECTURAL DESCRIPTION

The Schulmerich house is a large, horizontally massed Craftsman Bungalow built in a style sometimes referred to as 'airplane' bungalow. This term is used because of the low massing, cockpit-like gable end, and projecting wing characteristic of this style.

The roof plan is complex, featuring intersecting gables, two-tiered massing, and an expansive porch with a gabled entry. The Craftsman style is expressed in the massive klinker-brick porch foundation and piers, the combination of shingle and shiplap surface materials, double hung windows with multi-panes in the upper sash, and in its rectangular composition and horizontal massing. The gables are very low pitched, and the wide overhang eaves have exposed rafters that are decoratively milled. The gable ends feature purlins and kneebraces supporting a barge board and un-boxed eave.

The fenestrations are in groups of threes, and in ranks on the second story. Leaded diamond windows light the main living space.

All the elements of a craftsmen bungalow are well executed in this example, making it the best example of Bungalow-style architecture in Hillsboro.

CONTEXTUAL DESCRIPTION

The house is located on the southeast corner of East Main and Sixth Streets, in a residential neighborhood.

## HISTORICAL SIGNIFICANCE

Edward Schulmerich had this house built circa 1915. It replaced an earlier dwelling that was his prior residence. He bought this lot in 1901 for \$850. Edward was born in 1863 to German parents.

His father, Conrad Schulmerich, was a well known and influential man. He spent 18 years mining gold in California, and came to Oregon with several thousand dollars. Conrad purchased several farms, raised grain, and made creamery butter. In partnership with one of his sons he opened a large general store on the southwest corner of Second and Main. (See Resource No. 23)

Edward worked as a teamster, and on the docks in Portland. When his father died in 1901 he moved to Hillsboro and took charge of his father's farms. He also went to work with his brother in the mercantile business. The brothers sold out soon after to J.W. Connell.

In 1912 Edward is listed as the president of the Hillsboro Commercial Bank, and the Hillsboro Livery Co. Inc. The Schulmerich family owned the Schulmerich Building at Main and Second. In 1927 Edward was still listed as the president of the Hillsboro Commercial Bank.

Edward also organized a co-operative creamery which was located near Farmington. This may have been the first co-op creamery in Washington County.

His wife was Ella May Schulmerich. They had two sons, Roy and Bruce.

Edward died in 1937. His tombstone reads:

A Fearless, Upright, Helpful Citizen - A Loyal Friend.

The house was sold to Alfonse and Celina Maas in 1940.

The house is significant due to its associations with Edward Schulmerich, a prominent Hillsboro citizen and banker.

### Sources Consulted:

Charles Henry Carey, History of Oregon. Pioneer Historical Publishing Co. 1922. Vol. III. p.153.

1910 Census, Thirteenth Census of the United States, Department of Commerce and Labor.

Fred Lockley, History of the Columbia River Valley, From The Dalles to the Sea. Chicago, S.J. Clarke Publishing Co., 1928. Vol. II., pp. 756-758.

Polks Washington County Directory, 1912-1913.

Sanborn Fire Insurance Map, City of Hillsboro. 1902, 1912.

SOURCES CONSULTED:

(Cont'd)

Ticor Title Company

Recorded by: McLaughlin, Emde  
O'Brien, Cole

Date: 1980  
1985

SCORE 17.5



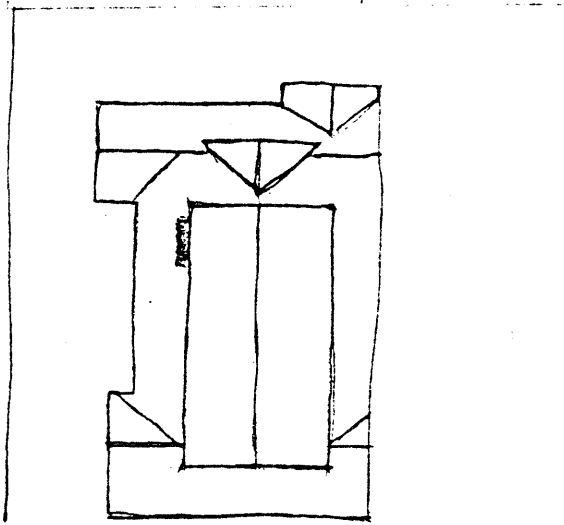
CITY OF HILLSBORO CULTURAL RESOURCE INVENTORY

COMMON/HISTORIC NAME Schulmerich House

RESOURCE NO. 37

E. MAIN ST.

SIXTH AVE.



↖  
Z



Scoring Scale of 1 to 5  
 5 - Excellent    2 - Fair  
 4 - Very Good    1 - Poor  
 3 - Good        0 - Nonexistent

RESOURCE TYPE \_\_\_\_\_  
 TOWNSHIP/RANGE/SECTION \_\_\_\_\_  
 EVALUATOR \_\_\_\_\_  
 DATE June 16, 1985 RESOURCE # 45

RATING 17.5

WASHINGTON COUNTY CULTURAL RESOURCE  
 EVALUATION CRITERIA\*

| <u>Factors</u>  | <u>Relative Importance</u> | <u>Score</u> | <u>Rating</u> |
|---|----------------------------|--------------|---------------|
| A. Resource must reflect one or more of the following theme areas:<br><input checked="" type="checkbox"/> Architecture<br><input type="checkbox"/> Archeology<br><input type="checkbox"/> Commerce and Industry<br><input type="checkbox"/> Education<br><input type="checkbox"/> Art<br><input type="checkbox"/> Agriculture<br><input checked="" type="checkbox"/> History<br><input type="checkbox"/> Military<br><input type="checkbox"/> Government<br><input type="checkbox"/> Social History | 1                          | x <u>5</u>   | = <u>5</u>    |
| B. The Resource must possess interpretive potential:<br><input checked="" type="checkbox"/> The resource is associated with significant past events, persons, trends, values, or function<br><input checked="" type="checkbox"/> The resource is associated with City, County, State, or National history   | 1                          | x <u>5</u>   | = <u>5</u>    |
| C. If architectural, the resource must embody significance in the following areas:<br><input checked="" type="checkbox"/> <u>Early period of development in the scale of local history</u><br><input type="checkbox"/> Architect or Builder<br><input checked="" type="checkbox"/> <u>Rarity of type, style, or design</u><br><input checked="" type="checkbox"/> <u>Material or variation of ornament</u><br><input checked="" type="checkbox"/> <u>Workmanship or construction</u>                | .5                         | x <u>5</u>   | = <u>2.5</u>  |
| D. The resource must possess significant integrity:<br><input checked="" type="checkbox"/> Resource is in harmony with its surroundings<br><input checked="" type="checkbox"/> Is generally unaltered in workmanship<br><input checked="" type="checkbox"/> Is as constructed on the original site  | 1                          | x <u>5</u>   | = <u>5</u>    |

\*Adapted from National Register selection rating sheet.  
 May 1983/K. D./Washington County Museum

Final Rating  
 17-11 Of Primary Significance  
 10-6 Of Contributory Significance



1. SCHULMERICHS HOUSE
2. HILLSBORO  
WASHINGTON COUNTY  
OREGON
3. MAES FAMILY PHOTOGRAPH
4. 1940
5. JOAN KRAHMER  
614 C. MAIN  
HILLSBORO, OR.  
97123
6. FRONT OF HOUSE  
NORTH ELEVATION
7. 1 OF 9



1. SCHULMERICH HOUSE
2. HILLSBORO  
WASHINGTON COUNTY  
OREGON
3. MAES FAMILY PHOTOGRAPH
4. 1940
5. JOAN KRAMER  
614 E. MAIN  
HILLSBORO, OR.  
97123
6. SIDE OF HOUSE  
WEST ELEVATION
7. 2 OF 8



1. SCHULMERICH HOUSE
2. HILLSBORO  
WASHINGTON COUNTY  
OREGON
3. MICHAEL THOMPSON
4. 1990
5. JOAN KRAHMER  
614 E. MAIN  
HILLSBORO, OR.  
97123
6. FRONT OF HOUSE  
NORTH ELEVATION
7. 3 OF 9





1. SCHULMERICH HOUSE
2. HILLSBORO  
WASHINGTON COUNTY  
OREGON
3. MICHAL THOMPSON
4. 1990
5. JOAN KRAHMER  
614 E. MAIN  
HILLSBORO, OR.  
97123
6. FRONT OF HOUSE  
NORTH ELEVATION
7. 4 OF 9



1. SCHULMERICH HOUSE
2. HILLSBORO  
WASHINGTON COUNTY  
OREGON
3. MICHAEL THOMPSON
4. 1990
5. JOAN KRAHMER  
614 E. MAIN  
HILLSBORO, OR.  
97123
6. SIDE OF HOUSE  
WEST ELEVATION
7. 5 OF 9



1. SCHULMERICHI HOUSE
2. HILLSBORO  
WASHINGTON COUNTY  
OREGON
3. MICHAEL THOMPSON
4. 1990
5. JOAN KRAHMER  
614 E. MAIN  
HILLSBORO, OR.  
97123
6. FRONT ENTRANCE  
LOOKING SOUTH
7. 6 OF 9



1. SCHULMERICH HOUSE
2. HILLSBORO  
WASHINGTON COUNTY  
OREGON
3. MICHAEL THOMPSON
4. 1990
5. JOAN KRAHMER  
614 E. MAIN  
HILLSBORO, OR.  
97123
6. LIVING ROOM  
LOOKING WEST
7. 7 OF 9





1. SCHULMERICH HOUSE
2. HILLSBORO  
WASHINGTON  
OREGON
3. MICHAEL THOMPSON
4. 1990
5. JOAN KRAHMER  
614 E. MAIN  
HILLSBORO, OR.  
97123
6. DINING ROOM  
LOOKING NORTH
7. 8 OF 9



1. SCHULMERICH HOUSE
2. HILLSBORO  
WASHINGTON  
OREGON
3. MICHAEL THOMPSON
4. 1990
5. JOAN KRAHMER  
614 E. MAIN  
HILLSBORO, OR.  
97123
6. DINING ROOM  
LOOKING SOUTH
7. 9 OF 9