



# Historic Landmark Review Staff Report and Recommendation

Community Development Department, Planning Division

**Report Date:** February 20, 2024

**Hearing Date:** February 27, 2024

**Request:** Total Demolition of Historic Designated dwelling known as: the "Edward Burns House"

**File Number:** 311-24-000004-PLNG

**Property Location:** 2121 16<sup>th</sup> Avenue

**Legal Description:** Washington County Tax Lot 1S306BD10500

**Applicant/Owner:** John Doctor / John Doctor, Inc.

**Comprehensive Plan and Zoning Map Designations:** Low Density Residential – Medium (LDR-A)  
R-5 Single-Family Residential

**Historic District** Clark National Register Historic District

**Applicable Standards and Criteria:** City of Forest Grove Development Code:  
§17.5.225 – PROCEDURE FOR REVIEW OF PROPOSED  
DEMOLITION OR RELOCATION OF LANDMARKS.

**Reviewing Staff:** Kate McGuire, Senior Planner

**Recommendation:** Because the structure has deteriorated to a point of being almost entirely unsalvageable, Staff recommends the Historic Landmarks Board authorize demolition of the structure without delay.

## I. BACKGROUND and PROPOSAL:

The Edward Burns House was constructed c. 1930. It is listed as an eligible contributing structure within the Clark Historic District inventory. Very limited information regarding the structure or its historic significance is available:

*Description: This is a small, one-story frame house that is vernacular in style. It has wood shingle siding, laid with a wide review, and rests on a concrete foundation. The gabled roof is covered with composition shingles. Windows are one-over-one double hung wood sash with aluminum storms. A small entry porch is located on the front façade.*

*Significance: Edward Burns owned this property from 1927 to 1943, during which the house was most likely constructed... The house appears to have retained a high degree of integrity from its historic period and little is altered; therefore it is considered a contributing resource in the district.*

The subject property is situated within the Clark National Register Historic District. At the time it was placed on the registry on June 1, 2002, the property was owned by Gordon Larrance (See *Exhibit "A"*), who purchased the property in 1994, as evidenced by the assessment record (See *Exhibit "B"*). The current owner who is coincidentally, the applicant, purchased the property from Mr. Larrance in August of 2023, and pursuant to the photographs submitted by the applicant (See *Exhibit "C"*), it is evident that the dwelling had not been occupied as a residence for some time, and within that 22 years since being placed on the registry, when it was noted to have "retained a high degree of integrity", had experienced extreme neglect and fell into major disrepair. The applicant has provided a bid estimate to attempt to rehabilitate the existing structure and has also provided an estimate for the cost to demolish and replace the structure (See *Exhibit "D"*). The cost difference is approximately \$44,700.00, however, as evidenced by the submitted photos, there is very little (if any) of the existing structure that could be salvaged. Therefore, the applicant wishes to demolish the structure and remove what has become a blight within the neighborhood, to prepare the lot for construction of a new, habitable residence.

Public notice for this application was mailed to property owners and residents within 300 feet of the site on January 30<sup>th</sup> 2024, and posted within the public auditorium, public library bulletin board and within the front facing window of City Hall at the entrance to Community Development as required by DC §17.1.610. Notice of this request was also published in the *News Times* on February 15, 2024 as required by DC §17.1.610. As of the date of issuance of this staff report, no letters or emails have been received in response to these notices. At the time of submittal of the application, the applicant provided several letters from neighboring property owners encouraging the demolition of the structure, and stating witness of the structure being uncared for and vacant and a "concern" to neighbors for some time and having sat vacant for over a decade, with the exception of being taken up as residence by squirrels, raccoons, opossums, skunks and large rats (See *Exhibit "E"*).

## I. APPROVAL CRITERIA, FINDINGS AND ANALYSIS

### **DC §17.5.225 – PROCEDURE FOR REVIEW OF PROPOSED DEMOLITION OR RELOCATION OF LANDMARKS.**

*Prior to the demolition or relocation, in whole or in part, of any landmark, an application and plans shall be submitted to the Community Development Department for review and action by the HLB under Type III procedures.*

Finding: The application has been appropriately submitted and processed under the Type III application procedures outlined in DC §17.1.600 et seq.

A. In considering a proposal for demolition or relocation of a landmark, the HLB shall have the authority to allow the demolition or relocation, or to allow partial demolition or relocation, or to delay approval of the demolition or relocation. If the HLB acts to approve the request, in whole or in part, issuance of a permit and the commencement of work shall be delayed until appeal periods have expired. The Board shall base its action on the following criteria, and shall delay approval of the demolition or relocation if it finds that:

1. The landmark is of such architectural, historic or scenic interest that its demolition or relocation would be detrimental to the public interest;
2. The landmark is of such interest or significance that it is or could be included in the National Register of Historic Places or is on the Oregon State Inventory of Historic Places;
3. The landmark has such unusual design, texture, or materials characteristics that it could not be reproduced or could be reproduced only with great difficulty or expense; or
4. Retention of the landmark would aid substantially in the preservation of another designated landmark or in preservation of the character of the adjacent area.

Finding: While the structure is on the National and State registry of historic places, if nominated independently today, it would not merit listing due to its decline and degradation. Limited information regarding the dwelling is available and it was, presumably, only identified as an eligible contributing structure simply due to its situation within the Clark Historic District, and not because of any particular architectural interest such as unusual design, texture, materials or unique characteristics that are irreproducible or of any historic interest and it certainly does not retain any sort of scenic interest and the State Historic Preservation Office registry does not identify how or if Mr. Burns made any significant contribution to the history and culture of the City of Forest Grove. Independent research conducted by staff also reveals very little information about Mr. Burns. The information located is unverified as it was located via internet search and

obtained via website known as find a grave dot com (findagrave.com). While staff is unsure that the information found on this website is pertaining to the “Edward Burns” whom the house is named for; he may (or may not) have been an Executive of the Standard Oil Company of California and is buried in the Forest View Cemetery of Forest Grove in “Block 4, Lot 24, Grave 5” (See Exhibit “F”). Retention of the landmark will not aid substantially in the preservation of any other designated landmark and in fact, as it currently exists, works to the opposite degree to deter from the historic character of the surrounding well-maintained homes located in the immediate neighborhood and greater neighborhood area of the Clark Historic District.

B. If the Board acts to delay approval of the proposal, the demolition or relocation may be delayed for up to a maximum of 180 days from the Board’s initial consideration of the proposal. The decision of the HLB may be appealed to the City Council in accordance with the appeal procedures for a Type III decision.

Finding: Staff encourages the Board not to delay approval of the demolition. Delay would only be recommended if there were material of historic significance to salvage from the structure. The structure is damaged beyond repair or salvage.

C. If, at the end of the extended delay period, the owner of the landmark or his or her authorized agent has not withdrawn the application for demolition or relocation, the application shall be deemed approved, and any city permits required for such demolition or relocation shall be issued.

Finding: Staff encourages the Board not to delay approval of the demolition. Delay would only be recommended if there were material of historic significance to salvage from the structure. The structure is damaged beyond repair or salvage and delay of the approval would only delay the inevitable demolition and cause the blight to remain in the neighborhood for a longer period of time and delay reconstruction of a habitable residence that will be required to be constructed within the standards and/or guidelines of all new construction within any historic district overlay as identified by the City of Forest Grove Development Code Design Guideline Handbook.

### III. CONCLUSION AND RECOMMENDATION

Pursuant to the evidence presented within the record, staff recommends that the request to demolish the existing dwelling, known as the Edward Burns House, located at 2121 16<sup>th</sup> Avenue, be approved without delay.

### IV. LIST OF EXHIBITS

- Exhibit A** National and State Historic Preservation Office (SHPO) Registry’s
- Exhibit B** Washinton County Assessment Data
- Exhibit C** Photos of deteriorating structure submitted by applicant
- Exhibit D** Cost estimates to repair and to demolish, submitted by applicant
- Exhibit E** Letters of support from neighbors
- Exhibit F** (Potential) Information about “Edward Burns” from findagrave.com

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 9

*Significance:* This house may have been constructed by James S. Loynes for William E. Cooke in about 1912. Loynes purchased this property from James Deeks for \$400 in March 1912 and sold it to Cooke for \$2500 in March 1913. Ownership during the next few decades is undetermined at this time. F.R. Crawford is listed at this address in the 1950s; James Fisher is listed at this address in the 1968 city directory. Because the house has been sided with vinyl and some of the windows have been replaced with vinyl, it is considered a non-contributing resource at this time. The non-historic garage is also considered non-contributing.

### 2117 16<sup>th</sup> Avenue

*Historic Name:* Glass, Emma K., House  
*Date of Construction:* c.1905  
*Owner:* Janice Montes  
*Owner Address:* 2117 16<sup>th</sup> Ave., Forest Grove, OR 97116  
*Legal Description:* Tax Lot #1S306BD10600  
*Classification:* Historic Non-Contributing (house, garage); Non-Historic Non-Contributing (rental unit)

*Description:* This is a one-and-a-half story, wood-frame vernacular house. It is clad with vinyl siding, has a standing seam metal roof, and rests on a concrete foundation. The one-over-one windows are a combination of aluminum and wood. A hipped roof porch has decorative turned posts and a spindle frieze. A second building behind the house appears to be non-historic. An older garage behind the house has also been altered.

*Significance:* Emma K. Glass owned this property from 1904 to 1908, during which the house was presumably constructed. In 1908, Frank Taylor purchased the property. Ownership of the property for the next several decades is unknown at this time. The city directories list L.W. Norgren at this address in 1952, Lawrence Wagder in 1960, and Grover C. Gower in 1968. The house and garage has been altered and are considered non-contributing resources. The non-historic building on the lot is also considered non-contributing.

### 2121 16<sup>th</sup> Avenue

*Historic Name:* Burns, Edward, House  
*Date of Construction:* c.1930  
*Owner:* Gordon R. Larrance  
*Owner Address:* PO Box 742, Forest Grove, OR 97116  
*Legal Description:* Tax Lot #1S306BD10500  
*Classification:* Historic Contributing

*Description:* This is a small, one-story wood frame house that is vernacular in style. It has wood shingle siding, laid with a wide reveal, and rests on a concrete foundation. The gabled roof is covered with composition shingles. Windows are one-over-one double hung wood sash with aluminum storms. A small entry porch is located on the front facade.

*Significance:* Edward Burns owned this property from 1927 to 1943, during which the house was most likely constructed. He sold the property to Ethel M. Chandler. J.D. Haynes resided at this address in 1952, according to the city directories. Donald Scott lived here in 1960 and Larry Adkinson in 1968. The house appears to have retained a high degree of integrity from its historic period and is little altered; therefore it is considered a contributing resource in the district.

# Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
<b>address:</b>	2121 16th Ave Forest Grove, Washington County	<b>historic name:</b>	Burns, Edward, House
<b>assoc addresses:</b>		<b>current/other names:</b>	
<b>location descr:</b>		<b>block/lot/tax lot:</b>	
		<b>twshp/rng/sect/qtr sect:</b>	1S 3W 6
PROPERTY CHARACTERISTICS			
<b>resource type:</b>	Building	<b>height (stories):</b>	1.0
<b>elig evaluation:</b>	eligible/contributing	<b>total elig resources:</b>	1
<b>prim constr date:</b>	1930	<b>total inelig resources:</b>	0
		<b>NR Status:</b>	Listed in Historic District
		<b>second date:</b>	
		<b>date indiv listed:</b>	
<b>primary orig use:</b>	Single Dwelling	<b>orig use comments:</b>	
<b>second orig use:</b>		<b>prim style comments:</b>	
<b>primary style:</b>	Vernacular	<b>sec style comments:</b>	
<b>secondary style:</b>		<b>siding comments:</b>	
<b>primary siding:</b>	Shingle	<b>architect:</b>	
<b>secondary siding:</b>		<b>builder:</b>	
<b>plan type:</b>			
<b>comments/notes:</b>			
GROUPINGS / ASSOCIATIONS			
<b>Survey/Grouping Included In:</b>	<b>Type of Grouping</b>	<b>Date Listed</b>	<b>Date Compiled</b>
Clark Historic District	Listed Historic District	06/01/2002	
SHPO INFORMATION FOR THIS PROPERTY			
<b>NR date listed:</b>	N/A	<b>106 Project(s):</b>	None
<b>ILS survey date:</b>		<b>Special Assess Project(s):</b>	None
<b>RLS survey date:</b>		<b>Federal Tax Project(s):</b>	None
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
Refer to scanned documents links.			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
Refer to scanned documents links.			
RESEARCH INFORMATION			
Title Records	Census Records	Property Tax Records	Local Histories
Sanborn Maps	Biographical Sources	SHPO Files	Interviews
Obituaries	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	
<b>Local Library:</b>		<b>University Library:</b>	
<b>Historical Society:</b>		<b>Other Respository:</b>	
<b>Bibliography:</b>			

Property	Owner	Property Address	2023 Real Market Value
R426300	JOHN DOCTOR INC	2121 16TH AVE, FOREST GROVE, OR 97116	\$262,750

Property Page: Details

2024 GENERAL INFORMATION

Property Status A Active  
 Property Type Residential  
 Legal Description SOUTH PARK ADD TO FOREST GROVE, BLOCK 4, LOT 4  
 Alternate Account Number  
 Neighborhood FGO2 FOREST GROVE OLD TOWN SOUTH OF PACIFIC AVE  
 Map Number 15306BD10500  
 Property Use 1010: RESIDENTIAL IMPROVED  
 Levy Code Area [015.19](#)  
 2023 Certified Tax Rate 18.7717

RELATED PROPERTIES

Linked Properties  
 Property Group ID  
 Grouped Properties  
 Split / Merge Date  
 Split / Merge Accounts  
 Split / Merge Message

2024 OWNER INFORMATION

Owner Name JOHN DOCTOR INC  
 Mailing Address 7530 SW IOWA HILL RD CORNELIUS, OR 97113

2023 IMPROVEMENTS

Improvement #1 Improvement Type Single-Family Residence

Beds / Baths 1 / 1

[Expand/Collapse All](#)



2023 LAND SEGMENTS

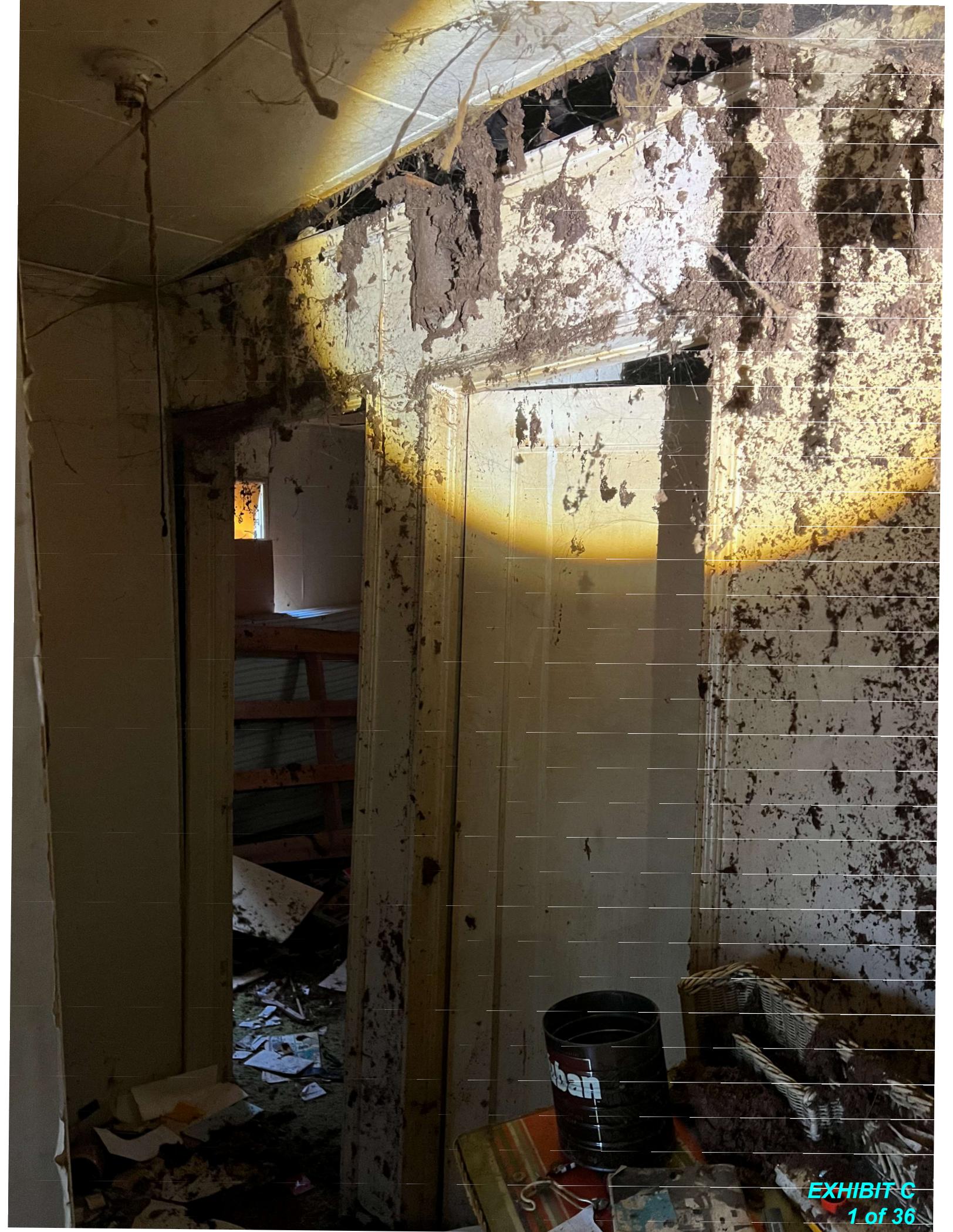
STATECODE	SEGMENT TYPE	LAND SIZE
L1	01: SGL FAM IMP HS	0.00 acres

CERTIFIED / IN PROCESS VALUES

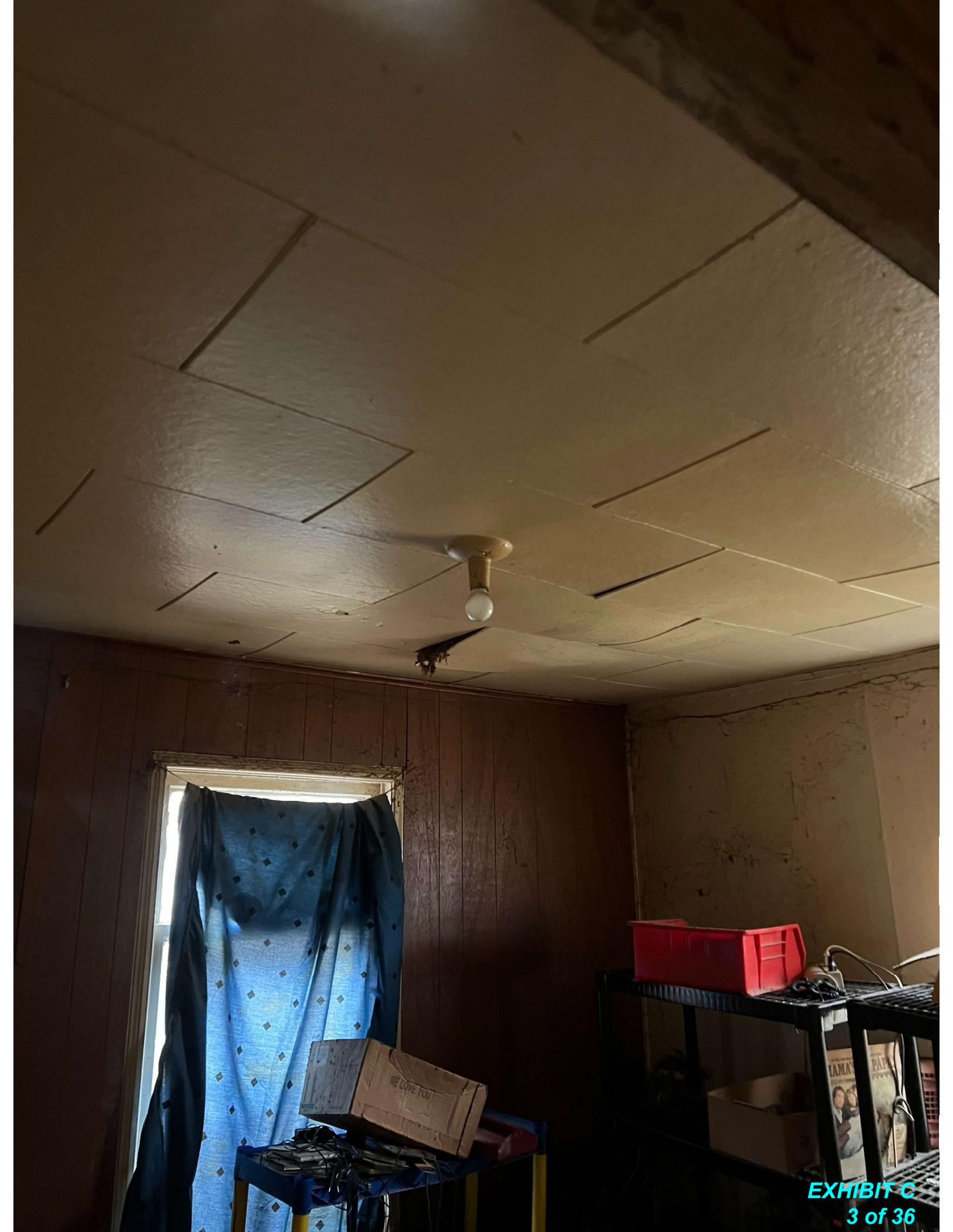
YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2023	\$54,570	\$208,180	\$262,750	\$0	\$121,900
2022	\$62,380	\$181,030	\$243,410	\$0	\$118,350

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INSTTYPE
8/30/2023	LARRANCE, GORDON R	JOHN DOCTOR INC	2023037764	\$155,000	DW
9/14/1994	SPRINGER, NEIL D & RAE ANN TRS	LARRANCE, GORDON R	1994084469	\$50,000	DW
3/9/1990	SPRINGER, NEIL D	SPRINGER, NEIL D & RAE ANN TRS	1990011750		DQ
		SPRINGER, NEIL D			UNK



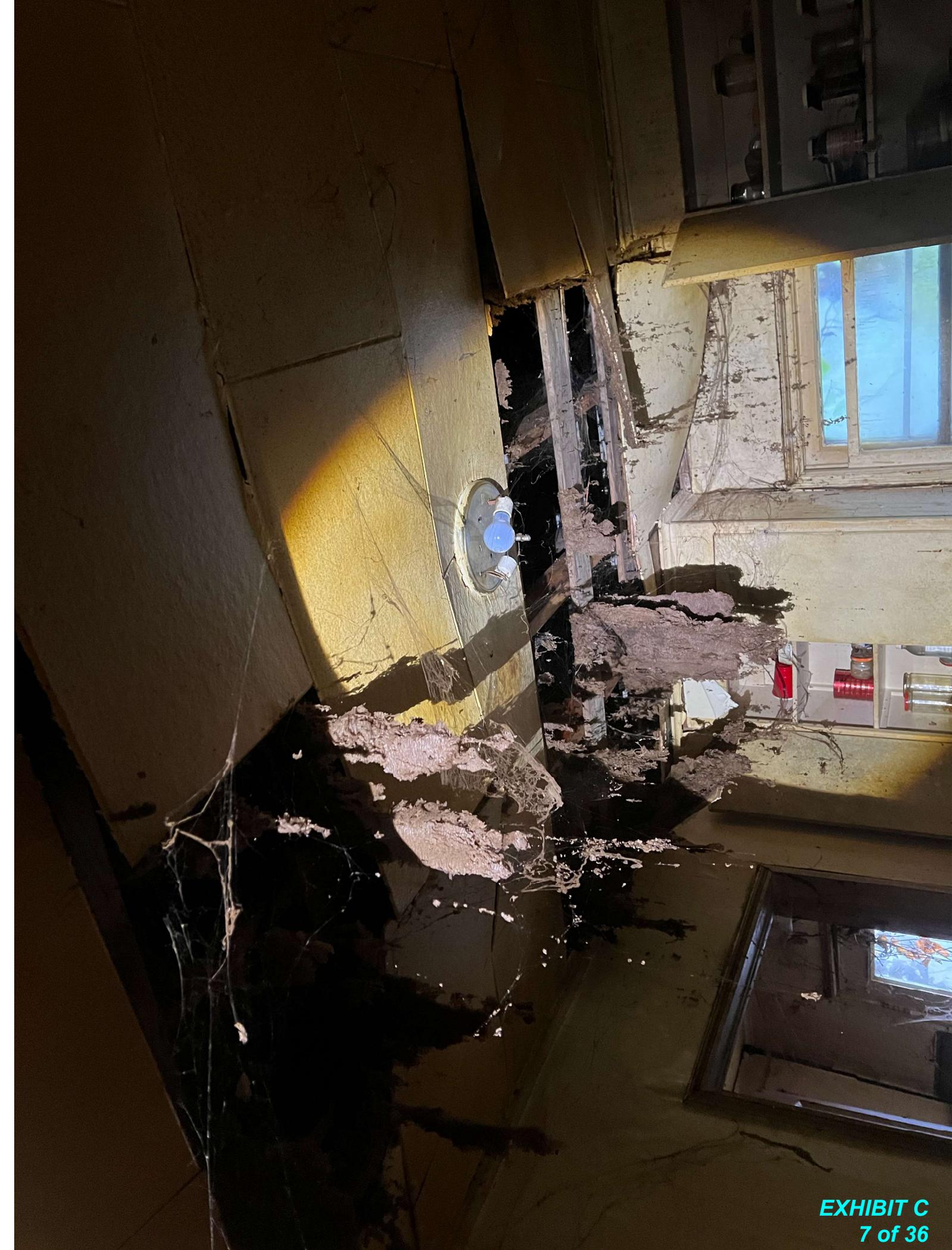


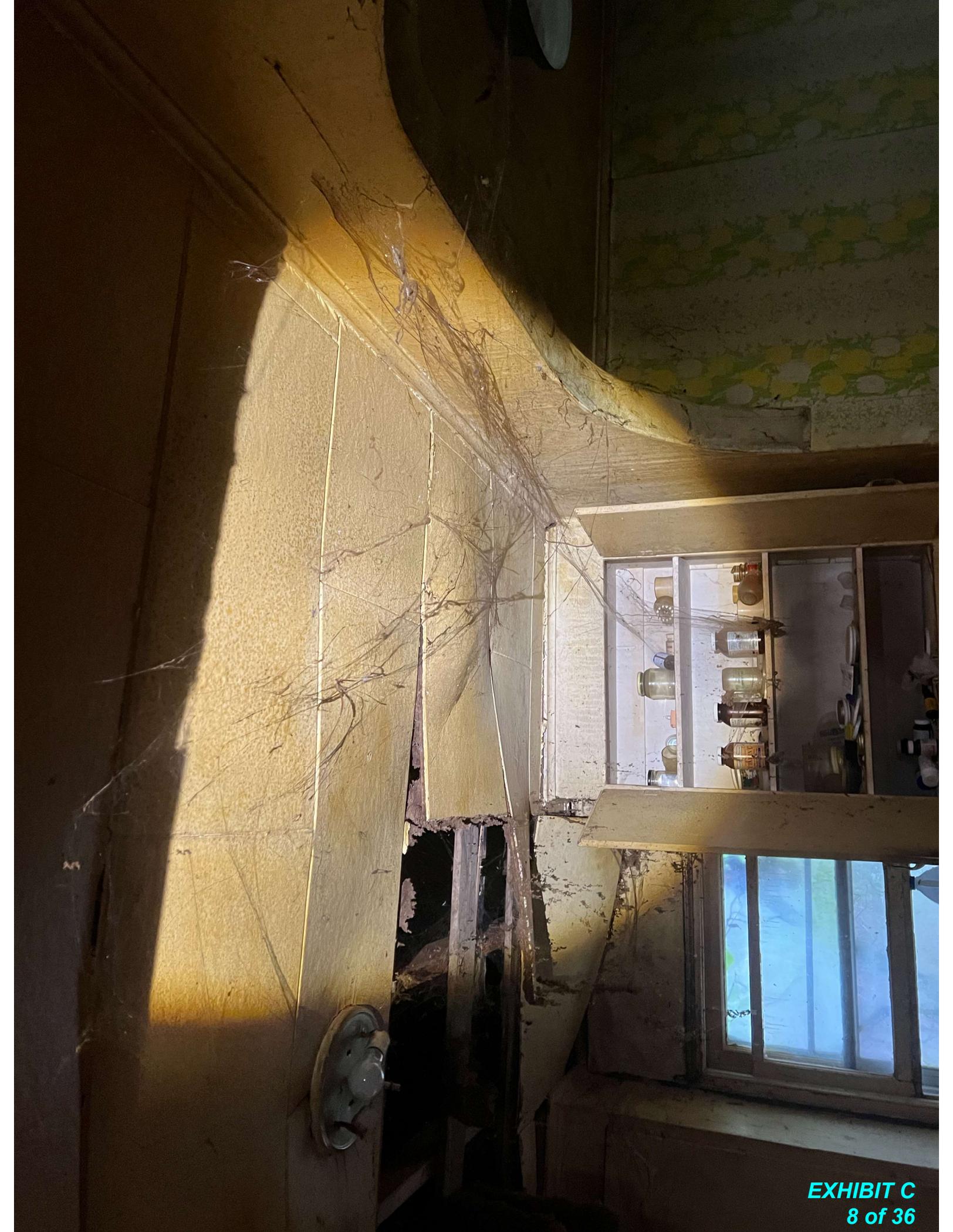




















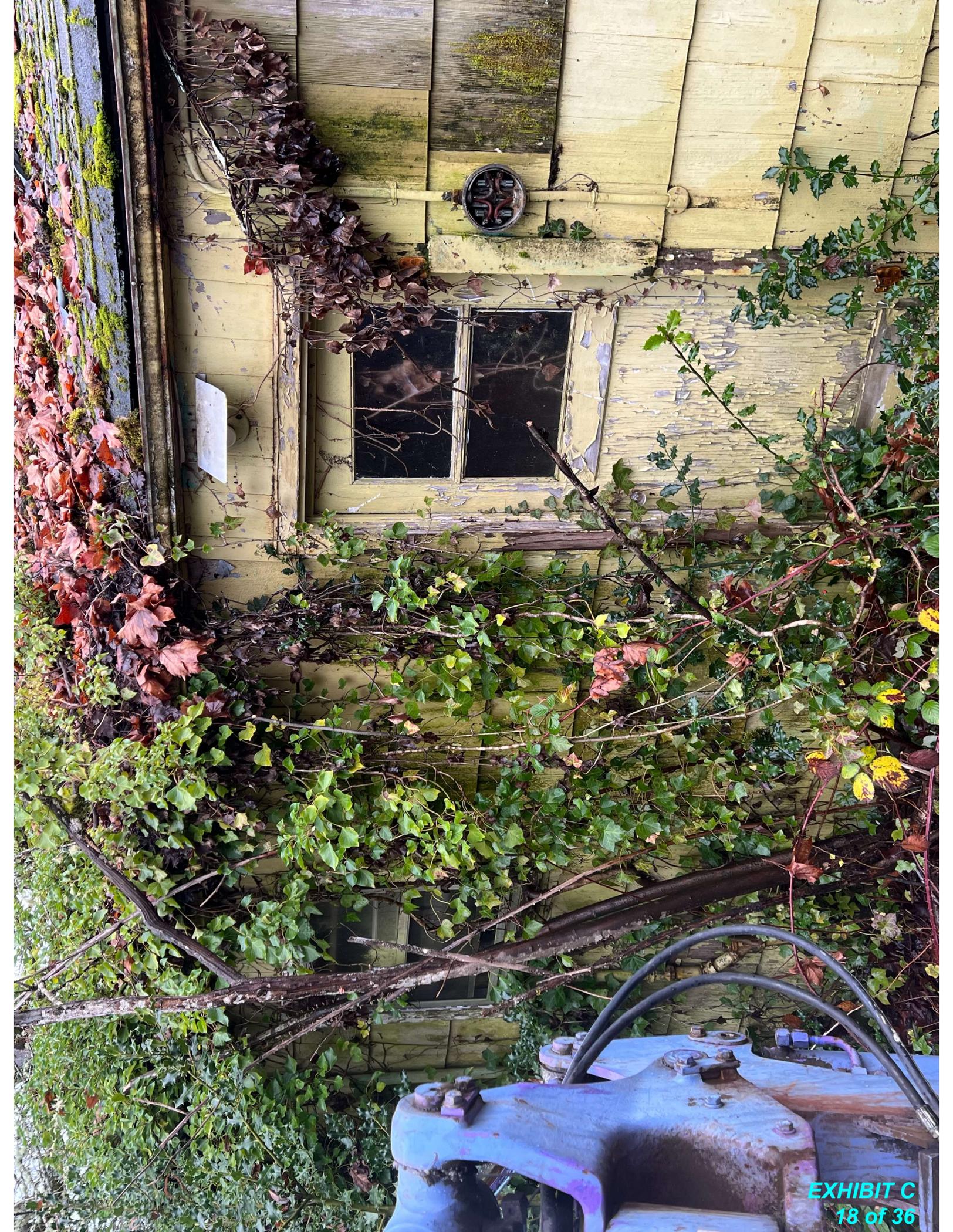








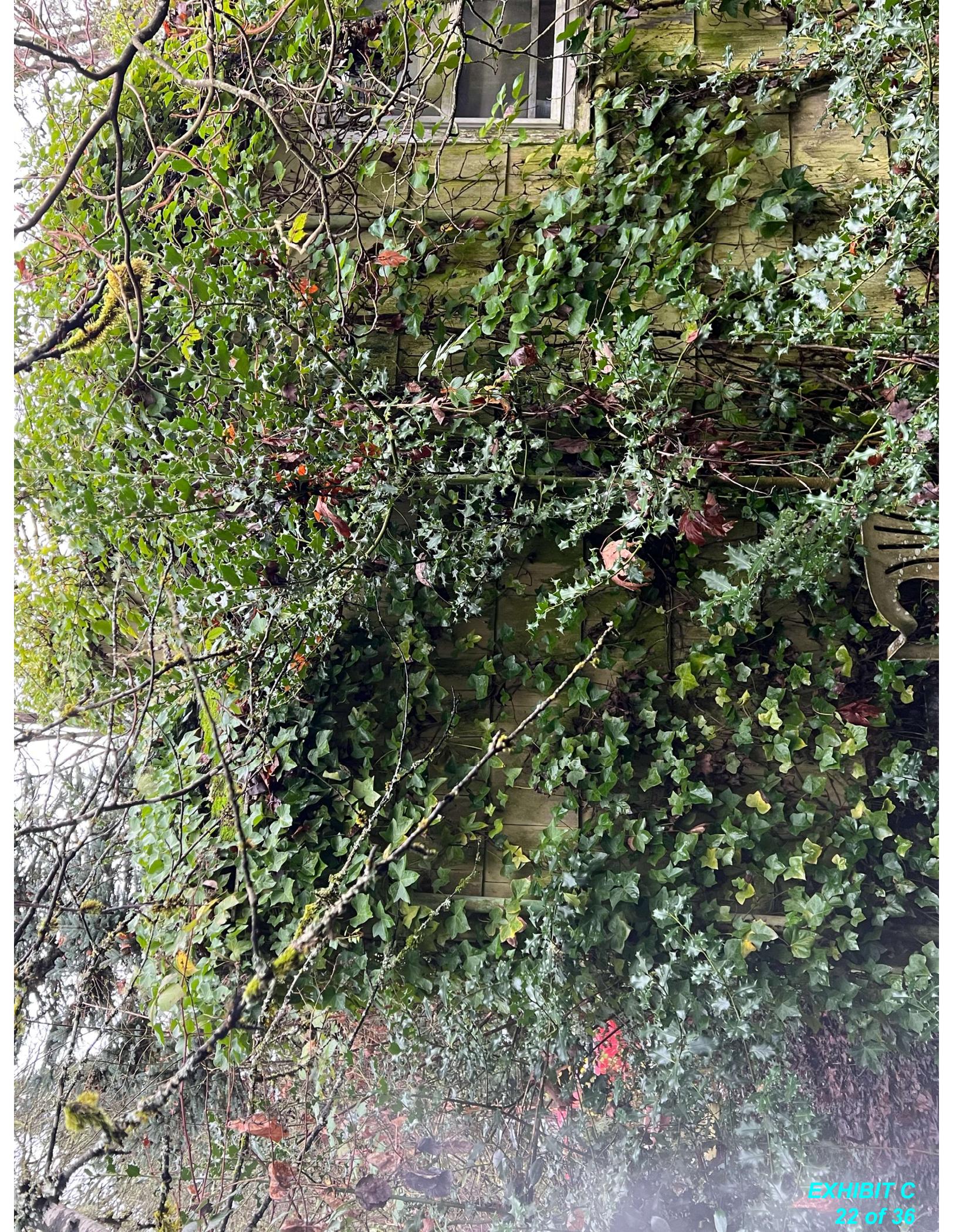






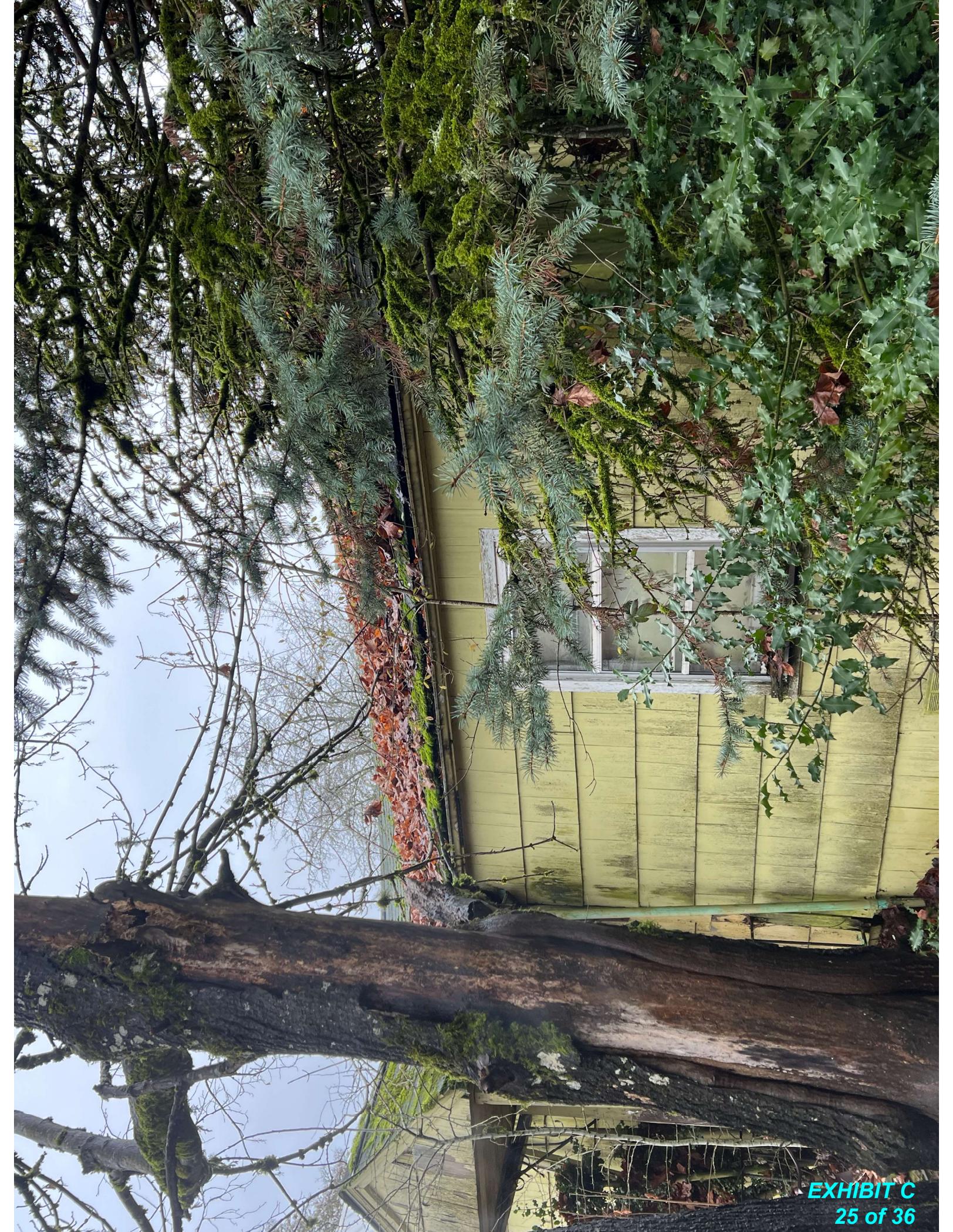


































1/4/2024

City of Forest Grove Land Use

RE;  
2121 16<sup>th</sup> Ave.  
Forest Grove, OR 97116

Picture description;

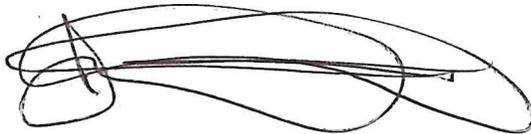
1-3 Shows front porch. Built from standard and pressure treated lumber. Rotted and failing, caving in back towards the house.

4-8 Shows back or North exterior wall caving in and out approx 12"-16" at the top where failing roof structure and post and beam have failed. Shows siding failed due to "racking" caused by the wall sinking through the failed post and beam. Shows failed roof structure both front and rear views.

9-16 Shows East elevation and lack of foundation, West wall tipping out at the top, Front porch caving back into the house, Main interior support wall sinking through the failing floor and tipping towards the back of the house separating from the ceiling structure, Roof and ceiling systems rotted and failing.

17-18 Shows garage structure completely failed.

Thank you for your time.



John M Doctor  
John Doctor Inc.  
503-706-8873

John Doctor INC. dba

# GCL Construction

7530 SW Iowa Hill Road Cornelius, OR 97113

CCB#113563

John@GCLConstruction.com

Cell (503) 706-8873

1/4/2024

City of Forest Grove Land Use

RE:

2121 16<sup>th</sup> Ave.  
Forest Grove, OR 97116

Hello, I have been a licensed home builder for 29 years. I have extensive experience in renovating historic houses. I built a custom home a few blocks from this property a few years back under this neighborhood's historic guide lines.

I purchased this property with the intention of rehabbing it. After we were able to get in the house and evaluate it, it was found to be unsalvageable.

The house has been vacant 11-13 years, during this time a roof leak, or several roof leaks have allowed rainwater to enter the house throughout. The house is without a foundation and is built upon a post and beam wood structure. Due to the water intrusion and time the whole post and beam system has rotted and failed causing the floors to sink, up too approx 18" in several areas, the interior and exterior walls and ceilings in several areas have collapsed causing the existing roof structure to fail and cave in. The HVAC, plumbing, and electrical systems are either nonexistent or in need of complete replacement. The aluminum windows which are present throughout have all failed and all windows and exterior doors need to be replaced.

I could go on and on. The following pictures will show some of the damage I have spoken of. Deming this house in an attempt to repair anything is simply not possible and too dangerous to even try. The ONLY way to safely remove any and all portions of this house is by the use of heavy equipment.

I am asking permission to do exactly that. Remove the house and replace it with a house drawn by Kerry Vanderzanden Arch. Kerry has designed several houses built in this historic neighborhood. I have provided a copy of the proposed plan along with this application as well.

Thank you for your time.



John M Doctor  
John Doctor Inc.  
503-706-8873

Construction Loan Inspection Sheet

<b>Borrow Name:</b> John Doctor Inc	<b>Loan Amount</b>	<b>Date:</b>
<b>Property Address (Street, City, State):</b> 2121 16th Ave., Forest Grove, OR 97116	<b>Maturity Date:</b>	<b>Inspection Fee:</b>
<b>Legal Description</b>	<b>Client:</b>	<b># of Stories:</b>

Proposed  
New  
Budget

#	ITEM	Inspector's Initials:		Date:	Cum. %	Draw 1	Draw 2	Draw 3	Draw 4	Draw 5	Funds Remaining
		Cost Estimate									
1	Architectural	\$	10,000.00								\$ (10,000.00)
2	Permits	\$	25,000.00								\$ (25,000.00)
3	Earth Work	\$	5,000.00								\$ (5,000.00)
4	Utility Hook-up	\$	2,000.00								\$ (2,000.00)
5	Landscaping	\$	3,000.00								\$ (3,000.00)
6	Foundation	\$	14,500.00								\$ (14,500.00)
7	Bsmnt/garage/flatwork	\$	8,000.00								\$ (8,000.00)
8	Gravel	\$	2,000.00								\$ (2,000.00)
9	Lumber & Trusses.	\$	47,000.00								\$ (47,000.00)
10	Framing / Structural Carpentry.	\$	19,000.00								\$ (19,000.00)
11	Rough Electrical	\$	16,500.00								\$ (16,500.00)
12	Rough Plumb	\$	15,000.00								\$ (15,000.00)
13	Insulation	\$	9,500.00								\$ (9,500.00)
14	Roofing	\$	7,500.00								\$ (7,500.00)
15	Siding / stone	\$	8,500.00								\$ (8,500.00)
16	Gutters	\$	2,000.00								\$ (2,000.00)
17	Exterior Door	\$	2,000.00								\$ (2,000.00)
18	Garage Doors	\$	2,500.00								\$ (2,500.00)
19	Windows	\$	5,500.00								\$ (5,500.00)
20	Drywall	\$	15,000.00								\$ (15,000.00)
21	finish labor / Materials	\$	3,300.00								\$ (3,300.00)
22	Resilient, Carpet, Ceramic	\$	8,000.00								\$ (8,000.00)
23	Painting	\$	8,500.00								\$ (8,500.00)
24	Appliances	\$	3,300.00								\$ (3,300.00)
25	Plumbing Finish	\$	2,500.00								\$ (2,500.00)
26	HVAC	\$	9,500.00								\$ (9,500.00)
27	Electrical Materials .	\$	1,800.00								\$ (1,800.00)
28	Cabinets	\$	16,000.00								\$ (16,000.00)
28	Site Clean Up	\$	2,000.00								\$ (2,000.00)
<b>Total:</b>		\$	274,400.00								\$ (274,400.00)
		<b>Percent Complete:</b>		\$	-	\$	-	\$	-	\$	-
		<b>Percent Disbursed:</b>		\$	-	\$	-	\$	-	\$	-

30	Contractor fees										
31											
32											
33											
34	Estimate Profit for Both units	\$	274,400.00								

<b>Borrow Name:</b>	<i>Estimate</i>	<b>Loan Amount</b>	<b>Date:</b>
<b>Property Address (Street, City, State):</b>	<i>2121 N 10th Ave</i>	<b>Maturity Date:</b>	<b>Inspection Fee:</b>
<b>Legal Description</b>	<i>Rebuild Existing</i>	<b>Client:</b>	<b># of Stories:</b>
			0 2

#	ITEM	Inspector's Initials:	Cost Estimate	Cum. %	Draw					Funds Remaining	
					1	2	3	4	5		
1	Architectural										
2	Permits		\$ 8,000.00								\$ (8,000.00)
3	Earth Work		\$ 3,500.00								\$ (3,500.00)
4	Utility Hook-up		\$ 2,000.00								\$ (2,000.00)
5	Landscaping		\$ 2,000.00								\$ (2,000.00)
6	Foundation		\$ 14,500.00								\$ (14,500.00)
7	Bsmnt/garage/flatwork		\$ 2,500.00								\$ (2,500.00)
8	Gravel		\$ 2,500.00								\$ (2,500.00)
9	Lumber & Trusses.		\$ 35,000.00								\$ (35,000.00)
10	Framing / Structural Carpent.		\$ 20,000.00								\$ (20,000.00)
11	Rough Electrical		\$ 18,000.00								\$ (18,000.00)
12	Rough Plumb		\$ 16,500.00								\$ (16,500.00)
13	Insulation		\$ 8,000.00								\$ (8,000.00)
14	Roofing		\$ 7,500.00								\$ (7,500.00)
15	Siding / stone		\$ 9,000.00								\$ (9,000.00)
16	Gutters		\$ 2,500.00								\$ (2,500.00)
17	Exterior Door		\$ 2,000.00								\$ (2,000.00)
18	Garage Doors										
19	Windows		\$ 8,000.00								\$ (8,000.00)
20	Drywall		\$ 12,500.00								\$ (12,500.00)
21	finish labor / Materials		\$ 6,000.00								\$ (6,000.00)
22	Resilient, Carpet, Ceramic		\$ 8,500.00								\$ (8,500.00)
23	Painting		\$ 8,500.00								\$ (8,500.00)
24	Appliances		\$ 4,000.00								\$ (4,000.00)
25	Plumbing Finish		\$ 4,000.00								\$ (4,000.00)
26	HVAC		\$ 16,000.00								\$ (16,000.00)
27	Electrical Materials .		\$ 2,500.00								\$ (2,500.00)
28	Cabinets		\$ 16,000.00								\$ (16,000.00)
28	Site Clean Up		\$ 25,000.00								\$ (25,000.00)
	<b>Total:</b>		<b>\$ 264,500.00</b>								<b>\$ (264,500.00)</b>
			<b>Percent Complete:</b>								
			<b>Percent Disbursed:</b>								
30	Contractor fees		\$ 54,600.00								
31											
32											
33											
34	Estimate Profit for Both units		\$ 319,100.00								

From: Linda Schulman [ssschulma@gmail.com](mailto:ssschulma@gmail.com)  
Subject: 2121 16th Ave  
Date: Jan 3, 2024 at 5:09:40 PM  
To: [john@gclconstruction.com](mailto:john@gclconstruction.com) john@gclconstruction.com

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City of Forest Grove  
C/O John Doctor

I want to express my support for the proposed custom home to be built at 2121 16th Ave in Forest Grove. I own a home in the neighborhood and want to see the the appealing character of this historic family neighborhood continue. The existing structure is obviously beyond salvage after sitting vacant for over a decade with its sagging roofline, front porch/stoop detaching from the house and lack of any maintenance. The vacant, uncared for property has been a concern to neighbors for a long time.

I am impressed with Mr Doctor's commitment to keep final construction details consistent with the historic nature of this street and feel his home will be a welcome addition. Use of the alley for garage access will not further restrict street parking, which is at a premium. Other recent new construction in the historic district has been successful and I trust the city's oversight of this property will be the same.

Thank you,

Linda Schulman  
2113 16th Ave  
Forest Grove

From: Janice janicemeade@hotmail.com  
Subject: 2121 16th Avenue forest grove  
Date: Jan 4, 2024 at 3:29:36 PM  
To: john gclconstruction.com john@gclconstruction.com

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My name is Janice Montes. I own the blue house next to your property. You spoke to my daughter and grandson yesterday. Not sure what you need in an email for the city but I can give you some information. I have lived next door since 1977. There have been no changes to the house during that time. I have watched the slow deterioration of the property for some time now. I am thrilled you will be taking the whole thing down and putting up something nice. It has become home to several animal species. There have been squirrels, raccoons, opossums, skunks and worst of all very large rats that have made their home there. My family and I are all for the building of a new home on the property. The sooner the better.

Sincerely,  
Janice Montes  
[janicemeade@hotmail.com](mailto:janicemeade@hotmail.com)  
Sent from my iPhone



## Edward Vincent Burns

**BIRTH** 13 Sep 1894

Richland Center, Richland County, Wisconsin, USA

**DEATH** 4 Sep 1957 (aged 62)

Portland, Multnomah County, Oregon, USA

**BURIAL** Forest View Cemetery

Forest Grove, Washington County, Oregon, USA

**PLOT** Block 4, Lot 24, Grave 5

**MEMORIAL ID** 43364194



Photo added by Tracy Turner

Standard Oil Executive, Edward Burns, Dies

Edward Vincent Burns, 62, regional manager for Standard Oil Company of California and long active in Portland civic affairs, died early Thursday morning in Providence hospital after an illness of several months.

Mr. Burns was a veteran of more than 35 years of service with Standard Oil.

He took his first position with the company as a service station salesman at Portland in September of 1921 and after many other assignments returned in May, 1938, to assume the post he held until his death. He had been on sick leave during his final illness.

Mr. Burns was born September 13, 1894, at Richland Center, Wis., and came to Hillsboro in 1909. He attended Pacific University at Forest Grove and during World War I served two years in the marine corps.

His service with Standard included the superintendency of service stations in Portland, positions as assistant manager for Standard Stations at San Francisco, and later as division manager, and as assistant manager in the marketing division, before his promotion to regional manager in 1938.

He was active in the Portland chamber of commerce, the Northwest Development association, the Columbia Empire Industries association, and other civic endeavors. He was a member of the Aero, Arlington, Waverley Country, Portland Rotary and University clubs, and several Masonic bodies, including Al Kader temple of the Shrine.

He was a member of Westminster Presbyterian church and member of the advisory board of the Salvation Army.

He leaves the widow, Margaret, and two sons, Jack H. and Robert E. Burns.

Funeral will be Saturday at 11 a.m. in Westminster Presbyterian church under direction of the Colonial mortuary. Commitment will be at Forest Grove.