

Southside Survey Historic Context Statement

by

Kimberli Fitzgerald

for

The City of Forest Grove

September 2005

Southside Survey

Introduction

The City of Forest Grove, a Certified Local Government, in early 2005 contracted with Historic Preservation Northwest (HPNW) to complete a reconnaissance survey of approximately 300 sites in an area of 60 acres, south of the Clark National Register Historic District. The Forest Grove Historic Landmarks Board (HLB) had established a goal in January 2002: *Perform additional surveys, starting with the area south of the current Clark Historic District boundary.*

Methodology

The HPNW team performed a reconnaissance survey and completed a statewide historic properties inventory form for each of the qualifying sites within the Southside survey area, including a photograph and site plan. Preliminary findings for National Register eligibility were made for the resources as well. Information was recorded for all the properties in the survey area, though less information was gathered for those properties less than 35-years-old.

The Secretary of the Interior's Standards for Preservation Planning were used as a guideline to develop the Historic Context Statement for the Southside district, which summarizes the spatial patterns of property types and their condition and integrity. It also identifies the recommended next steps for the HLB relating to the treatment of historic properties in the Southside area, and evaluates its potential as a National Register Historic District.

Physical and Temporal Boundaries

The Southside survey area is located south of the Clark National Register Historic District. It is south of 16th Avenue, north of 10th Avenue, and west of Hawthorne Street and east of Main Street. The area includes South Park Addition (1891), Bailey's Addition and Smith Addition (1906), Knob Hill Addition (1909), and Bowman Addition (1946).

The temporal boundaries of this survey correlate with the chronological periods established by SHPO, which range from 1841 to 1955, the upper date determined by the standard 50-years-or-older cutoff for National Register of Historic Places. Though the fifty-year mark is used as a cutoff for the determination of National Register eligibility, the survey used a thirty-five year cut off per Oregon SHPO guidelines for survey.

Existing Conditions

Previous Surveys

The City of Forest Grove conducted its first preliminary survey of historic resources in 1978. Seventy-one buildings are listed in this inventory. The Ad Hoc Committee on Historic, Open Space and Cultural Preservation noted that its work was incomplete and recommended that a complete inventory of historic and cultural sites be conducted. In 1980 the Comprehensive Plan was adopted and the Historic Landmarks Board was established.

Forest Grove worked with the Washington County Museum, which was conducting a general survey of County Historic Resources between 1982 and 1984. Thirty volunteers trained by the Oregon Preservation Resource Center, an arm of the Historic Preservation League of Oregon, conducted a block-by-block survey of all structures over fifty years in age in Forest Grove from 1983-1985. In September of 1985 the HLB presented its draft inventory of 132 buildings and 21 non-structural resources plus the draft Preservation Ordinance to the City Council. In October of 1986 the Council adopted the inventory, which had been expanded to include an additional 38 resources, and amended the Forest Grove Zoning Ordinance to implement protection measures for specific resources.

A town intensive survey was conducted in 1994. In 1998 a different team headed by David Pinyerd surveyed Naylor's, Walker's and West Park Additions. In 2000 work began in an area on the south side of town culminating in the creation of the Clark National Register District in 2002.

Existing Properties on the National Register and Local Inventory

There is one site on the National Register within the Southside survey area. It is the Isaac Macrum House (1888). In addition, five houses are listed on the local inventory. The Watts/Payne House (1890), the Spaulding House (1904), The F.J. Miller House (1909), the Lacey House (1910), and the Burlingham House (1939).

There are thirty-five sites that were included in the 1983-85 citywide survey. These initial surveys had a limited amount of information and were used as starting points for additional research.

General History of Forest Grove

The general history of Forest Grove has been covered in many different forums quite comprehensively by local historians such as Eric Stewart, Gladys Haynes and Margaret Gilbert as well as by professional consultants such as Peter J. Edwards, Michelle Dennis and the David Pinyerd team that drafted the historic context in 1998 for the Naylor's,

Walker's and West Park Additions. The following is a general summary taken in part from all of those comprehensively researched general histories.

Birth of a City: 1850-1900

The Native tribes of the Atfalati (Tualatin) band of the Kalapuya lived in the Forest Grove area prior to it being settled by European immigrants in the early 1800s.

Alvin Smith settled in the Forest Grove area in September of 1841 and built a log cabin. The Reverend Harvey Clark and Alvin and Abigail Smith came from Missouri in 1840 wanting to establish a mission among the Native Americans. In 1844 Harvey Clark arrived in the area and joined with Alvin Smith in starting the Congregational Church. In 1845, Naylor claimed 562 acres near downtown Forest Grove. In 1846, Harvey Clark claimed his property, which was directly east of Naylor's. By 1847 Forest Grove had one store and a Post Office, which was located in Harvey Clark's log cabin.

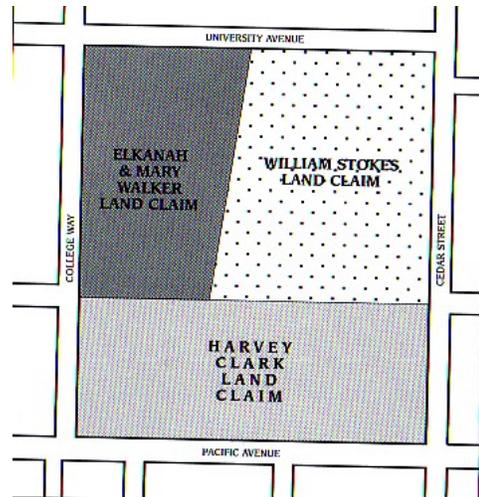


Figure 1 - Donation Land Claims

In 1848 the Tualatin Valley Academy obtained a charter from the territorial legislature. Harvey Clark and Orus Brown acquired a portion of Solomon Emerick's Land claim and Clark donated a portion of it to the new school (Context 1993, p.11). In 1849 the Academy was established with land donated by Harvey Clark (20 acres) and Thomas Naylor and Elkanah Walker (12-1/2 acres). The town site was laid out around the school. Clark sold some of the remaining land for division into residential and commercial lots to raise



Figure 2 - The Harvey Clark Cabin

money for the school. Most early Oregon towns grew up around water transportation and later the presence of a railroad. Forest Grove grew because of a strong church and the existence of the Tualatin Academy, which later became known as Pacific University.

In 1848, Tabitha Brown started teaching in the log cabin belonging to Harvey Clark. Her dream was to start a school for Native American children and orphans from the Oregon Trail. This log cabin (Figure 2) was

located within the Southside district at 2434 15th Avenue (Watts/Payne House) and is marked by a stone monument. In 1851 a two-story building now known as Old College

Hall was constructed for the Academy. It is the oldest structure on the Pacific Coast used continuously for educational purposes.

In 1850 the Donation Land Act was passed. On January 10, 1851 the trustees of Tualatin Academy adopted the name Forest Grove for the community and the General Land Office map of Forest Grove was drawn in 1852. Soon after, many immigrants made their land claims of 640 acres within the Forest Grove and Washington County area. Settlers who lived in or near Forest Grove in the mid- 19th Century were typically white farmers from the Midwest. The US Census from 1850 states that 77% of the 56 people in Forest Grove were farmers.

By 1860, 430 people lived in Forest Grove. Farming was still the most predominant occupation, with an increasing number of merchants and teachers to serve those attending the school. During the 1860s many donation land claim owners built or bought small houses in town so that their children could attend the school. For example, Norman Martin built the house at 106 22nd Avenue. He owned a Donation Land Claim to the south of Forest Grove and the Martin children were enrolled in the Tualatin Valley Academy. Sam Hughes built his home at 2111 Hawthorne Street in 1867 and was the city's first blacksmith. He later established a hardware and farm implement store on Pacific Avenue near Ash Street. He went on to become Justice of the Peace, Mayor and Senator from Washington County. His wife helped organize the first public school.

One of the biggest difficulties for farmers in early Forest Grove was the lack of an inexpensive efficient transportation network to transport their goods to Portland for sale. "Grain would often remain in barns for several years after harvest as there was no way to market it." (Context 1993, p.15) In 1869 Joseph Kellogg began running a steamship, *The Onward*, on the Tualatin River from Emerick's Landing east of Forest Grove to Colfax near Oswego, sixty miles away. The 100-ton ship carried both passengers and freight. The Willamette Valley Railroad established a stop one mile south of Forest Grove in Carnation in 1869. Industrial development sprang up around this stop. Daily stagecoach service also started in 1870.

By 1870, 396 people lived in Forest Grove and the community population was starting to diversify with only 33% of those employed working as farmers. The rest were merchants and craftsmen or professionals working at the school. Forest Grove was incorporated in 1872. The land south of the central town was platted into blocks 400-feet by 400-feet containing four lots each. The 200-foot by 200-foot lots were sold by the Congregational Church and Pacific University. Walker's Addition, which was just north of the original town plat, was added in 1872.

The first Fire Department was organized in 1872, and Frank Myers and W.A. Wheeler established the first newspaper, *The Independent* in 1874. The Masons organized in 1878.

In 1880 the US Army located a regional Indian School at Forest Grove. Known as the “Indian Manual Labor Training School,” it was a military-style boarding school. Students learned shoemaking, carpentry, blacksmithing and the English language for the purpose of being mainstreamed into “white” society (Context 1993, p.19). The school was located in Naylor’s Grove, northwest of the town center. Forest Grove residents complained until the school was relocated to Salem in 1884, where it was renamed the Chemawa Training School.

In 1891 a new city charter was established. This charter changed the form of government from the village elder system originally established by the University and Congregational Church to an elected Mayor and Council form of government. In 1892 electric power was established in Forest Grove. According to a local, Lawrence Pratt: “Street lights at the middle of intersections were carbon arc lights. They were lowered from an overhead frame by a man turning the crank at the side of the road. He would change the carbons and throw away the old ones. Children would gather to pick up the old ones, and use them to draw with.” (Margaret Gilbert notes, Morelli Collection). In 1895 a city election was held to raise \$30,000 in order to build locally-owned city water and power systems.

Between 1880 and 1900 census records show a wide range of occupations among those employed and living in Forest Grove. These included physicians, attorneys, bookkeepers, bankers, merchants as well as contractors and laborers. The Isaac Macrum House (1888) was constructed during this time period in the Southside survey area at 2225 12th Avenue. Isaac Macrum was a lawyer, banker and real estate developer who also held partial ownership in the town’s first electric plant. Macrum took part in the platting of Knob Hill Addition, near where his house was built. After both streetcar and rail connections were established between Forest Grove and Portland, Macrum commuted to Portland by train. This reflects the trend of prosperous middle class families living in small towns to raise their families while still working in the closest major city. (NR Nomination Macrum House).

In 1893 a City Ordinance was passed requiring all buildings in the downtown business core to be constructed of brick, to reduce the risk of fire. In 1894 the first phones were installed. Marsh Hall was constructed in 1895 at the original site of Old College Hall. Marsh Hall currently is situated on the campus at the meeting point of the three original Donation Land Claims, which were granted, by the Clark, Walker and Stokes families. By 1900 Forest Grove had a population of 1300, plus forty businesses, four churches and four fraternal organizations (Context 1993, p.22).

Three houses in the Southside survey area were constructed before 1900. They include the Bailey House (1892), The Isaac Macrum House (1888) and the Watts/Payne House (1890).

Civic Growth: 1900-1950

The Carnation Milk Factory was established in 1902 south of Forest Grove in the small community of Carnation, and in 1903 the newspaper, the *Forest Grove Weekly Times* was established. In 1905 Branford's Addition was added to the original city plat north of the center of town.

In 1906 E.W. Haines started a streetcar line to carry passengers down South Elm Street to the rail stop in Carnation. This streetcar line used to run through the Southside survey area, until 1911. Beginning in 1908 Oregon Electric ran from Portland to the Forest Grove Depot at 19th and Ash Street. In 1912 the Southern Pacific Railway Co. also ran a line out of Forest Grove from a station at Main and 19th. This line ran south to McMinnville and east to Portland. Businessmen like Carmel Morris Good continued to settle in the Southside Survey area. Both Carmel M. Good and his father W. J. Good were prominent landowners in Washington County. Good lived at 2303 15th Avenue in the South Park Addition, and was the deacon of the First Christian Church and treasurer of the Chamber of Commerce.

In 1909 the Rogers Library opened and in 1910 the first road paving was completed. In 1912 Andrew Carnegie granted funds for a new library to be constructed in Forest Grove. This library was designed by Whidden and Lewis. In 1914 the name of Tualatin Academy was officially changed to Pacific University.

In the period between 1905 and 1913 there were fourteen additions to the original city plat and a concomitant amount of residential development. Bailey's Addition and Smith Addition (1906), as well as Knob Hill Addition (1909) were the additions added to the original city plat during this time period in the Southside survey area.

In 1910 the Congregational Church building burned. To fund the new building the church sold the land that had been used as the town common, bordered by Main Street, College Way and Pacific Avenue. This common public area originally reflected the design of a traditional New England town. The east side of Main was filled in with commercial structures and a unique public space was forever lost to the community.

By 1915 fifty blocks with sidewalks had been paved, to accommodate the increased use of the automobile. By 1930 paved roads connected Forest Grove with McMinnville,

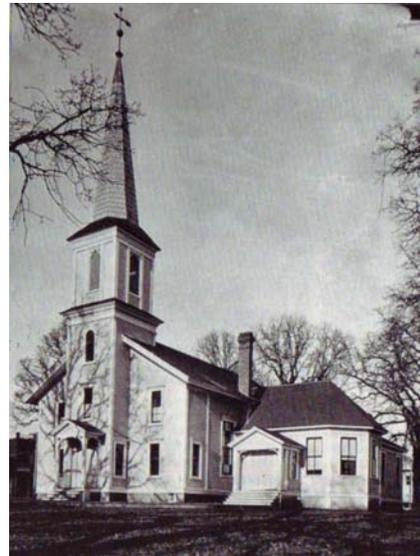


Figure 3 - Congregational Church

Portland and the coast. The S&P rail stopped service in 1929 and Oregon Electric discontinued its service in 1933.

Between 1915 and 1940 the population in Forest Grove remained steady at around 2000. After the boom following the Lewis and Clark Exposition and the resulting good economic climate there was a depression, which began with the stock market crash of 1929. The Stimson Lumber Co. operated eighteen miles of logging railroad into the Coast Range out of Forest Grove from 1932 until 1952. The damage resulting from the Tillamook Burn (1933) and subsequent fires, along with the impacts of the Great Depression hurt the local economy and slowed development.

The Depression lasted through the thirties, but due to efforts by Franklin D. Roosevelt many federal programs were put in place during this period to offset the economic hardships felt by many. In the thirties Washington County benefited from federal relief from State Emergency Relief Administration (SERA) programs. Farmers cooperating with the agricultural administrations production control programs didn't suffer due to failure of their crops. Housing constructed in the thirties through the fifties was modest and unadorned, reflecting the public's reduced disposable income. People were also able to purchase homes on credit with only very little down. Bungalow style could still be ordered from the Sears and Roebuck catalog, beginning as early as 1909, for the reasonable price of \$999. During the 1940s and 50s this trend of modest homes continued, however with smaller, simpler minimal tract homes available for purchase. For example, in 1951, the Small House Planning Bureau in St. Cloud Minnesota, offered homes like "The Banville" (Figure 4), a 924 square foot frame home designed for a narrow lot.

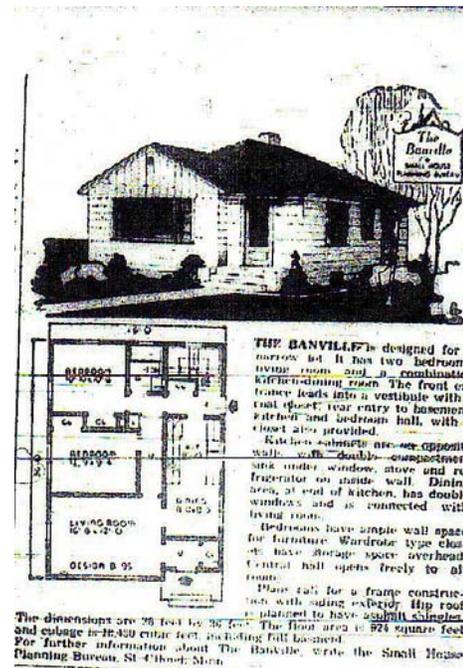


Figure 4 - The Banville

By the late 1940s the population in Forest Grove had increased to 4,500. The population growth was primarily a result of an increased migrant population, which moved to the area to work in the fields, since many agricultural workers had left to fight in World War II or work in the shipyards in Portland. A government trailer park was created in Rogers Grove (now Rogers Park) in 1943. It had 25 small house trailers that housed 50 people. Bailey's Addition (1946) was added to the original city plat during this time period. Fred Watrous, who lived in the South Park Addition at 2238 16th Avenue, was a typical Forest Grove businessman who built the Forest Building on the 1900 block of

Pacific Avenue in 1940 and the Forest Theater in 1946. This theater is still operating in downtown Forest Grove. By 1947 the number of building permits issued was three times the number in 1938 to accommodate the greater demand for housing in the area. A majority of residences constructed in Forest Grove in the fifties were of small modest frame construction.

Development of the Survey Area

Most of the original land in the Forest Grove area was claimed by Naylor, Clark and Walker in their Donation Land Claims in the 1850s. All land in the Tualatin Valley was claimed by 1855. Forest Grove was incorporated in 1872 and Walker's Addition immediately adjacent to the city's core was added in 1873.

South Park Addition (1891)

The first addition to the original Forest Grove plat in the Southside survey area was in 1891. The land was owned by C.M. Keek and W.F. and Mary C. Kane. This land is directly south of the original town plat, and currently directly south of the Clark National Register Historic District.

Physical Description

The plat consists of twenty blocks crossed by three streets originally named Grove, Pennsylvania and Park. Now those streets have been renamed 14th, 15th and 16th Avenues. Central blocks 6, 7, 8, 12, 14 and 15 have alleys down the center. The blocks in the center (6-15) contain sixteen lots with the blocks at the north (1-5) and the south (16-20) each containing eight lots.

Biographical History

William Kane arrived in Oregon in 1851 and in Washington County in 1852 where he bought 150 acres, which he farmed for many years. He came to Forest Grove in 1872 where he first purchased Block 14, which is located between 18th and 19th Avenues and Douglas and Elm Streets and where he built his first home. He supervised construction of the first County Courthouse in Washington County in 1852, which was located in Hillsboro. He died on January 10, 1915. The plat signing was witnessed by Frank J. Kane, his son.



Figure 5 - Southside Survey Area

Current Development Patterns

About 75% of the houses in South Park Addition are 50 years old or older, and about 25% of the houses were constructed circa 1915 or before. The corner of 15th and Elm Street has the most significant concentration of historic homes in the Addition. The Watts/Payne house, which is also the site of the stone marker and the site of the origination of Tualatin Academy; the Bailey house, which is also on the south side of 15th Avenue; and the Barnes house (Figure 6) located at 1514 Elm Street, which needs further investigation as to its significance. Further west along 15th Avenue are several other houses on the local inventory including the Spaulding House at 2406 15th



Figure 6 - Barnes House

Avenue and the Lacey House at 2128 15th Avenue. Fred Watrous lived at 2238 16th Avenue. There are also some nice examples of craftsman architecture such as the house at 2339 15th Avenue and the F.J. Miller house at 1506 Cedar Street. There are several houses which were surveyed in the 1980s which warrant further investigation: the Abernathy House at 2116 15th Avenue, the Roberts house at 2303 15th Avenue, and the V.S. Abraham house at 1320 Cedar Street.

Smith Addition (1906)

Smith Addition was added to the City of Forest Grove in 1906 and was platted by Jane M. Smith. The land is located just south of South Park Addition.

Physical Description

The Smith Addition to Forest Grove is situated in the Alvin T. Smith Donation Land Claim #43 in T1S R3W and consists of two blocks; each of which is subdivided into sixteen lots. The plat is crossed by two streets running north/south. Originally these streets were named Fourth Street on the west and Fifth Street on the east. The centerline of 4th Street was an extension of the centerline of 4th Street in South Park Addition. These streets have been renamed and are currently now Douglas Street and Elm Street, respectively. Each of the blocks has a fourteen-foot wide alley. 11th Avenue crosses toward the south and 12th Avenue is the northern boundary, with both streets running east/west.

Biographical History

Jane M. Smith was the widow of A.T. Smith who owned the original Donation Land Claim #43. The northern boundary of the Smith Addition is the northern boundary of the A.T. Smith DLC. A.T. Smith was born in Branford, Connecticut in 1802. In 1840, he and his first wife Abigail crossed the plains and became missionaries to the Nez Perce Indians at the Spalding Mission at Lapwai, in present day Idaho. Shortly after, the Smiths moved to the Forest Grove area where they attempted to found a mission. Smith served as treasurer for the founding board of Tualatin Academy, served on City Council and Justice of the Peace. He also donated land to the railroad for a depot and terminal, south of Forest Grove. He served as a magistrate in Oregon's provisional government. Smith's first wife Abigail died in 1858 and Alvin married his second wife, Jane M. Averill in 1869. Jane was 36 years younger than Alvin, and also came from Branford, Connecticut. They lived in a house on Elm Street until 1875, when they moved to 2104 B Street.

Current Development Patterns

Smith Addition is located south of Knob Hill Addition and is crossed on the north by 12th Avenue. While 11th Avenue used to cross this addition it is currently not in use as

a thoroughfare; it is a gravel road and midway there is a blockade, which marks the western edge of the parking lot for an insulation contracting business on Elm Street.

There are several newer homes located on the north side of 11th Avenue, and two older homes (circa 1914) on the south side of 11th Avenue. In the remainder of the Addition there is a similar trend, altogether there are five homes built after 2000, four built in the seventies and only a handful fifty years or older.

Bailey's Addition (1906)

Bailey's Addition was filed on February 16, 1906 by John E. Bailey and his wife Ella. It is located just south and east of South Park Addition.

Physical Description

Bailey's Addition is situated in the Harvey Clark and wife Donation Land Claim #37 in T1S R3W and consisted of three blocks. Each of the blocks is crossed by an alley fifteen feet wide.

The addition is located to the east of South Park Addition and south of Block 36 of the City of Forest Grove. Bailey's Addition is bounded on the west by Elm Street (formerly 5th) and on the east by Filbert Street (formerly 6th). It is crossed by 15th Avenue (formerly 5th) and 16th Avenue (formerly 4th) which run east to west.

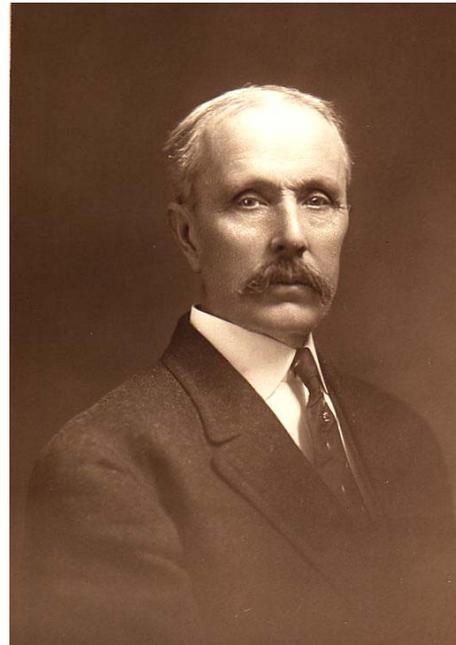


Figure 7 - John Bailey

Block one contains four lots on the south (100' x 100') a central alley and two lots (200' x 85') on the north. Block two contains eight lots (100' x 100') separated by a central alley. Block three contains four lots (100' x 100') with a fifteen-foot alley running east/west along the southern boundary.

Biographical History

John E. Bailey bought the property that became Bailey's Addition in 1892. John E. Bailey was a schoolteacher, merchant and community leader. Born in Green Castle, Indiana on November 4, 1845 he came to Washington County in 1878. He worked for the Forest Grove school district from 1875-77. In 1877 he married Minnie Shipley and for ten years farmed the old A.T. Smith farm. In 1888 he was named the Southern Pacific Railroad Station agent.

He recalls being a member of the committee that tried to secure a line into Forest Grove:

"I well remember the struggle Forest Grove had in attempting to get the main line of the P. R. & N. through to Tillamook to run through Forest Grove. Co. Haynes, H. C. Atwell and I were members of a special committee that journeyed to Portland to see Scotty Reed, pioneer railroad builder, who had charge of the construction of the line. Scotty, as we used to call him, didn't commit himself at the time of our interview with him, only asking us to meet him a few days later at 7 o'clock am at a little station one mile east of Forest Grove. We of the committee took him seriously and showed up at the station. After waiting most of the day we began to tumble to his stunt when he had not showed up." (Hillsboro Argus 1/27/1927).

In 1890 John Bailey and E.W. Haines started a general merchandise store. In 1907 Bailey bought out his partner and continued operations until he retired in 1917. His first wife died in 1890 and he married Ella M. Luck in 1893, a cousin to his first wife.

John Thornburgh, T. G. Todd, J.W. Fuqua, W.B. Haines and Mr. Bailey organized Forest Grove National Bank on March 4, 1907. Mr. Bailey served as Vice President until his death in 1936. He was a city councilman and he also served as a member of the Board of Trustees at Pacific University.



Figure 8 - Bailey House (1892)

The John E. Bailey house (1892) is located at 2422 15th Avenue in South Park Addition (Figure 8).

The house was added to the local historic register in 1992.

The Bailey house is Queen Anne in style, with elements such as the tower and porch added after the Watt's House was constructed to the east, which had a large tower.

Current Development Patterns

Bailey's Addition is a smaller development on the east side of South Park Addition. The north portion of this Addition consists of the Catholic Church and their recreation field. There are several houses to the south of the church's recreation field. The Burlington House at 1417 Elm Street was constructed in 1906. It was surveyed in the eighties and there is currently a limited amount of information regarding its potential historical significance, but it certainly warrants further investigation. The remaining houses on

the south side of 5th were constructed in 1941 and 1961 respectively and are smaller one-story structures typical of the period.

Knob Hill Addition (1909)

Knob Hill was added to the City of Forest Grove in 1909 and platted by William Schultz and Felix and Elizabeth Verhoeven.

Physical Description

The Knob Hill plat consists of 8 blocks. Blocks 1-4 contain eight lots each (115' x 50'). Blocks 5, 7 and 8 contain sixteen lots (115' x 50') with eight lots on the north and eight on the south separated by an alley. Block 6 was not platted into lots. The plat is crossed by 12th Avenue (formerly 8th) and 11th Avenue (formerly 9th), which run east-west, and by Birch Street (formerly 2nd), Cedar Street (formerly 3rd) and Douglas Street (formerly 4th) which run north-south. The SW corner of the plat is the NW corner of the A.T. Smith Donation Land Claim.

Biographical History

William Schultz was born on July 17, 1886 in Omaha, Nebraska. He operated the Farmer's Feed and Supply Co. in Forest Grove and served as former Mayor of Forest Grove.

In 1906 Felix Verhoeven bought three lots from Mrs. Agnes Wirtz north of the John Bailey House on 15th Avenue. His residence at 2417 15th Avenue was completed in 1907. Verhoeven also bought seven lots on 5th Avenue for the purpose of building a 25' x 80' greenhouse for his floral business. Verhoeven worked as an agent for the Forest Grove Real Estate Co. until 1907 when he left to focus on his business the Forest Grove Floral Co.

Current Development Patterns

Knob Hill Addition is aptly named, since it sits upon a small hill, which formerly overlooked the lower farmlands to the south. Currently it overlooks a small newer housing development on 11th and the extension of Birch Street and Cedar Street, which is below Knob Hill to the south.

The western edge of Knob Hill is bounded by two older and larger significant houses, the National Register Isaac Macrum House, located at 2225 12th Avenue. There is also a large craftsman style house at 2206 12th Avenue, on the south side of 12th Avenue, which was recently owned by Daniel Moore, a Forest Grove businessman in the 1960s and 1970s. This house requires more research to determine its historical significance.

The majority of Knob Hill houses were constructed in the late thirties through the sixties with a few recent constructions. There are several colonial revival houses, but most of the homes are ranch style or the smaller, minimal tract, one story square plan house with a hipped roof typical of the forties and fifties.

Bowman's Addition (1946)

Bowman's Addition was added to the city in 1946 and platted by Lorenzo Dow Bowman and his wife Rowena.

Physical Description

The property which became Bowman's Addition is located west of Bailey's Addition and south of the town center. The plat consists of six lots. Lots 1-5 (80'x90') run north of 15th and lot 6 (400' x 160') is south of 15th Avenue. The plat is bounded by Filbert Street (formerly 6th) on the west and Hawthorne Street (formerly 7th) on the east.

Biographical History

Lorenzo Bowman was born on October 1, 1893 in Iowa. He was a veteran of World War I, serving with the Flying School Detachment Air Service. He moved to Tillamook in 1920 where he became a logger. In 1930 he moved to Forest Grove where he established a fix-it shop at his home. Lorenzo later opened an upholstery shop on Main Street. Lorenzo married Rowena Herman of Myrtle Point on August 13, 1940. Rowena taught in Washington County schools for over thirty years.

Current Development Patterns

The houses in Bowman Addition that are over fifty years old were primarily built in the fifties. One home at 1413 Filbert Street was built in 1944, several were from the sixties and one was constructed in the seventies. All of the homes in this Addition are the smaller one-story ranch style with simplified adornment.

Resource Themes

This section describes the historic resources found in the survey area as defined by theme. Each theme is in turn described by the resource types applicable to that theme in the survey area. There were 289 properties surveyed. Of these, 58 were less than 35-years-old; therefore, no detailed information was collected or noted on these properties. The remaining 231 resources can be categorized by theme. Some of the properties have multiple themes so the aggregate total of individual theme counts is higher. There are many themes represented in Oregon towns; however, the survey area is quite small and characterized for the most part as a residential neighborhood. Therefore, only applicable themes will be discussed below. Themes unrepresented in the survey area

but present elsewhere in Forest Grove are agriculture, funerary, national defense, transportation, education, religion, commerce, social, local government, and manufacturing. Themes applicable to the survey area are residential and health care.

Residential

It is obvious upon first entering the survey area that it is a residential neighborhood. Given that, it is not surprising that a majority of the inventoried properties are domestic in function. Of those residential properties, most are twentieth century. Homes span 117 years in construction, from 1888 to the present; however, no post-1970 homes were inventoried. Most of the homes were originally single-family dwellings, with a limited number of multi-unit dwellings, such as duplexes.

The following is a breakdown of the residential theme into its stylistic sub-themes. There are many domestic architectural styles recognized by the State Historic Preservation Office throughout the period from 1858 to 1970; however, not all styles are

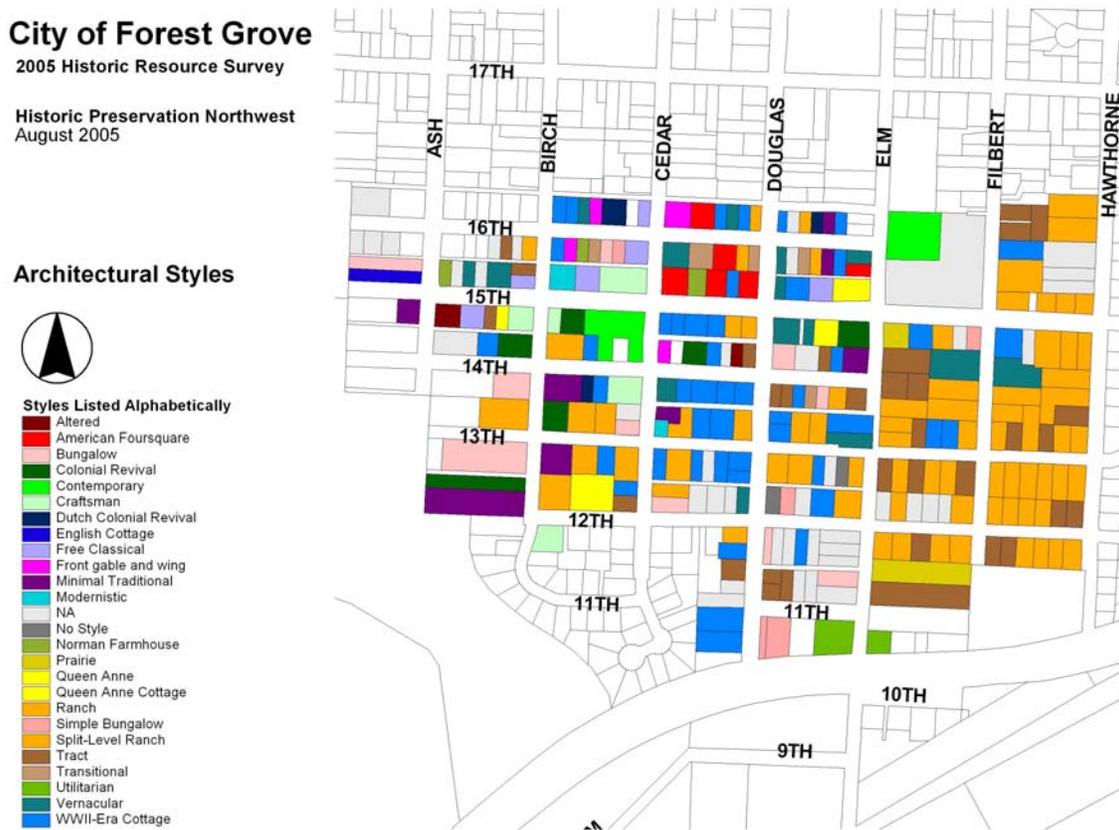


Figure 9 - Residential Architectural Styles

represented in the survey area. The following is a discussion of the styles appearing in the survey area in a rough chronological order.

Vernacular (1880-1910)

“Vernacular structure” defines a building that is most likely to be constructed at a certain time in a common place. It is those ordinary structures, often owner-built, that are constructed in a style typical to an area with materials available locally. Unfortunately, that strict definition envelops most buildings on which we place style labels. For example, Queen Anne was the common style of the day, built of materials available locally; however, we would not label it as “vernacular.” Therefore, the vernacular label has come to be applied to those simple buildings that do not have any stylistic elements for classification. Gable-front, side-wing buildings with 1/1 windows are typically referred to as vernacular, as are the side-gabled, one-story, circa 1900 buildings.



Figure 10 - 2238 16th Avenue (1904)

The Watrous House (1904) at 2238 16th Avenue (Figure 10) is a typical example of a vernacular structure.

Queen Anne (1880-1900)

The Bailey House (1892) at 2422 15th Avenue (Figure 11) is a good example of the Queen Anne style.



Figure 11 - 2422 15th Avenue (1892)

The Queen Anne style is characterized by asymmetrical massing, wrap-around porches, and a variety of decorative surfacing materials. Towers are common features, as are a variety of window types and turned decorative elements. The style dates back to the 1876 Philadelphia Centennial, where the British were attempting to recreate the era of Queen Anne in their exposition buildings (Schweitzer, 44). The style was quite popular in the Willamette Valley from 1885 through 1905. Five homes in the survey area are characterized as Queen Anne.

Two styles, Eastlake and Stick, are variations on the Queen Anne theme. Eastlake usually dates to the early end of Queen Anne and is characterized by a profusion of

three-dimensional woodwork, such as spindled king-posts, knobs, brackets, and perforated elements. Stick is also considered an early variation of Queen Anne and is defined by a system of paneled areas on the exterior suggesting structural elements and infill.

Four Square (1900-1915)

The American Four Square at 2315 16th Avenue (1900) is typical of this style in Oregon (Figure 12).



Figure 12 - 2315 16th Avenue (1900)

Less of a style than a form, the four square is a hip-roofed, two-story house with a square plan two rooms deep and two rooms wide. Sometimes called a classic box, the four square was a common style in Oregon around the turn of the century, from around 1900 until 1915. Four squares usually have full-width front porches and dormers. Decorative elements are usually confined to the rafter tails and the porch. There are six four square houses in the survey area.

Colonial Revival (1910-1940)

The Colonial Revival style is actually a series of phases of revival from the 1890s until the present. The first phase occurred after the World's Columbian Exposition in Chicago in 1893 generated interest in America's past. The expression first came to Oregon as the application of colonial elements onto Queen Anne bodies. Greek Revival elements used in the late 18th century came back into vogue in the form of columns, dentil courses, modillions, Palladian windows, and pilasters. Queen Annes became simpler and more restrained after the turn of the century as the colonial elements were applied.



Figure 13 - 1208 Birch Street (1930)

Colonial Revival houses started appearing at the turn of the century in Oregon. The full complement of classical decorative elements were used and applied to symmetrical forms. It is symmetrical and detailed with classical elements, but its verticality and

massive front gable show its chronological ties to the Queen Anne. 1208 Birch Street (1930) is an example of the Colonial Revival Style (Figure 13).

In the 1920s, Colonial Revivals found their way into catalogs in a bungalow form. Naturally symmetrical with minimal classical detailing, they usually were side gabled with multi-light sashes. Interest in reviving our true colonial heritage at Williamsburg kept the Colonial Revival going through the 1930s. Designers in the late 1930s and 1940s used the Colonial Revival by either applying its elements to minimal traditional dwellings or recreating colonial antecedents. The Cape Cod variant was a 1- to 1-1/2 story, side-gabled house, three bays wide with a central entry. It often had multi-light windows, shutters, and exterior chimneys. The Williamsburg variation is basically a Cape Cod with gabled dormers. Colonial Revivals are still being built today though with minimal detailing.

There are six properties that could be classified as Colonial Revival in the survey area. They range in date from c.1910 to c.1940, demonstrating the longevity the Colonial Revival style had in Oregon.

In addition to revivals of early American building types, in the early 1920s, there was a resurgence of the English Cottage. These typically have steep roofs, brick or stucco and half-timber walls, round-top doorways. The unique feature of the style was the shingled imitation of a thatched roof's rolled eaves. Far less lavish was the Norman Farmhouse, characterized by its steeply pitched, partial-triangle rooflines. Modeled after of 10th-century peasant farmhouses erected by the Normans of Northern France, these residences were particularly popular in the suburbs of the late 1920s and early 1930s. There are several examples of these residential types in the survey area.

Dutch Colonial Revival (1910-1940)

The house at 2417 16th Avenue (1930) is a prime example of a late Dutch Colonial Revival (Figure 14).

The Dutch Colonial Revival is a variant on the Colonial Revival and follows the same chronology. Its character-defining feature is a second story concealed in a gambrel roof. Houses of this style have classical detailing and usually include dormers. Dutch Colonials just after 1900 in Oregon are generally front gabled with fine detailing. Early Dutch Colonials usually had gambrel-roofed dormers.



Figure 14 - 2417 16th Avenue (1930)

Dutch Colonial Revivals in the 1920s through 1940s are primarily side gabled. They also became much larger and turned to large shed dormers. The addition of a sunroom on later colonials appears to be quite common.

Craftsman (1905-1916)

The house at 2206 12th Avenue (1916) is a premier example of the Craftsman style with wide eaves, full porch, a variety of window types, and large mass (Figure 15).



Figure 15 - 2206 12th Avenue (1916)

The term "Craftsman" is derived from the house designs published by Gustav Stickley in his Craftsman Magazine from 1901 to 1916. Not only were house plans produced by the magazine, but a whole way of life was advocated within its pages. Through natural materials, hand craftsmanship, good air circulation, sterile bathrooms and kitchens, and generous living spaces, a family could find health and happiness within a Craftsman's walls. The Craftsman is often considered the rich cousin to the bungalow, as both developed at the same time. They shared many elements such as a low-pitched roof, wide eaves with exposed rafter tails and brackets, full deep porches with tapering posts and solid rails. The Craftsman goes beyond the bungalow by presenting many different window types, a variety of decorative surfacing, and is generally two stories in height.

The Craftsman period was short-lived and ended by 1915 primarily due to high building costs. Rarely is a Craftsman seen in Oregon before 1905. There are five properties within the survey area that can be classified as Craftsman.

Transitional (1900-1916)

The house at 2218 16th Avenue (1904) is a good representative of the Transitional style (Figure 16).



Figure 16 - 2218 16th Avenue (1904)

Generally, the term is applied to those houses built just prior to the bungalow movement in the late 1910s. The dwellings are usually simple, one-story worker housing. They often show colonial overtones in their balanced symmetry. Strong bungalow elements such as large front windows and wide moldings are often apparent. Even vestigial Queen Anne

elements such as patterned shingle work can be found on these transitional houses.

Bungalow (1916-1930)

The bungalow enjoyed enormous popularity in Oregon primarily because it arrived at a time of tremendous growth in the state. The bungalow was economically accessible to many people and its construction materials were readily available.



Figure 17 - 1318 Birch Street (1922)

A bungalow is most readily categorized by its size of 1 to 1-1/2 stories. Like the Craftsman, the bungalow is characterized by a low-pitched roof, wide eaves with exposed rafter tails, and brackets. A front porch is critical to the style, as it was to the Queen Anne; however, the bungalow integrates the porch into the building, allowing for a smoother transition from the inside to the outdoors. The porches are wide and are frequently delineated by solid rails with truncated, tapered columns. Also like the Craftsman, bungalows sheathe themselves in rustic materials, such as shingles, brick, clinkers, river rock, and stone. A variety of window types are present, often making use of leaded glass treatments.

A fine example of a bungalow with these features is at 1318 Birch Street (1922) in Figure 17.

Moderne (1930-1940)

An example of a Moderne structure is located at 1503 Birch Street (1939).



Figure 18 - 1503 Birch Street (1939)

The Modernistic styles were introduced to the general public through a 1922 contest to design the new headquarters for the Chicago Tribune. The design of the runner-up, Eliel Saarinen, was widely publicized and quickly became the latest architectural style. However, the Moderne style did not reach Oregon until the 1930s, where it was typically used for commercial structures. Characteristics include a cube-ish shape, a smooth wall surface (usually of stucco), a flat roof, and horizontal emphasis.

Minimal Traditional (1920s-1940s)

In response to the Great Depression of the 1930s, houses became less elaborate, but still favored traditional forms and influences. Minimal Traditional houses are simplified, less expensive versions of the eclectic period revival houses of the 1910s and 1920s. For example, houses may exhibit Tudor type roofs with a reduced pitch or feature some simplified classical or colonial detailing. The type remained popular in the period immediately following World War II, when resources were still limited and rapid construction was necessary. Buildings generally have one or one-and-a-half stories, with low to medium roof pitches and minimal eaves. When structures are side gabled they often feature a smaller front facing gable. Porches are reduced and often limited to a covering over the front door. A good example of minimal traditional is 1202 Birch Street (c.1940) in Figure 19.



Figure 19 - 1202 Birch Street (c.1940)

World War II-Era Cottage/Minimal Tract (1930-1950)

A typical WWII-Era Cottage is presented at 2330 13th Avenue (c.1944).

The Minimal Tract house appeared shortly before the beginning of World War II and continued to be built in great numbers for many decades. The economic depression of the 1930s led to this simple style of architecture, which often lacked decorative detailing. Minimal tract homes tended to be relatively small, one-story structures, with hipped or gable roofs. Many versions of this style include a front facing gable and a large exterior chimney, influenced by the Tudor style. During World War II there was a shortage of materials and housing. After the war, with the peacetime economy just beginning to start up, materials were still in short supply with demand for housing exacerbated by returning GI's and their new families. As a response to this situation, new houses were built rapidly and with little ornamentation, often in large subdivisions. These houses were also small, corresponding to the small size of young families, but designed with future additions in mind. The World War II-Era Cottage resembles the Minimal Traditional house. Because



Figure 20 - 2330 13th Avenue (c.1944)

of their simplicity and low cost, the Minimal Tract homes also made the dream of home ownership possible for an unprecedented number of people. World War II-Era Cottages typically have only one story covered by a hipped or gabled roof with minimal eave overhangs. The overall shape is square or rectangular.

Ranch (1930s-1950s)

“The Ranch” originated with California architects in the mid-1930s and was the most popular style of architecture from the 1940s through the 1960s. Ranch homes, which tend to maximize facade width and have attached garages, appear to "sprawl" out, especially when placed on large lots. The ranch style thrived on the increased dependence on the automobile, as it was no longer necessary to live in proximity to bus and streetcar lines, symbolizing urban sprawl in its very form. This style is dominated by asymmetrical, one-story plans with low-pitched roofs and moderate overhangs. It is characterized by large picture windows in the living area, decorative iron or wooden porch supports, and either wood or brick wall cladding. Partially enclosed patios or courtyards were influences from early Spanish Colonial precedents. There are 73 Ranch style structures in the survey area.

A typical ranch home is the Burlingham house at 1306 Birch Street (c.1939) in Figure 21.

Split-Level Ranch structures began to appear in the late 1950s through the early 1970s. These homes were designed by architects to respond to the need for different levels for different domestic functions, such as sleeping, living and kitchen areas. The lower levels were reserved for the garage and family room, the central level was reserved for the main living and dining areas, and the upper half story was reserved for bedrooms. Though clearly modern in shape, Split-Levels often have traditional decorative detailing.



Figure 21 - 1306 Birch Street (c.1939)

Contemporary (1950s-1970s)

Contemporary refers to architect-designed, high-style fusions of International and Ranch. Contemporary houses may have flat or lowpitched gabled roofs. Flat roofs reflect the influence of the International Style, occasionally referred to as American International. Exposed structural members, such as beams or posts, support wide roof overhangs. Many of these one-story dwellings employ a variety of exterior surfacing materials, such as wood, brick, and stone, which are often used in conjunction with each other. Contrasting wall textures and materials are often joined by windows of unusual

shape and placement. As with most modern styles, no traditional detailing is used to frame windows or otherwise embellish the exterior.

A good example of Contemporary is the church at 2224 15th Avenue (c.1960) in Figure 22.



Figure 22 - 2224 15th Avenue (c.1960)

There are two houses within the survey area that were adaptively reused for health care purposes. They are the Abraham House at 1320 Cedar Street which was used as a hospital and surgery throughout the 1920s specializing in maternity care, and the Isaac Macrum House (1888) which was the first hospital in Forest Grove. It was used as a hospital and sanitarium between 1911 and 1918. Both houses are large enough to be used easily for such purposes, however they are of different architectural styles. The Macrum House is an excellent example of Queen Anne style, and the Abraham house is an example of Greek Revival.

Religious

There are two churches in the survey, however both structures are not yet fifty years old and both were surveyed, though they are modern.

Industrial

There are two industrial structures located at the southeastern edge of the survey area.

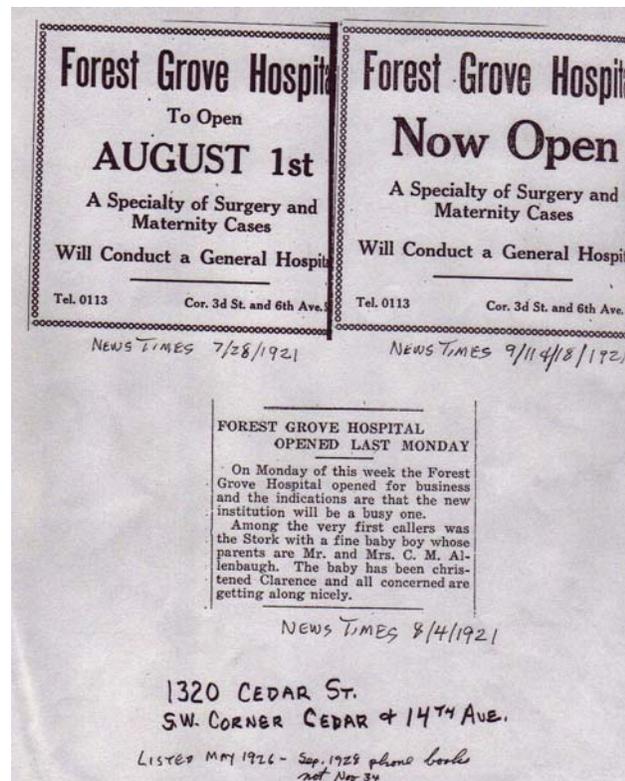


Figure 23 - Hospital Ads

Evaluation

This report is part of a long-term effort by the Forest Grove Certified Local Government to survey all of the cultural resources within its jurisdiction. This survey investigated the resources within the Southside survey area. Although many of the properties within the survey boundary have undergone modification over time, a substantial number of historically significant properties still exist which contribute to the unique character of the area.

Criteria for Evaluation

Most local governments have outlined criteria for the evaluation of historic significance and procedures for the designation of a resource as a local landmark. Many communities, including Forest Grove, model their ordinance after the standards established by the National Register of Historic Places. The National Register provides local resources the protection and benefits available through federal programs. The ordinance provides for any resource listed on the National Register of Historic Places to be automatically designated a local landmark.

Section 9.792 of the City of Forest Grove Zoning Ordinance identifies the criteria for local historic or cultural landmark designation. This section states that any structure, archeological or prehistoric site, or historic site, is recommended for designation if it:

1. Is associated with events that have made a significant contribution to the history of Forest Grove, Washington County, the State of Oregon, or the nation; or
2. Is associated with the lives of persons holding a significant place in the history of Forest Grove, Washington County, the State of Oregon, or the nation; or
3. Embodies distinguishing architectural characteristics, in exterior design, of a period, style, method of construction, craftsmanship, or in use of indigenous materials; or
4. Is representative of the work of a designer, architect, or master builder who influenced the development of Forest Grove, the State of Oregon, the Pacific Northwest or the nation; or
5. In the case of proposed designation of a site, yields, or may be likely to yield, information in history, prehistory or archaeology.

An important consideration in the evaluation of a resource is historic integrity. Integrity refers to the degree to which the original resource and its character-defining features (including location, setting, design, and materials) are still intact. If a resource has inappropriate or non-reversible alterations which substantially obscure its historic character, it is considered to have low integrity. Examples of such alterations include the replacement of all the multi-light windows on a Colonial Revival home with aluminum sliders or the replacement of a building's beveled siding with cedar shingles.

Designated Properties

There is one property within the survey boundary that is listed on the National Register of Historic Places, namely:

Site Address	Historic Name
2225 12th	Isaac Macrum House (1888)

In addition, local landmark status is designated on five properties within the survey boundary:

Site Address	Historic Name
1506 Cedar	F.J. Miller House (1909)
2128 15th	Lacey House (1910)
1306 Birch	Burlingham House (1939)
2434 15th	Watts/Payne House (1890)
2406 15th	Spaulding House (1904)

Survey Findings

The first level of study involved a reconnaissance survey of 289 properties within the Southside survey area. Of these, 58 sites were eliminated because they are less than 35-years old. 20 have poor integrity, and 70 are fair. The high incidence of unsympathetic alterations to original fabric could have been caused by several factors. Contributing to the loss of integrity was the relatively late introduction of remodeling permits in Forest Grove. Some of the additions or alterations could have been modified or prevented if plans had to be approved by the City before construction proceeded.

Evaluation Of Integrity and Eligibility for the National Register

For the 231 properties that were older than 35 years, information describing the property was collected, a database was created, and preliminary findings were generated. Properties were divided by level of integrity, with 49 ranking Excellent, 110 Good, and 70 Fair levels of integrity (Figure 24). Properties were also evaluated for their potential eligibility for the National Register utilizing the following criteria:

National Register Listed

A property that is listed on the National Register has undergone the nomination process and has been certified as historically significant by the National Park Service. Many buildings in Oregon are nominated under the architecture criterion; however, a building may have been nominated under several other potential criteria, such as an important individual or event.

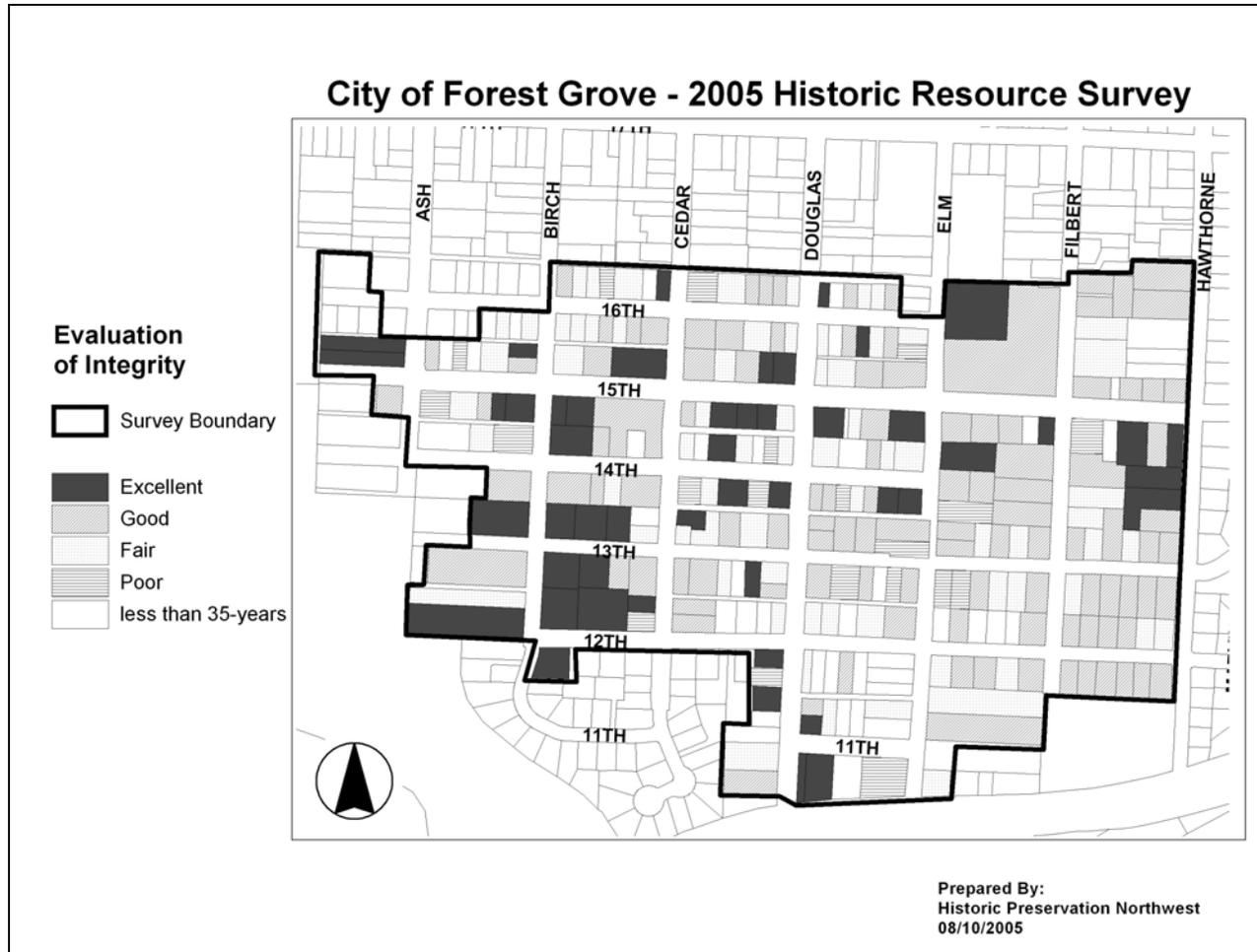


Figure 24 - Evaluation of Integrity

Potentially Eligible – Individually

Potentially eligible properties and National Register properties both typically have the same qualities of integrity and significance; potentially eligible properties simply haven't gone through the nomination process yet. If there are any additions to the structure, then they are usually historic, such as the bungalow porch on an 1880s house. Condition is not a factor, though condition is often good to excellent on potentially eligible properties.

Potentially Eligible – Part of District

Potentially eligible as part of a district means the building has enough integrity to contribute to a district but not enough on the surface to be potentially eligible individually. It may have highly compatible window replacement on some windows. It'll undoubtedly have a roofing material change such as wood shingle to composition.

Siding is going to be intact. An early concrete foundation may be a replacement for brick.

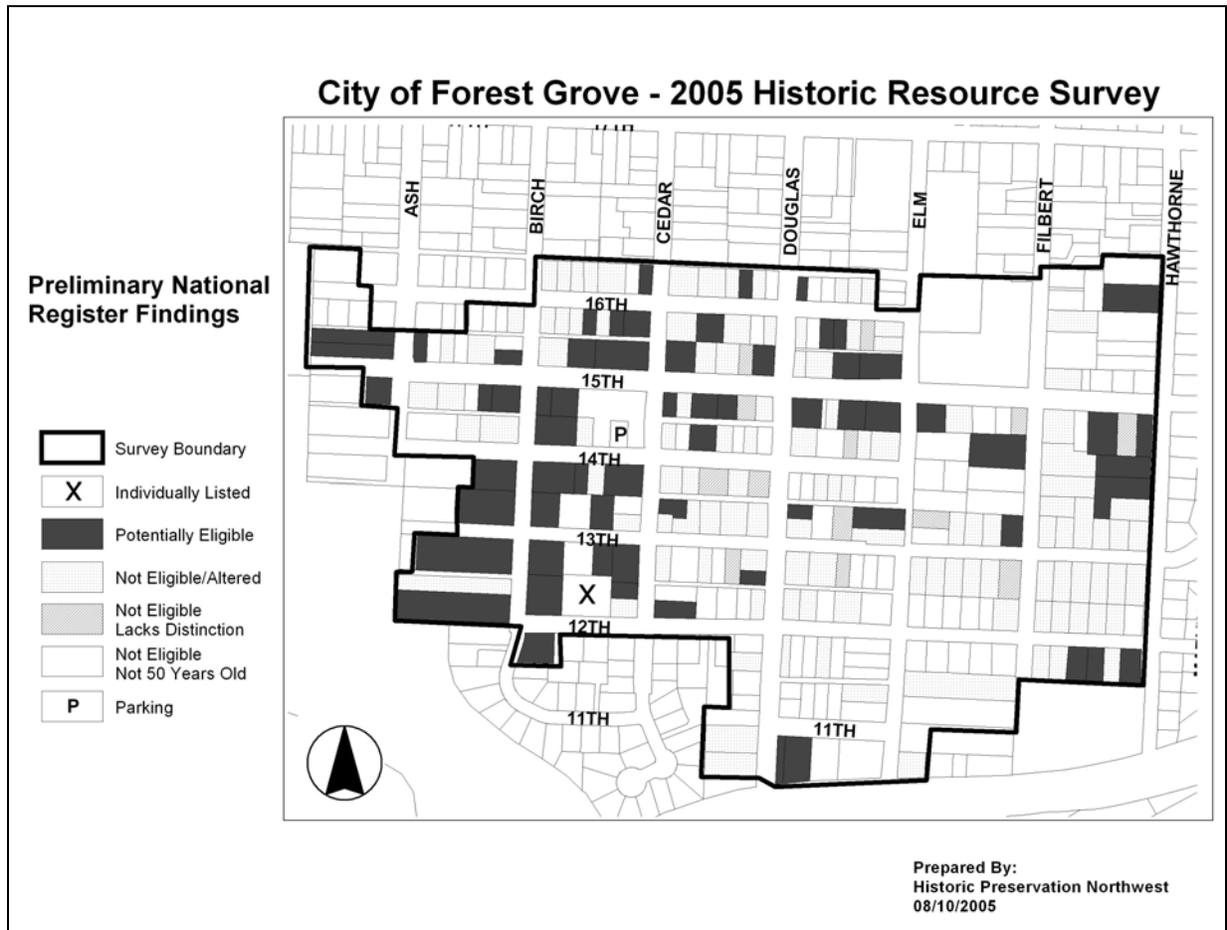


Figure 25 - Preliminary National Register Findings

Not Eligible – Altered but Reversible

A building is classified as not eligible if has been altered from its original state. It is determined “reversible” if it is altered but those alterations are reversible for a reasonable amount of money. The bones of the building are usually intact. Some window replacement may be present. One or two openings may have been made that could be filled. An addition may have been made that could be easily taken off. There may have been a siding replacement but as a veneer and in keeping with original siding. The more “significant” the house, the more allowed to be reversible.

Not Eligible – Lacks Distinction

No matter how intact the building is, it isn't going to be National Register-eligible due to its lack of distinction. The building is usually going to be around the 50-year-old mark, outside the time period of most historic districts. It'll always be labeled as infill. The building will be non-descript with no remarkable history.

Not Eligible – Irretrievable Loss

A building is classified as an "irretrievable loss" if there is a monetary threshold that will keep a building from being restored. Typically alterations have been made to the structure which are not reversible. For example, full incompatible window replacement is usually not going to be restored. A non-historic, incompatible addition integral to building is not going to be removed. Once a building has reached a fair to poor level of integrity, it's pretty rare that the building will be restored.

Preliminary findings for National Register Eligibility were also generated with 34 not eligible due to irretrievable loss, 34 not eligible due to alterations, 61 altered reversibly, 13 not eligible due to a lack of distinction; 92 are not eligible because they are not yet fifty years old. Eight are potentially eligible individually and 58 are eligible as part of a district (Figure 25).

Identification of Historic Resources

Based on the survey, the following properties are considered to have historic significance. These sites should be considered for local designation, as outlined in section 9.792 of the City of Forest Grove Zoning Ordinance. The following eight properties are potentially eligible for individual designation, but additional research must be conducted to reach a determination:

Site Address	Integrity
2206 12 th	Excellent
2204 15 th	Excellent
2339 15 th	Excellent
2434 15 th	Excellent
1506 Cedar	Excellent
2422 15 th	Good
1320 Cedar	Good
1504 Elm	Good

The following 58 properties are eligible as part of a district:

Site Address	Integrity
2402 11 th Ave.	Excellent
2410 11 th Ave.	Excellent
2225 13 th Ave.	Excellent

2313 14 th Ave.	Excellent
2128 15 th Ave.	Excellent
2212 15 th Ave.	Excellent
2318 15 th Ave.	Excellent
2324 15 th Ave.	Excellent
2406 15 th Ave.	Excellent
2622 15 th Ave.	Excellent
2237 16 th Ave.	Excellent
2418 16 th Ave.	Excellent
1502 Ash St.	Excellent
1510 Ash St.	Excellent
1202 Birch St.	Excellent
1205 Birch St.	Excellent
1221 Birch St.	Excellent
1305 Birch St.	Excellent
1306 Birch St.	Excellent
1404 Birch St.	Excellent
1414 Birch St.	Excellent
1208 Cedar St.	Excellent
1309 Cedar St.	Excellent
1603 Douglas St.	Excellent
1324 Hawthorne St.	Excellent
1402 Hawthorne St.	Excellent
1414 Hawthorne St.	Excellent
2616 12 th Ave.	Good
2624 12 th Ave.	Good
2228 13 th Ave.	Good
2238 13 th Ave.	Good
2218 14 th Ave.	Good
2040 15 th Ave.	Good
2103 15 th Ave.	Good
2213 15 th Ave.	Good
2303 15 th Ave.	Good
2417 15 th Ave.	Good
2218 16 th Ave.	Good
2228 16 th Ave.	Good
2238 16 th Ave.	Good
2314 16 th Ave.	Good
2327 16 th Ave.	Good
2412 16 th Ave.	Good
1222 Birch St.	Good
1318 Birch St.	Good
1319 Birch St.	Good
1504 Birch St.	Good
1205 Cedar St.	Good
1419 Cedar St.	Good
1220 Douglas St.	Good
1309 Douglas St.	Good
1130 Elm St.	Good
1310 Elm St.	Good
1417 Elm St.	Good
1306 Filbert St.	Good

1406 Filbert St.	Good
1116 Hawthorne St.	Good
1604 Hawthorne St.	Good

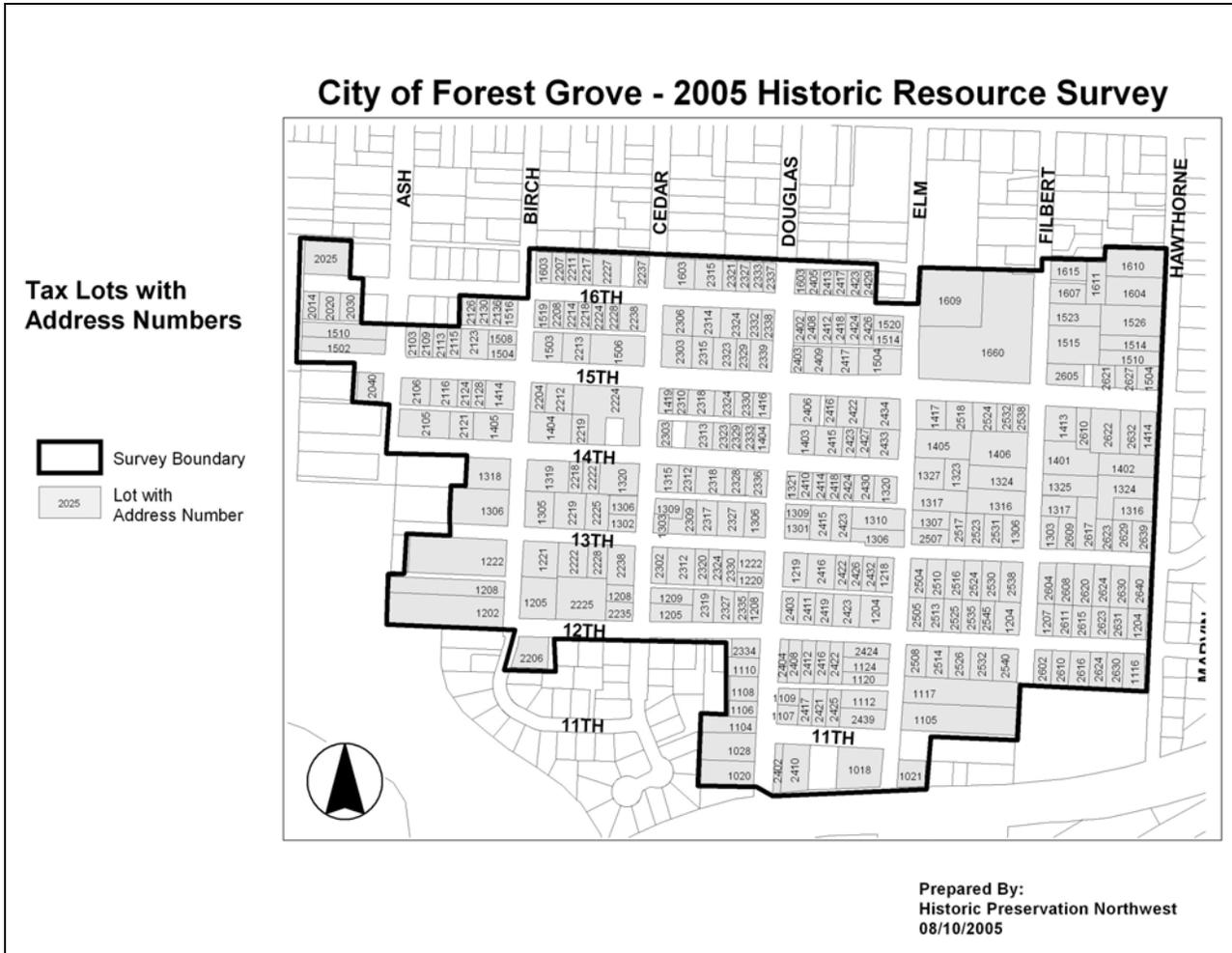


Figure 26 Preliminary National Register Findings - General Overview

Treatment

Development pressures in the survey area indicate a need for the identification and protection of significant resources. A number of historic properties have been unsympathetically remodeled or subdivided to meet the housing needs of the individual homeowners or developers. The properties within the southside survey area may feel the impact of increased development pressure from the south, along Highway 47, as is evident in Smith’s Addition, where a number of the lots have been redeveloped with newer homes. Unfortunately, these types of alterations and changes in use typically result in damage to the historic fabric and integrity of the area.

As such, the following recommendations are made to promote the preservation of the historic resources located in Forest Grove. Implementation of these strategies will be based on the availability of funding and the priorities established by the Historic Landmarks Board.

Survey and Research

Intensive surveys, involving the creation of inventories, should be completed throughout the community. With the completion of this survey, the pre-1910 portions of Forest Grove have been surveyed.

Additional surveys and research might be based on themes, such as the role of agriculture, the timber industry, or Native Americans in the development of the community. Thematic research is typically based on resource type, a specific architect or builder, or an ethnic or social group.

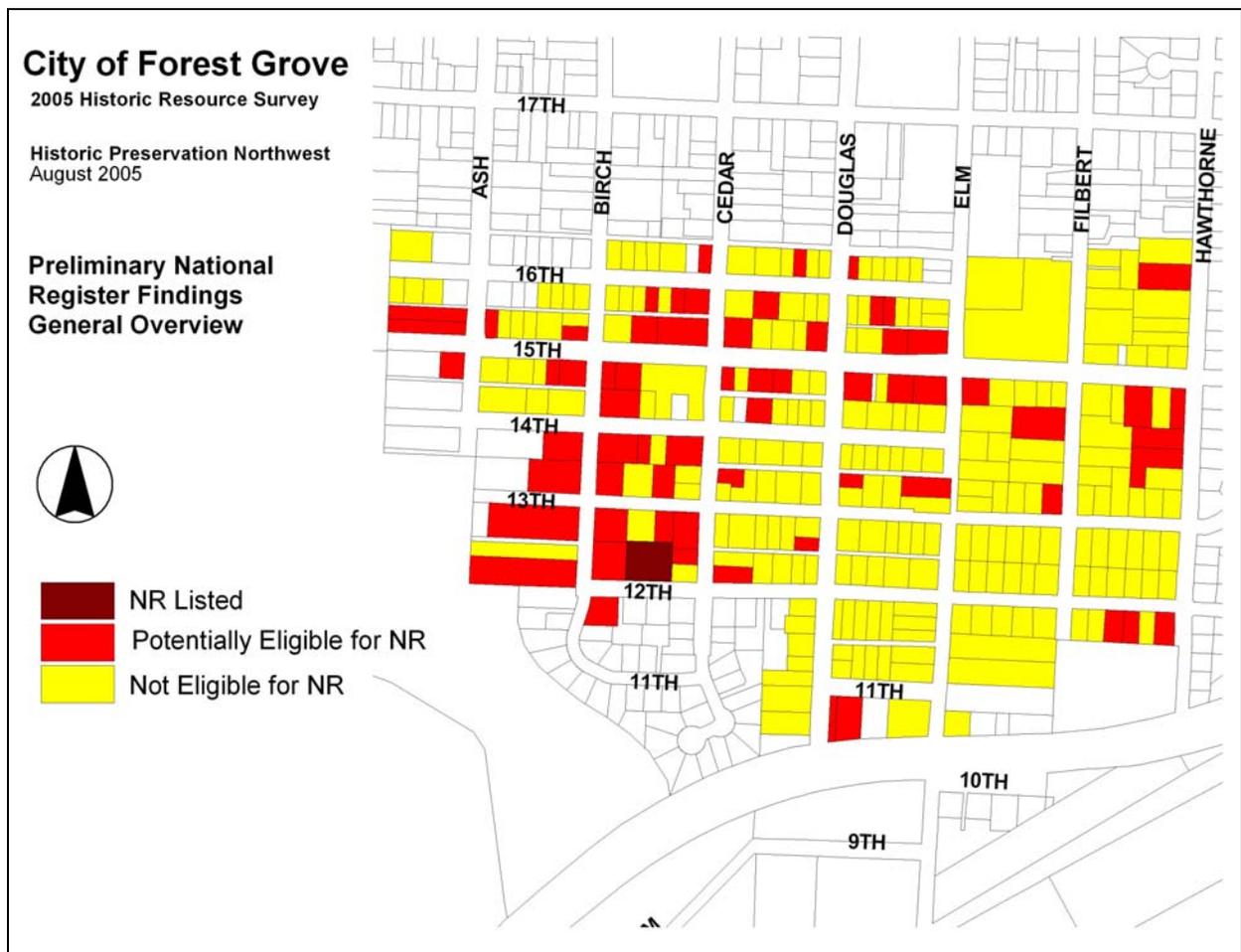


Figure 27 Preliminary National Register Findings - General Overview

Following the completion of the intensive level surveys, supplemental research will be required on some properties already inventoried. Some sites have possible associations with people or events important to the history of Forest Grove, but more research is needed to determine the significance of this connection. Furthermore, with passing time, additional properties will meet the 50-year threshold. These post World War II structures will need to be evaluated for their historic significance within a few years time. Resources that have already been designated must be monitored, with periodic and systematic review.

Local Designation

The Board should continue to recommend resources to the Planning Commission and the City Council for designation as historic or cultural landmarks. These sites and structures must meet the criteria outlined in the City of Forest Grove Zoning Ordinance. Information about local designation should be forwarded to the owners of any properties identified by the survey as significant. Designated resources should continue to be identified with signage, at the owner's consent. These signs provide increased visibility for and an understanding of the local landmark program.

National Register of Historic Places

The Historic Landmarks Board should promote individual nominations to the National Register of Historic Places. The owner of any property designated at the local level should be provided with information and materials regarding both the nomination process and the benefits of being listed. The Board might consider sponsoring an informational meeting, with examples of nominations available for review.

Following the completion of all intensive level surveys, the City or Board should study the geographic distribution of significant resources. Such visual data would indicate dense pockets of resources, and suggest boundaries for possible district nominations. For example, as a result of this reconnaissance level review it is clear that there is a pocket of resources that are potentially eligible for the National Register along Birch Street from 12th to 15th Avenue, and there is another distribution of resources along 15th Avenue from Ash to Hawthorne Street.

Bibliography

- Beckham, Stephen Dow. *The Indians of Western Oregon: This Land Was Theirs*. Coos Bay: Arago Books, 1977.
- Bourke, Paul and Donald DeBats. *Washington County: Politics and Community in Antebellum America*. Baltimore: John Hopkins, 1995.
- Carey, Charles H. *A General History of Oregon Prior to 1861*. Portland: Metropolitan Press, 1935.
- Clark, Rosalind L. *Architecture, Oregon Style*. Portland: Professional Book Center, 1983.
- Corning, Howard M. *Dictionary of Oregon History*. Portland: Binfords & Mort, 1956..
- Dennis, Michelle. Evans & Hatch. *Clark Historic District, National Register Nomination*. 2002.
- Eric Stewart Collection. Biographical Notebooks.
- Edwards, Peter J. *Forest Grove: A Historic Context*. City of Forest Grove Community Development Department, 1993.
- “Inventory of Historic and Cultural Resources. *City of Forest Grove*. 1992.
- Forest Grove and Vicinity Telephone Directory*. Western Oregon Telephone and Telegraph Company, May 1926.
- Forest Grove Telephone Directory*. Oregon Telephone Company, March 1928.
- Forest Grove, Oregon. City Directory*. Loveland, Colorado: Johnson Publishing, 1959.
- “The History of Forest Grove,” Forest Grove library vertical files.
- Fuller, George Washington. *A History of the Pacific Northwest*. New York: A.A. Knopf, 1938.
- Fulton, Ann. “Isaac Macrum House,” National Register Nomination. 1998.
- Gaston, Joseph. *The Centennial History of Oregon 1811-1912*. Chicago: S.J. Clarke Publishing, 1912.
- Gaston, Joseph. *Oregon, Pictorial and Biographical History*. Chicago: S.J. Clarke Publishing, 1912.
- Gilbert, Margaret. “19th Century Forest Grove History,” Forest Grove library vertical files.
- Gilbert, Margaret. “First Settlers of the Forest Grove Region,” Forest Grove library vertical files.
- Gilbert, Margaret. “History of the Forest Grove Library,” Forest Grove library vertical files, 24 February 1984.
- Gilbert, Margaret. “Schools and Churches,” Forest Grove library vertical files.

- Hines, H.K. *An Illustrated History of the State of Oregon*. Chicago: Lewis Publishing, 1893.
- Lockley, Fred. "John E. Bailey." *History of the Columbia River Valley from The Dalles to the Sea*. Chicago: S.J. Clarke Publishing, 1928.
- Maps: Bailey's Addition, 1906; Bowman's Addition, 1946; Knob Hill Addition, 1909; Smith Addition, 1906; South Park Addition, 1891.
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1989.
- Morelli Collection. Vertical and Photographic files.
- Pinyerd, David. HPNW. *Eugene Modernism Context 1935-65*. June 2003.
- Pinyerd, David. HPNW. *Naylor's, Walker's, West Park Addition: Historic Context Statement*. City of Forest Grove. 1998.
- "Plat of the Town of Forest Grove with Additions Thereto," 1873.
- Read, Rick. "Forest Grove Indian Industrial Training School (1880-1885)." Pacific University Archives, 5 February 1996.
- Sanborn Map Company, 1888, 1892, 1902, and 1912 Fire Insurance Maps for the City of Forest Grove.
- Schafer, Joseph. *A History of the Pacific Northwest*. New York: Macmillan Co., 1905.
- Schweitzer, Robert and Michael Davis. *America's Favorite Homes: Mail Order Catalogues as a Guide to Popular Early 20th Century Houses*. Detroit: Wayne State University Press, 1990.
- Washington County Historical Society. *Land of Tuality Volumes 1-3*, Hillsboro: Washington County Historical Society, 1975.
- "Washington County Cultural Resource Survey," 1983-85.
- "What You Should Know About Forest Grove, Oregon." Department of Sociology, Pacific University, 1951.
- Whiffen, Marcus. *American Architecture Since 1780: A Guide to the Styles*. Cambridge: MIT Press, 1969.