

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Forest Grove Downtown Historic District

other names/site number NA

Name of Multiple Property Listing NA

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

2. Location

street & number Various not for publication

city or town Forest Grove vicinity

state Oregon code OR county Washington code 067 zip code 97116

3. State/Federal Agency Certification

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

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: national statewide local

Applicable National Register Criteria: X A B X C D

Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

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

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register determined eligible for the National Register

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

 other (explain:) _____

Signature of the Keeper Date of Action

Forest Grove Downtown Historic District
 Name of Property

Washington, OR
 County and State

5. Classification

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

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

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

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

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

| Contributing | Noncontributing | |
|--------------|-----------------|--------------|
| _____ | _____ | buildings |
| _____ | _____ | site |
| _____ | _____ | structure |
| _____ | _____ | object |
| _____ | _____ | Total |

Number of contributing resources previously listed in the National Register

5 (2 individual, 3 contributing)

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- COMMERCE/department store
- RELIGION/religious facility; church
- SOCIAL/meeting hall
- GOVERNMENT/city hall
- RECREATION & CULTURE/theater
- FUNERARY/mortuary
- EDUCATION/library

Current Functions

(Enter categories from instructions.)

- COMMERCE/specialty store
- RELIGION/religious facility; church
- RECREATION & CULTURE/theater
- GOVERNMENT/government office
- SOCIAL/meeting hall

7. Description

Architectural Classification

(Enter categories from instructions.)

- LATE VICTORIAN/Italianate
- LATE 19TH & 20TH CENTURY REVIVALS/
Colonial Revival
- LATE 19TH & EARLY 20TH CENTURY
AMERICAN MOVEMENTS/Bungalow
- MODERN MOVEMENT/Art Deco

Materials

(Enter categories from instructions.)

- foundation: CONCRETE
- walls: BRICK
STUCCO
- roof: ASPHALT
- other: WOOD/weatherboard

Forest Grove Downtown Historic District
Name of Property

Washington, OR
County and State

Narrative Description

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

The Forest Grove Downtown Historic District is located at the heart of the City of Forest Grove in Washington County. The approximately [redacted]-acre district is a commercial area composed of one-to-three-story buildings of primarily brick and concrete construction. At the heart of the irregularly shaped district is the intersection of Pacific Avenue (State Highway 8) and Main Street. The outside boundaries are one parcel north of 21st Avenue on the north, Ash Street on the east, two parcels south of Pacific Avenue on the south, and A Street on the west. Most properties face onto Pacific Avenue or Main Street. The district comprises 37 properties constructed between circa 1890 and 1976, with most of the buildings having been constructed in the last decade of the 19th century and the first three decades of the 20th century. The largest number of buildings that are still extant today were constructed in the 1920s. Two buildings within the district are individually listed in the National Register – the Woods & Caples General Store (2020 Main Street) and the First Church of Christ, Scientist (1904 Pacific Avenue). Five properties are listed in the Naylor Walker National Register Historic District (2003, 2007, 2011, 2017 and 2019 21st Avenue). Of the 37 buildings in the district, [redacted] are contributing (%) and [redacted] are non-contributing (%). The typical building in the district is located at the back of the front sidewalk and is a party wall structure with neighboring buildings. There are very few vacant lots or lots used for surface parking. As a result, the district conveys a cohesive urban character with most buildings consisting of a one- or two-part blocks and traditional storefronts. As a contiguous grouping of late 19th and early 20th century commercial resources, the Forest Grove Downtown Historic District retains its historic character and continues to convey its significance as the urban heart of Forest Grove.

Narrative Description

LOCATION AND SETTING

Forest Grove is located in western Washington County, 25 miles west of Portland, Oregon, and 42 miles east of the Pacific Ocean, near the eastern slopes of the Oregon Coast Range. The Forest Grove Downtown Historic District is – fittingly – located at the heart of Forest Grove’s downtown commercial center and is focused on the intersection of Pacific Avenue and Main Street. Pacific Avenue is an east-west street that is also Oregon Route 8 (also seen as the Nehalem Highway), which extends from the west side of Forest Grove to Hillsboro. Within downtown Forest Grove it operates as a couplet with 19th Avenue. Main Street stretches from 16th Avenue, about four blocks south of the intersection of Pacific Avenue and Main Street, to NW David Hill Road, about 1.2 miles north of this intersection, which represents the northern edge of the urbanized area. Parallel to and east of Main Street is the southbound College Way, which represents the west boundary of Pacific University. The campus is further bounded by University Avenue on the north, Cedar Street on the east, and Pacific Avenue on the south.

The historic district itself is irregular in shape but can generally be described as extending one parcel deep on the north and south sides of Pacific Avenue and one-and-two parcels deep east and west of Main Street to just north of 21st Avenue on the east side of Main Street. It stops short of the Pacific University campus. Buildings are one-to-three stories high and in most cases begin at the back of the sidewalk. There are very few parking lots in the district. As a result, the built environment is relatively continuous. Buildings date from circa 1890 to 1990 and are typically constructed of brick or concrete. Streets are typically two lanes with on-street parking. Decorative brick paving embellishes the crosswalks at Pacific Avenue and Main Street. Street trees and decorative street lighting fixtures are also characteristic of the area.

Forest Grove Downtown Historic District
Name of Property

Washington, OR
County and State

ARCHITECTURAL STYLES AND BUILDING TYPES

Most of the buildings in the Forest Grove Downtown Historic District are one- and two-part commercial blocks, which are building types that can also include architectural detailing that associates them with particular architectural styles.¹ These commercial buildings display the archetypal components of what we think of as an American Main Street, with a storefront at the ground level and a parapet above that allows room to display the building name and/or signage, and in the case of two or more story buildings, regularly spaced one-over-one-light windows above that light interior spaces that are often offices (typical) or residential spaces (historically) or sometimes large open spaces, as in fraternal halls. The components of a storefront include display windows, often a recessed entry, and transom windows above.

The common “Main Street” building seen in Forest Grove’s Downtown Historic District has been described as follows in the 2018 historic context that preceded this National Register nomination. This is followed by a discussion of a typology of commercial buildings developed by Richard Longstreth’s *The Buildings of Main Street, A Guide to American Commercial Architecture* that is commonly used to identify these building types and forms.²

Forest Grove’s typical “Main Street” commercial structure built before 1930 is one- to two- stories in height and has a flat roof. The top of the façade is often ornamented with a cornice, though these were often removed in later years due to maintenance and safety concerns. The primary cladding is brick, sometimes covered with stucco. The ground floors are defined by storefronts with large glazed openings. Second story windows are primarily double-hung. The buildings from the 1890s may show Italianate influences with arched second story windows, such as the Ingles and Porter Building (1892) at 2036 Main Street.³ The second story bay windows of the Caples & Thomas Building (1893) at 2020 Main Street shows the influence of the Queen Anne style.⁴ Slightly later buildings show the influence of the Chicago style with its wider, three-part window openings, as well as the neoclassical influence of the Beaux-Arts. Both can be seen in the three-story First National Bank of Oregon building (1914) at 2004 Main Street, with its pedimented second-story windows.⁵

The following is a description of the typical commercial blocks found in the Forest Grove Downtown Historic District.⁶

One-Part Commercial Block

A One-Part Commercial Block is a one-story building, typically with a flat roof and tall parapet on the frontage. They are typically located directly in back of the public sidewalk and are often partywall structures with neighboring buildings, as is often the case with the buildings along the heart of Main Street in Forest Grove. The lower level contains the storefront, as described above. Longstreth has noted his type as, “a simple box with a decorated façade and thoroughly urban in its urban overtones.”⁷ In the

¹ This typology of commercial buildings is drawn from Richard Longstreth’s *The Buildings of Main Street, A Guide to American Commercial Architecture* (Updated Edition). Walnut Creek, CA: Alta Mira Press, 2000.

² Richard Longstreth, *The Buildings of Main Street, A Guide to American Commercial Architecture* (Updated Edition). Walnut Creek, CA: Alta Mira Press, 2000.

³ Also called Second Renaissance Revival when seen on commercial storefronts like these.

⁴ Note that square bays are most often associated with the Italianate style, which is consistent with the style noted for this building. Canted bays are more typically seen in Queen Anne buildings.

⁵ Pinyerd, 2018:57.

⁶ Note that the list of available architectural styles and building types in the Oregon Historic Sites Database lists most of these buildings as “Commercial (type)” without further differentiating the different form types. Modern, typically post-World War II commercial buildings are often called, “Commercial Modern (type)” in the Database.

⁷ Longstreth, 2000:54.

Forest Grove Downtown Historic District
Name of Property

Washington, OR
County and State

West, this type was first seen in the wood Western False Front. Brackets or paired brackets often supported an ornate cornice on early examples, as can be seen in the National Register-listed circa 1893 Caples and Thomas Building at 2020 Main Street. This building type continues to be built to this day. The most recent One-Part Commercial Block in the Forest Grove Downtown Historic District is likely the 1970 building at 2017 21st Avenue that houses a restaurant.

Two-Part Commercial Block

A Two-Part Commercial block is a two-to-four story building, typically with a flat roof and tall parapet on the frontage. A distinctive cornice is also a characteristic of this type. The buildings are typically located directly in back of the public sidewalk and are often partywall structures with neighboring buildings, although varying heights can change this factor. The lower level contains the storefront, as in the One-Part Commercial Block. The upper stories can be occupied by offices, residences, or hotel uses, or sometimes a large open space, as in the case of fraternal halls. This arrangement is expressed in distinct, horizontal "zones," with the storefront at ground level and differing window types above, often single or paired double-hung windows. These are typically vertically aligned if the building has multiple stories. According to Longstreth, this building type was prevalent from the 1850s to the 1950s, having emerged as a distinctive type in the late 19th century.⁸ In Forest Grove, an example of this type is the First National Bank of Forest Grove at 2004 Main Street.

Temple Front Building

A Temple Front Building recalls Classical influences and Greek and Roman architecture, with columns along the frontage. The buildings are generally one- and two-stories in height and often take Greek architecture for their inspiration, as does the Holbrook Masonic Lodge building at 2019 Main Street. The form became popular in the 1820s and 1830s in older parts of the country, when the Greek Revival style was popular. When the style was revived in the early 19th century, it was most often used for banks, to send the message of solidity and conservatism. Two versions of the type were popular, those that have a portico of four or more columns extending along the building frontage or facade, and those in which a recessed entrance framed by twin columns that are set between sections of enframing wall.⁹

Georgian Revival

The First Church of Christ, Scientist at 1904 Pacific Avenue is one of Pacific Grove's most elegant buildings. This Georgian Revival building was listed in the National Register of Historic Places in 1993.¹⁰ The 1916 building was designed by Chicago architect Spencer S. Beman and built by Forest Grove builder James S. Loynes. The following description of the building, taken from the National Register nomination, notes many of the architectural characteristics of the style.

*Exterior elevations are characterized by red face brick, boxed cornice with unadorned frieze, tall Roman-arched windows and Palladian windows with divided lights. The taut, restrained scheme is relieved by a central entrance pavilion which modestly breaks out of the north wall plane and by projecting bays at either end of the longer A Street frontage. In the relatively small-scale building, dignity is conveyed by the generous articulated window openings and a double-leaf, glass-paneled entryway with fanlight. The main entrance is crowned with a single projecting keystone. Simplicity and restraint are the keynotes throughout.*¹¹

⁸ Longstreth, 2000:24.

⁹ Longstreth, 2000:100.

¹⁰ Gladys Haynes and Alfred Staehli, *First Church of Christ, Scientist National Register of Historic Places Registration Form*. On file, State Office of Historic Preservation, Oregon Parks and Recreation Department., 1994. Accessed January 2020.

¹¹ Gladys Haynes and Alfred Staehli, *First Church of Christ, Scientist National Register of Historic Places Registration Form*. On file, State Office of Historic Preservation, Oregon Parks and Recreation Department., 1994. Accessed January 2020:Section 8,

Forest Grove Downtown Historic District
Name of Property

Washington, OR
County and State

Bungalow (Type)

There are two bungalows in the Forest Grove Downtown Historic District, at 1910 Pacific Avenue and 1920 Pacific Avenue. Bungalows are often embellished with derivative architectural details. The most common style is a Craftsman Bungalow, so named because of its association with the Arts and Crafts Movement of the period. These bungalows were both associated with the Forest Grove Memorial Chapel at 1914 Pacific Avenue, all built by Harley Prickett.¹² Bungalows were very popular and built throughout Oregon, in part because they were economical to build and very livable. Their popularity coincided with a period of tremendous growth in Oregon as well. A bungalow is typically one-to-one-and-one-half stories in height with a low-pitched roof, wide eaves with exposed rafter tails, knee brackets or extended beam ends, and a prominent front porch. Wood was a popular building material, with brick or clinker brick chimneys. The two Craftsman houses seen here (which are still associated with the building at 1914 Pacific Avenue) are somewhat unusual in that both have centrally placed chimneys on the front façade.

Colonial Revival

The Colonial Revival and Georgian Revival styles are closely related. The National Register nomination for the Tualatin Academy called the building “Colonial/Georgian.” Architectural historian Rosalind Clark, who authored *Architecture, Oregon Style*, includes a chapter on “Colonial and Georgian Styles 1910-1935” for this era.¹³ In discussing Georgian style residences, she notes, “Georgian houses typically have a two-story rectangular volume, bilateral symmetry, window shutters, and often a pedimented doorway.” This description also applies to Colonial Revival residences. She notes that both the Colonial and Georgian styles were also seen in commercial, multi-family, and public buildings.¹⁴ The American Legion No. 2 building in the Forest Grove Downtown Historic District is referred to here as Colonial Revival in style, in contrast to the similar Georgian Revival United Church of Christ, Scientist, due primarily to its more rectilinear appearance, with the rather severe front entry portico, the presence of quoins on the front façade, and the port-hole style windows and multi-light sidelights framing the entry.

Art Deco

Forest Grove’s Art Deco theater displays all the characteristics of this style as seen in a “Main Street” movie theater. Art Deco, which was popular in the 1920s and evolved into the Art Moderne style in the 1930s, was a popular style for theaters, in part because of the era in which they were built and in part because of the “showiness” of the style. The characteristics of the theater that display the elements of the Art Deco style are primarily the design of the blade sign with its vertical emphasis, the faceting on the front façade, and the angled ticket booth at the entry. In the commercial office wing of the building, which extends to the east, the vertical emphasis in the architectural detailing on the front façade affiliates it with the Art Deco style, while the curved, horizontal lines on the parapet are more closely aligned with the Streamlined Modern (or Art Moderne) style. Note that similar details can be found on other commercial buildings in the downtown.

INTEGRITY

The integrity of the Forest Grove Downtown Historic District is very good. The Period of Significance is circa 1890 to 1940, or just before World War II. After this date very little new construction occurred in the downtown. This Period of Significance was recommended in the 2018 Historic Context prepared for the City of Forest Grove, which further suggested the Areas of Significance of Commerce and Architecture.¹⁵

¹² Pinyerd, 2018:59.

¹³ Rosalind Clark, *Architecture, Oregon Style*. Portland, OR: Professional Book Center, 1983:158.

¹⁴ Ibid.

¹⁵ Note that the authors of the Historic Context for Forest Grove made an initial determination as to the integrity of the structures

Forest Grove Downtown Historic District
Name of Property

Washington, OR
County and State

The boundaries of the district that were recommended in this document are largely what are proposed here, with the exception that the First Congregational Church and five properties north of 21st Avenue between Main Street and College Way are also included. The church is not eligible for listing at this time due to its construction dates of 1961 and 1976. The five buildings north of 21st Avenue are already listed in the Walker-Naylor National Register Historic District, but because of their social and commercial uses and building types they are more in alignment with this nomination than the primarily residential Walker-Naylor District.

A Downtown Historic District was first recommended in 1993, when the city hired Peter J. Edwards to prepare a historic context for the city as a whole. The possibility of a Downtown Historic District was again discussed in the city's 2016 Preservation Plan. A public opinion survey of the citizens of Forest Grove was undertaken at that time. The results of this survey showed that of the 235 residents that responded to this question in the survey, 60% of residents were in favor of a Downtown Historic District, while 26% were unsure and 14% did not favor a district at that time.¹⁶

A survey of the Original Town Plat and a comprehensive historic context was recommended, partially in preparation for developing a historic district proposal. This was undertaken in 2018, and the recommendations for a Forest Grove Downtown Historic District was made, as discussed above.¹⁷

In 2006 a Determination of Eligibility was undertaken for the Forest Grove downtown area that resulted in a recommendation for a Multiple Property Submission for fifteen properties in the downtown, most of which are nominated as a part of this historic district.¹⁸ The intensive-level surveys undertaken for this study further confirms the eligibility and significance of the Forest Grove Downtown Historic District.

This nomination finds that, of the 37 buildings present in this district, [redacted] buildings are contributing and [redacted] are non-contributing, due primarily to a lack of integrity. Three buildings were constructed outside the Period of Significance. All relate to the Areas of Significance for this nomination of Commerce and Architecture.

in the proposed district based on what at that time was the 50-year cut-off for eligible buildings, which was a construction date of 1967, and integrity. Integrity was based primarily on whether the plan, windows and cladding were intact. (Pinyerd 68)

¹⁶ Bernadette Niederer and David Pinyerd, *Forest Grove Preservation Plan 2017-2026*. Prepared for the City of Forest Grove Historic Landmarks Commission. Prepared by Historic Preservation Northwest. September 27, 2016:6. See also Appendix C.

¹⁷ David Pinyerd, Bernadette Niederer and Holly Borth, *Forest Grove, Oregon: Historic Context* (Second Edition). Prepared for the City of Forest Grove's Historic Landmarks Board. Prepared by Historic preservation Northwest. August 30, 2018:69.

¹⁸ Elizabeth O'Brien and Jason Allen, *Determination of Eligibility for the National Register of Historic Places Multiple Property Submission for the City of Forest Grove Central Business District*. Prepared for David Evans and Associates, Inc. and the City of Forest Grove. Archaeological Investigations Northwest, Inc., (Report No. 1762), December 6, 2006.

Forest Grove Downtown Historic District
Name of Property

Washington, OR
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

COMMERCE
ARCHITECTURE

Period of Significance

1890-1940

Significant Dates

1890 – estimated date of earliest buildings
1940 – onset of World War II era

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

Berman, Spencer S., architect
Loynes, James S., builder
Albert Redetzke, builder
DeYoung, James W., architect
Mauger, Robert, builder

Period of Significance (justification)

The Period of Significance extends from the estimated date of the first extant buildings in the district to the beginning of the World War II era. After 1940, no new construction occurred in the district until 1961, when 1959, when the First Congregational Church built a new education building.

Criteria Considerations (explanation, if necessary)

N/A

Forest Grove Downtown Historic District
Name of Property

Washington, OR
County and State

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

The Forest Grove's downtown area is eligible for listing in the National Register of Historic Places under **Criterion A** as a cohesive commercial district that represents the business history of Forest Grove. As such, the district represents a cross culture of individuals, both well-known and ordinary, whose skills and talents contributed to the development and growth of the city. Two buildings within the historic district, the 1916 Church of Christ, Scientist and the 1893 Woods & Caples General Store, have been previously listed in the National Register. Many of the business and community leaders who had businesses or worked in the Forest Grove Downtown Historic District lived in one or more of the three residential historic districts (Walker-Naylor, Painter's Woods, and Clark) that have also been previously listed in the National Register.

The district is eligible under **Criterion C** as an area that embodies the distinctive characteristics of commercial development in Forest Grove. Most of the commercial buildings represent the work of an architect and/or master craftsmen, and a majority of the resources possess high artistic values representing significant characteristics of architectural styles popular during the late 19th and early 20th centuries. The district also displays a high level of integrity.

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

STATEMENT OF SIGNIFICANCE

The Forest Grove's downtown area is eligible for listing in the National Register of Historic Places under **Criterion A** as a cohesive commercial district that represents the business history of Forest Grove. As such, the district represents a cross culture of individuals, both well-known and ordinary, whose skills and talents contributed to the development and growth of the city. Two buildings within the historic district, the 1916 Church of Christ, Scientist and the 1893 Woods & Caples General Store, have been previously listed in the National Register. Many of the business and community leaders who had businesses or worked in the Forest Grove Downtown Historic District lived in one or more of the three residential historic districts (Walker-Naylor, Painter's Woods, and Clark) that have also been previously listed in the National Register.

The district is eligible under **Criterion C** as an area that embodies the distinctive characteristics of commercial development in Forest Grove. Most of the commercial buildings represent the work of an architect and/or master craftsmen, and a majority of the resources possess high artistic values representing significant characteristics of architectural styles popular during the late 19th and early 20th centuries. The district also displays a high level of integrity.

HISTORIC CONTEXT

The following historic overview is drawn primarily from the historic context prepared for the City of Forest Grove as a whole in 2018.¹⁹ It is also drawn from a historic context developed for Forest Grove in 2006 for an evaluation of 15 properties in the downtown.²⁰ This context is focused on the development of the downtown as it reflects the city's economic growth and its social institutions. At the heart of the city and adjacent to the District's eastern boundary is Pacific University, originally Tualatin Academy. The growth of downtown Forest Grove is inextricably linked with the founding and development of this institution.

¹⁹ David Pinyerd, Bernadette Niederer and Holly Borth, *Forest Grove, Oregon: Historic Context* (Second Edition). Prepared for the City of Forest Grove's Historic Landmarks Board. Prepared by Historic preservation Northwest. August 30, 2018.

²⁰ Elizabeth O'Brien and Jason Allen, *Determination of Eligibility for the National Register of Historic Places Multiple Property Submission for the City of Forest Grove Central Business District*. Prepared for David Evans and Associates, Inc. and the City of Forest Grove. Archaeological Investigations Northwest, Inc., (Report No. 1762), December 6, 2006.

Forest Grove Downtown Historic District
Name of Property

Washington, OR
County and State

Native Peoples and Early Explorers (Pre-Contact to Settlement)

The land on which Forest Grove is located today is believed to have been occupied by the Tualatin band (Atafaliti) of the Kalapuya Indians in the pre-contact era, part of the Penutian language group.²¹ The Tualitins were one of at least a dozen bands with defined territories, the Tualatins being located in present-day Washington County. They lived in as many as 15 winter villages, which were self-governing but shared common hunting territories.²² Beginning in the late 18th century, the native populations were decimated by disease, genocide, and settlement patterns that prevented their traditional food gathering practices in just a 50-year period.²³ The Tualatin Indians were removed to the Grand Ronde Reservation in 1856.

In 1792 Captain Robert Gray became the first Anglo-American to explore the coast of the Pacific Northwest. He was followed by Captain George Vancouver. Renown explorers Meriwether Lewis and William Clark and the Corps of Discovery, at the behest of American president Thomas Jefferson, traveled down the Columbia River in 1805, mapping the territory and recording the people, plants and animals they encountered.²⁴ Their explorations were followed by the arrival of fur companies from Britain, Canada and eventually the American east coast to Oregon and the Pacific Northwest. They primarily sought to trap for beaver pelts. Wilson Price Hunt of the Pacific Fur Company founded Fort Astor at what is now Astoria in 1811. This was eventually taken over by the British and renamed Fort George. The North West company of Montreal founded two posts on the Upper Columbia in 1809 and 1810. In 1821 the Hudson's Bay Company – who also trapped in the Tualatin Valley - took over the North West Company and Fort George, but in 1825 established their headquarters at Fort Vancouver.²⁵ The tension between the British and American governments over their joint occupation of the Pacific Northwest was to come to an end in 1848 when President Polk accepted the Oregon provisional government and signed a bill authorizing territorial organization.²⁶

The opening of the Pacific Northwest to the fur trade was followed by the arrival of the missionaries. Jason Lee traveled through Fort Vancouver before establishing a Methodist mission in the Willamette Valley in 1834. Missions at Oregon City, The Dalles, and the Clatsop Plains followed. They were to pave the way for future settlement in what has become known as the Great Migration, which began in 1843 with more than 800 arriving in Oregon via the overland Oregon Trail route.²⁷

Early Settlers in Forest Grove – the 1840s to the 1860s

The Tuality District, as Washington County was first known, was one of Oregon's four original counties. It was created in 1843 and encompassed western Washington and northwest Oregon.²⁸ By 1849 it became known as Washington County, with Hillsboro established as the county seat in 1850. Settlement began in the fertile Tualatin Plains, generally the location of Hillsboro and Forest Grove today, in the 1840s. The area where Forest Grove is located was generally known as the West Tualatin Plains, while Hillsboro occupied the East Tualatin Plains. Most early settlers farmed, many raising wheat or oats, or worked in the developing lumber industry.²⁹ Farmers transported their crops to Portland and the Willamette Valley via boat and primitive wagon roads, when weather allowed.

The earliest settlers in the Forest Grove area were Alvin T. and Abigail Smith, who arrived in 1841 and claimed land south of Forest Grove, near today's Carnation.³⁰ The Smiths were part of the group of missionaries who

²¹ Pinyerd, 2018:7

²² Carl Abbott, *Portland in Three Centuries, The Place and the People*. Corvallis, OR: Oregon State University Press, 2011:12.

²³ Pinyerd, 2018:1.

²⁴ Pinyerd, 2018:2.

²⁵ Janice Marschner, *Oregon 1859, A Snapshot in Time*. Portland, OR: Timber Press, 2008:251.

²⁶ Pinyerd, 2018:10.

²⁷ Pinyerd, 2018:2.

²⁸ WPA 476.

²⁹ Marschner, 2008.251.

³⁰ The Smith's home is near what would become Carnation, an industrial center that developed around the railroad about a mile south of Forest Grove.

Forest Grove Downtown Historic District

Name of Property

Washington, OR

County and State

were brought to Oregon by the Reverend Harvey Clark.³¹ Other settlers who arrived after the Smiths took up Donation Land Claims, as had the Smiths. Thomas G. and Sarah Naylor settled on their claim of 562 acres in 1844. Today much of the land is located in what is now Naylor's Addition and in the Naylor Walker National Register Historic District. Reverend Harvey Clark, who led the missionaries to Forest Grove, settled on a land claim east of the Naylor's and south of the University. He would become the minister of the First Congregational Church.

After the Whitman Massacre of 1847, missionaries throughout the Pacific Northwest retreated to a safe location while they waited out the settling of Indian activity. The West Tualatin Plain was a safe place, and "as a result the Forest Grove area had a significant density of well-educated, Christian people that were included to support an educational establishment."³² The land for the academy was donated by pioneer families and was sited near the Congregational Church. "The focus began its shift from agricultural production on land claims to education, with new settlement occurring around the Church and Academy."³³

Forest Grove grew up around the Tualatin Academy, which was founded in 1848 by Reverend Harvey Clark, Reverend George H. Atkinson, and Tabitha Brown. Tabitha Brown, who had arrived in Oregon in 1846, made arrangements for using a local meeting house as an orphan school. It was established as a school for orphans and Indian children, "out of concern for the many children orphaned while traveling the Oregon Trail." The Clarks and Brown established the orphanage in the Congregational Church's log cabin in 1848. In the summer of 1848, the Reverend George H. Atkinson came to Oregon, commissioned by the Home Missionary Society of the Congregational Church Association to "found an academy that shall grow into a college....on the New England model." He drew up plans for a new educational institution based on the orphan school. In 1849, the Territorial Legislature gave its official sanction to the new school. By 1854, a new charter had been granted, establishing "Tualatin Academy and Pacific University." It was Oregon's second oldest college.³⁴ Pacific University awarded its first baccalaureate degree in 1863. The 1850 Tualatin Academy building (Old College Hall) is still standing on the west side of the Pacific University campus, adjacent to the east boundary of the historic district. It was recorded in the Historic American Building Survey in 1934 and listed in the National Register of Historic Places in 1974.³⁵

The Tualatin Academy, which was an outgrowth of Tabitha Brown's school for orphans, in many ways set the tone for the future of Forest Grove. As historians David Pinyerd and Bernadette Niederer describe it, many of the town's civic and religious leaders were also involved in founding and running the Academy. They selected the name for the town in 1851. Three of these early settlers, Reverend Harvey Clark, Elkanah Walker, and William Stokes, donated the land on which the campus was developed. Additional lots that were donated were sold to raise money for the construction of College Hall in 1850. Subdividing large lots into smaller ones and selling them to families and businesses helped to form the downtown core of Forest Grove, which bounds Pacific University to the west and south. "With the Academy and Clark's Congregational Church providing a spatial and symbolic focus, and the sale of lots bringing more activity into this area, Forest Grove began to have a defined nucleus."³⁶

The town gained additional population when farmers and their families created second homes in town to avail themselves educational and business opportunities that were difficult to access from the large Donation Land Claims. Farming continued to be the main source of prosperity in the area, but between 1850 and 1860 growth in non-farm jobs "jumped" and other individuals were attracted to the growing opportunities in the town.³⁷

³¹ Pinyerd, 2018:2.

³² Pinyerd, 2018:2.

³³ Ibid.

³⁴ Marschner, 2002:252.

³⁵ Note that the date of construction varies with different sources, from 1849 to 1851.

³⁶ Pinyerd, 2018:11, quoting Edwards, 11-12.

³⁷ Pinyerd, 2018:11.

Forest Grove Downtown Historic District

Name of Property

Washington, OR

County and State

In the 1860s Forest Grove still had a population of less than 100 adults. Subdivided lots were still sizable, containing one to four acres and many families were self-sufficient, whether living in town or on the Donation Land Claims. Shops included a general merchandise store, a blacksmith, a realtor and a hardware store. Most social events were held at the Tualatin Academy. The town was growing though and attracting new businesses and building attractive homes. In 1867 the Tualatin portion of Pacific University expanded to include a public grade school. Residents were eventually charged a property tax to support the school.

Incorporation and growth – the 1870s

In 1869 the Willamette Valley Railroad requested a subsidy of \$30,000 to locate a terminal in Forest Grove. When the town refused to pay, the railroad located their terminal about one mile south of town, at what became known as Carnation. The townspeople also established a stage service to Portland, but industry was attracted to the rail terminal. In 1870 the town population was 396 people, of which about half were from Oregon and about half from elsewhere in the country, mainly from Ohio and the Mississippi River states. About one-third of the residents were farmers, down from the percentage in the 1860s. Others worked at the Academy, the University (a total of four), or in downtown businesses. Businesses that had located in Carnation also attracted employees. There were six merchants in Forest Grove in 1870. Nearly ten percent (10%) of residents were carpenters, pointing to a growing community.³⁸

A charter was issued to the city by the State Legislature in 1872. On November 17, 1873, the original town plat was filed with the county for the first time. This was followed shortly thereafter by the platting of the Naylor and Walker Additions, much of which is now the Naylor-Walker National Register Historic District.³⁹ The 1872 city charter established the platting pattern for the city, which was to develop blocks containing four 200' by 200' lots each. The Original Town Plat was supplemented by Walker's Addition to the west, which was also platted in 1872. Naylor's Addition was platted in 1873. Local businesses were diversifying in this time frame, and included a dry goods and grocery store, a jewelry and harness store, and a drug and bookstore, which also sold paints and cutlery.

The City of Forest Grove was governed by a six-man board of trustees in the 1870s. They could pass ordinances, assess property, and levy taxes. They could also hire an assessor and a street superintendent to maintain streets and sidewalks. It also made provisions for hiring a Chief of Police and establishing a police department, which was co-located with the fire department and city hall.⁴⁰ The city even passed an ordinance prohibiting the removal of any growing tree in the city. It also prohibited the "sale, barter or disposal of alcoholic liquor" for 100 years, a prohibition that was to remain in place until 1970. Many other laws were passed to promote the orderly running of the town, including prohibiting sheep and swine from running at large.

The 1880s and 1890s

In addition to the other schools in place in Forest Grove, it was briefly home to an Indian School, called the "Normal and Industrial Training School." Developed in 1880, it was only the second in the country created to educate and house Native American children off the reservation, and was modeled on the 1879 Carlisle Indian School in Pennsylvania, designed to encourage assimilation by separating children from their parents, their homes, their villages, and their language. During the period of 1879 to 1900 two dozen such schools were built across the country, primarily in the west.

The school was staffed by Samuel and Levi Walker, sons of the Reverend Elkanah Walker, and provided academic instruction and vocational training. Land for the school was rented from Pacific University and local

³⁸ Pinyerd, 2018:13.

³⁹ Sara Paulson, Elizabeth Provost, and the Forest Grove Historic Landmarks Board, *Walker Naylor Historic District National Register of Historic Places Registration Form*, 2011. On file, State Office of Historic Preservation, Oregon Parks and Recreation Department. Accessed January 2020.

⁴⁰ Pinyerd, 2018:14.

Forest Grove Downtown Historic District

Name of Property

Washington, OR

County and State

farmers northwest of downtown. The school was only to remain in Forest Grove for five years, however. In 1885 it was moved to Salem to become the Chemawa Indian School, which is still in operation.

In the 1880s the town gained a telephone exchange, a bank, library and public school and the establishment of fraternal organizations. Dairying and logging fueled the city's growth during the Progressive Era, while street improvements were made and an electric streetcar established by 1906.

The majority of the businesses in downtown Forest Grove in the 1880s, according to the 1888 Sanborn Fire Insurance map, were largely located within the bounds of the Forest Grove Downtown Historic District. The South Park Addition was platted in 1891 and drew business south toward the rail station at Carnation. The town was growing, with increasingly diversified businesses and a growing presence of carpenters, architects, real estate offices, and carpenters reflecting this growth. A new city charter in 1891 incorporated the South Park Blocks and the name of the city was changed to the City of Forest Grove. The new charter also provided for an elected mayor and six city councilmen. The streets were renamed (they would be renamed again in 1949 to reflect the names they have now).

In one of the most significant moves with respect to today's historic district, the city began to require that new commercial structures and business blocks be constructed of fireproof building materials in response to recent fires that had damaged wood buildings in the city. A "fire control district" was established in the downtown, and residents were to repair their chimneys. The former led to the appearance that the west side of Main Street has today. In the 1890s the city established an electrical and water system, the latter used primarily for fire protection and irrigation. Electricity was provided by a large generator. In 1898 merchant E. W. Haines began a bank. He was joined by a colleague in 1914. Together they operated the First National Bank of Forest Grove.

The 1900s and 1910s

At the end of the century the population of Forest Grove was 1300 and the city had about 40 businesses. As recounted in the 2018 historic context for Forest Grove, "There were multiple stores, hotels, and mills, along with various individual businesses. The city had 15 miles of boardwalks, four different churches, four fraternal organizations, and an expanding public school population. Pacific University was also growing; "it was no longer a frontier religious school, but a genuine college campus with a well-respected reputation throughout the Northwest."⁴¹ As businesses expanded in the first decade of the 20th century, residences were displaced by businesses but residential growth was occurring as well. By 1910 ten new plats were recorded, including the South Park Plat of 1909. Infill development was also occurring, with larger lots being subdivided and additional buildings being constructed on one lot. In this decade Forest Grove grew to become the largest community in Washington County.⁴²

The other phenomenon was the growth of the lumber business. There were three sawmills in town by 1902. Dairy farming also had a strong presence. The Pacific Coast Condensed Milk Company opened one of its largest factories just south of town in 1902 on the A.T. Smith Donation Land Claim near the train depot. It was considered a community-oriented business, supportive of farmers and the local community. Today the structure is the oldest industrial building in Forest Grove and the largest condenser in the state.⁴³

The first library was established in conjunction with a book and stationary store in 1905 by a Miss Rogers. The 1919 fire at this location burned the interior of the building, but it was rebuilt. A new Carnegie Library would be built on the Pacific University campus in 1912 and for many years Forest Grove had two libraries. A new library would be constructed in 1978 on Pacific Avenue.

In addition to the other improvements that Forest Grove undertook in the early 20th century, the city granted a franchise to the Forest Grove Transportation Company in January 1906 to operate streetcar service from the

⁴¹ Pinyerd quoting "Forest Grove History."

⁴² Pinyerd, 2018:21.

⁴³ Ibid.

Forest Grove Downtown Historic District

Name of Property

Washington, OR

County and State

city center to the rail station south of the city. F.W. Haines undertook the project. Operations ceased, however, when it could not compete with the Oregon Electric Railroad that was established from Portland to Forest Grove in 1908. The rising popularity of the automobile also made the service obsolete and the tracks were removed in 1911.

By 1912 the Southern Pacific Railroad began to electrify their line from Portland to Forest Grove, continuing down the western Willamette Valley. Traffic peaked in 1915 when the line ran 100 trains a day. This system was also in competition with the automobile, however, as well as improved roads in the 1920s. This decade saw significant building in downtown Forest Grove, both buildings and improved roads. The downtown saw the construction of several new significant buildings and by 1912 there were 27 blocks of paved streets with concrete sidewalks. By 1915 there were a total of 50 paved blocks in Forest Grove.⁴⁴

The 1920s and 1930s

The city of Forest Grove grew steadily between 1910 and 1930, a factor attributed to the presence of water, power and public transport (infrastructure). The population grew by 31.7 percent between 1930 and 1940 and then experienced a 77% growth rate between 1940 and 1950. As a result, the population more than doubled between 1930 and 1950, a period of time when many communities were languishing due to the Great Depression and then the diversion of resources into the war effort during World War II.⁴⁵ At this time, in addition to the presence of the Tualatin Academy and Pacific University, the city enjoyed a full range of businesses, a hospital, and the two libraries. The industrial sector was infused with resources from agricultural and timber resources.

By the mid-point of the Great Depression, however, farmers were feeling the crunch from lowered prices and the community as a whole suffered when growth at the Tualatin Academy and Pacific University slowed. However, the city continued to benefit from its rich agricultural setting. The New Deal era-WPA program also benefited Forest Grove when it built the second Lincoln School in 1938 (which was lost to fire in 1970).

In additional competition, the Red Electric line competed with the Oregon Electric commuter line. The Red Electric line, a subsidiary of Southern Pacific Railroad, traveled from Beaverton to Forest Grove, then continued south through Gaston and Carlton. The Red Line ran until 1929 before it “succumbed to the popularity of the automobile.” The Oregon Electric ran its line until 1933. In this same period, the road system was being improved and bus transit (Oregon Motor Stages) also grew in popularity. Auto camps grew in popularity at this time and travelers enjoyed increasing freedom that the roads offered for vacationing and access to such scenic areas as the Oregon coast.

Another piece of evidence that the automobile was growing in popularity was the fact that residences were beginning to be built with garages on the lot. Finally, commercial garages and related businesses “began to appear in town.” The Palace Garage at 2017 21st is an example. It burned in 1919 but was rebuilt. Other auto-oriented businesses were gas stations, service stations, and auto repair businesses. In 1928 the Forest Grove Directory identified three motor vehicle sales businesses and nine garages or service stations.

In July 20, 1919 a fire had a lasting impact on Forest Grove, one that would affect the buildings in the historic district in the future. The impact of this fire was not as great as it might have been, but it had a lasting effect. The fire affected the west side of Main Street north of 21st Avenue, and the buildings on the north side 21st Avenue between Main Street and College Way, including the First Congregational Church, Rogers Library, Taylor Brothers Palace Garage and the M.S. Allen & Company Hardware in the I.O.O.F. Hall.⁴⁶ The fire, which was believed to have started because of a bonfire close to a wood building, burned 15 buildings and did \$75,000 worth of damage.⁴⁷

⁴⁴ Pinyerd, 2018:25.

⁴⁵ Pinyerd, 2018:23.

⁴⁶ Pinyerd, 2018:30.

⁴⁷ “Big Fire at Forest Grove,” *The Spokesman-Review*, July 21, 1919:1.

Forest Grove Downtown Historic District

Name of Property

Washington, OR

County and State

The major industries in Forest Grove in the 20th century were timber and agricultural, although the city and nearby Carnation saw its share of other small industries. Dairy was the primary agricultural activity for many years, evidenced by the presence of the Pacific Coast Condensed Milk Company factor. The Forest Grove Creamery at 2017 21st Avenue (the building is still extant) provided 2,000 pounds of butter a day for Yamhill, Tillamook, Washington and Multnomah Counties in the 1930s.⁴⁸

Other agricultural industries in the second decade of the twentieth century included the Forest Grove Cannery, a flour mill, and J.N. Hoffman's fruit evaporator. The Forest Grove Fruit Growers' Association was established in 1912. The Chamber of Commerce also promoted Forest Grove's agriculture industries, including flour and feed mills, a fruit and vegetable cannery, a cooperative packing plant, and an independent fruit packing plant. Flower bulbs were also grown in the region. World War II brought increased health to the agricultural sector, as several factories opened to support the war effort.⁴⁹

Logging also grew as an industry in the 20th century. The first lumber mill in town – Schramel and Davies Lumber – was established in 1902. The second was Forest Grove Planing Mill, established in 1914. By the end of the 1920s there were two retail lumber yards as well as several tie mills and six sawmills within a 12-mile radius of Forest Grove. In the early 1930s the Carnation Lumber Company resumed construction on its new mill to replace the one lost to fire. From 1932 to 1952 the Stimson Lumber Company operated 18 miles of logging railroad from Forest Grove to the Coast Range. After the first of the Tillamook Burns in 1933, the company capitalized on salvage operations, but it would eventually be negatively impacted by these fires.⁵⁰ An increase in lumber prices during the 1940s, along with the development of new equipment, led to a change in lumber practices. Conservation-oriented practices and new technologies led to a transition period in this industry after World War II.⁵¹ In addition to its major industries, Forest Grove hosted a full range of businesses and services that are necessary for a small town to thrive.

In 1919 the name "Tualatin Academy and Pacific University" was formally changed to Pacific University. At this time, the city had four other schools, which served its 800 children, the High School, the Central School, Lincoln Elementary School, and the Advent school. In 1930 the Central School (1885) was demolished and a new building constructed. At the same time, 17 districts were consolidated with the formation of the Forest Grove Union High Schools District. The new Lincoln School was constructed in 1937 under the auspices of the WPA New Deal program.

The New Era

A shortage of housing in Portland during World War II led to the development of temporary housing and increased commercial activities in Forest Grove, as commuters were able to live in Forest Grove and commute to defense industry work in the Portland area. However, life returned to normal after the war and many workers returned to Portland. The demand for housing was still a factor however, to house returning veterans and their growing families. In general, enrollment in the schools increased 70 percent between 1940 and 1970, due to the increase in growth in Forest Grove in this time frame and the number of new babies after World War II.⁵²

After World War II Forest Grove, like many west coast cities, experienced significant growth. Pacific University was also growing. At the same time the city was expanding. A new boundary established in 1946 doubled size of city and included part of Carnation. Five additional suburban tracts were annexed in 1948 and 48 more to the east were added in 1957.⁵³ This caused the city land area to expand from 406 acres in 1948 to 2,000 in

⁴⁸ Pinyerd, 2018:28.

⁴⁹ Ibid.

⁵⁰ Pinyerd, 2018:29.

⁵¹ Ibid.

⁵² Pinyerd, 2018:30.

⁵³ Pinyerd, 2018:42.

Forest Grove Downtown Historic District

Name of Property

Washington, OR

County and State

1985.⁵⁴ Rail service was much diminished, but roadway improvements continued. US 26, the Sunset Highway, which was initiated in 1932 as Wolf Creek Highway, opened in 1948 to connect Portland to Coast. As has been seen, this new growth and expansion of the city had a tremendous effect on Forest Grove as a whole but did not significantly affect the Forest Grove Downtown Historic District, which remains little changed and largely reflects its pre-war appearance.

DEVELOPMENTAL HISTORY

Forest Grove is located at the intersection of four townships. Beginning in the northwest and traveling clockwise, they are: Township 1N, Range 4W; Township 1N, Range 3W; Township 1S, Range 3W; and Township 1S, Range 4W. This intersection occurs at Pacific Avenue between A and B Streets, just west of Pacific Avenue and Main Street. The Forest Grove Downtown Historic District is located solely within the original Town Plat for Forest Grove, which was adopted in 1872.

The first settlers arrived in Forest Grove in the 1840s and 1850s. Those that took out Donation Land Claims did so after the passage of the 1850 Oregon-Donation Land Law, which legitimized the 640-acre claims provided in 1843 under the Provisional Government. For citizens arriving after 1850, the acreage limitation was halved, so a married couple could receive a total of 320 acres. To gain legal title to property, claimants had to reside and make improvements on the land for four years.⁵⁵ The irregular pattern of the Donation Land Claims (DLC) in this area can be seen on historic maps, such as the General Land Office (GLO) map of T1S, R3W, Section 6, which shows land belonging to Alfred T. Smith and Harvey Clark, patented in 1852, and the GLO map of T1N, R3W, Section 31, which shows land belonging to William Stokes and Elkanah Walker, patented in 1860.

Settlement within the Forest Grove Downtown Historic District occurred in conjunction with the first settlers but because of the size of the Donation Land Claims taken out by the earliest settlers, they did not necessarily build within the area now identified as the core of the downtown. Elkanah Walker was the first to build in proximity to what is the Forest Grove Downtown Historic District today as a private individual. His residence was located within Township 1N, Range 4W, Section 36. The land on which he settled, which was nearly 400 acres, was surveyed in 1856 and patented in 1860. He was one of three, which included William Stokes and Harvey Clark, to donate land to build the Pacific University campus, then the Tualatin Academy. Today the Tualatin Academy (Old College Hall) is the oldest extant building in proximity to downtown, to the immediate east of the Forest Grove Downtown Historic District boundary. Review of the land grants taken up by early settlers and illustrated in the GLO maps show how quickly the area developed with small farms. Essentially by the early 1860s what was presumably the best land was taken up by the early settlers.

The Forest Grove Downtown Historic District is located solely within the original Town Plat for Forest Grove, which was adopted in 1872. Very few dwellings existed prior to the platting of these areas. Very few buildings existed in the area before 1873, when the both Elkanah Walker and Thomas Naylor platted their additions.⁵⁶ Thomas Naylor and his wife, Sarah, settled on 562 acres, much of what is now Naylor's Addition, in 1844. The Walkers established their Donation Land Claim of 389 acres in 1849.

Much of the information about early days in the Forest Grove Downtown Historic District comes from Sanborn Fire Insurance maps. The following is a discussion of what was mapped between 1884, which slightly predates the extant buildings in the district today, and 1939, which is a year before the 1940 end date of the Period of Significance for the district.

⁵⁴ Pinyerd, 2018:43.

⁵⁵ William G. Robbins, "Oregon Donation Land Act," *The Oregon Encyclopedia*. Portland, OR: Oregon Historical Society. https://oregonencyclopedia.org/articles/oregon_donation_land_act/#.XidJC2hKiUk. Accessed January 2020.

⁵⁶ Sara Paulson, Elizabeth Provost, and the Forest Grove Historic Landmarks Board, *Walker Naylor Historic District National Register of Historic Places Registration Form*, 2011. On file, State Office of Historic Preservation, Oregon Parks and Recreation Department. Accessed January 2020.

Forest Grove Downtown Historic District

Name of Property

Washington, OR

County and State

The first Sanborn Fire Insurance map for Forest Grove is dated **1884**. It shows that the commercial and civic heart of Forest Grove already centered around the intersection of Pacific Avenue and Main Street. Businesses were beginning to line the west side of Main Street across from the First Congregational Church and town commons, which occupied the block bounded by what is Pacific Avenue, Main Street, 21st Avenue and College Way today. In the northwest quadrant of Pacific and Main is an IOOF Hall and drug store, with a stationery and jewelry store behind it. The church is centered in the block to the northeast. A livery stable is located in the southeast quadrant, along with the Nucleus Hotel. In the southwest quadrant is a two-story Public Hall and Masonic Hall. Businesses along Main Street include a drug store, general merchandise store, a restaurant, an office, a grocery, a barbershop and jewelry store, a saloon and billiards hall, a cobbler, a blacksmith, and the post office. Most buildings are one story tall, but four are two stories in height. A large sash, door and furniture factory and a lumber yard was located in the northeast quadrant of the intersection of Main Street and 19th Avenue.

The **1888** Sanborn Map shows that conditions along Main Street were very similar to what they were four years earlier, with the exception that a large building was located north of Pacific Avenue and west of the businesses along Main Street.

The **1892** Sanborn Map of Forest Grove makes a point of mapping the industries and warehouses around the rail station, which was located about a mile south of the city. By this time businesses almost solidly lined Main Street between Pacific and 21st, while 21st between Main and College Way also showed a number of businesses. At this time the businesses were also beginning to creep north on Main, north of 21^s. In addition to the church and the Tualatin Academy and Pacific University, the map index called out a hay barn, a grain warehouse, the Light works, a creamery, a fruit cannery, a mill, the sash and door manufacturer, along with its lumber yard, a Public Hall (in the same location as it was previously), a school, the Smith furniture manufacturer, the train depot, and two hotels.

Ten years later, in **1902**, the maps show healthy growth in industry that no doubt supported businesses in the downtown and residential development as well. Main Street was solidly lined with businesses, extending across the street to the north beyond 21st Avenue and to the south beyond Pacific. Businesses also solidly lined Pacific between Main and Ash. Buildings along Main Street were occupied by the full complement of businesses needed to support a town. Additionally, the backs of the lots were nearly filled with one-story sheds and small buildings that no doubt supported the businesses.

The ten-year gap between the 1902 and **1912** map showed that significant growth had occurred in the city in this time frame. Businesses extended east and west from Main Street along 21st Avenue and Pacific Avenue. The latest version of the First Congregational Church (there have been four versions of this church over time) was located at the north end of the block on which the commons was located, and a band stand was placed toward the center of the resulting open space. The Pacific University campus was expanding with additional buildings. The elegant Forest Grove Hotel had been constructed south of Pacific between A and Main Streets. The Southern Pacific Depot was located on 19th, a block south of Pacific and Main. Businesses also lined Main between Pacific and 19th, which had not occurred in the past. The Oregon Pacific Railroad depot was located at about 19th and Ash, which no doubt also spurred the commercial development south of Pacific Avenue at this time. Forest Grove now had three railroads, two with stations in proximity to downtown, and one – the Portland, Eugene and Eastern Railroad depot – south of town. Here the new Pacific Coast Condensed Milk Company was a significant addition to the area.

The last Sanborn Fire Insurance map for Forest Grove was dated **1939** (1912 updated to 1939), over 25 years after the previous maps were published. This map was developed just before World War II, close to the end of the Period of Significance for this nomination. A significant event that affected the downtown is reflected in these maps, which is the July 1919 fire that destroyed the buildings on 21st Avenue between Main and College Way, including the First Congregational Church, and buildings north of 21st on Main. The 1939 map shows that the American Legion Hall (2003 21st), the Creamery (2017 21st) and Rogers Library (2019 21st) had been rebuilt to replace buildings that burned. The businesses north of these businesses, however, were not rebuilt

Forest Grove Downtown Historic District

Name of Property

Washington, OR

County and State

by 1939 and the land today serves primarily as parking for the University. A new First Congregational Church had also been built, at about the center of the north half of its block. The south half of the block, which in 1912 had still been used as the town commons, was now developed and contained several business blocks facing onto Main Street, the garage at Pacific and College Way, and the Telephone Office (all buildings are still extant).

Other changes between 1912 and 1939 included the construction of the Forest Grove Undertaking Company (Forest Grove Community School today) and its two accompanying residences, at 1910, 1914 and 1920 Pacific Avenue. The entire block of Main south of Pacific Avenue, between Pacific and 19th Avenue was developed, but the former train station, still on the rail line, was vacant (this building is still extant and now houses the Friends of Forest Grove History Museum and Library). The east side of the street in this location was largely fully developed as well. At the corner of Main and 19th was the Southern Pacific Railroad freight depot, with the tracks directly to the south. The tracks were lined to the north and south with hay and grain warehouses, a feed mill, and similar businesses. Lumber yards and canneries and dehydrators were also important industries. Auto repair, garages, and service stations had become a prominent use in general, particularly on Pacific Avenue.

A full range of services and infrastructure was within walking distance of downtown, including the Forest Grove General Hospital and Gymon Hospital; several schools, in addition to the University; two libraries (one on the university grounds); two post offices; and multiple churches. Utility and infrastructure needs, also within blocks of downtown, were served by the Forest Grove Ice Plant, the Forest Grove Municipal Power Plant (on a county road), and the Telephone Office on College Way. Government services were provided in three different buildings in town, which housed City Hall, the Fire Department, and Water Department. Additional transportation and transport needs were served by the Oregon & California Railroad and the Southern Pacific Railroad, which had depots south of town in Carnation.

The World War II era and beyond saw a few major changes in the downtown and the beyond that affected the district. Two buildings were constructed circa 1940, after a decade of inactivity in the 1930s. These are the buildings occupied by Heaton and Company, CPA (1927 Pacific Avenue) today, and the Forest Theater and accompanying storefronts (1911-1923 Pacific Avenue). In 1948 two food markets – a grocery store and adjacent meat market – burned.⁵⁷ No grocery stores in the downtown replaced these markets. Safeway developed on the east edge of downtown on Pacific Avenue in 1956, where there was adequate parking. A Tradewell grocery store also opened that anchored the new Forest Grove Shopping Center, which located directly east of the Pacific University campus. The opening of the Forest Grove Shopping Center did not have the devastating effect on the downtown that it did in some cities. This was explained in an article written by Hugh McGilvra, a newspaper publisher in Forest Grove, in 1962.⁵⁸ He was reporting that the downtown merchants staged a midnight sale in conjunction with the opening of the Forest Grove Shopping Center. McGilvra thought this was a brilliant marketing move, concluding that, “The result is rated as one of the most successful merchandising events in recent years sponsored by the retail merchants of the Forest Grove chamber of commerce.” He explained:

Formally the opening of the shopping center might have been considered as another competitive factor. Instead the opening was capitalized upon to present the Forest Grove shopping center as a whole. . . . Competition is not so much the man down the street as it is the attractions offered by nearby towns or a metropolitan center. The small city which can offer variety in its stock coupled with proper pricing and a little merchandising showmanship can forge ahead as a trading center.⁵⁹

⁵⁷ “Forest Grove Markets Burn,” *The Capital Journal*, December 20, 1948:5. The businesses were the Fred Kuenzi Meat Market and the Hardy Food Center. Two neighboring buildings were also damaged.

⁵⁸ McGilvra, Hugh, “Statewide . . .,” *The Lebanon Express*, September 13, 1962:4.

⁵⁹ *Ibid.*

Forest Grove Downtown Historic District

Name of Property

Washington, OR

County and State

The region as a whole changed, with significant population increases and a shift from resource-based industries to light manufacturing and “high tech.”⁶⁰ Traditional businesses in the Forest Grove area, however, like lumber yards and manufacturers, remained or were revitalized. Roadways improved with the completion of Interstate 5. Of particular note to Forest Grove was the completion of State Highway 26 in 1948, which extended from Portland to the coast, bypassing the Forest Grove’s Highway 8 route to Tillamook in the process. In the post-war era Forest Grove gained in population, developing multiple new tracts of housing but also annexing outlying areas. In 1946 it doubled in size by expanding its boundaries, in part to capture industries. In 1947 three times the number of building permits were issued than in the earlier record year of 1938.⁶¹ Pacific University also expanded dramatically in this era.

Summary

Downtown Forest Grove has continued to be vital and a community focus since it was established. Religion and education, which were the reasons that the town was founded, continue to be a driving force in the city, which can be seen in the buildings in the city that continue to serve those purposes today. A full complement of businesses that support the community are still located in the downtown, where they were historically. A slight shift has occurred in that the businesses now tend to be specialty stores and restaurants, rather than the full range of services, as they were in the late nineteenth and early twentieth century. But other businesses, such as banks, remain. A lumber company is still even located downtown, just north of the historic district (a location that it has occupied since before 1912) and an appliance store is located on Main Street just north of Pacific.

ARCHITECTS AND BUILDERS

Spencer S. Beman (1887-1952), architect

The Chicagoan Beman was the architect for the First Church of Christ, Scientist. Beman was the son of Solon S. Spencer Beman, also a Chicago architect. The elder Beman was best known for his work for the company town of Pullman, Illinois, for two buildings for the 1893 Chicago Columbian World Exposition, and for his design of Ivorydale, near Cincinnati, for Proctor and Gamble. Both the son and the father designed churches for the Christian Scientists, an organization that is particularly known for the quality of its commissioned architecture. The son, who studied architecture in England at Oxford, designed about 100 churches in the Georgian and Neo-Classical Revival styles in more than twenty states.⁶²

James Shore Loynes (1851-1940), builder

Loynes arrived in Oregon in 1909. He constructed the first Lincoln School, an earlier Congregational Church, and the Central School. He also reconstructed the Rogers City Library and the American Legion Memorial Hall after the 1919 fire. Along with his partner Enoch Moore, he also built the 1914 meat market and grocery that was destroyed by fire in 1948. As well as being a well-known and prolific builder in Forest Grove, he also built many buildings in Hillsboro and Yamhill.⁶³

Albert Redetzke (1880-1962), builder

Redetzke is credited with building the Miller, Walker, Chowning and Holroyd Buildings. He also constructed over 100 homes in the area as well as many farm buildings, including the Parson Prune Dryer, before he retired in 1942.⁶⁴

⁶⁰ Niederer, 2018:35.

⁶¹ Niederer, 2018:32.

⁶² Gladys L. Haynes and Alfred Staehli, *First Church of Christ, Scientist National Register of Historic Places Registration Form*. On file, State Office of Historic Preservation, Oregon Parks and Recreation Department., 1994:Section 8, Page 3. Accessed January 2020.

⁶³ Pinyerd, 2018:32.

⁶⁴ Ibid.

Forest Grove Downtown Historic District
Name of Property

Washington, OR
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Abbott, Carl, *Portland in Three Centuries, The Place and the People*. Corvallis, OR: Oregon State University Press, 2011.

Amato, Lisa and Mary Jo Morelli, *Images of America: Forest Grove*. San Francisco, CA: Arcadia Publishing, 2010.

Andrus, Patrick W., National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation. Washington DC: US Department of the Interior, National Park Service, Cultural Resources, 1997 (1990).

"Big Fire at Forest Grove," *The Spokesman Review*, July 21, 1919:1.

Carter, Liz, *Pioneer Houses and Homesteads of the Willamette Valley, Oregon, 1841-1865*. Prepared for the Historic Preservation League of Oregon. Prepared by Liz Carter. May 2013.

City of Forest Grove, "Cultural Resources," *Forest Grove Comprehensive Plan, Volume 1*. Forest Grove Community Development Department, January 27, 2014.

City of Forest Grove, "Historic Downtown," <https://www.forestgrove-or.gov/bc-hlb/page/historic-downtown>. Accessed January 2020.

Clark, Rosalind, *Architecture, Oregon Style*. Portland, OR: Professional Book Center, 1983.

Federal Writers' Project, *The WPA Guide to Oregon: The Beaver State*. Antonio, TX: Trinity University Press, 2014 (1940).

"Forest Grove History," *Friends of Historic Forest Grove*. fhfg.org/resources/forest-grove-history/. Accessed January 2020.

"Forest Grove Markets Burn," *The Capital Journal*, December 20, 1948:5.

Friends of Forest Grove, "City History," *Forest Grove, Oregon*. <https://www.forestgrove-or.gov/community/page/city-history>. Accessed January 2020.

"General Land Office Records," Bureau of Land Management, Department of the Interior, <https://glorerecords.blm.gov/>. Accessed January 2020.

Guidelines for Historic Resource Surveys in Oregon, State Historic Preservation Office, Oregon Parks and Recreation Department, 2011.

Hartwig, Paul B., *Tualatin Academy National Register of Historic Places Inventory – Nomination Form*, 1973. On file, On file, State Office of Historic Preservation, Oregon Parks and Recreation Department. Accessed January 2020.

Haynes, Gladys L. and Alfred Staehli, *First Church of Christ, Scientist National Register of Historic Places Registration Form*, 1994. On file, State Office of Historic Preservation, Oregon Parks and Recreation Department. Accessed January 2020.

Longstreth, Richard, *The Buildings of Main Street, A Guide to American Commercial Architecture* (Updated Edition). Walnut Creek, CA: Alta Mira Press, 2000.

Forest Grove Downtown Historic District
Name of Property

Washington, OR
County and State

Marschner, Janice, *Oregon 1859, A Snapshot in Time*. Portland, OR: Timber Press, 2008.

McGilvra, Hugh, "Statewide . . .," *The Lebanon Express*, September 13, 1962:4.
National Park Service, *National Register Bulletin 16A: How to Complete the National Register Registration Form*. Washington DC: US Department of the Interior, National Park Service, Cultural Resources, 1997 (1977).

Niederer, Bernadette and David Pinyerd, *Forest Grove Preservation Plan 2017-2026*. Prepared for the City of Forest Grove Historic Landmarks Commission. Prepared by Historic Preservation Northwest. September 27, 2016.

O'Brien, Elizabeth and Jason Allen, *Determination of Eligibility for the National Register of Historic Places Multiple Property Submission for the City of Forest Grove Central Business District*. Prepared for David Evans and Associates, Inc. and the City of Forest Grove. Archaeological Investigations Northwest, Inc., (Report No. 1762), December 6, 2006.

O'Brien, Elizabeth J., *Old College Hall/Tualatin Academy National Register of Historic Places Registration Form*, 2003. On file, State Office of Historic Preservation, Oregon Parks and Recreation Department. Accessed January 2020.

The Oregon Encyclopedia, Portland, OR: Oregon Historical Society, Accessed January 2020.

- Robbins, William G., "Oregon Donation Land Act"
- Gilman, Elias, "Forest Grove"
- Mahoney, Barbara, "Provisional Government"

Oregon State Historic Preservation Office, *Preparing National Register Nominations in Oregon*. Salem, OR: Oregon Parks & Recreation Department, Oregon Heritage, State Historic Preservation Office, n.d.

"Pacific University, Old College Hall, Forest Grove, Washington County, OR," Historic American Buildings Survey, 1934. <http://loc.gov/pictures/item/or0004/>. Accessed January 2020.

Paulson, Sara, Elizabeth Provost, and the Forest Grove Historic Landmarks Board, *Walker Naylor Historic District National Register of Historic Places Registration Form*, 2011. On file, State Office of Historic Preservation, Oregon Parks and Recreation Department. Accessed January 2020.

Pinyerd, David, Bernadette Niederer and Holly Borth, *Forest Grove, Oregon: Historic Context* (Second Edition). Prepared for the City of Forest Grove's Historic Landmarks Board. Prepared by Historic preservation Northwest. August 30, 2018.

"Township 1 S., Range 3 W., Spring Hill Farm, Forest Grove, Gaston," (map) Washington County, Seattle, WA: Metsker Maps, 1964.

Sanborn Fire Insurance maps, 1884, 1888, 1892, 1902, 1912, 1912 updated to 1939.

"Scenes of Sunday's Big Forest Grove Fire," *The Oregon Daily Journal*, July 21, 1919:11.

Vaughan, Champ Clark, *A History of the United States General Land Office in Oregon*. Bureau of Land Management, n.d.

Vaughan, Thomas, Editor and Virginia Guest Ferriday, Associate Editor, *Space, Style and Structure, Building in Northwest America*. Portland, OR: Oregon Historical Society, 1974.

Forest Grove Downtown Historic District
Name of Property

Washington, OR
County and State

Washington County History Online (photographs), <https://washingtoncountyheritage.org/s/wcho/page/home>.
Accessed January 2020.

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

Forest Grove Downtown Historic District
Name of Property

Washington, OR
County and State

10. Geographical Data

Acreage of Property _____

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

Latitude/Longitude Coordinates

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

1 _____
Latitude Longitude

3 _____
Latitude Longitude

2 _____
Latitude Longitude

4 _____
Latitude Longitude

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

The district boundary extends from one block north of 21st Avenue between Main Street and College Way on the north; to College Way (north) and Ash Street (south) on the east; to one parcel south of Pacific Avenue on the south; to one-and-two parcels deep on the west side of Main Street (north) and A Street just south of Pacific (south) on the west.

Boundary Justification (Explain why the boundaries were selected.)

The boundary for the district takes in the earliest extant and largest collection of commercial buildings in downtown Forest Grove that also retain integrity. This collection of buildings reflect the city's earliest commercial building patterns, which focused on Main Street and Pacific Avenue, and the buildings that continue to convey the full range of resources needed by the young city.

11. Form Prepared By

name/title Diana J. Painter, Principal Architectural Historian date January 20, 2020
organization Painter Preservation telephone 707-763-6500
street & number 3518 North C Street email dianajpainter@gmail.com
city or town Spokane state WA zip code 99205

Additional Documentation

Submit the following items with the completed form:

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

Forest Grove Downtown Historic District
Name of Property

Washington, OR
County and State

Photographs:

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

Photo Log

Name of Property: _____

City or Vicinity: _____

County: _____ **State:** _____

Photographer: _____

Date Photographed: _____

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

Photo 1 of XX:

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

List of Figures

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

United States Department of the Interior
National Park Service

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

National Register of Historic Places Continuation Sheet

Section number _____ Additional Documentation _____ Page 26 _____

Section 6: Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/hotel

Section 7: Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH & 20TH CENTURY REVIVALS/

Colonial Revival – Georgian Revival

LATE 19TH & 20TH CENTURY REVIVALS/

Classical Revival

MODERN MOVEMENT/post-and-beam

MODERN MOVEMENT/neo-expressionism

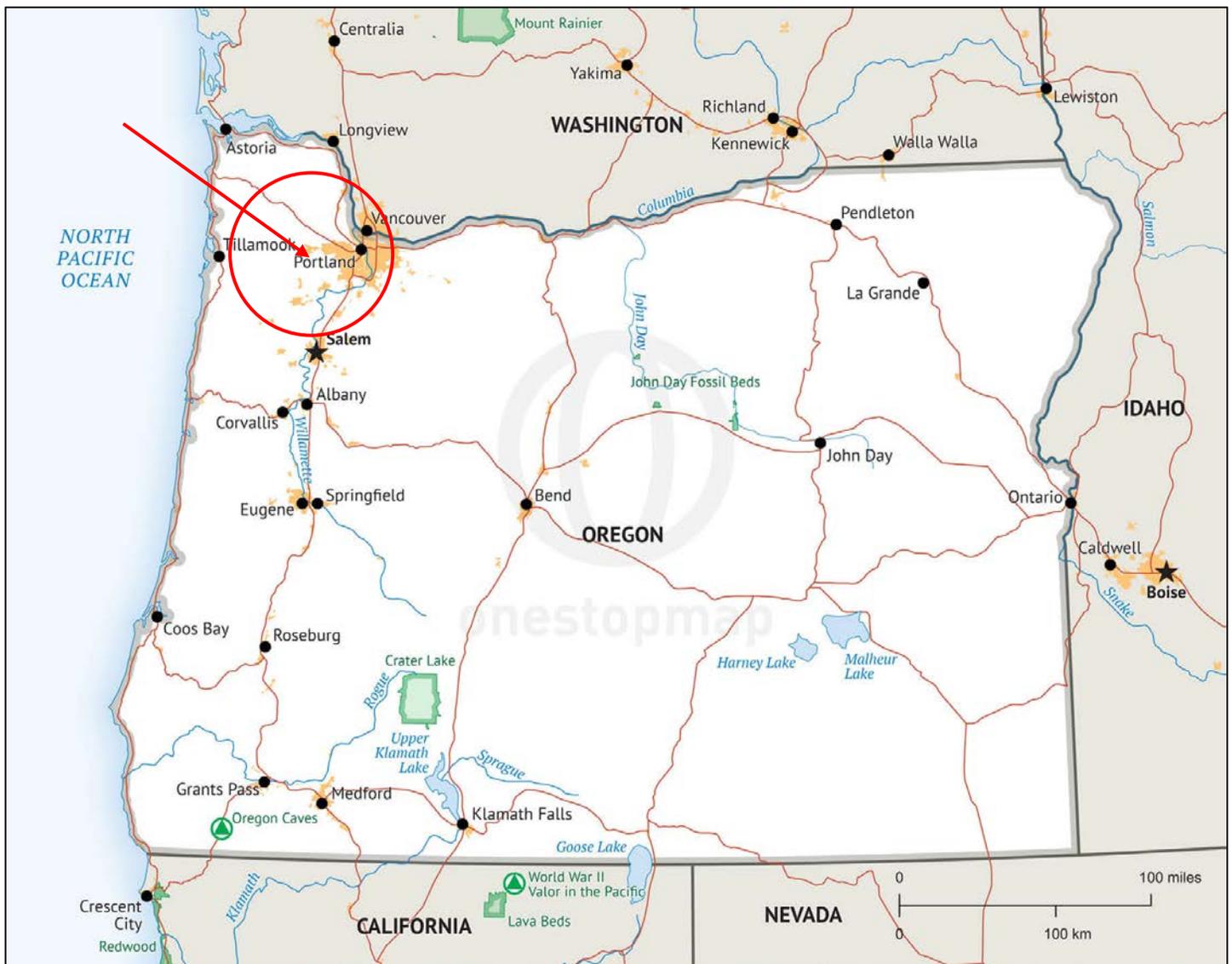
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 27 _____
 number _____

Figure 1: General Location Map



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Forest Grove Downtown Historic District

Name of Property

Washington County, OR

County and State

N/A

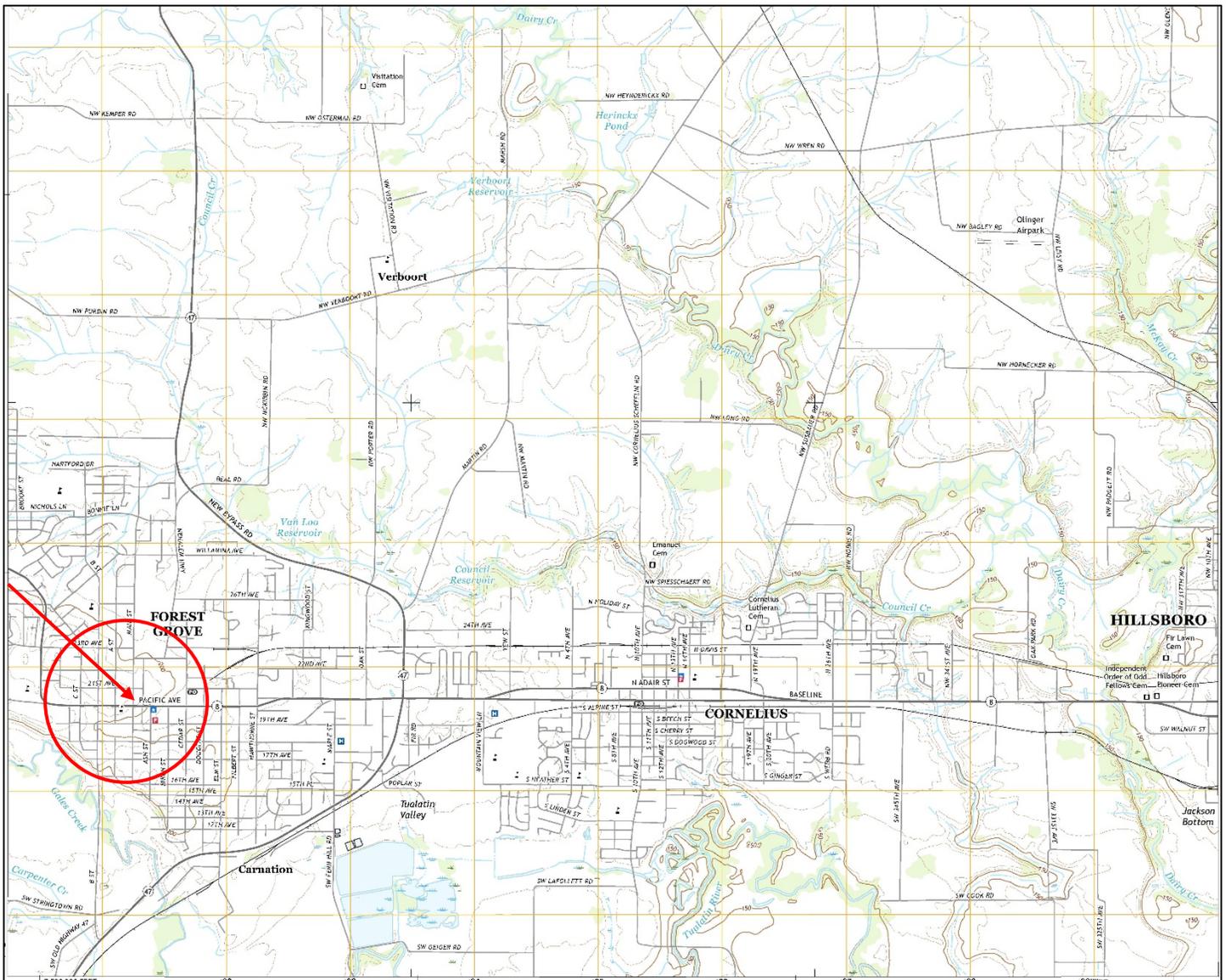
Name of multiple listing (if applicable)

Section
number

Additional Documentation

Page 28

Figure 2: Regional Location Map – USGS Forest Grove Quadrangle 7.5 minute series, 2017



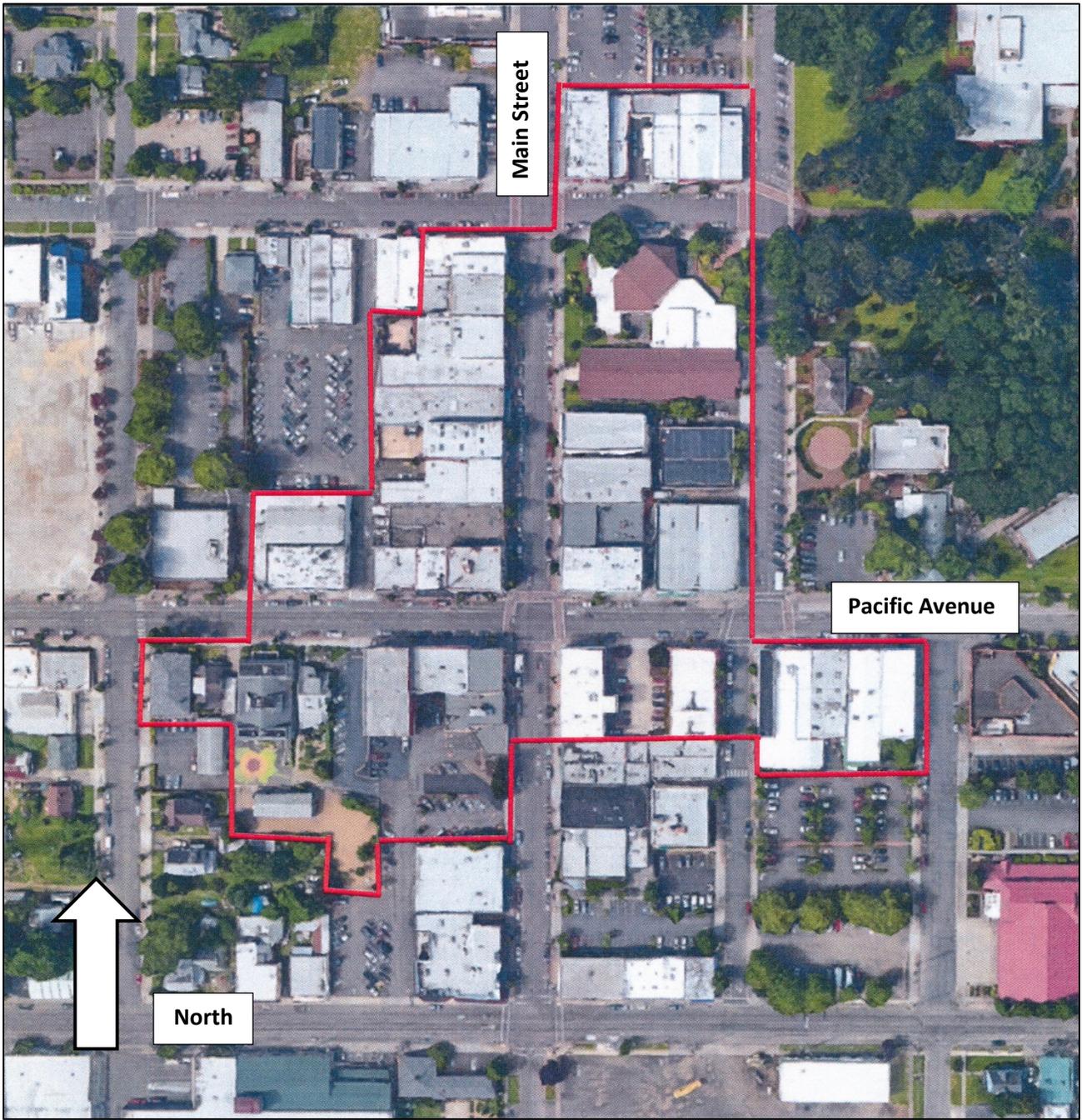
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 29 _____
number _____

Figure 3: Historic District Boundary Map



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 31 _____

Figure 5: Contributing and Non-contributing Map

Forthcoming

United States Department of the Interior
National Park Service

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

National Register of Historic Places Continuation Sheet

Section number _____ Additional Documentation _____ Page 32

Figure 6a and 6b: List of properties in Historic District

| Properties Listed in the Forest Grove Downtown Commercial District | | | | | | | | | |
|--|------|---------|--------|-------------------|--|-------|---------|---------|--------------|
| Address | | | | Name | | Built | Contrib | Tax Lot | |
| 2003 | | 21st | Ave | 2003 21st Ave | American Legion Post No. 2 | | 1929 | C | 1N331CC08500 |
| 2007 | | 21st | Ave | 2007 21st Ave | Bella Donna's Bistro | ca | 1970 | N | 1N331CC08400 |
| 2011 | | 21st | Ave | 2011 21st Ave | Frye Building | ca | 1930 | N | 1N331CC08300 |
| 2017 | | 21st | Ave | 2017 21st Ave | Outdoor Pursuits | ca | 1920 | N | 1N331CC08100 |
| 2019 | | 21st | Ave | 2019 21st Ave | Rogers Building | ca | 1921 | N | 1N331CC08200 |
| 2018 | | College | Way | 2018 College Way | Western Oregon Telephone & Telegraph | | 1928 | C | 1S306BB00200 |
| 2032 | | College | Way | 2032 College Way | United Church of Christ | | 1959 | N | 1S306BB00100 |
| 2001 | 2003 | Main | Street | 2001-2003 Main St | Anderson Building | | 1917 | C | 1S306BB00600 |
| 2004 | | Main | Street | 2004 Main St | First National Bank of Oregon Building | | 1914 | C | 1S306BB02600 |
| 2007 | 2011 | Main | Street | 2007-2011 Main St | Anderson/Chowning Building | | 1926 | C | 1S306BB00500 |
| 2008 | | Main | Street | 2008 Main St | Anderson Building | ca | 1890 | C | 1S306BB02500 |
| 2012 | 2016 | Main | Street | 2012-2016 Main St | Nixon Building | | 1912 | C | 1S306BB02400 |
| 2013 | 2017 | Main | Street | 2013-2017 Main St | Paterson Building | | 1923 | C | 1S306BB00400 |
| 2019 | | Main | Street | 2019 Main St | Masonic Holbrook Lodge #30 | | 1923 | C | 1S306BB00300 |
| 2020 | | Main | Street | 2020 Main St | Caples and Thomas Building | ca | 1893 | C | 1S306BB02300 |
| 2022 | | Main | Street | 2022 Main St | Valley Art | ca | 1920 | N | 1S306BB02200 |
| 2026 | 2030 | Main | Street | 2026 Main St | Adelante Mujeres | ca | 1892 | N | 1S306BB02100 |
| 2030 | | Main | Street | 2030 Main St | Buxton and Roe Building | | 1892 | C | 1S306BB02100 |
| 2032 | 2036 | Main | Street | 2036 Main St | Ingles and Porter Building | | 1891 | C | 1S306BB01100 |
| 2038 | 2040 | Main | Street | 2038-2040 Main St | Wagner Building | ca | 1890 | C | 1S306BB01000 |
| 2042 | | Main | Street | 2042 Main St | Keep Building | ca | 1890 | C | 1S306BB00900 |
| 1904 | | Pacific | Ave | 1904 Pacific Ave | First Church of Christ Scientist | | 1916 | C | 1S306BB07000 |
| 1910 | | Pacific | Ave | 1910 Pacific Ave | Prickett House | ca | 1920 | C | 1S306BB06900 |

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Forest Grove Downtown Historic District

Name of Property

Washington County, OR

County and State

N/A

Name of multiple listing (if applicable)

Section
number

Additional Documentation

Page 33

| | | | | | | | | |
|------|------|-------------|-----------------------|---------------------------------|----|------|---|--------------|
| 1911 | 1923 | Pacific Ave | 1911-1923 Pacific Ave | Forest Theater | | 1940 | C | 1S306BB02900 |
| 1914 | | Pacific Ave | 1914 Pacific Ave | Forest Grove Memorial Chapel | ca | 1925 | C | 1S306BB07100 |
| 1920 | | Pacific Ave | 1920 Pacific Ave | Prickett House | | 1921 | C | 1S306BB06800 |
| 1924 | 1926 | Pacific Ave | 1924-1926 Pacific Ave | Knights of Pythias Building | | 1909 | C | 1S306BB06600 |
| 1927 | | Pacific Ave | 1927 Pacific Ave | Heaton and Company CPA | ca | 1940 | N | 1S306BB02800 |
| 1930 | 1936 | Pacific Ave | 1930-1936 Pacific Ave | Timmerick and McNichol Building | | 1909 | C | 1S306BB06400 |
| 1933 | 1937 | Pacific Ave | 1933-1937 Pacific Ave | Holroyd Building | ca | 1905 | C | 1S306BB02700 |
| 1940 | | Pacific Ave | 1940 Pacific Ave | Forest Grove National Bank | | 1907 | C | 1S306BB06300 |
| 2000 | 2002 | Pacific Ave | 2000-2002 Pacific Ave | Johnson & Son Livery Building | | 1898 | C | 1S306BB09500 |
| 2011 | 2019 | Pacific Ave | 2011-2019 Pacific Ave | Good Building | ca | 1919 | C | 1S306BB00700 |
| 2016 | | Pacific Ave | 2016 Pacific Ave | Hoffman Building | ca | 1912 | C | 1S306BB09100 |
| 2026 | | Pacific Ave | 2026 Pacific Ave | J.N. Hoffman Building | ca | 1912 | C | 1S306BB09000 |
| 2026 | | Pacific Ave | 2028 Pacific Ave | Star Theater | | 1914 | C | 1S306BB08901 |
| 2032 | | Pacific Ave | 2032 Pacific Ave | FoGo | ca | 1920 | N | 1S306BB08800 |
| 2036 | | Pacific Ave | 2036 Pacific Ave | Katz Billiards | ca | 1920 | N | 1S306BB08700 |
| 2038 | | Pacific Ave | 2038 Pacific Ave | News-Times Building | ca | 1920 | C | 1S306BB08600 |

Primary address in Assessor records

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 34 _____

Figure 7: Photo Location Map

Forthcoming

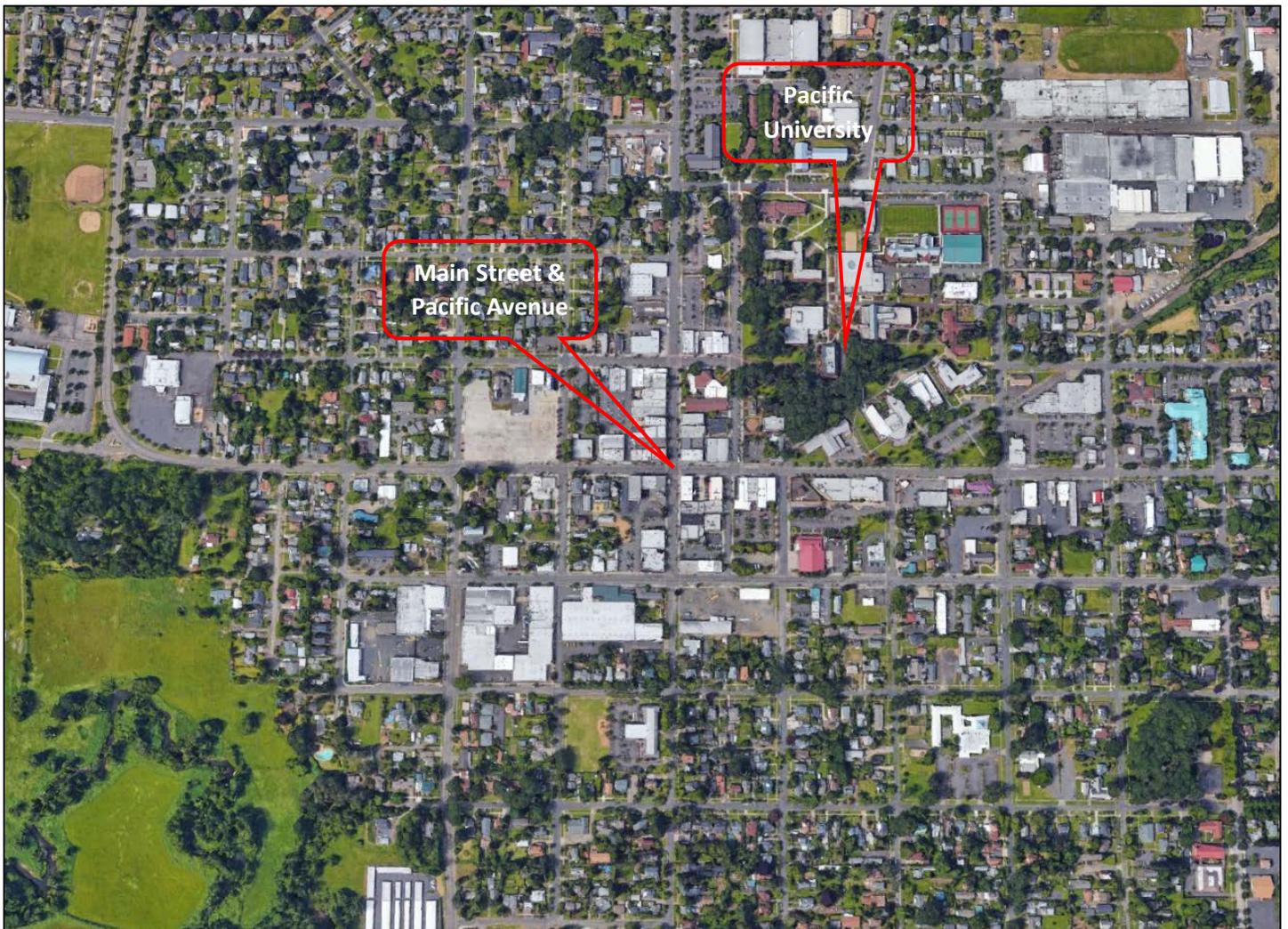
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 35 _____

Figure 8: Geographical context



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 36 _____

Figure 9: Birds-eye aerial of geographic context, Pacific University in foreground, 1980



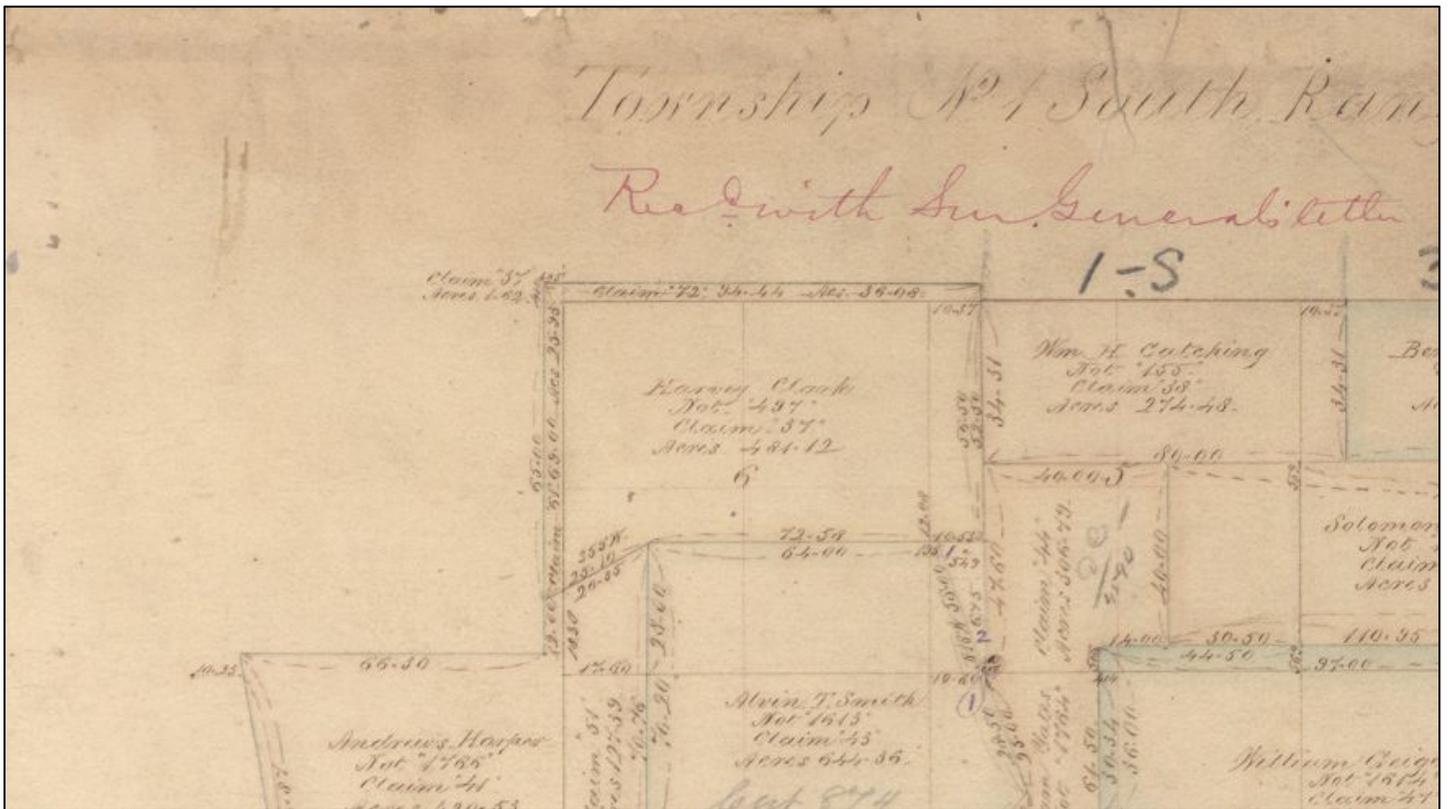
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 37

Figure 10: General Land Office Map showing the claims of Harvey Clark and Alvin T. Smith, T1S, R3W



Harvey Clark's cabin (n.d.)

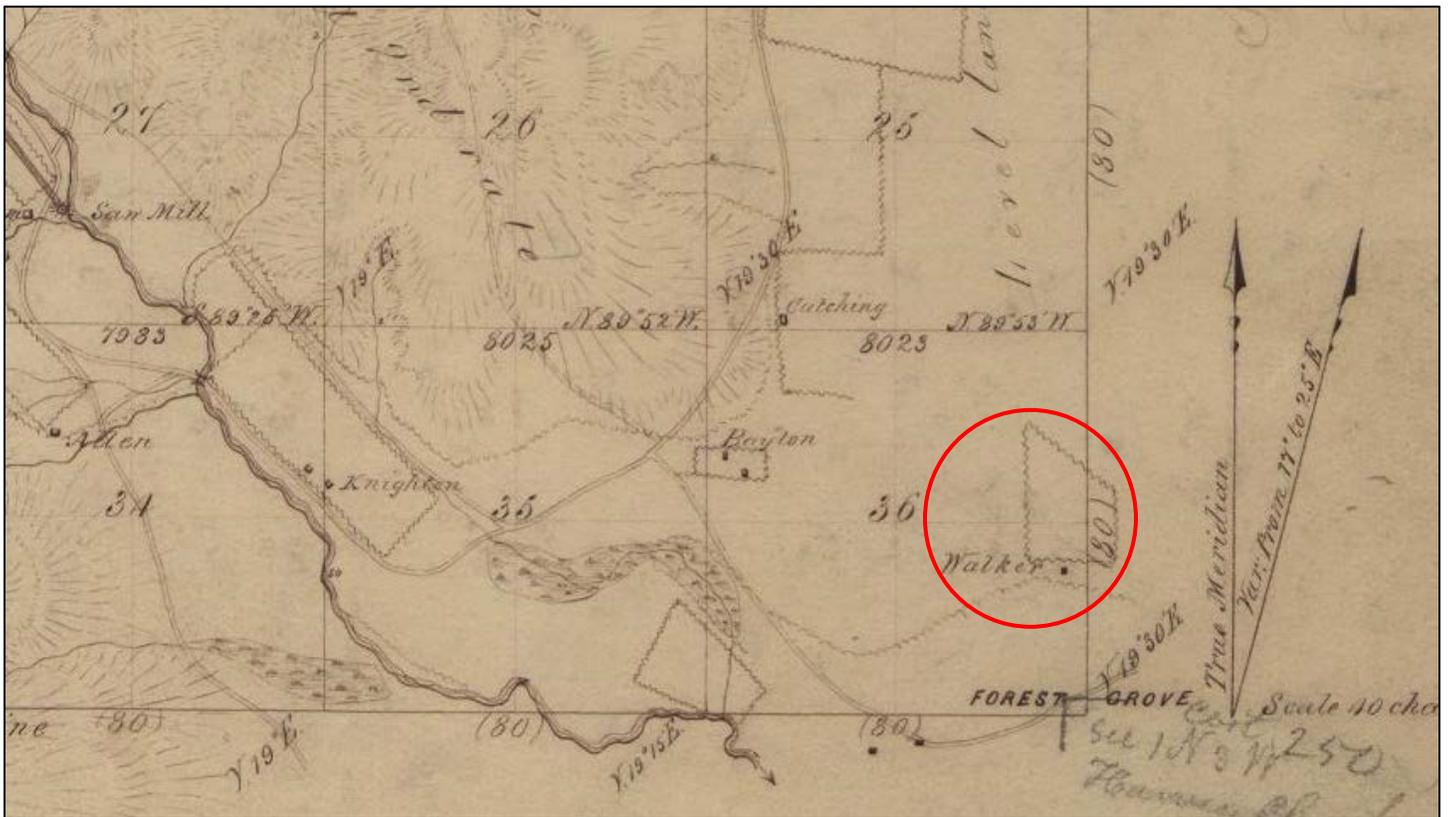
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 38 _____

Figure 11: General Land Office Map showing the claim of Elkanah Walker, T1N, R4W, ca 1853



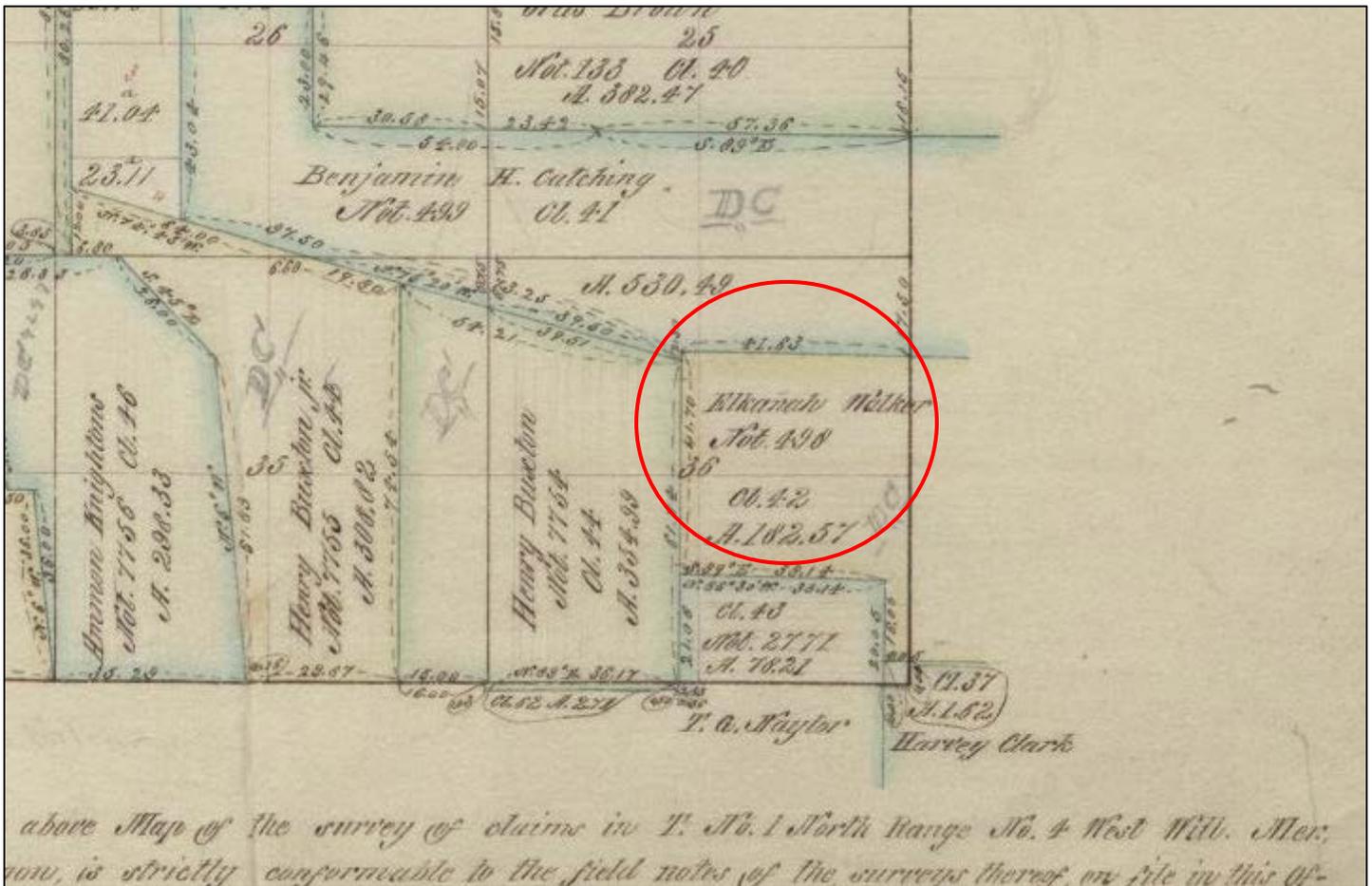
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number Additional Documentation Page 39

Figure 12: General Land Office Map showing the claim of Elkanah Walker, T1N, R4W, ca 1860



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 40 _____

Figure 13: Home of Alvin T. and Abigail Smith, 1854, photo from 1934 (HABS documentation)



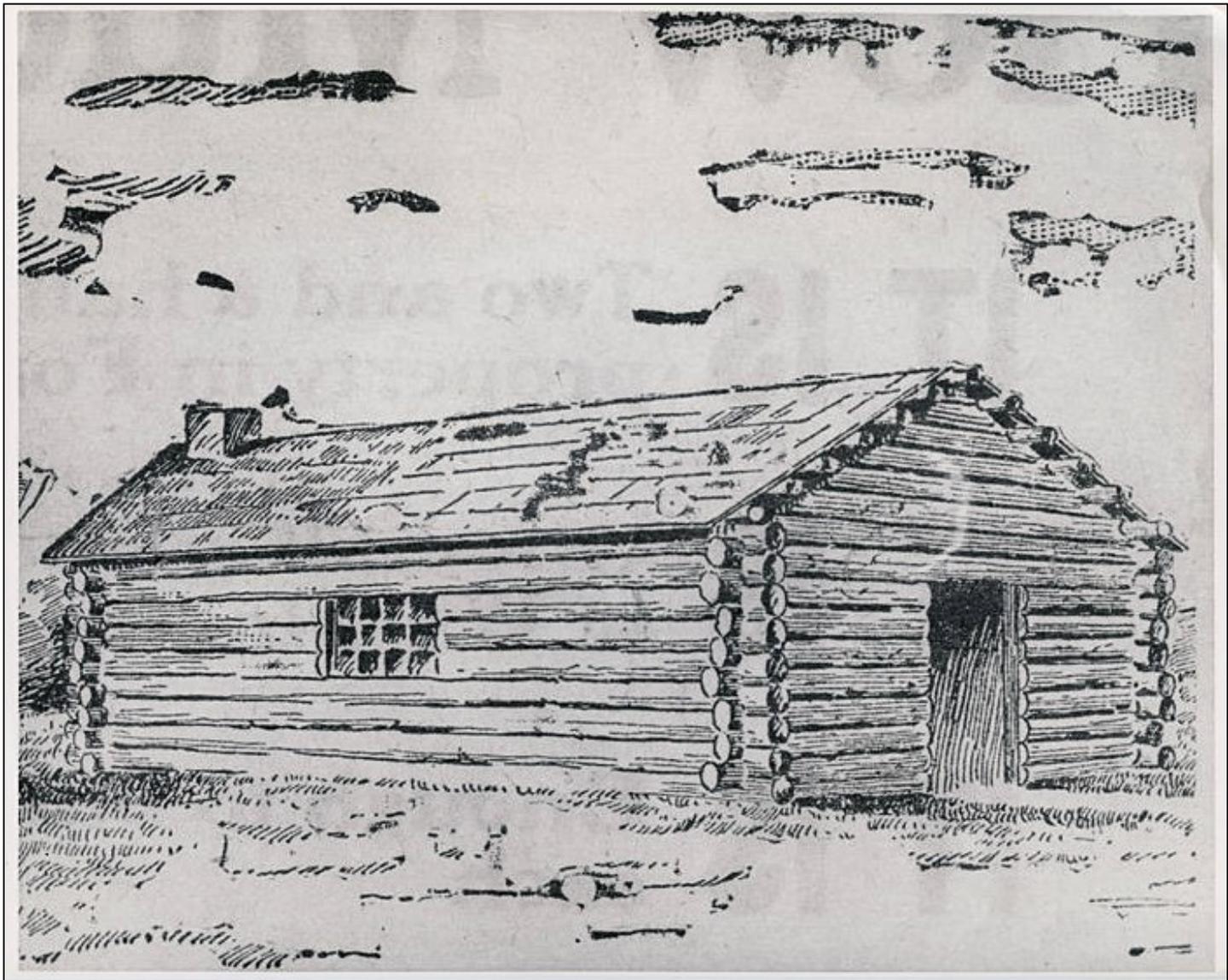
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 41 _____

Figure 14: Sketch of earliest building on Pacific University campus (n.d.)



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Forest Grove Downtown Historic District

Name of Property
Washington County, OR

County and State
N/A

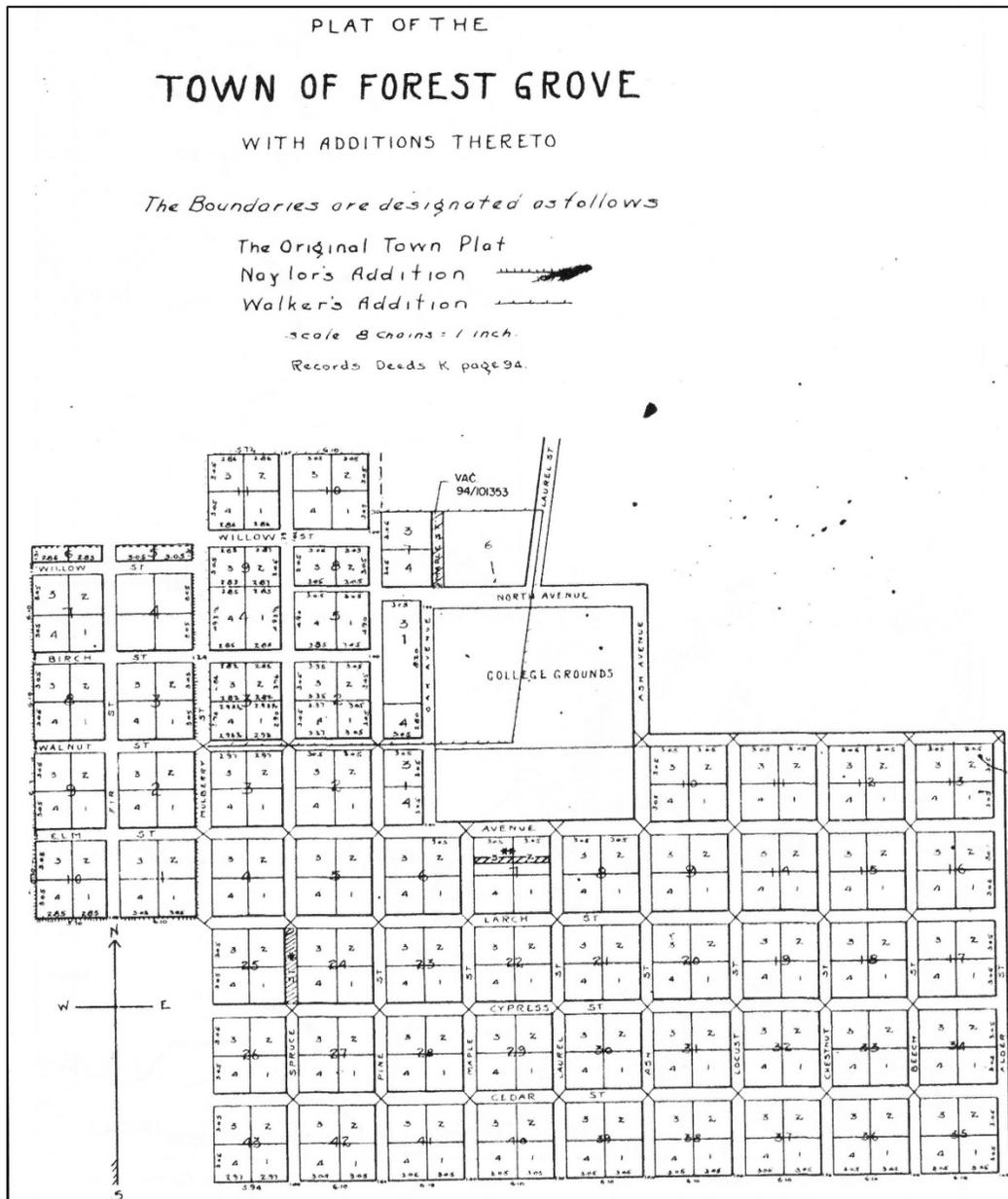
Name of multiple listing (if applicable)

Section
number

Additional Documentation

Page 42

Figure 15: Plat of the Forest Grove townsite (1872) and Naylor and Walker Additions (1873)



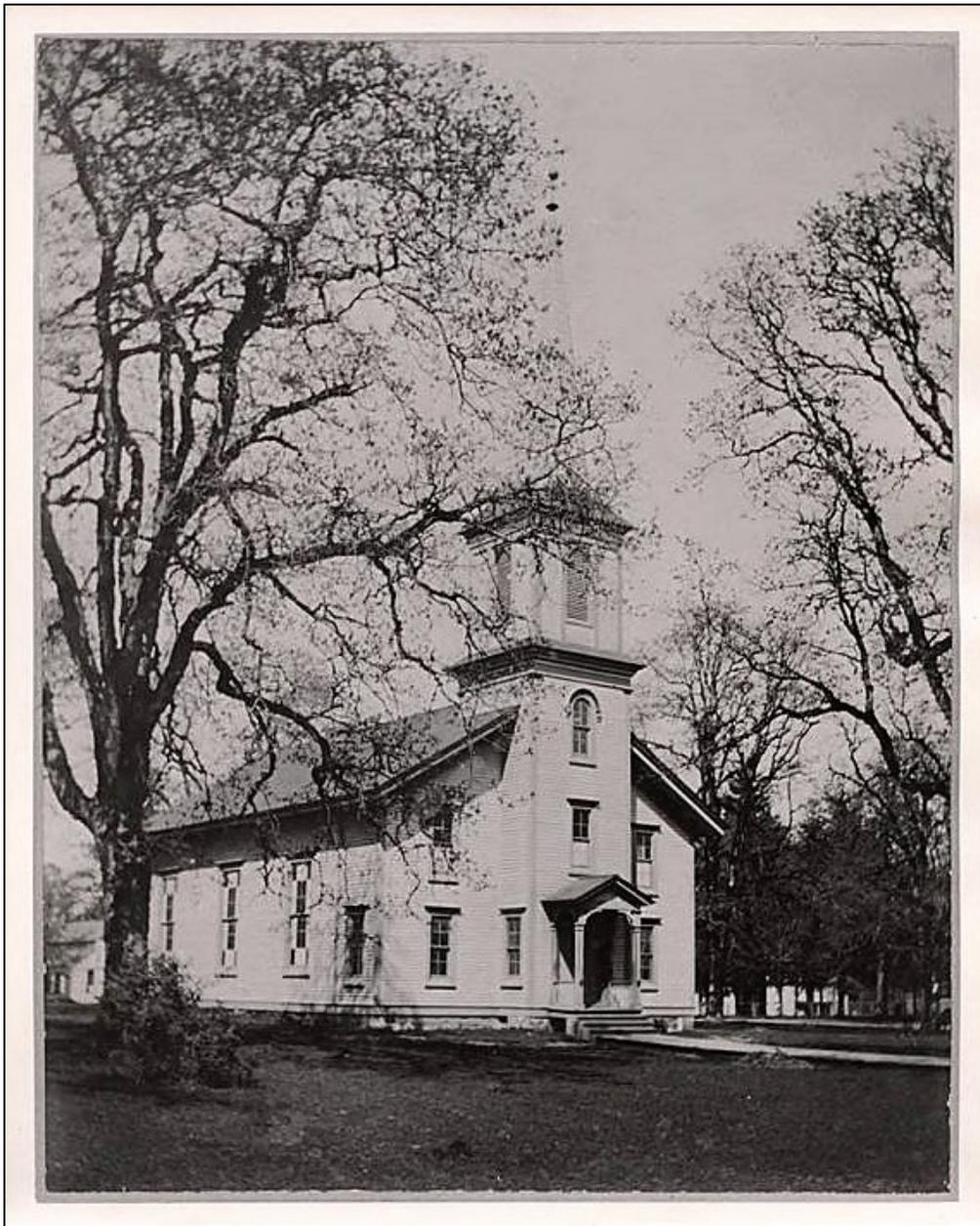
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 43 _____

Figure 16: First Congregational Church, ca 1890



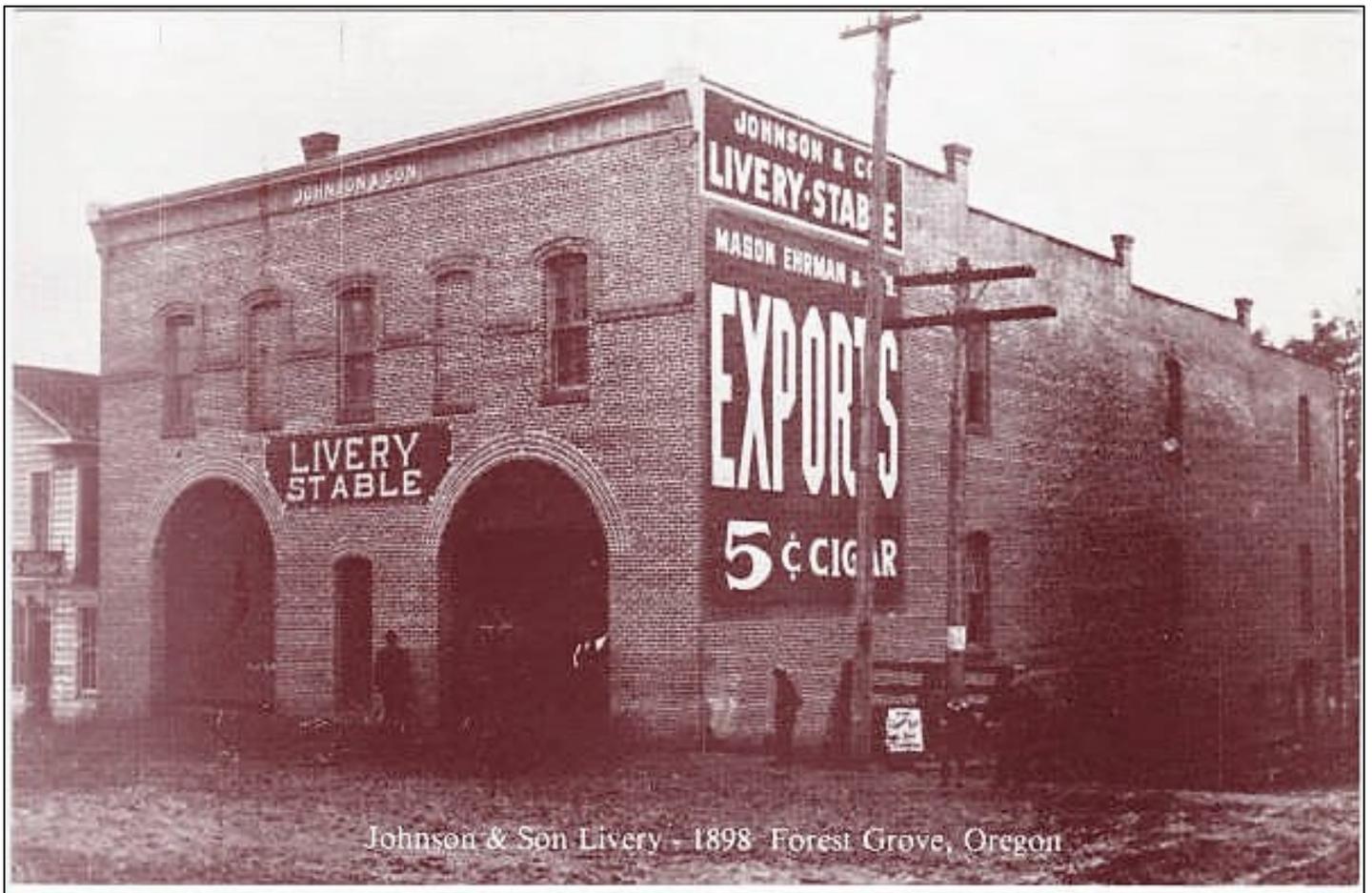
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number Additional Documentation Page 44

Figure 17: Johnson & Son Livery, Pacific Avenue, 1898



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 45 _____

Figure 18: Looking east on 21st Avenue, ca 1900 (Congregational Church on right)



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number Additional Documentation Page 46

Figure 19: Pacific Avenue looking east, ca 1900 (Forest Grove National Bank to rear)



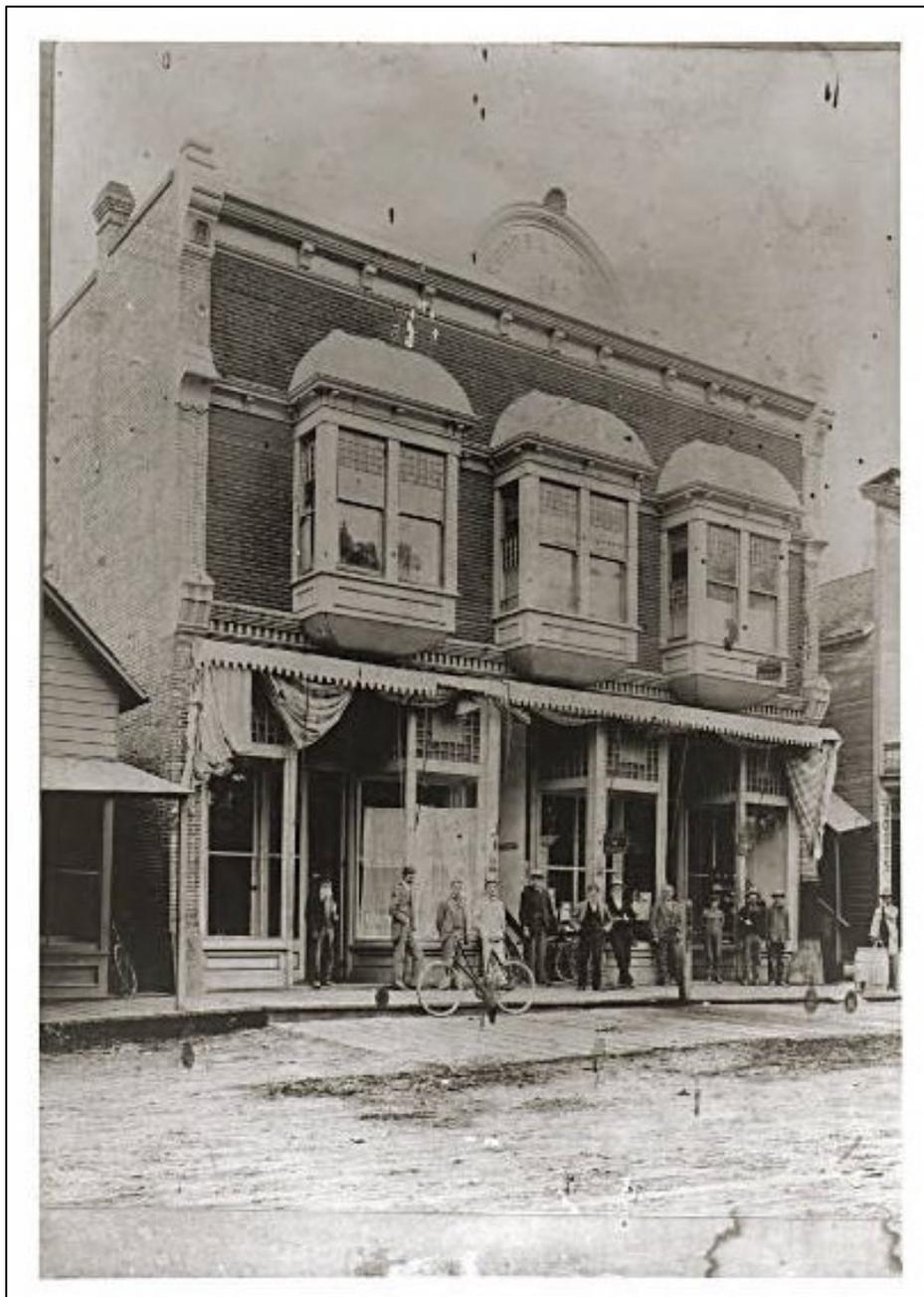
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 47 _____

Figure 20: Woods & Caples General Store, 1905



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number Additional Documentation Page 48

Figure 21: Forest Grove Streetcar, 1906



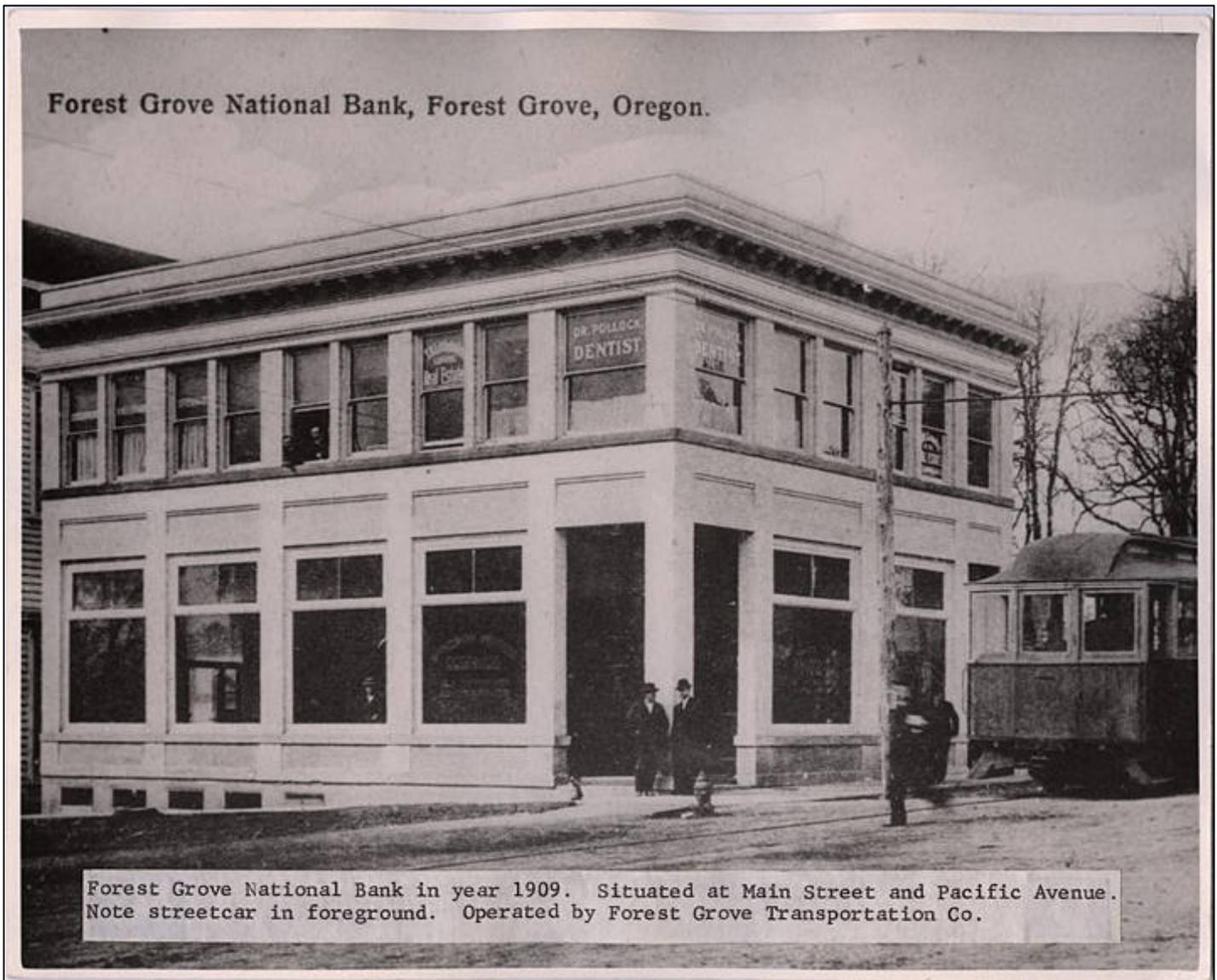
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 49 _____

Figure 22: Forest Grove National Bank in 1909, streetcar to right



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 50 _____

Figure 23: Main Street looking north, ca 1910



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number Additional Documentation Page 51

Figure 24: Main Street looking south toward Pacific, ca 1910



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 52 _____

Figure 25: City Hall and Forest Grove fire truck, ca 1910



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 53 _____

Figure 26: First National Bank and Main Street, looking north, ca 1915



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 54 _____

Figure 27: First Congregational Church, ca 1917



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 55 _____

Figure 28: 21st Avenue looking northeast after July 1919 fire



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number Additional Documentation Page 56

Figure 29: 1850 Tualatin Academy in 1934 (HABS documentation)



United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 57

Figure 30: 1916 First Church of Christ, Scientist, ca 1940



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 58 _____

Figure 31: Forest Grove National Bank and Pacific Avenue looking northeast, ca 1940



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 59 _____

Figure 32: Roger’s Library as rebuilt after 1919 fire, 1941



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number Additional Documentation Page 60

Figure 33: South side of Pacific Avenue, 1942



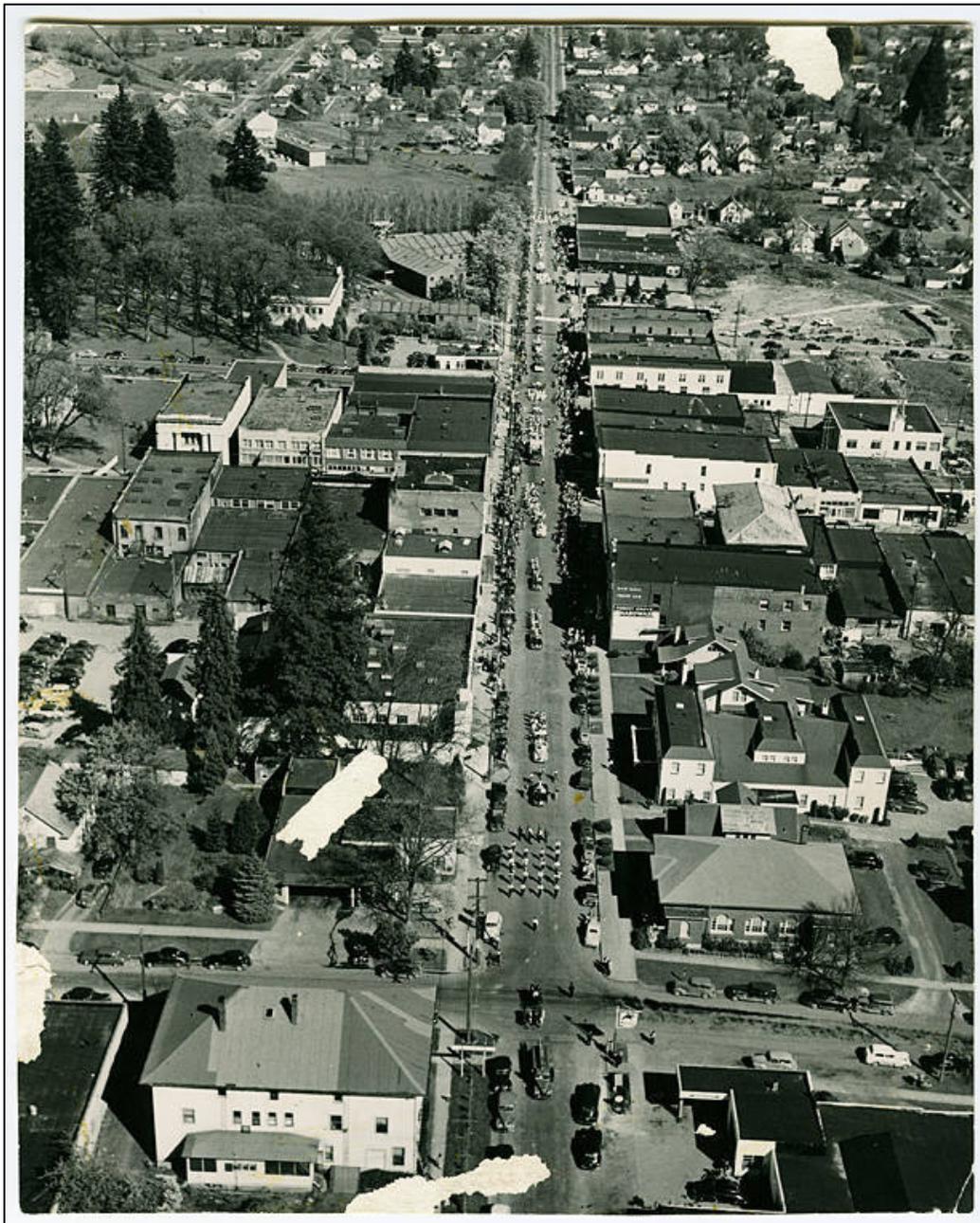
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 61 _____

Figure 34: Parade on Pacific Avenue, 1949, looking east from A Street



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 62 _____

Figure 35: Pacific and Main, 1963, looking west



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Forest Grove Downtown Historic District |
| Name of Property |
| Washington County, OR |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Additional Documentation _____ Page 63 _____

Figure 36: Pacific University campus and Main Street (far right), 1969, looking south

