

Preserving Forest Grove

Newsletter of the Historic Landmarks Board

An Oregon Site on the National Trust's 2001 "Dozen Distinctive Destinations"

National Trust for Historic Preservation

Looking for a vacation spot close to home? Why not visit Jacksonville Oregon. This town was listed on the National Trust for Historic Preservation's 2001 "Dozen Distinctive Destinations." To make the list each of the 12 of the cities and towns were recommended by Trust advisors, staff members or board members.

Each of the 12 cities are managing growth responsibly and maintaining strong, vibrant downtowns. They are committed to preserving their historic landmarks, maintaining their unique character, and sustaining an economic base of small, locally owned businesses. They are not only historically distinctive vacation spots - they are also fun places for families and visitors of all ages.

Once a gold mining boomtown, Jacksonville, Oregon, (population 1,896) is in the southwest corner of the state, close to the California border. The town, a preservation pioneer in the West, combines its historic character with the recreational opportunities of the mountains and a thriving arts community.

After gold was first discovered in the Oregon Territory in 1851, gold rush fever turned a mining camp into a thriving town called Jacksonville. By the 1890s, agriculture had replaced mining as the area's main industry, and the County Court House was built aside grand Victorian mansions. After the turn of the century, however, Jackson was abandoned and its buildings were forgotten.

Jacksonville sprang back to life in the 1960s when new residents made a commitment to preserve its 19th century character. Dozens of cafes, taverns, historic lodgings, museums, antique shops, art galleries, and specialty boutiques now fill the town's original brick and wooden buildings, 80 of which are listed in the National Register of Historic Places. The

entire town was designated a National Historic Landmark in 1966 before the National Register was even created.

The highlight of Jacksonville's arts calendar is the Peter Britt Music Festival, the Northwest's premier outdoor summer performing arts festival. From June to September, visitors can enjoy the performances of acclaimed artists from Al Jarreau and Rickie Lee Jones to Pinchas Zuckerman and the American Indian Dance Theater. Other year-round and seasonal attractions include arts and crafts shows, llama and alpaca ranches, and the Oregon Shakespeare Festivals in nearby Ashland.

Now celebrating its 150th Anniversary, Jacksonville is committed to preserving its open space. It has made a concerted effort to preserve hundreds of acres from development ranging from open oak woodlands to dense riparian zones. Seven miles of hiking trails bring visitors to lush forests, 19th century gold mines, and other historic sites, including three archaeologically laden woodlands parcels that are listed in the National Register. Other outdoor activities range from golf and tennis to skiing, fishing, whitewater rafting, and water skiing.



Jacksonville, OR



Historic Tax Credit Called Most Effective in History

Study Calls 25-Year Old Preservation Program a National Success Washington D.C.

Press Release, June 27, 2001

A preliminary report released by the National Park Service calls a 25-year old program designed to preserve American architectural legacy, "one of the most successful revitalization programs ever created." The report, released by the National Park Service Assistant Director John Robbins, says some 3,000 historic buildings representing more than \$4.5 billion worth of investments qualified for the tax credit program in the last five years alone.

The preliminary report released in Washington is part of a larger survey due out in October, examining the impact the program has had since its passage in Congress, on this silver anniversary. The Tax Reform Act of 1976 created the first federal tax incentives for the preservation of historic buildings. The Act was expanded by Congress in later years to include a tax credit and further encourage private investment.

Bank of America, which has created a \$25 million investment fund in conjunction with the National Trust for Historic Preservation, applauded the study's findings. "It confirms what we already know about the power of preserving and protecting our historic properties," said President of Community Development Banking, Michael Dulan. "This is a program that works and it's becoming more attractive to investors all the time."

National Trust President Richard Moe said, "The renaissance of our cities continues. Fueled by the historic tax credit, private investor interest in the rehabilitation of old buildings is turning once-

abandoned factories, warehouses and office buildings into exciting residential and commercial uses that are integral parts of now-thriving communities. Historic tax credits are the best way to reuse historic properties and to bring life back to our city centers."

Original co-sponsors of the Federal Historic Tax Incentives Program Senator Pete Domenici (R-NM), and former Senator J. Glenn Beall (R-MD), were recognized for their work. Also honored for their support on the Tax Credit's 25th anniversary were Senator James Jeffords (I-VT), and Representatives Chaka Fattah (D-PA), Eleanor Holmes-Norton (D-DC), James Moran (D-VA), Patsy Mink (D-HI), Donald Manzullo, (R-IL), and Brad Sherman (D-CA).

The Federal Historic Rehabilitation Tax Credit, as it's now called, is a dollar for dollar reduction of federal income tax liability. This allows anyone who rehabilitates a historic building to claim a tax credit of 20% of the cost of that renovation. Rehabilitation projects approved by the National Park Service last year alone represented private investments of more than \$2.6 billion in historic properties.

The tax credit was designed to target income-producing properties and to preserve and protect the irreplaceable, particularly in America's urban cores. An average of 30,000 new properties are added to the list of historic properties around the nation each year, all of which are potentially eligible for the historic tax credit.

The National Conference of State Historic Preservation Offices, representing the state government administrators of the federal credit, and Preservation Action, a preservation advocacy group, also lauded the survey's results and recognized original sponsors and supporters of the legislation on the Tax Act's silver anniversary.

For specific information on how this tax credit can be put to use in Forest Grove contact James Reitz at the City of Forest Grove Planning Office 503.992.3233.

This publication receives federal financial assistance for the identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, age, national origin, sex, or handicap in its federally assisted programs. If you believe you have been discriminated against in any program, activity or facility operated by a recipient of federal assistance, or if you desire further information, please write to: Office for Equal Opportunity, U.S. Department of the Interior, PO Box 37127, Washington, D.C. 20013.

The activity that is the subject of this publication has been financed in part with federal funds from the National Park Service, U.S. Department of the Interior, as provided through the Oregon State Historic Preservation Office. However, the contents and opinions expressed herein do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of any trade names or commercial products constitute endorsement or recommendation by the U.S. Department of the Interior.

So you want to buy an older house?

by Scott Rogers

For people who admire old houses, there is nothing more invigorating than to see the eyesore of the block turned around and become the stand out. Regardless of whether the homeowners or professionals do the renovation, one thing is certain: a tremendous effort is involved to make the transformation happen.

If you are considering purchasing an older home, and are planning on remodeling, you should walk through a simple set of questions before making the commitment. This is necessary just to prevent getting in over your head, as well as allowing you to formulate a strategy for completing the work.

First and foremost, consider the location of the property. Regardless of how much time and energy you invest in a house, you may not recover it if the location isn't suitable. Properties located in industrial areas, or an older home surrounded by new construction, may prove to be a bad investment in the long run. Consider the curb appeal of the house. Can you see potential in not only the house itself but in the surrounding yard? If you are an avid gardener, is the lot size and sun exposure sufficient to hone your green thumb? Finally, assuming that you are satisfied with the location and the potential curb appeal, move in close.

Examine the structural integrity of the house: does the foundation have visible cracks or is it settling? What is the current condition of the roof? Is there dry rot present in the floor beams or wall framing? While these are certainly not positive things to uncover, they are repairable and knowing these issues are present before jumping in will make your life. However, I cannot stress this enough, bring in at least one professional home inspector to walk through the house. Having a second set of eyes look over the house may save you thousands in renovation costs.

Now that you have decided that the house you are looking at is "the house" you want, sit down and take a look at your resources. Before signing your life away to first and second mortgage payments, examine your current cash flow. Realize that you are going to be investing a considerable amount of money in the house, and know that the commitment is final. Prioritize projects, focusing on any structural repair work and then move to the aesthetic remodeling. Develop a 5-year plan, determining what remodeling projects you would like to complete and approximate the costs involved. Once you have that completed, you can decide whether or not you can afford to make the house your home.

Tabitha Moffat Brown - The Original Oregon Educator

The theme of Preservation Week 2001, "Restore, Renew, Rediscover Your Historic Neighborhood Schools." Tabitha Moffat Brown was an interesting and inspirational pioneer who helped found Pacific University here in Forest Grove. In 1846, at the age of 66, Tabitha Moffat Brown left her home in Missouri and immigrated to Oregon where she opened the Oregon Orphans' Asylum and School at Tualatin Plains – the current site of the City of Forest Grove. Tabitha opened the doors of a log meeting house to "receive all the children rich and poor." The school later expanded to become Tualatin Academy which later became Pacific University. What follows are excerpts from a letter she wrote to her brother and sister-in-law in Ohio, which she wrote in August of 1854, four years before her death.

Forest Grove, Oregon Territory, August 1854

My Brother and Sister:

Our journey, with little exception, was pleasing and prosperous until after we passed Fort Hall. Then we were within eight hundred miles of Oregon City, if we had kept on the old road down the Columbia River. But three or four trains of emigrants were decoyed off by a rascally fellow who came out from the settlement in Oregon assuring us that he had found a new cut-off, that if we would follow him we would be in the settlement long before those who had gone down the Columbia. This was in August. The idea of shortening a long journey caused us to yield to his advice. Our sufferings from that time no tongue can tell. He said he would clear the road before us, so that we should have no trouble in rolling our wagons after him. But he robbed us of what he could by lying, and left us to the depredations of Indians and wild beasts, and to starvation. But God was with us. We had sixty miles of desert without grass or water, mountains to climb, cattle giving out, wagons breaking, emigrants sick and dying, hostile Indians to guard against by night and day, if we would save ourselves and our horses and cattle from being arrowed or stole...

On Christmas day, at 2 p.m. I entered the house of a Methodist minister, the first house I had set my feet in for nine months. For two or three weeks of my journey down the Willamette I had felt something in the end of my glove finger which I had supposed to be a button; on examination at my new home in Salem, I found it to be a 6 1/4 cent piece. This was the whole of my cash capital to commence business with in Oregon. With it I purchased three needles. I traded off some of my old clothes to the squaws for buckskin, worked them into gloves for the Oregon ladies and gentlemen, which cleared me upwards of \$30.

Later I accepted the invitation of Mr. and Mrs. Clark, of Tualatin Plains (now Forest Grove), to spend the winter with them. I said to Mr. Clark one day, "Why has Providence frowned on me and left me poor in this world? Had he blessed me with riches, as he has many others, I know right well what I would do." "What would you do?" "I would establish myself in a comfortable house and receive all poor children and be a mother to them." He fixed his keen eyes on me to see if I was in earnest. "Yes, I am," said I. "If so, I will try," said he, "to help you." He purposed to take an agency and get assistance to establish a school in the plains. I should go into the log meetinghouse and receive all the children, rich and poor...The time fixed upon me to begin was March, 1848...In '51 I had 40 in my family at \$2.50 per week;...at the last session of the legislature a charter was granted for a university to be called Pacific University...This much I have been able to accumulate by my own industry, independent of my children, since I drew 6 1/4 cents from the finger of my glove."

Excerpts from the letter are taken from the book: Pacific Northwest Women 1815-1925 edited by Jean M. Ward & Elaine A. Maveety (Corvallis:Oregon State University Press,1995,pp161-165).

The Forest Grove Historic Landmarks Board

Cheryl Hunter (Chair)357-2999
.....*Cheryl.Hunter@nike.com*

Scott Rogers (Secretary).....357-8265
.....*SRogers@extensis.com*

Katya Duncan (Vice-Chair).....359-0420

Kimberli Fitzgerald.....642-7577
.....*kimf@protosol.com*

Mark Everett.....359.4392
.....*hbrain@teleport.com*

Preserving Forest Grove is a quarterly newsletter published by the Forest Grove Historic Landmarks Board to help fulfill its duty of public education regarding the preservation of cultural resources. If you would like to be on the mailing list, please call James Reitz at 992-3233.

Preservation Books Available On-Line

Plan to travel to a historic setting for your vacation? Need information about historic homes and neighborhoods? Want to convince your community about the economic benefits of preservation? The National Trust's Preservation Books bookstore offers information on every aspect of preservation, from historic travel tips to the cleaning and care of historic homes to the economic benefits of building restoration. .

Visit the National Trust's Preservation Books online catalog at: <http://www.preservationbooks.org>. Preservation Books offer preservation advice and guidance not available from any other source.

The publications available at this web site focus on every aspect of preservation, from economic benefits to the cleaning and care of historic homes to fund raising tips, with new titles added frequently.

National Trust Forum members receive a 25% discount on all publications and standard members of the Trust receive a 10% discount.

On this site you'll find:

Latest publications from Preservation Books

A selection of John Wiley & Sons/Preservation Press titles

Back issues of Forum Journal

An opportunity to sign up for Books Bulletin, our periodic email notification service of new publications and special deals.

**Historic Landmarks Board
City of Forest Grove
PO Box 326
Forest Grove, OR 97116**

In this issue:

Tax Credit most successful in history

What Oregon City is on a national top 12 list?