

The F. J. Miller House (see story p. 3)

Listing Your House on the Register

Listing your property on the local historic register can be an intangible asset – like the reputation or goodwill associated with a business. However, with the opportunity of grant money for exterior improvements, this asset can become cold, hard cash. If you think you own a historic property, and would like to have it listed on the local register, here's how.

To be eligible for designation as a cultural or historic landmark your property should exhibit at least one of the following characteristics:

- association with significant historic events;
- association with the life of a significant person;
- distinguishing architectural features of a period, style, method of construction, craftsmanship, or in use of indigenous materials;
- work of a significant designer, architect, or master builder; or
- information in pre-history or archaeology.

In any of these cases, the significance may be local to Forest Grove, or involve Washington County, the State of Oregon, or the nation. (See City of Forest Grove Zoning Ordinance Section 9.792 for more specific language.) Most homes listed in the Forest Grove register include distinguishing architectural characteristics.

Generally, properties over 50 years old are eligible if their architectural integrity has been maintained. For a simple test of integrity, ask yourself this question: Would the original owner recognize the property today?

If your property meets these criteria, request a Land Use Application from the Community Development Department. This form is fairly generic. Under "Application for:" check the "Other" box and write in "Historic Land-

Preserving Forest Grove

Newsletter of the Historic Landmarks Board

Free Money:

Grant Money Available for Exterior Projects

The Historic Landmarks Board has funds available for exterior restoration and repair of properties on the local historic register. The funding came from the community enhancement grant application submitted by the Board to the City Council. The money is to be dispersed on a stringent "first come-first served" basis.

The conditions of the program require that all work done be in keeping with the architectural integrity of the structure. Design assistance is available at no charge from the Historic Landmarks Board.

The money available is in grant form – it is not a loan. If you are planning exterior work on your historic building within one year, it is advisable to apply for funding as soon as possible.

To apply for the grant, simply get the application form from the Community Development Department at 1924 Council Street. Any questions may be directed to James Reitz at 359-3227. The completed grant applications will be processed by the Board at the regularly scheduled meetings on the fourth Tuesday of each month.

This is a wonderful way to say "Thank you" to the owners of historic buildings for their willingness to be a part of the ongoing preservation of historic Forest Grove.

mark Designation." Fill out the remainder of the form and submit it to the office with any evidence you have to support your request. There is no fee for this application.

Your application will be reviewed by the Historic Landmarks Board. This is a public hearing process, so meetings concerning such applications will be advertised. (They are always open to the public.)

The property owner should provide as much research as possible. The Board will conduct further research if it is deemed necessary, and then make their determination as to whether the property should be recommended.

The Board's recommendation goes to the Planning Commission and then on to the City Council for a vote.

Treatment of Historic Properties: What's the Difference?

"Not everything old is good, but the replacement you use will not necessarily be better. You should know whether you are doing a conversion or a restoration." (*The Impecunious House Restorer* by John Kirk, p. 79)

Some terms that owners of historic buildings should know are: *preservation, rehabilitation, restoration, and reconstruction*. The following information is taken from a pamphlet issued by the U.S. Department of the Interior, "Secretary of the Interior's Standards for the Treatment of Historic Properties." The Secretary of the Interior is responsible for setting the professional standards and providing preservation and protection advice on all resources listed in or eligible for the National Register of Historic Places. Now for the definitions:

Preservation

Preservation is the maintenance and repair of existing materials and retention of a structure's form as it has evolved over time. Measures are taken to maintain the existing form, integrity, and materials of the historic property. New additions are not included in this area, but limited and sensitive mechanical, electrical, and plumbing systems, and other code-related work necessary to make properties functional are appropriate.

Rehabilitation

Rehabilitation is defined as making a compatible use of a property through repair, alterations, and additions, while preserving portions and/or features which convey its historical, cultural, or architectural value. When repair and replacement of deteriorated features are necessary, and when alterations and additions are planned for new or continued use, and when depiction of a particular time is not appropriate, then rehabilitation is in order.

Restoration

Restoration is the process of depicting the form, features, and character of a property as it appeared at a particular period of time. It involves removing features from other time periods and adding missing features from the restoration period. When there is substantial physical and documentary evidence for restoration and when additions and alterations are not planned, restoration should be applied.

Reconstruction

Reconstruction is the process of depicting, via new construction, the form, features, and detailing of a non-surviving structure for purposes of replicating its appearance at a specific period of time and in its historic location. Reconstruction can help people understand a property's historic value and also can help fill in gaps in a historic district. Sufficient data needs to exist for accurate reproduction. Such reconstructions will be clearly identified as such. For further information on these definitions, which are terms your local Historic Landmarks Board will be applying when issuing grant money, please refer to the above-reference pamphlet. To obtain a copy, call Janet Lamb at 359-4814.

Board Welcomes New Member

Rick Read was selected by the City Council to fill a Historic Landmarks Board vacancy. This selection brings the HLB up to its full seven-member requirement.

Rick's four-year term began July 1. He is employed at Pacific University as its archivist/curator, which includes responsibility for Old College Hall on the PU campus. He has lived in Forest Grove for six and a half years and serves with several other community activities including Friends of Historic Forest Grove and Valley Art Association. Rick also was board liaison with Friends of Old College Hall.

Among his academic achievements, he was awarded a master of arts degree in Museum Studies by Oregon State University. He has been employed in the museum field since 1979. Accordingly, he brings to the HLB years of professional experience in historic preservation and will be an invaluable asset for the Board in future projects.

Preserving Forest Grove is a quarterly newsletter for owners of historic and culturally significant properties in Forest Grove. The newsletter is published by the Historic Landmarks Board to help fulfill its duty of public education relating to historic and cultural resource preservation. If you would like to be on the mailing list, please call James Reitz at 359-3233.

The F.J. Miller House

Among the most prestigious houses in Forest Grove is the F.J. Miller House. Located at 1506 Cedar Street, the Miller house was built in 1909 by local contracting firm Loynes and Moore as a second home for the Miller family. Mr. Miller owned and operated a successful hops business on Fernhill Road. Before the convenience of paved roads and dependable automobiles, “in town” residences were not uncommon among the wealthier farmers near Forest Grove. Typically, the farmer’s wife and children would spend the school year in town to enable the children to attend school, while the farmer ran the farm.

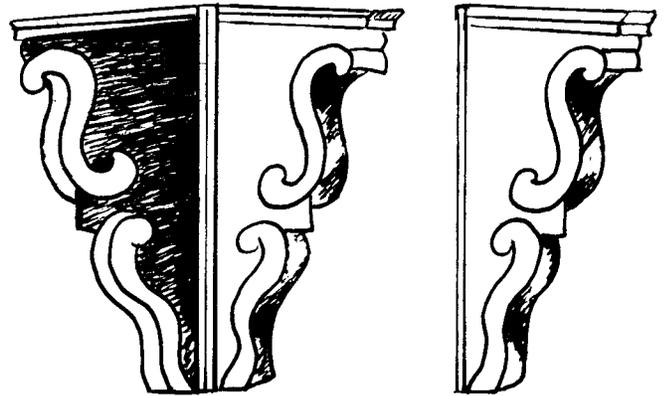
Although F.J. Miller contributed to the economic prosperity of Forest Grove after the turn of the century, this house’s greatest significance lies with its architecture and the present integrity of the original building. The design is a mixture of the two dominant styles at the time. The overall form (substantial height, bilateral symmetry, prominent central entrance, and hipped roof) was influenced by the Colonial Revival style, while the details (battered porch piers, exposed roof rafters, varied roof and wall planes, balustrades, dormers, and braces) are Craftsman in origin. Perhaps even more impressive than the original design is the present integrity of the original construction.

Thankfully, realizing the historic jewel that they own, the present owners Dale and Audrey Mitcheltree petitioned the city to have the Miller house designated as a local historic landmark.

“It is important to have homes designated as local landmarks in order to maintain the overall historic character in the neighborhoods directly south and north of downtown,” Dale believes. As a practicing architect, Dale has observed that Forest Grove has a unique concentration of older homes not found in other metro communities outside of Portland. He also noted that new construction built next to historic landmarks is generally sensitively designed.

Currently, the Mitcheltrees are in the process of restoring the house’s interior in order to open a bed and breakfast.

The house drawing on page 1 is by Dale Mitcheltree.



Decorative Roof Braces, The F.J. Miller House, 1909.

Calendar of Upcoming Events

Sept. 16-22: Pacific University Founders Week

This week-long event will include

- pioneer activities
- Native American dancers
- mountain men
- historical demonstrations
- quilt show
- heritage gardening exhibits

Friends of Historic Forest Grove will offer house tours and make plaque presentations during the week.

Watch the *News Times* for more information.

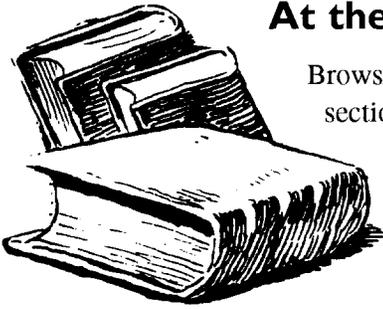
Beginning Saturday, Oct. 19: A History of the West Tualatin Plain (Forest Grove)

This four-session class is offered by Friends of Historic Forest Grove through Pacific University. The first meeting will be a Saturday tour of Forest Grove. Subsequent Monday evening meetings will address:

- 1805-1849: The pre-settlement and missionary period on the West Plains
- 1850-1899: Tualatin Academy, Pacific University, and the town of Forest Grove
- 1900-1996: Years of Change, 20th Century Forest Grove

The class meets Saturday, October 19, and continues Monday evenings, October 21, 28, and November 4.

For more information, contact Mary Jo Morelli at 357-0223.



At the Library with Tobi Nason

Browsing through nonfiction section 728, by the back windows of the Forest Grove Library, the section that houses architecture and design books, I found three

books worthy of mention.

The first is *Craftsman Homes* by Gustav Stickley, index number 728.3. It does a great job of displaying architecture and the furnishings of the Arts and Crafts movement.

The second is *The Old House Catalogue*. It compiles resources for owners of old homes, everything from products and services to hardware, furniture and lighting. Each entry includes a descriptive paragraph, availability of a catalogue, and the address and phone number.

My favorite book is *The Impecunious House Restorer* by John Kirk. Let me quote a few paragraphs:

“When you do not know what to do at any particular moment, it is better to do nothing than to end up living with a mistake that is not easily undone.” p.79

“Before you tear anything off, invest time letting the house talk. It is possible to recover from a bad start, but it is expensive, both emotionally and financially, to put back or recreate something that should not have been removed.” p. 79

“If you have a neighbor who is more knowledgeable than you are about all this, hook up a walkie-talkie or some other way of achieving constant communication.” p. 81

This is a fun book to read. One chapter is even entitled “Buy It Ratty and Let It Talk.” So, as librarians are known to say, “Check it out.”

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