

Pacific University Historic Resources Assessment

Forest Grove, Oregon | March 2019



Architectural
Resources Group

ACKNOWLEDGMENTS

Development of the Pacific University Historic Resources Assessment drew on the expertise of a wide variety of stakeholders. Key team members are identified below.

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1. Introduction

1.1 Master Plan Condition of Approval

In May 2018, the City of Forest Grove approved the *Master Plan Update 2018-2030* that Pacific University had prepared for its Forest Grove campus. Among the conditions of approval was the requirement that Pacific have a campus-wide historic resources study completed within one year of the master plan update's approval. Specifically, Condition 13 stipulated that:

Within one year of the plan's adoption, [Pacific University shall] submit to the Community Development Director for review and approval a:

Historic Resource study, which shall:

- Include all identified historic buildings, not just those designated as landmarks.
- Document each building and identify treatment parameters.
- Be completed by a person or firm that complies with the Oregon State Historic Preservation Office *Professional Qualification* standards.
- Be referenced in the master plan text.¹

Pacific University engaged Architectural Resources Group (ARG) and SRG Partnership (SRG) to prepare this Historic Resources Assessment (HRA), which is intended to satisfy this condition of approval. The HRA also fulfills multiple corollary objectives, including:

- By highlighting and contextualizing the campus' many historic assets, the HRA could be useful to future marketing and publicity efforts.
- By summarizing appropriate treatment parameters for historic buildings, the HRA serves as an important reference for University planning and maintenance staff.
- By identifying character-defining features of designated resources, and by identifying which undesignated buildings may qualify as historic resources, the HRA simplifies future historic resource reviews with the City of Forest Grove.

¹ City of Forest Grove, Ordinance No. 2018-01 Adoption of Pacific University Forest Grove Campus Master Plan Update (Amendment No. 5), Exhibit B (Revisions), May 2018, 7-8.

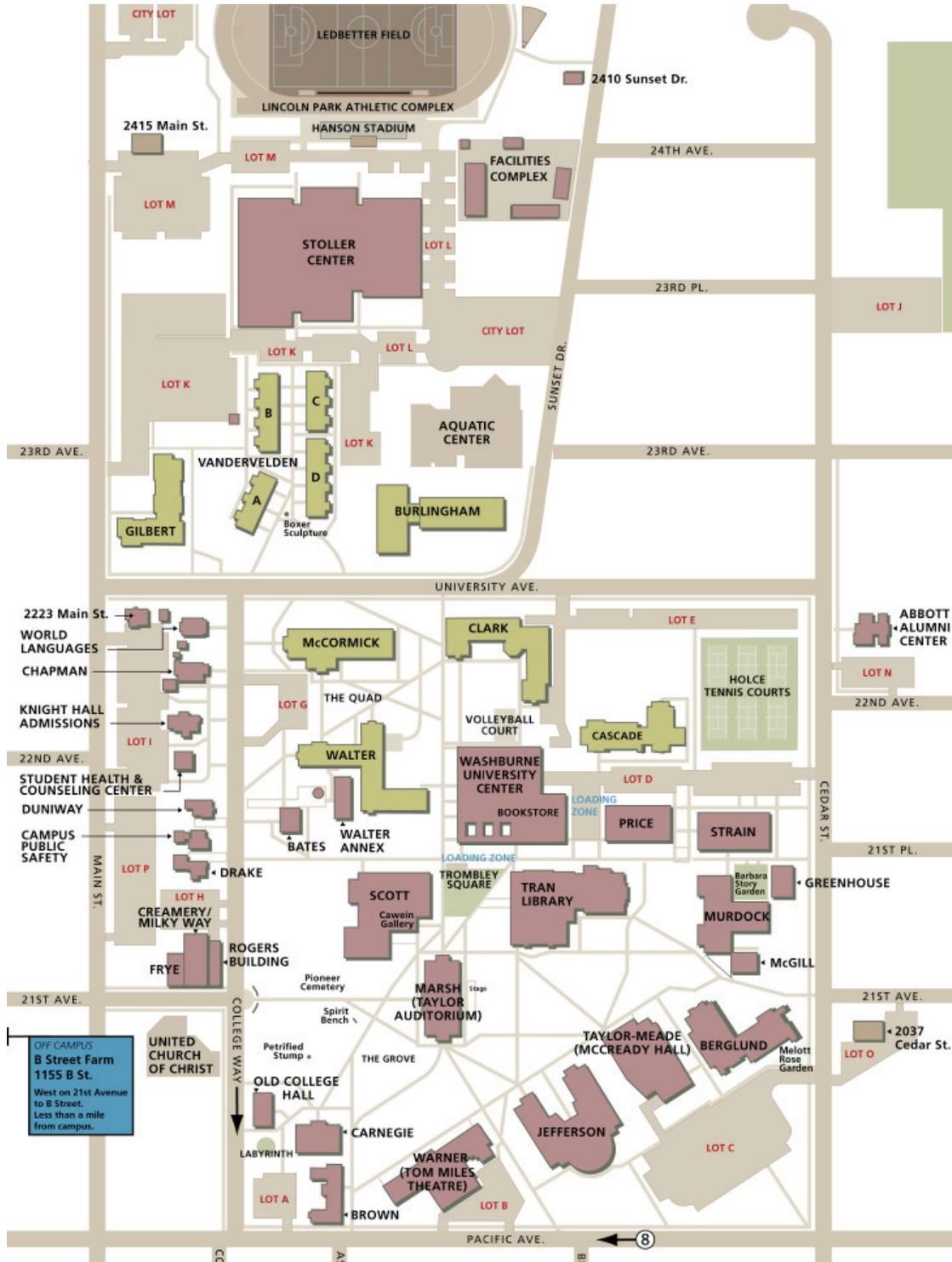
1. Introduction

According to guidelines for the National Register of Historic Places, a property generally has to be at least 50 years old to be considered eligible for designation as a historic resource. Accordingly, because the vision put forth in the master plan update extends to 2030, this HRA examines all buildings on campus that will be 50 years of age by that year, which is to say all buildings that were constructed by 1980. Pacific University's Forest Grove campus includes 27 such buildings, 9 of which (indicated in **bold**) are designated Forest Grove Landmarks:

- **Old College Hall (1850)²**
- **Knight Hall (Marsh Family House, 1879)**
- **Marsh Hall (1895)**
- **Carnegie Hall (Carnegie Library, 1912)**
- World Languages House (Samuel House, c. 1915)
- 2415 Main Street (1920)
- **Creamery/Milky Way Building (Forest Grove Creamery, c. 1920)**
- **Rogers Building (Old City Library, 1921)**
- **Chapman Hall (J.W. Hughes House, 1922)**
- **Bates House (1923)**
- **McCormick Hall (1924)**
- 2223 Main Street (Tipton House, c. 1926)
- Drake House (1935)
- UPBD/Campus Public Safety (1940)
- Frye Building (Shearer Building, 1943)
- Brown Hall (reconstructed 1947)
- Warner Hall (reconstructed 1947)
- 2335 Main Street (1948)
- 2410 Sunset Drive (1948)
- Jefferson Hall (1952)
- Abbott Alumni Center (1955)
- Walter Hall (1958)
- Washburne University Center (1964)
- Clark Hall (1966)
- Harvey W. Scott Memorial Hall (1967)
- Stoller Center/PAC (1970)
- Abigail Scott Duniway House (1976)

² Old College Hall is also listed on the National Register of Historic Places.

1. Introduction



Pacific University's Forest Grove campus (official University map)..

1. Introduction

In addition to these nine landmarks, ARG found that Harvey W. Scott Memorial Hall and the Washburne University Center appear eligible for designation as local landmarks. No other buildings on campus appear to be eligible for local landmark designation.

1.2 Outline of the Historic Resources Assessment

The HRA is composed of three sections: a concise context statement; building-specific profiles and guidelines; and a summary of relevant historic resource review regulations. Each section is described below.

Context Statement

The HRA includes a focused context statement for the campus that divides Pacific University's history into four eras of development:

- Founding to WWI (1849-1913)
- The War and Depression Years (1914-1945)
- Post-WWII Expansion (1946-1980)
- A Modern University (Post-1980)

The purpose of the focused context statement is to enable the reader to gain a quick understanding of how each building fits within the larger narrative of the development of Pacific's Forest Grove campus over time. It is not intended as a comprehensive study of the school's 170-year history.

Building Profiles

The central section of the HRA consists of profiles of each of the 27 buildings on the Forest Grove campus that were constructed before 1980. The Building profiles are organized by order of date constructed to allow for easier cross-referencing with the eras of development identified in the context statement.

These profiles include basic identifying information (such as building name, date of construction, and architectural style), along with an evaluation of the building's historic significance. (As described in Section 4.1, buildings are generally significant for their architectural importance or for their association with important persons or events.) For buildings that are already designated historic resources, or appear eligible for such designation, the profiles identify character-defining features and relevant treatment parameters based on those features.

A *character-defining feature* is a physical feature that comprises an important aspect of the appearance of a historic building. Character-defining elements typically include the overall shape of the building, its materials, craftsmanship, and decorative details, and can also include interior spaces and features, as well as various aspects of its site and environment.

Identified treatment parameters are based on the *Secretary of the Interior's Rehabilitation Standards*, and in some cases include other guidelines tailored to the specific conditions and historic significance of the Pacific University

1. Introduction

main campus. Central to any assessment of whether a proposed action is in accordance with the Secretary's Standards is an evaluation of the effect the action will have on character-defining features. To meet the Secretary's Standards, care need be taken, wherever possible, to preserve character-defining features, to repair instead of replace deteriorated features, and to replace-in-kind features that are too severely deteriorated to repair.

Historic Resource Regulations

The final section of the HRA consists of a summary of regulations and review processes pertaining to historic resources. The first subsection describes how historic significance and integrity is defined at the national, state and local levels. This is followed by a subsection that summarizes the City of Forest Grove's historic resource review procedures, including processes related to alterations, additions, and demolitions. The final subsection describes Oregon's "owner consent" law, which is applicable to Pacific University as a private school.

1.3 Methodology

Preparation of the HRA involved completion of a wide variety of tasks, including:

- ARG and SRG met with University personnel to collect available information regarding the history and condition of the pre-1980 campus buildings.
- ARG, SRG and University personnel met with City of Forest Grove planning staff to review the proposed content of the HRA.
- ARG conducted a site visit of Pacific University's Forest Grove campus on October 9, 2018, in order to photograph campus buildings and note features and alterations.
- ARG conducted archival research at various repositories, including the Archives of the Pacific University Libraries, the Friends of Historic Forest Grove, and the Forest Grove City Library.
- ARG requested public records from the City Recorder for select buildings within the study area.

The lead author on the Pacific University HRA was ARG Principal Matthew Davis, AICP. Matthew is a preservation planner and architectural historian with twelve years of project management experience in the assessment and treatment of historic properties. His specialties include conducting historic resource evaluations; assessing project design for conformance with the Secretary of the Interior's Standards; completing Historic Structure Reports and Cultural Landscape Reports; and developing preservation plans and design guidelines. Matthew meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History.

1.4 Summary Table

Basic information regarding the buildings included in this Historic Resources Assessment is collected in the table below.

1. Introduction

Buildings Included in the Historic Resources Assessment

Name	Date Constructed	Date Acquired by Pacific	Architectural Style	Historic Significance	SHPO Classification*	Page
2223 Main Street (Tipton House)	c. 1926	1968	English Cottage	Not Significant: fails to meet NRHP/ Forest Grove eligibility criteria	NC	69
2335 Main Street	1948	2017	Minimal Traditional	Not Significant: fails to meet NRHP/ Forest Grove eligibility criteria	NC	85
2410 Sunset Drive	1948	2011	Minimal Traditional	Not Significant: fails to meet NRHP/ Forest Grove eligibility criteria	NC	86
2415 Main Street	1920	2014	Bungalow	Not Significant: fails to meet NRHP/ Forest Grove eligibility criteria	NC	47
Abbott Alumni Center	1955	Unknown	Minimal Traditional	Not Significant: fails to meet NRHP/ Forest Grove eligibility criteria	NC	91
Abigail Scott Duniway House	1976	Unknown	None	Not Significant: fails to meet NRHP/ Forest Grove eligibility criteria	NC	114
Bates House	1923	N/A (built by Pacific)	Craftsman	Significant: Designated Local Landmark	ES	60
Brown Hall	1947 (rebuilt by Pacific)	1947	Utilitarian/Midcentury Modern	Not Significant: fails to meet NRHP/ Forest Grove eligibility criteria	NC	77
Carnegie Hall	1912	N/A (built by Pacific)	Classical Revival	Significant: Designated Local Landmark	ES	39
Chapman Hall (J.W. Hughes House)	1922	1966	Craftsman	Significant: Designated Local Landmark	ES	57
Clark Hall	1966	N/A (built by Pacific)	Midcentury Modern	Not Significant: fails to meet NRHP/ Forest Grove eligibility criteria	NC	103
Creamery/Milky Way (Forest Grove Creamery)	c. 1920	2003	Early Twentieth-Century Commercial	Significant: Designated Local Landmark	ES	48
Drake House	1935	1964	English Cottage	Not Significant: fails to meet NRHP/ Forest Grove eligibility criteria	NC	71
Frye Building (Shearer Building)	1943	N/A (leased by Pacific)	Art Deco/Early Twentieth-Century Commercial	Not Significant: fails to meet NRHP/ Forest Grove eligibility criteria	NC	75
Harvey W. Scott Memorial Hall	1967	N/A (built by Pacific)	Midcentury Modern	Eligible for landmark designation	ES	106
Jefferson Hall	1952	N/A (built by Pacific)	Midcentury Modern	Not eligible: retains insufficient integrity	NC	87
Knight Hall (Marsh Family House)	1879	1944	Queen Anne	Significant: Designated Local Landmark	ES	29
Marsh Hall	1895	N/A (built by Pacific)	Tudor Revival	Significant: Designated Local Landmark	ES	34
McCormick Hall	1924	N/A (built by Pacific)	Craftsman	Significant: Designated Local Landmark	ES	64
Old College Hall	1850	N/A (built by Pacific)	Colonial Revival/Georgian	Significant: Listed on NRHP, Designated Local Landmark	ES	24
Rogers Building (Old City Library)	1921	1990	Early Twentieth-Century Commercial	Significant: Designated Local Landmark	ES	52
Stoller Center ("PAC")	1970	N/A (built by Pacific)	Brutalist	Not Significant: fails to meet NRHP/ Forest Grove eligibility criteria	NC	111
UPBD (Campus Public Safety)	1940	1968	Minimal Traditional	Not Significant: fails to meet NRHP/ Forest Grove eligibility criteria	NC	73
Walter Hall	1958	N/A (built by Pacific)	Midcentury Modern	Not Significant: fails to meet NRHP/ Forest Grove eligibility criteria	NC	94
Warner Hall	1947 (rebuilt by Pacific)	1947	Utilitarian	Not Significant: fails to meet NRHP/ Forest Grove eligibility criteria	NC	80
Washburne University Center	1964	N/A (built by Pacific)	International	Eligible for landmark designation	ES	97
World Languages House (Samuel House)	c. 1915	1963	American Foursquare	Not Significant: fails to meet NRHP/ Forest Grove eligibility criteria	NC	44

*See pages 118-119 for a description of State Historic Preservation Office (SHPO) classifications.

2. Context Statement

2.1 Founding to WWI (1849-1913)

European settlers first arrived in the West Tualatin Plains of the Willamette Valley in the 1840s. Important early settlers in what would become Forest Grove include Tabitha Brown (sometimes referred to as “The Mother of Oregon”) and missionaries Harvey Clark, Emiline Clark, Alvin T. Smith and Abigail Smith, who together established a religious, agrarian community. In 1848, Brown and Harvey Clark founded the Oregon Orphan’s Asylum and School at Tualatin Plains on land donated by Harvey and Emiline Clark, Elkanah and Mary Walker, and William Stokes near the center of the new settlement. Following the arrival of prominent educator George Atkinson, the asylum was re-envisioned as the Tualatin Academy, which received a charter from Oregon’s territorial government in 1849. The Tualatin Academy board of trustees, which included Atkinson, sold portions of the donated land to raise money for College Hall, which was constructed in 1850 and opened to classes in October 1851. In 1851, the board chose the name “Forest Grove” for the new settlement. College classes were added in 1854, at which time the school was renamed the Tualatin Academy and Pacific University and Sidney H. Marsh was hired as the school’s first president. Academy Hall, a companion to College Hall, was constructed in 1864, soon after which Tualatin Academy was expanded to include a public grade school.¹

The State Legislature granted the charter formally creating the Town of Forest Grove in 1872. The town boundary extended from present-day D Street to Hawthorne Street, between 16th and 24th Avenues. The town charter platted the town into blocks composed of four 200’ x 200’ lots, many of which were owned by Tualatin Academy and Pacific University and would later be sold to raise funds for further development of the campus. By the time of the charter, the Pacific University and Tualatin Academy faculty included five professors (including President Sidney H. Marsh) and two instructors. The town was re-chartered as the City of Forest Grove in 1891, with a slightly enlarged boundary.²

The many lots sold by Tualatin Academy and Pacific University contributed to the development of the town’s commercial and residential core to the south and west of the Tualatin Academy campus. As such, Forest Grove is a rare example of an Oregon town that grew up around a central educational institution. Indeed, many pioneer families purchased modest homes in town in addition to their outlying donation land claims so their children could attend Tualatin Academy and Pacific University.³

¹ *Forest Grove Historic Context*, 2, 10, 12; “George Atkinson (1819-1889); “Tabitha Moffat Brown (1780-1858).” Academy Hall, which was constructed on the location now occupied by Harvey W. Scott Memorial Hall, was destroyed by fire in 1910.

² *Forest Grove Historic Context*, 13-14.

³ *Ibid.*, 10-11.

2. Context Statement



Alumni and invited guests attending Tualatin Academy and Pacific University's 1892 commencement pose in front of College Hall (Pacific University Archives, PUApic_008696).

The Pacific University campus consisted of two buildings (Old College Hall and Academy Hall) into the 1880s. Herrick Hall, Pacific's first women's dormitory, was constructed in 1884. Marsh Hall, designed by the prominent Portland architectural firm of Whidden & Lewis, was added in 1895. Upon its opening, Marsh Hall contained 13 classrooms, a library, administrative offices, and a chapel. As of 1900, a 13-member faculty oversaw a student body of 50 in the university and 175 in the academy. Herrick Hall, also known as Ladies' Hall, burned to the ground in 1906 and was replaced by a new Herrick Hall in 1907. Academy Hall, which was constructed on the location now occupied by Harvey W. Scott Memorial Hall, was destroyed by fire in 1910.⁴

Following the loss of Academy Hall, the Carnegie Foundation pledged \$20,000 for construction of a new library on campus. After the University raised matching funds to cover ongoing maintenance, the Carnegie Library was constructed in 1912. As such, Pacific's library was one of 108 Carnegie libraries on college campuses, and the only one in the Pacific Northwest. Like Marsh Hall, the Carnegie Library was designed by Whidden & Lewis, though within the strict architectural guidelines established by the Carnegie Foundation.⁵

⁴ *Splendid Audacity*, 61, 64, 65.

⁵ *Splendid Audacity*, 74.

2. Context Statement



View of Marsh Hall, c. 1900 (Pacific University Archives, PUApic_009766).



Carnegie Library, soon after the building's 1912 construction (Pacific University Archives, PUApic_008433).

2. Context Statement



Extant campus buildings constructed prior to 1914 are shown in red.

Extant buildings constructed during this period for Pacific University:

- Old College Hall (1850)
- Marsh Hall (1895)
- Carnegie Hall (Carnegie Library, 1912)

Extant buildings constructed during this period and later acquired by Pacific University:

- Knight Hall (Marsh Family House, 1879)

2. Context Statement

2.2 The War and Depression Years (1914-1945)

Tualatin Academy and Pacific University was formally renamed Pacific University in 1914. The Tualatin Academy, which had served as the primary feeder school of the university, closed in 1915 due to growing competition from the increasing number of public high schools in the area.⁶

Following this institutional reorganization, the period from World War I through the Great Depression and World War II was one of stasis for the university. With some yearly variation, total enrollment hovered in the low 200s throughout the period, and Pacific University's campus in 1945 was remarkably similar to the campus of 1915. New construction during the period was limited to the President's House (1923, now Bates Hall) and McCormick Hall, built as a men's dormitory in 1924.⁷

Several additional buildings that are now part of the Pacific University campus were constructed during this period. These include multiple residences along College Way and commercial buildings along 21st Avenue. These buildings were generally acquired by Pacific several decades after their construction.

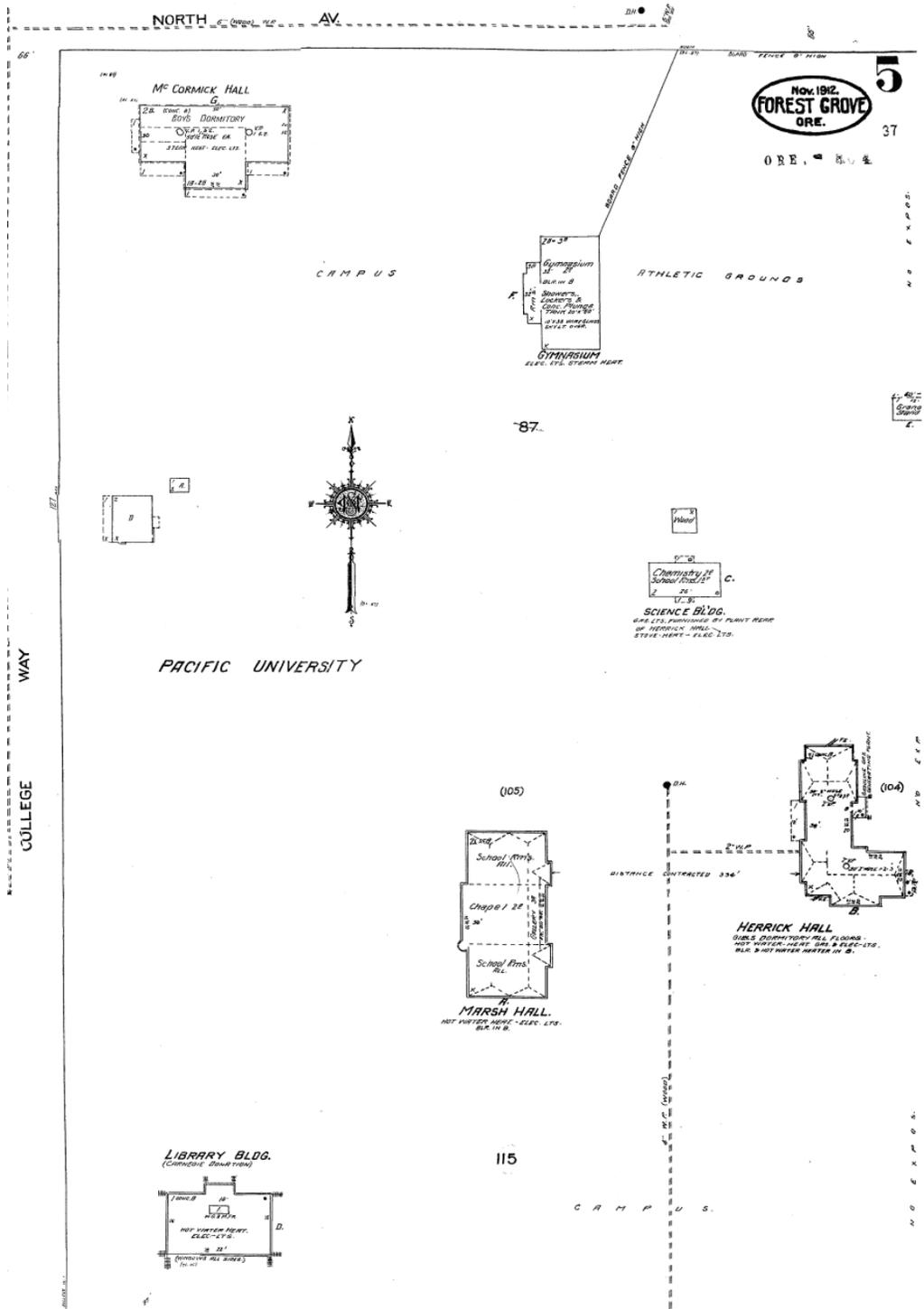


Undated photo of McCormick Hall prior to its 1946 expansion (Pacific University Archives, PUApic_010209).

⁶ Ibid., 69.

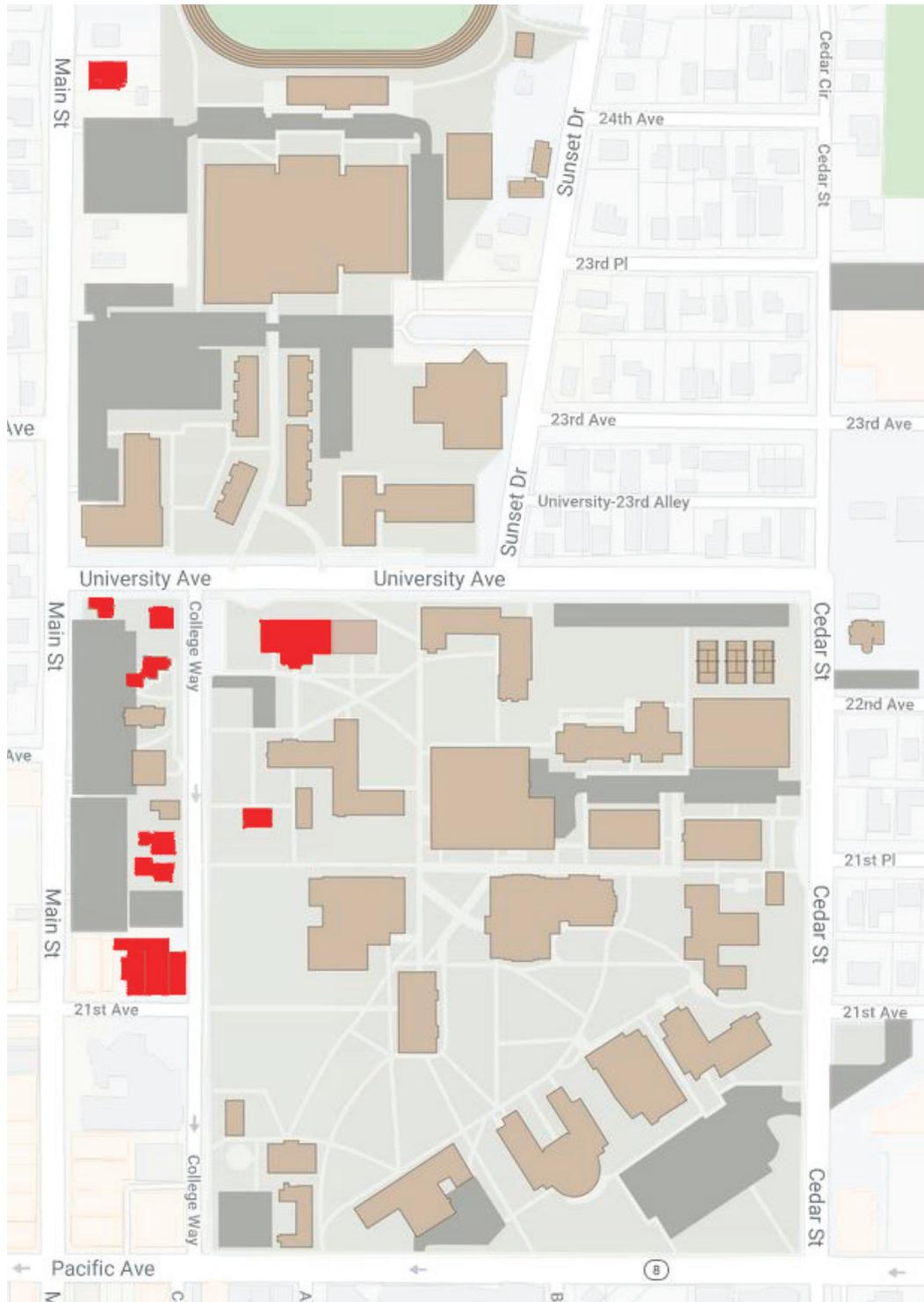
⁷ Ibid., 77, 78, 85.

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1939 Sanborn Map of the Pacific University campus. The "Science Bldg." is Old College Hall in a previous location. McCormick Hall, the Bates House, Marsh Hall and Carnegie Hall are also visible. Herrick Hall and the Gymnasium are no longer extant.

2. Context Statement



Extant campus buildings constructed from 1914 to 1945 are shown in red.

2. Context Statement



Pre-WWII aerial photograph of the Pacific University campus, looking southeast, with McCormick Hall in the foreground (Pacific University Archives, PUApic_012533).

Extant buildings constructed during this period for Pacific University:

- Bates House (1923)
- McCormick Hall (1924)

Extant buildings constructed during this period and later acquired by Pacific University:

- World Languages House (Samuel House, c. 1915)
- 2415 Main Street (1920)
- Creamery/Milky Way Building (Forest Grove Creamery, c. 1920)
- Rogers Building (Old City Library, 1921)
- Chapman Hall (J.W. Hughes House, 1922)
- 2223 Main Street (Tipton House, c. 1926)
- Drake House (1935)
- UPBD/Campus Public Safety (1940)

2. Context Statement

2.3 Post-WWII Expansion (1946-1980)

Unlike the pre-war years, the decades following World War II were a period of sustained growth for Pacific University. Post-WWII expansion started with Pacific's acquisition of the North Pacific College of Optometry in 1945. The Portland-based school, which at the time was the only school of optometry in the Pacific Northwest, was relocated to the basement of Marsh Hall before moving to Jefferson Hall upon that building's completion in 1952. Pacific issued the first accredited Doctor of Optometry degree in 1947.⁸

Pacific University's enrollment surged with the return of servicemen following WWII, reaching an unprecedented 925 students by 1948. To accommodate this rapid growth, Pacific acquired two buildings from Camp Adair, an infantry training camp near Corvallis. The two wood buildings were re-clad in brick and repurposed as Brown Hall, which housed the student store and lounge, and Warner Hall, which provided space for chemistry, physics, drama and speech classes. The University also relocated ten barracks buildings from Vancouver, Washington to serve as temporary housing for veteran students and their families. Additional housing capacity was provided by the expansion of McCormick Hall in 1946 and construction of the Walter Hall women's dormitory in 1958.⁹



1947 aerial photograph of the Pacific University campus, looking northwest (Pacific University Archives, PUApic_009286). Warner Hall is visible at the lower left, mid-reconstruction. The barracks buildings (no longer extant) are visible at the far right, behind Herrick Hall.

⁸ Ibid., 89-91.

⁹ Ibid., 91.

2. Context Statement

During the 1960s, University president Miller Ritchie led an unprecedented effort to expand Pacific's physical facilities. This initiative included construction of Washburne Hall (1964), Clark Hall (1966), Scott Memorial Hall (1967) and the Stoller Center (1970), as well as a substantial expansion of Jefferson Hall (1967) and the 1969 conversion of the Carnegie Library for use by the Departments of Speech and Education. By the end of the decade, the school's financial assets had nearly tripled, and enrollment had increased to more than 1,200 students.¹⁰

Jefferson, Walter, Clark and Scott Halls were designed by Dukehart & Kinne, a Portland architecture firm formed by John Kistner Dukehart (1908-1968) and Elizabeth Pennock Kinne (1908-1995) in 1953. In addition to their work for Pacific University, Kinne and Dukehart completed many significant Portland buildings including the Town Club, buildings for Reed College, several grade schools, and the Binford Apartment complex. Kinne and Dukehart met as employees of the Portland firm of Johnson & Wallwork. Kinne continued to work with Dukehart after he established his own firm, John K. Dukehart & Associates, in 1947. The Dukehart & Kinne firm disbanded following Dukehart's death in 1968.¹¹

Following completion of the Stoller Center in 1970, no significant development occurred on campus throughout the ensuing decade, apart from the extensive remodeling of Marsh Hall after a devastating fire in 1975.

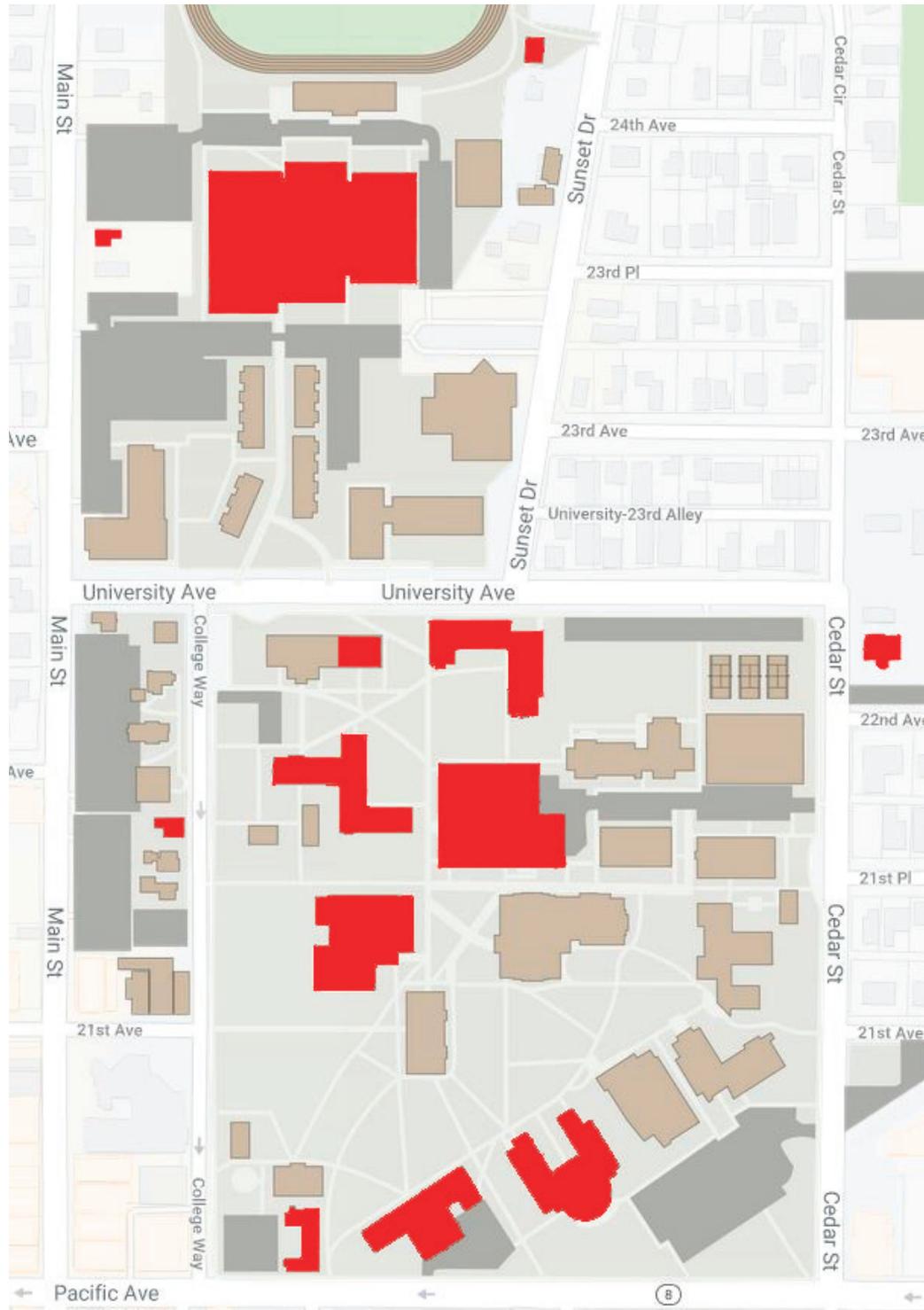


1980 aerial photograph of the Pacific University campus, looking southwest (Pacific University Archives, PUApic_015591).

¹⁰ Ibid., 103.

¹¹ Ritz, *Architects of Oregon*, 116, 117, 226, 227.

2. Context Statement



Extant campus buildings constructed from 1946 to 1980 are shown in red.

2. Context Statement

Extant buildings constructed during this period for Pacific University:

- Jefferson Hall (1952)
- Walter Hall (1958)
- Washburne University Center (1964)
- Clark Hall (1966)
- Harvey W. Scott Memorial Hall (1967)
- Stoller Center/PAC (1970)

Extant buildings constructed during this period and later acquired by Pacific University:

- Brown Hall (reconstructed 1947)
- Warner Hall (reconstructed 1947)
- 2335 Main Street (1948)
- 2410 Sunset Drive (1948)
- Abbott Alumni Center (1955)
- Abigail Scott Duniway House (1976)

2. Context Statement

2.4 A Modern University (Post-1980)

Since 1980, Pacific has seen substantial expansions to academic facilities and its student housing. The Strain Science Center and the Taylor-Meade Performing Arts Center were funded through a capital campaign that raised \$25 million from 1989 to 1993. A \$51 million capital campaign in the mid-2000s funded construction of Pacific University Library (now Tran Library), Burlingham Hall, Berglund Hall and Gilbert Hall. Pacific's newest dormitory, Cascade Hall, was completed in 2014.¹²

In recent decades, Pacific University has also expanded beyond Forest Grove. A Eugene campus offering undergraduate and graduate teaching programs that was established in 1992 has developed into the College of Education and this College now includes programs at a second satellite campus in Woodburn. The expansion and reorganization of Pacific's health-related professional programs culminated in the establishment of the College of Health Professions in 2004, which was moved to a new Hillsboro campus two years later.

Across all campuses, Pacific University's enrollment for the fall of 2018 included 1,904 undergraduates and 2,069 graduate students.

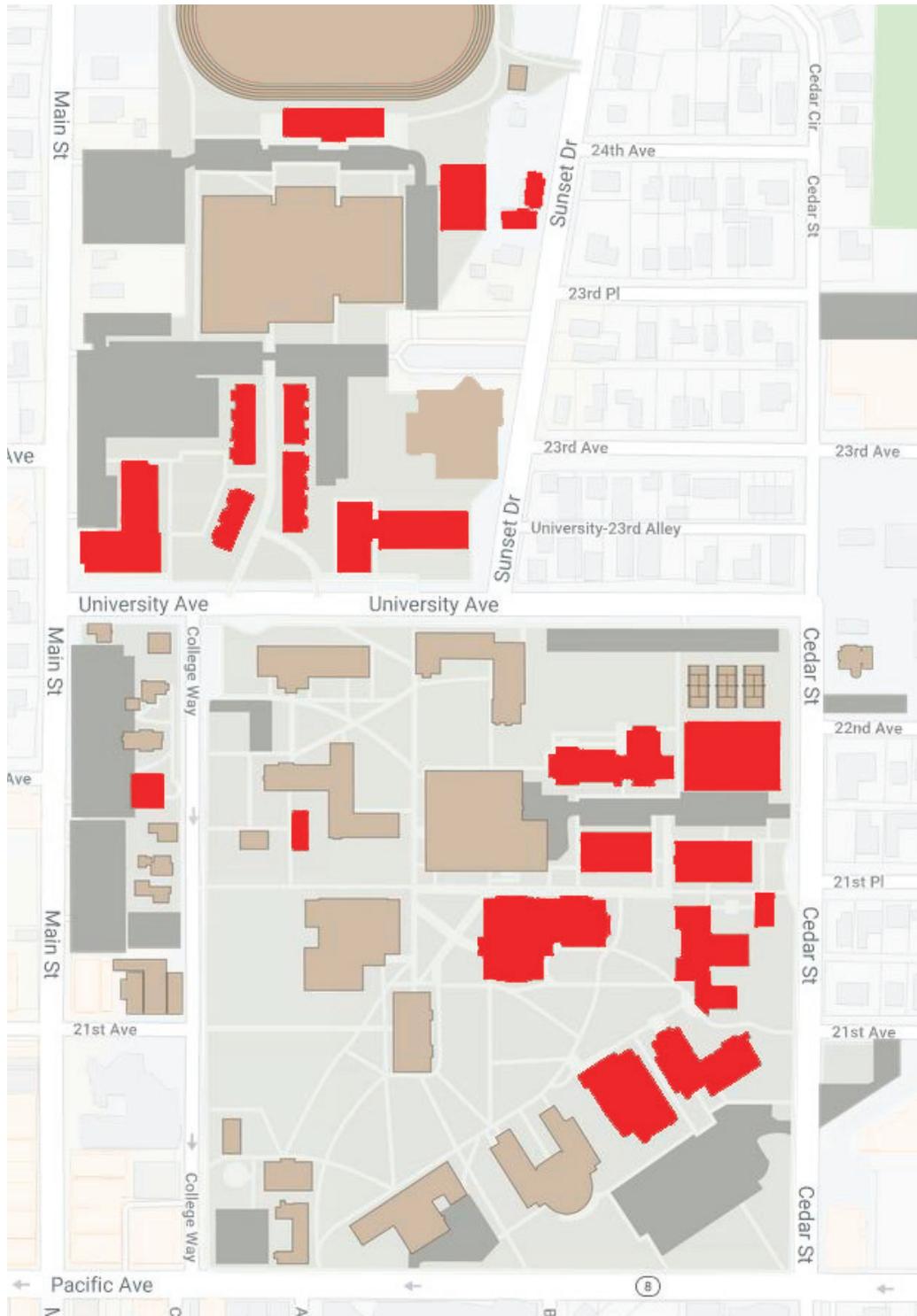
Major campus buildings constructed during this period include:

- Murdock Hall (1981)
- McGill Auditorium (1982)
- Henry Price Hall (1987)
- Strain Science Center (1993)
- Taylor-Meade Performing Arts Center (1993)
- Vandervelden Court (1995)
- Pacific University Library (2005)
- Burlingham Hall (2006)
- Berglund Hall (2007)
- Gilbert Hall (2008)
- Cascade Hall (2014)

As discussed in Section 1.1, buildings constructed in this era are generally not considered eligible for historic designation because they are less than 50 years old.

¹² *Splendid Audacity*, 123.

2. Context Statement



Extant campus buildings constructed after 1980 are shown in red.

2. Context Statement

2.5 Bibliography

This historic context was assembled from the following sources:

“George Atkinson (1819-1889),” The Oregon Encyclopedia, https://oregonencyclopedia.org/articles/atkinson_george_1819_1889_.

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“Tabitha Moffat Brown (1780-1858),” The Oregon Encyclopedia, https://oregonencyclopedia.org/articles/brown_tabitha_moffat_1780_1858_.

3. Building Profiles

The buildings on the Forest Grove campus that were constructed before 1980 are documented in this section. The buildings are arranged in chronological order based on date of construction. Each building profile begins with basic identifying information, including building name, date of construction, architectural style and current historic status. This basic information is followed by a summary history of the building, a description of known alterations, and a description of the building's historic significance (if any). Profiles of historically significant buildings conclude with a list of the building's character-defining features and design guidelines regarding the building's future treatment.

The building profiles are arranged in chronological order by date of construction:

- Old College Hall (1850)
- Knight Hall (Marsh Family House, 1879)
- Marsh Hall (1895)
- Carnegie Hall (Carnegie Library, 1912)
- World Languages House (Samuel House, c. 1915)
- 2415 Main Street (1920)
- Creamery/Milky Way Building (Forest Grove Creamery, c. 1920)
- Rogers Building (Old City Library, 1921)
- Chapman Hall (J.W. Hughes House, 1922)
- Bates House (1923)
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- 2223 Main Street (Tipton House, c. 1926)
- Drake House (1935)
- UPBD/Campus Public Safety (1940)
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- Walter Hall (1958)
- Washburne University Center (1964)
- Clark Hall (1966)
- Harvey W. Scott Memorial Hall (1967)
- Stoller Center/PAC (1970)
- Abigail Scott Duniway House (1976)

3. Building Profiles

Old College Hall

Address: 2021 College Way

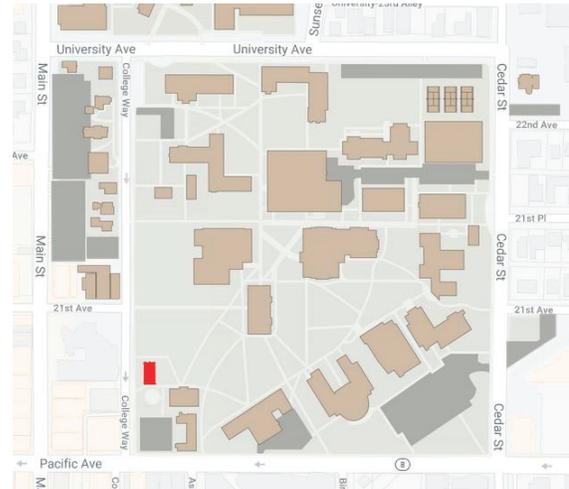
Date of Construction: 1850

Architectural Style: Colonial Revival/Georgian

Historic Status: Local Landmark; on National Register of Historic Places

Summary History:

Old College Hall was constructed in 1850 to house the newly created Tualatin Academy. Construction of the building, which opened to classes in October 1851, was funded through sale of portions of the land that had been donated to the Academy. College classes were added to the curriculum in 1854, at which time the school was renamed the “Tualatin Academy and Pacific University,” and Sidney H. Marsh was hired as the school’s first president. After long use as a science classroom building, Old College Hall was converted to the Pacific University Museum in the 1940s.



Old College Hall’s current location along College Way between 21st and Pacific Avenues is its fourth on the campus. The building was originally located near the current site of Marsh Hall, and was moved in 1894 to accommodate construction of that building. Old College Hall was moved again in 1963 to make way for construction of Washburne Hall, and again in 2003 to accommodate construction of the Pacific University Library. The building’s current orientation is actually rotated 180 degrees from its original, though because the east and west facades are nearly identical this of minimal visual import.

(Sources: National Register of Historic Places, Tualatin Academy, Forest Grove, Washington County, Oregon, National Register #74001722; Oregon Historic Site Record, Tualatin Academy, Forest Grove, Washington County, <http://heritagedata.prd.state.or.us/historic/>, accessed September 24, 2018.)

Alterations:

- 1894: moved to make way for construction of Marsh Hall
- 1940s: remodeled/rehabilitated for conversion from science building to museum
- 1963: moved to make way for construction of Washburne Hall
- 1980: underwent general restoration, including roof replacement and repairs to windows, porches and cupola
- 2003: moved to make way for construction of Pacific University Library
- c. 2003: ramp added to east façade

3. Building Profiles



College Hall, c. 1900 (Pacific University Archives, PUApic_008428).

Significance: Designated Local Landmark and Listed on the National Register of Historic Places

Listed on the National Register of Historic Places in 1974, Old College Hall is significant under National Register Criterion A as the earliest surviving building on the Pacific University campus and the earliest permanent wood-frame building constructed for the academic institution. As such, it is one of the oldest continuously used academic buildings in the western United States. It is also eligible under Criterion C as a rare extant example of the Colonial/Georgian style maintaining its use as an educational building. According to the building's 1974 National Register nomination, Old College Hall is one of nine Colonial/Georgian style buildings found in the Oregon Inventory of Historic Properties that remain standing and the only listed example of an educational building reflecting this early style of architecture in Oregon.

Character-defining Features:

- Two-story height
- Rectangular plan
- Bilateral symmetry
- Low-pitched hip roof with octagonal louvered cupola

3. Building Profiles

- Open eave with triangular brackets at corners and above windows
- Multi-light, double-hung, wood sash windows with bracketed wood lintels and wood sills
- Multi-light, wood sash sidelights and transoms
- Lap siding with corner boards
- Columned porches

Relevant Guidelines and Treatment Parameters:

Old College Hall is the most historically significant building on the Pacific University campus and arguably one of the most historically significant public buildings in Oregon.

- In general, future modifications to the building should preserve and, if necessary, repair the exterior character-defining features identified above. In cases where the extent of deterioration makes repair infeasible, deteriorated features should be replaced in kind. The replacement feature should match the original feature in design, color, texture, and where possible, materials.
- Whenever possible, modifications to the building should be designed so that they meet the Review Standards set forth in Section 17.5.220(D) of Forest Grove’s Municipal Code. If compliance with the Review Standards is infeasible, modifications should be designed so that they are in conformance with the Design Guidelines that are identified in Forest Grove’s Historic District Design Guidelines (see Focus Area V of the City’s Design Guideline Handbook).
- Maintain all exterior building elements in good repair and protect those elements from the harmful effects of weather. Maintain all wood elements in good condition through periodic cleaning and painting.
- Given the prominent nature of all four sides of the building, avoid additions that modify the building’s existing roofline and/or footprint.
- If non-historic exterior features – such as the ADA ramp, concrete porches, iron porch rails, and panel doors – are replaced, the replacement features should be installed in a manner that does not require loss of character-defining features and should be in keeping with the materials, style and scale of the historic building.
- Maintain a separation between new construction and Old College Hall of at least 50 feet, so as not to obscure the historic building’s scale and massing.

3. Building Profiles



Old College Hall, looking southeast (Architectural Resources Group, October 2018).

3. Building Profiles



Old College Hall, looking northwest (Architectural Resources Group, October 2018). The wheelchair ramp is to the right of the entrance.

3. Building Profiles

Knight Hall (Marsh Family House)

Address: 2204 College Way

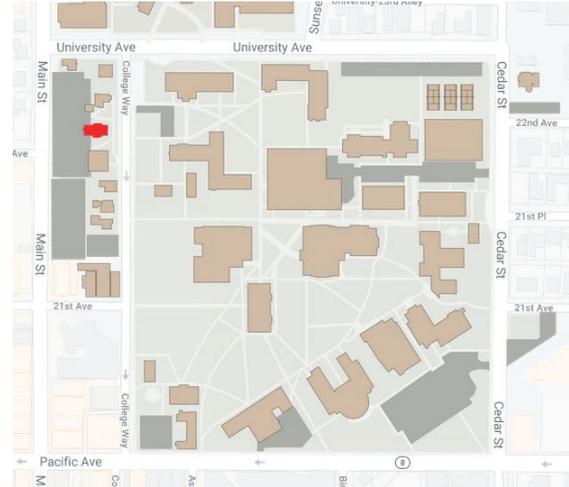
Date of Construction: 1879

Architectural Style: Queen Anne

Historic Status: Local Landmark

Summary History:

Knight Hall was named for Frank L. Knight, whose financial contribution enabled the University to purchase the building in 1944. Following Sidney Marsh's death in 1879, Marsh's widow, Eliza F. Marsh moved into the newly built house with her five children. She lived in the house until her death in 1910, at which time Ed W. Haines, president of the First National Bank of Forest Grove, purchased the property. In 1920, the house was purchased by Carl Augustus Broderson, prominent Forest Grove businessman and former mayor, and his wife Dortha. They rented the upstairs rooms to students and WWI veterans. The Brodersons sold the house to Pacific University in 1944. The building has seen a wide variety of uses since being acquired by the University, including use as a dormitory, a fraternity, a music building, and faculty offices. The building now houses undergraduate admissions.



(Sources: "Forest Grove, Oregon Historic Context," 84-85, 97; Oregon Historic Site Record, 2204 College Way, Forest Grove, Washington County, <http://heritagedata.prd.state.or.us/historic/>, accessed September 24, 2018.)

Alterations:

- 1946: general remodel
- 1994: rear addition; ADA improvements, including ramp; HVAC upgrades; structural repairs

Significance: Designated Local Landmark

Knight Hall is significant for its association with the Marsh family and as a locally prominent example of the Queen Anne architectural style.

Character-defining Features:

- Two-and-a-half story height
- Complex roof form with boxed eaves
- Asymmetric massing
- Shiplap siding with fish-scale "skirt" between first and second floors

3. Building Profiles

- Double-hung wood sash
- L-shaped porch with pediment, spindle frieze, turned posts, and wood rail
- Tower above porch with tent roof
- Front and side gables with decorative woodwork, fish-scale shingles, and windows with stained glass borders
- Brick base
- Brick chimney

Relevant Guidelines and Treatment Parameters:

- In general, future modifications to the building should preserve and, if necessary, repair the exterior character-defining features identified above. In cases where the extent of deterioration makes repair infeasible, deteriorated features should be replaced in kind. The replacement feature should match the original feature in design, color, texture, and where possible, materials.
- Whenever possible, modifications to the building should be designed so that they meet the Review Standards set forth in Section 17.5.220(D) of Forest Grove’s Municipal Code. If compliance with the Review Standards is infeasible, modifications should be designed so that they are in conformance with the Design Guidelines that are identified in Forest Grove’s Historic District Design Guidelines (see Focus Area V of the City’s Design Guideline Handbook).
- Maintain all exterior building elements in good repair and protect those elements from the harmful effects of weather. Maintain all wood elements in good condition through periodic cleaning and painting.
- Additions should be restricted to the rear portion of the building, which has already been modified.
- If non-historic exterior features – such as the ADA ramp – are replaced, the replacement features should be installed in a manner that does not require loss of any character-defining features and should be in keeping with the materials, style and scale of the historic building.

3. Building Profiles



Undated photo of the Marsh family house, prior to its acquisition by Pacific University (Pacific University Archives, PUApic_012732).

3. Building Profiles



Knight Hall, looking northwest (Architectural Resources Group, October 2018).

3. Building Profiles



Knight Hall, looking southwest (Architectural Resources Group, October 2018).



Knight Hall, looking southeast (Architectural Resources Group, October 2018).

3. Building Profiles

Marsh Hall

Address: 2043 College Way

Date of Construction: 1895

Architectural Style: Tudor Revival

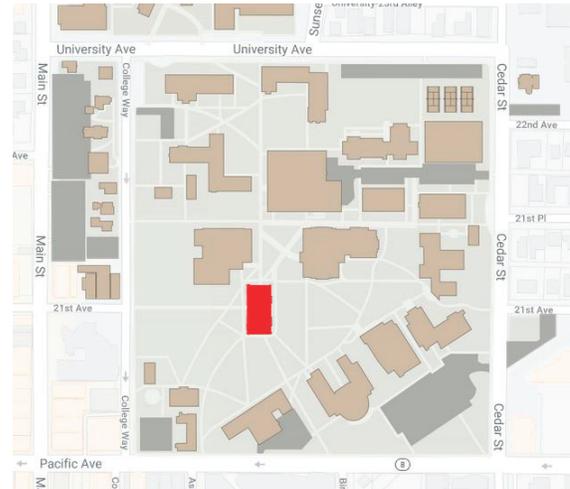
Historic Status: Local Landmark

Summary History:

Marsh Hall was completed in 1895 and, after College Hall, Academy Hall (no longer extant) and Herrick Hall (no longer extant), was the fourth building constructed on campus.

The building was designed by the prominent Portland architectural firm of Whidden & Lewis. Upon its opening, Marsh Hall contained 13 classrooms, a library, administrative offices, and a chapel. Following a fire that gutted the building

in 1975, architects Martin, Soderstrom and Matteson oversaw a major renovation of the building that was completed in 1977. Marsh Hall was named for Dr. Sidney Harper Marsh, who served as Pacific University's first president until his death in 1879.



(Sources: Forest Grove Historic Landmarks Board, "Evaluation Sheet, Marsh Hall," 1994, available from City Recorder; Miranda, Gary, and Rick Read, *Splendid Audacity: The Story of Pacific University*, Seattle, WA, Documentary Book Publishers, 2000, 61, 64; Oregon Historic Site Record, Marsh Memorial Hall, Forest Grove, Washington County, <http://heritagedata.prd.state.or.us/historic/>, accessed September 24, 2018.)

Alterations:

- 1975-1977: rebuilt after major fire, including sandblasting of exterior brick, replacement of stone base, and replacement of windows and all doors except main entry (Much of the replacement stone came from the J.W. Boos Quarry near Gaston, which supplied the original stone for the building.)
- 2000: remodel of lower level

Significance: Designated Local Landmark

Marsh Hall is significant for its status as the second-oldest extant building constructed by Pacific University, for its association with the prominent architecture firm of Whidden & Lewis, and as an excellent example of a scholastic rendition of the Tudor Revival style.

Character-defining Features:

- Orientation facing College Way, at terminus of walkway extending eastwards from 21st Avenue
- Two-and-a-half story height

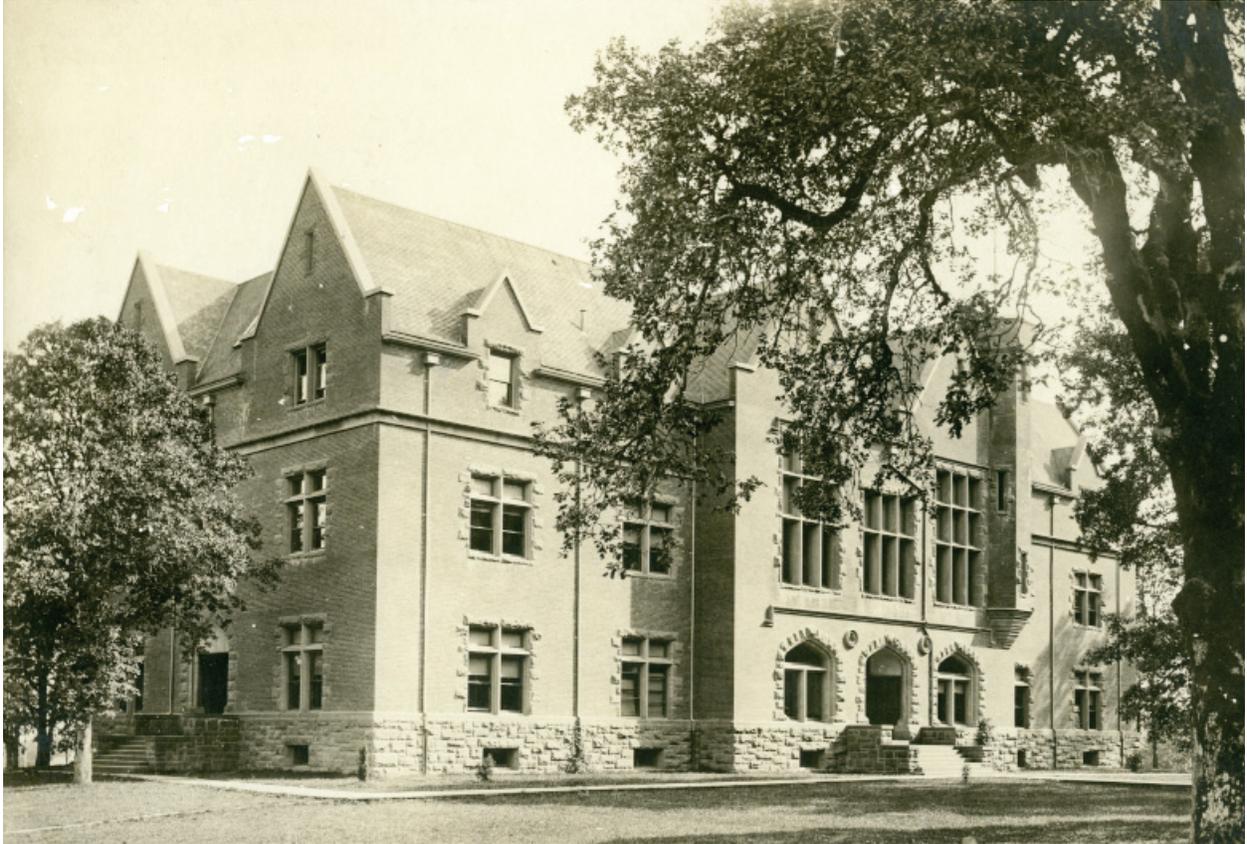
3. Building Profiles

- Rectangular plan
- Steeply pitched roof with multiple gabled dormers (flush with the sides of the building)
- Asymmetrical massing
- Brick cladding in common bond
- Recessed main entry with paired oak front doors with sidelights and leaded transom
- Rusticated stone arches at entries and window bays flanking main entry
- Rusticated stone window surrounds and stone mullions
- One-and-a-half story, octagonal tower with stone base
- Stone band course and stone trefoil medallions above main entry
- Rusticated stone foundation

Relevant Guidelines and Treatment Parameters:

- In general, future modifications to the building should preserve and, if necessary, repair the exterior character-defining features identified above. In cases where the extent of deterioration makes repair infeasible, deteriorated features should be replaced in kind. The replacement feature should match the original feature in design, color, texture, and where possible, materials.
- Whenever possible, modifications to the building should be designed so that they meet the Review Standards set forth in Section 17.5.220(D) of Forest Grove’s Municipal Code. If compliance with the Review Standards is infeasible, modifications should be designed so that they are in conformance with the Design Guidelines that are identified in Forest Grove’s Historic District Design Guidelines (see Focus Area V of the City’s Design Guideline Handbook).
- Maintain all exterior building elements in good repair and protect those elements from the harmful effects of weather. In particular, inspect brick exterior walls regularly to identify areas that require repointing. When repointing is necessary, replicate the joint width, mortar composition and tooling of the existing wall. Clean exterior brick walls only when necessary to halt deterioration or remove heavy soiling.
- Given the prominent nature of all four sides of the building, avoid additions that modify the building’s existing roofline and/or footprint.
- If non-historic exterior features – such as the non-original doors and windows – are replaced, the replacement features should be installed in a manner that does not require loss of character-defining features and should be in keeping with the materials, style and scale of the historic building.
- Avoid new construction between Marsh Hall and College Way, to preserve the building’s character-defining orientation as the eastward terminus of the walkway that extends from 21st Avenue.

3. Building Profiles



Marsh Hall soon after its 1895 construction (Pacific University Archives, PUApic_011042).

3. Building Profiles



Marsh Hall, looking northeast (Architectural Resources Group, October 2018).

3. Building Profiles



Marsh Hall, looking west (Architectural Resources Group, October 2018).



Marsh Hall, looking south (Architectural Resources Group, October 2018).



Marsh Hall, looking north (Architectural Resources Group, October 2018).

3. Building Profiles

Carnegie Hall (Carnegie Library)

Address: 2009 College Way

Date of Construction: 1912

Architectural Style: Classical Revival

Historic Status: Local Landmark

Summary History:

Following the loss of both Herrick Hall and Academy Hall in building fires (in 1906 and 1910, respectively), the Carnegie Foundation pledged \$20,000 for construction of a new library on campus. After the University raised additional funds to cover ongoing maintenance, the Carnegie Library was constructed in 1912. As such, Pacific's library was one of 108 Carnegie libraries on college campuses, and the only one constructed in the Pacific Northwest. Like Marsh Hall, the Carnegie Library was designed by the Portland architecture firm Whidden & Lewis, though within the strict architectural guidelines established by the Carnegie Foundation. The contractor for the building was Weneland Building and Engineering Company of Portland.



(Sources: Forest Grove Historic Landmarks Board, "Evaluation Criteria, Carnegie Library," 1994, available from City Recorder; *Splendid Audacity*, 74; Oregon Historic Site Record, Forest Grove Carnegie Library, Forest Grove, Washington County, <http://heritagedata.prd.state.or.us/historic/>, accessed September 24, 2018.)

Alterations:

The exterior of Carnegie Hall retains a high level of integrity, though extensive changes have been made to the building's interior. Specific changes include:

- 1946: 3rd floor mezzanine added
- 1969: converted from library to education building
- Unknown: ramp added to north façade, left of main entry

Significance: Designated Local Landmark

Carnegie Hall is significant as the only academic Carnegie Library built in the Pacific Northwest and for its association with prominent architecture firm Whidden & Lewis. According to the Forest Grove Historic Landmarks Board's evaluation sheet for the building, it was designated a local landmark in 1994 for "embodying distinguishing architectural characteristics."

3. Building Profiles

Character-defining Features:

- Two-story height
- Rectangular plan
- Flat roof with brick parapet and cast stone balusters at parapet above main entry
- White brick in running bond
- Cornice with dentils
- Wood windows (double-hung at basement; pivot at upper floors) arranged in bands of three on east, north and west facades
- Entry portico consisting of arched entry with sidelights and fanlight transom flanked by cast stone columns (current door and inner sidelights replaced double doors and are not original)
- Brick and concrete foundation

Relevant Guidelines and Treatment Parameters:

- In general, future modifications to the building should preserve and, if necessary, repair the exterior character-defining features identified above. In cases where the extent of deterioration makes repair infeasible, deteriorated features should be replaced in kind. The replacement feature should match the original feature in design, color, texture, and where possible, materials.
- Whenever possible, modifications to the building should be designed so that they meet the Review Standards set forth in Section 17.5.220(D) of Forest Grove's Municipal Code. If compliance with the Review Standards is infeasible, modifications should be designed so that they are in conformance with the Design Guidelines that are identified in Forest Grove's Historic District Design Guidelines (see Focus Area V of the City's Design Guideline Handbook).
- Maintain all exterior building elements in good repair and protect those elements from the harmful effects of weather. In particular, inspect brick exterior walls regularly to identify areas that require repointing. When repointing is necessary, replicate the joint width, mortar composition and tooling of the existing wall. Clean exterior brick walls only when necessary to halt deterioration or remove heavy soiling.
- Maintain in good repair the cast stone balustrade at the parapet above the main entry, as it is an important character-defining feature and may be prone to deterioration if not actively maintained.
- Given the prominent nature of all four sides of the building, avoid additions that modify the building's existing roofline and/or footprint.
- Maintain a separation between new construction and Carnegie Hall of at least 50 feet from the building's primary (north elevation) and 30 feet from the secondary elevations, so as not to obscure the historic building's scale and massing.
- If non-historic exterior features – such as the ADA ramp or front door – are replaced, the replacement features should be installed in a manner that does not require loss of character-defining features and should be in keeping with the materials, style and scale of the historic building.

3. Building Profiles



Carnegie Library soon after its 1912 construction (Pacific University Archives, PUApic_015694).

3. Building Profiles



Carnegie Hall, looking south (Architectural Resources Group, October 2018).



Carnegie Hall, looking east (Architectural Resources Group, October 2018).

3. Building Profiles



Carnegie Hall, looking northwest (Architectural Resources Group, October 2018).



Carnegie Hall, looking west (Architectural Resources Group, October 2018).

3. Building Profiles

World Languages House (Samuel House)

Address: 2224 College Way

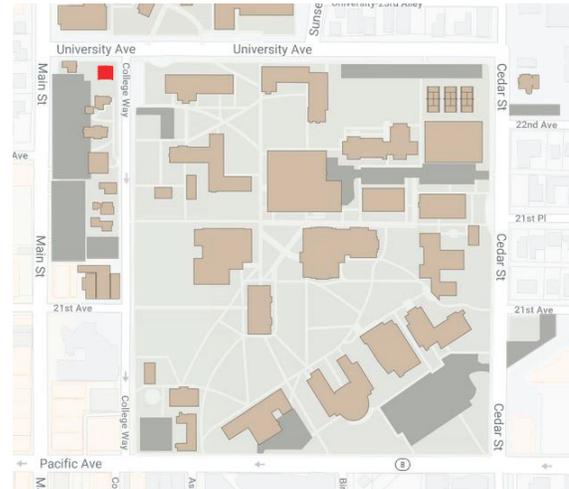
Date of Construction: c. 1915

Architectural Style: American Foursquare

Historic Status: "Eligible/contributing" in Oregon Historic Sites Database

Summary History:

The property at 2224 College Way was the home of W. G. and Ethel Samuel from 1920 to 1945. Prior surveys determined the house was likely constructed circa 1915, when Agnes Adams Proctor owned the property. In 1945, Ethel Samuel sold the property to Agnes Schramel, who had sold the UPBD building the previous year. Schramel sold the Samuel House to Pacific University in 1963. In the 1970s and 1980s, Pacific leased the property to the Valley Art Gallery.



(Sources: Oregon Historic Site Record, 2224 College Way, Forest Grove, Washington County, <http://heritagedata.prd.state.or.us/historic/>, accessed September 24, 2018; Parcel research by the Friends of Historic Forest Grove.)

Alterations:

- 2016: Replacement of non-original stairs at southwest corner
- Date unknown: Addition of rear porch

Significance: Not Significant – Fails to Meet NRHP/Forest Grove Eligibility Criteria

The Samuel House was proposed for designation as a local landmark in 1998. At that time, Pacific University requested the property be removed from such consideration until the University's "master plan can be more fully developed in regard to [this property]" (letter from Doug Longhurst to James Reitz, December 21, 1998). Regardless, the Samuel House does not appear to be significant. The building does not appear to be associated with any events or persons important to local, state or national history, nor does it appear to possess architectural significance. Though constructed in the American Foursquare style, the building is not a remarkable example of that style.

Character-defining Features: N/A

Relevant Guidelines and Treatment Parameters: N/A

3. Building Profiles



World Languages House, looking northwest (Architectural Resources Group, October 2018).



World Languages House, looking southwest (Architectural Resources Group, October 2018).

3. Building Profiles



World Languages House, looking east (Architectural Resources Group, October 2018).

3. Building Profiles

2415 Main Street

Date of Construction: 1920

Architectural Style: Bungalow

Historic Status: None

Summary History:

Prior owners of this property include R.P. and Pearl Jackson (pre-1953) and Edward and Ferne Proctor (post-1952). Pacific University acquired this house in 2014 from Cameron and Toni Seitz.

(Source: Parcel research by Friends of Historic Forest Grove.)



Alterations:

- Remodeled in 2005

Significance: Not Significant – Fails to Meet NRHP/Forest Grove Eligibility Criteria

The property at 2415 Main Street does not appear to be significant. The building does not appear to be associated with any events or persons important to local, state or national history, nor does it appear to possess architectural significance.

Character-defining Features: N/A

Relevant Guidelines and Treatment Parameters: N/A



2415 Main Street, looking northeast (Architectural Resources Group, October 2018).

3. Building Profiles

Creamery/Milky Way Building (Forest Grove Creamery)

Address: 2017 21st Avenue

Date of Construction: c. 1920

Architectural Style: Early Twentieth-century Commercial

Historic Status: Local Landmark

Summary History:

Local newspaper advertisements from the 1890s indicate that Clarke's Creamery was located at this address. The building was occupied by the post office for ten years before the Palace Garage moved into the building in 1919. At that time the building was owned by Charles Lester Large, a local druggist and physician who also served as Washington County coroner around the turn of the century. In July of 1919 a devastating fire swept the block and severely damaged the garage. Only the rear wall and the rear halves of the sidewalls survived the fire.



The current building was built following the 1919 fire. The Palace Garage remained in the building until 1930, when the Forest Grove Creamery moved in. The creamery was part of an important local dairy industry and produced 2,000 pounds of butter per day for Yamhill, Washington, Tillamook, and Multnomah counties. The creamery closed in the mid-1970s, after which the building hosted a series of businesses. Pacific University received the Creamery Building in 2003 as part of a bequest from the estate of Helen Propstra. Mrs. Propstra – whose parents, Joseph and Sophie Propstra, ran the Forest Grove Creamery – was a longtime friend and contributor to the University.

(Sources: Forest Grove Historic Landmarks Board, "Evaluation Criteria, Palace Garage/Forest Grove Creamery," 1998, available from City Recorder; *Pacific: The Magazine of Pacific University*, Vol. 36, No. 4 (Winter 2003), 19; "Forest Grove, Oregon Historic Context," 27-28; Oregon Historic Site Record, 2017 21st Avenue, Forest Grove, Washington County, <http://heritagedata.prd.state.or.us/historic/>, accessed September 24, 2018.)

Alterations:

- 2015: removed flooring (polished concrete floor)
- Date unknown: entryway filled; storefront windows replaced original garage doors; rear windows filled, rear garage door partially filled

Significance: Designated Local Landmark

According to the Forest Grove Historic Landmarks Board's evaluation sheet for the Palace Garage/Forest Grove Creamery, the building was designated a local landmark in 1998 for (1) its association with the lives of

3. Building Profiles

persons holding a significant place in the history of Forest Grove and (2) embodying distinguishing architectural characteristics.

Character-defining Features:

- One-story height
- Rectangular plan
- Parapet wall with center arch
- Stucco cladding

Relevant Guidelines and Treatment Parameters:

Despite being a designated local landmark, the Creamery/Milky Way Building has been significantly modified over time; as a result, Pacific University would have considerable leeway in modifying the building in the future.

- In general, future modifications to the building should preserve and, if necessary, repair the exterior character-defining features identified above. In cases where the extent of deterioration makes repair infeasible, deteriorated features should be replaced in kind. The replacement feature should match the original feature in design, color, texture, and where possible, materials.
- Whenever possible, modifications to the building should be designed so that they meet the Review Standards set forth in Section 17.5.220(D) of Forest Grove’s Municipal Code. If compliance with the Review Standards is infeasible, modifications should be designed so that they are in conformance with the Design Guidelines that are identified in Forest Grove’s Historic District Design Guidelines (see Focus Area V of the City’s Design Guideline Handbook).
- Maintain all exterior building elements in good repair and protect those elements from the harmful effects of weather.
- Additions should be restricted to the rear or roof of the building. Rooftop additions should be stepped back from the south wall of the building to maintain the one-story appearance of the building’s façade along 21st Avenue.
- If non-historic exterior features – such as the windows or doors – are replaced, the replacement features should be installed in a manner that does not require loss of character-defining features and should be in keeping with the materials, style and scale of the historic building.

3. Building Profiles



View looking west on 21st Avenue from College Way, showing the remains of the Rogers Building (right) and Creamery Building following the 1919 fire (Ted Van Dyke, July 7, 1919, courtesy of Friends of Historic Forest Grove).



Post-fire view looking southeast, toward the rear of the Rogers Building and Creamery Building (Ted Van Dyke, July 7, 1919, courtesy of Friends of Historic Forest Grove).

3. Building Profiles



The Creamery/Milky Way Building, looking north (Architectural Resources Group, October 2018).



The Creamery/Milky Way Building, looking southwest (Architectural Resources Group, October 2018).

3. Building Profiles

Rogers Building (Old City Library)

Address: 2019 21st Avenue

Date of Construction: 1921

Architectural Style: Early Twentieth-century Commercial

Historic Status: Local Landmark

Summary History:

Forest Grove's first library was an informal borrowing system located in a stationery store at the location now occupied by the Rogers Building. In the early years of the twentieth century, growing support for a public library resulted in the formation of Forest Grove's first Library Board and the levying of a mill tax to support a library. The new library was named after Adeline Fisk Rogers, a long-term benefactor of Forest Grove who had purchased the former stationery store building in 1907 and transferred title to the city in 1909. The library operated until July 1919, when a fire destroyed the roof and front facade, though sufficient warning enabled the townspeople to save most of the books.



One month after the fire, J.S. Loynes, a prolific local builder, received a contract from the city to rebuild the library. Concrete floors were constructed and the walls rebuilt with Willamette cream-colored pressed brick. The front elevation was reconstructed as it was prior to the fire, retaining its storefront facade. The library reopened in 1921 and continued to serve the public at this location until 1978, when it was moved to a new building on Pacific Avenue. The building was acquired by the University in 1990.

(Source: Oregon Historic Site Record, 2019 21st Avenue, Forest Grove, Washington County, <http://heritagedata.prd.state.or.us/historic/>, accessed September 24, 2018.)

Alterations:

The building retains its overall scale and massing, though changes have been made to the façade and secondary elevation. In particular, the building's brick façade has been covered in stucco and the entry has been reconfigured (it was not recessed originally).

Significance: Designated Local Landmark

The City Recorder was not able to locate the Forest Grove Historic Landmarks Board's evaluation sheet for the building. It is ARG's understanding that the Rogers Building is considered significant as a 1921 reconstruction of the city's first library on the same site as that library.

3. Building Profiles

Character-defining Features:

- One-story height
- Rectangular plan
- Fixed picture windows
- Recessed panels near cornice and below picture windows
- On east façade, wood windows and door, with arched wall openings

Relevant Guidelines and Treatment Parameters:

Despite being a designated local landmark, the Rogers Building has been significantly modified over time; as a result, Pacific University would have considerable leeway in modifying the building in the future.

- In general, future modifications to the building should preserve and, if necessary, repair the exterior character-defining features identified above. In cases where the extent of deterioration makes repair infeasible, deteriorated features should be replaced in kind. The replacement feature should match the original feature in design, color, texture, and where possible, materials.
- Whenever possible, modifications to the building should be designed so that they meet the Review Standards set forth in Section 17.5.220(D) of Forest Grove’s Municipal Code. If compliance with the Review Standards is infeasible, modifications should be designed so that they are in conformance with the Design Guidelines that are identified in Forest Grove’s Historic District Design Guidelines (see Focus Area V of the City’s Design Guideline Handbook).
- Maintain all exterior building elements in good repair and protect those elements from the harmful effects of weather.
- Additions should be restricted to the rear of the building. Given the building’s prominent corner location, rooftop additions should be avoided.
- If non-historic exterior features – such as the current entryway – are replaced, the replacement features should be installed in a manner that does not require loss of character-defining features and should be in keeping with the materials, style and scale of the historic building.

3. Building Profiles



Detail view showing the remains of the Rogers Building following the 1919 fire (Ted Van Dyke, July 7, 1919, courtesy of Friends of Historic Forest Grove).



Rogers Building, looking northwest (Architectural Resources Group, October 2018).

3. Building Profiles



1941 view of the Rogers Building, when it was still in use as the city library (Pacific University Archives, PUApic_015491ah).



Rogers Building, looking north (Architectural Resources Group, October 2018).

3. Building Profiles



Rogers Building, looking northeast (Architectural Resources Group, October 2018).



Rogers Building, looking south (Architectural Resources Group, October 2018).

3. Building Profiles

Chapman Hall (J.W. Hughes House)

Address: 2212 College Way

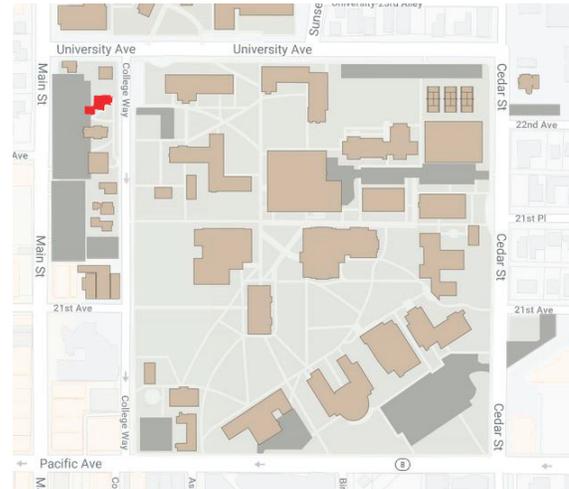
Date of Construction: 1922

Architectural Style: Craftsman

Historic Status: Local Landmark

Summary History:

John Wilbur Hughes, a member of a prominent Forest Grove family, was the original owner and occupant of this 1922 bungalow, having purchased the land the year before. A farmer and livestock auctioneer, he lived here with his wife Clara and their four children. Hughes later served as a Washington County representative to the State Legislature until 1939. He was the son of Samuel R. Hughes, an early Oregon pioneer who settled in Forest Grove in 1857. Hughes owned this property until he deeded it to Ellison M. and Helen C. Henderson in 1947. After residing in the home for nearly 20 years, the Hendersons sold the property to Pacific University in 1966. During the 1970s and early 1980s, the building was used as office space, practice rooms, classrooms and storage for the Music School. The building was named in honor of Frank T. Chapman, Dean of Pacific University's Conservatory of Music for over 25 years.



(Sources: Forest Grove Historic Landmarks Board, "Evaluation Criteria, J.W. Hughes House," available from City Recorder; Oregon Historic Site Record, 2214 College Way, Forest Grove, Washington County, <http://heritagedata.prd.state.or.us/historic/>, accessed September 24, 2018.)

Alterations:

- 1993: ADA and cosmetic upgrades, including wheelchair ramp along south façade
- Date unknown: Rear porch removed; all doors replaced; windows at rear replaced

Significance: Designated Local Landmark

According to the Forest Grove Historic Landmarks Board evaluation sheet, Chapman Hall was designated a local landmark (1) for its association with the lives of persons holding a significant place in the history of Forest Grove, and (2) for embodying distinguishing architectural characteristics of a period and style. While this sheet does not specify which significant persons are associated with the house, ARG assumes it is John Wilbur Hughes or the Hughes family. The HLB evaluation sheet includes the statement that the building "was built in 1922 as a residence for a President of Pacific University," which appears to be in error, as original owner John Wilbur Hughes was not associated with Pacific University, and the house was not acquired by the University until 1966. ARG concurs that the building is architecturally significant as a distinctive example of the Craftsman style.

3. Building Profiles

Character-defining Features:

- One-and-a-half story height
- Low pitched multi-gabled roof with exposed rafter tails, decorative brackets and bargeboard
- Lap siding
- Wood casement, double-hung and picture windows with wood surrounds
- Brick chimney
- Front porch and porte cochere supported by tapered posts atop concrete piers
- Gabled pediment and concrete steps at front porch
- Garage with wood siding and gable roof with brackets and exposed rafter tails

Relevant Guidelines and Treatment Parameters:

- In general, future modifications to the building should preserve and, if necessary, repair the exterior character-defining features identified above. In cases where the extent of deterioration makes repair infeasible, deteriorated features should be replaced in kind. The replacement feature should match the original feature in design, color, texture, and where possible, materials.
- Whenever possible, modifications to the building should be designed so that they meet the Review Standards set forth in Section 17.5.220(D) of Forest Grove’s Municipal Code. If compliance with the Review Standards is infeasible, modifications should be designed so that they are in conformance with the Design Guidelines that are identified in Forest Grove’s Historic District Design Guidelines (see Focus Area V of the City’s Design Guideline Handbook).
- Maintain all exterior building elements in good repair and protect those elements from the harmful effects of weather. Maintain all wood elements in good condition through periodic cleaning and painting.
- Additions should be restricted to the rear portion of the building, which has already been modified.
- If non-historic exterior features – such as the ADA ramp or non-original windows – are replaced, the replacement features should be installed in a manner that does not require loss of any character-defining features and should be in keeping with the materials, style and scale of the historic building.

3. Building Profiles



Chapman Hall, looking northwest (Architectural Resources Group, October 2018).



Chapman Hall, looking west (Architectural Resources Group, October 2018).

3. Building Profiles

Bates House

Address: 2137 College Way

Date of Construction: 1923

Architectural Style: Craftsman

Historic Status: Local Landmark

Summary History:

The Bates House was constructed in 1923 to serve as a residence for the President of Pacific University. It was built by Levi Sparks and Al Redetske, who also built McCormick Hall. Construction was funded by a \$100,000 bequest from Anna E. Goodman McCormick. (This bequest also funded construction of McCormick Hall and endowed a chair in American History at the University.)



Presidents William C. Weir (1923-1924), John Dobbs (1924-1940), Walter Giersbach (1941-1953) and Charles Armstrong (1943-1958) lived in the building during their presidential tenures. Due to a severe shortage of housing during the post-World War II years, the basement was used to house up to six male students while President and Mrs. Giersbach occupied the residence. After President Armstrong vacated the house, it served temporarily as a female dormitory. The building is now used for faculty and administrative offices. The house was called the President's House into the 1950s, after which it was renamed for Reverend Henry Liberty Bates, a former Dean of Faculty at Pacific and Principal of Tualatin Academy from 1893 until its dissolution in 1915.

(Sources: Forest Grove Historic Landmarks Board, "Evaluation Criteria, Bates House," 1994, available from City Recorder; Oregon Historic Site Record, 2131 College Way, Forest Grove, Washington County, <http://heritagedata.prd.state.or.us/historic/>, accessed September 24, 2018.)

Alterations:

- 1946: general renovation
- 2014: wheelchair ramp added along north wall
- Date unknown: replacement of all windows; addition of ramp along north and east facades; truncation of exterior chimney

Significance: Designated Local Landmark

According to the Forest Grove Historic Landmarks Board's evaluation sheet for Bates House, the building was designated a local landmark in 1994 for (1) its association with the lives of persons holding a significant place in the history of Forest Grove and (2) embodying distinguishing architectural characteristics as an "interesting example of a large Craftsman style bungalow."

3. Building Profiles

Character-defining Features:

- Two-and-a-half story height
- Rectangular plan
- Gabled roof with triangular brackets and barge board
- Lap siding
- Gabled dormer with triangular brackets
- Front porch with hipped roof supported by tapered posts atop brick piers
- At front porch, gabled pediment with exposed purlins and concrete steps
- Concrete foundation
- Brick chimney

Relevant Guidelines and Treatment Parameters:

- In general, future modifications to the building should preserve and, if necessary, repair the exterior character-defining features identified above. In cases where the extent of deterioration makes repair infeasible, deteriorated features should be replaced in kind. The replacement feature should match the original feature in design, color, texture, and where possible, materials.
- Whenever possible, modifications to the building should be designed so that they meet the Review Standards set forth in Section 17.5.220(D) of Forest Grove’s Municipal Code. If compliance with the Review Standards is infeasible, modifications should be designed so that they are in conformance with the Design Guidelines that are identified in Forest Grove’s Historic District Design Guidelines (see Focus Area V of the City’s Design Guideline Handbook).
- Maintain all exterior building elements in good repair and protect those elements from the harmful effects of weather. Maintain all wood elements in good condition through periodic cleaning and painting.
- Given the visible nature of all four sides of the building, avoid additions that modify the building’s existing roofline and/or footprint.
- If non-historic exterior features – such as the ADA ramp or non-original windows – are replaced, the replacement features should be installed in a manner that does not require loss of any character-defining features and should be in keeping with the materials, style and scale of the historic building.

3. Building Profiles



1950s view of the Bates House (Pacific University Archives, PUApic_011487).



Bates House, looking northeast (Architectural Resources Group, October 2018).

3. Building Profiles



Bates House, looking northwest (Architectural Resources Group, October 2018).



Bates House, looking south (Architectural Resources Group, October 2018).

3. Building Profiles

McCormick Hall

Address: 2209 College Way

Date of Construction: 1924

Architectural Style: Craftsman

Historic Status: Local Landmark

Summary History:

McCormick Hall was constructed in 1924 as a men's dormitory, with capacity for 53 students. McCormick Hall was constructed by local builders Albert Redetske and Levi Sparks. The building was named for Anna E. Goodman McCormick of Tacoma, Washington, who donated the \$49,300 needed to construct the building. In response to rapidly growing student enrollment following World War II, McCormick Hall was significantly expanded in 1946. The addition, which was funded by gifts from McCormick's sons and Dr. and Mrs. Franklin Warner, extended the building eastward and mimicked the architectural style and details of the original structure. At the same time, several additional shed dormers were added to the 1924 portion to enable conversion of attic space to residential use. In 1992, a rehabilitation project by local architect Dwayne Brittell replicated the original decorative trim.



(Sources: Forest Grove Historic Landmarks Board, "Evaluation Criteria, McCormick Hall," 1994, available from City Recorder; "Forest Grove, Oregon Historic Context," 102, 105; Oregon Historic Site Record, McCormick Hall, Forest Grove, Washington County, <http://heritagedata.prd.state.or.us/historic/>, accessed September 24, 2018.)

Alterations:

- 1946: east wing added (matching style of original building)
- 1946: shed dormers added to north and south elevations
- 1965: room upgrades; removal of dining hall & kitchen
- 1987: gutted and rebuilt
- 1991: replication of original decorative trim
- 2019: west porch structure rebuilt (in-progress)
- Date unknown: windows and doors replaced (wood mullions and surrounds retained)

Significance: Designated Local Landmark

McCormick Hall is significant as a distinctive, large-scale rendition of the Craftsman architectural style in an institutional setting. According to the Forest Grove Historic Landmarks Board's evaluation sheet for McCormick Hall, the building was designated a local landmark in 1994 for (1) its association with the lives of persons holding a significant place in the history of Forest Grove and (2) embodying distinguishing architectural characteristics.

3. Building Profiles

Character-defining Features:

- Two-and-one-half story height
- Cross-gable roof with exposed rafter tails, bargeboard, and curved triangular brackets
- Brick cladding in common bond
- Window surrounds composed of rowlock and soldier bricks with decorative keystones and corner stones
- Main entry with French doors flanked by multi-light sidelights and transom
- Porch at main entry with brick piers and wood balustrade at second story
- Porches flanking main entry ell and at west end with wood posts and wood balustrades
- At west end, multi-light wood doors at first and second stories with multi-light sidelights and transom (glazing is not original)
- At east and west walls of main entry ell: two multi-light doors at main floor with multi-light sidelights; two multi-light doors at second floor with single multi-light sidelight and transom (glazing is not original)
- Picket-like stickwork in gable peaks
- Concrete foundation

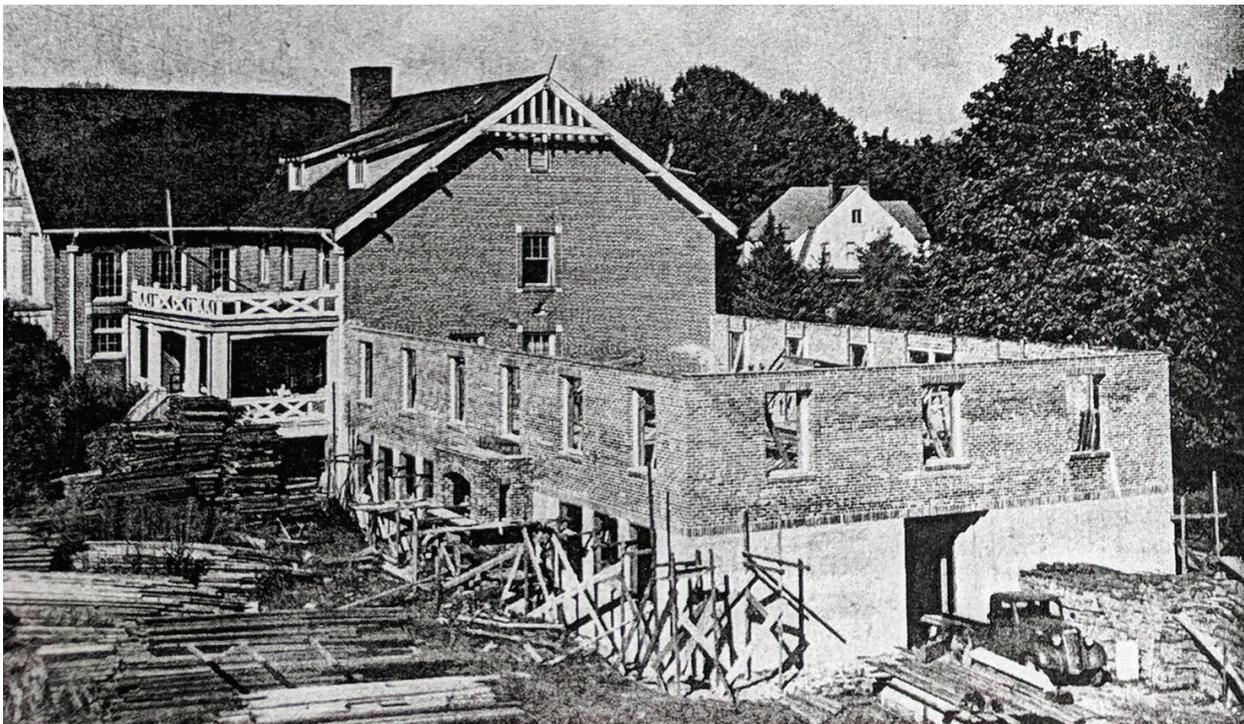
Relevant Guidelines and Treatment Parameters:

- In general, future modifications to the building should preserve and, if necessary, repair the exterior character-defining features identified above. In cases where the extent of deterioration makes repair infeasible, deteriorated features should be replaced in kind. The replacement feature should match the original feature in design, color, texture, and where possible, materials.
- Whenever possible, modifications to the building should be designed so that they meet the Review Standards set forth in Section 17.5.220(D) of Forest Grove's Municipal Code. If compliance with the Review Standards is infeasible, modifications should be designed so that they are in conformance with the Design Guidelines that are identified in Forest Grove's Historic District Design Guidelines (see Focus Area V of the City's Design Guideline Handbook).
- Maintain all exterior building elements in good repair and protect those elements from the harmful effects of weather. In particular, inspect brick exterior walls regularly to identify areas that require repointing. When repointing is necessary, replicate the joint width, mortar composition and tooling of the existing wall. Clean exterior brick walls only when necessary to halt deterioration or remove heavy soiling.
- Given the prominent nature of all four sides of the building, avoid additions that modify the building's existing roofline and/or footprint. This includes the building's 1946 wing, which replicated the architectural features of the original building.
- If non-historic exterior features – such as the non-original doors and windows – are replaced, the replacement features should be installed in a manner that does not require loss of character-defining features and should be in keeping with the materials, style and scale of the historic building.

3. Building Profiles



McCormick Hall soon after its construction in 1924 (Pacific University Archives, PUApic_009169).



The McCormick Hall addition under construction, October 1, 1946 (Pacific University Bulletin, Nov-Dec 1946 (Vol. 43 No. 2)).

3. Building Profiles



McCormick Hall, looking northeast (Architectural Resources Group, October 2018).



McCormick Hall, looking north (Architectural Resources Group, October 2018).

3. Building Profiles



McCormick Hall, looking east (Architectural Resources Group, October 2018).



McCormick Hall, looking southeast (Architectural Resources Group, October 2018). The lighter brick color marks the 1946 addition.

3. Building Profiles

2223 Main Street (Tipton House)

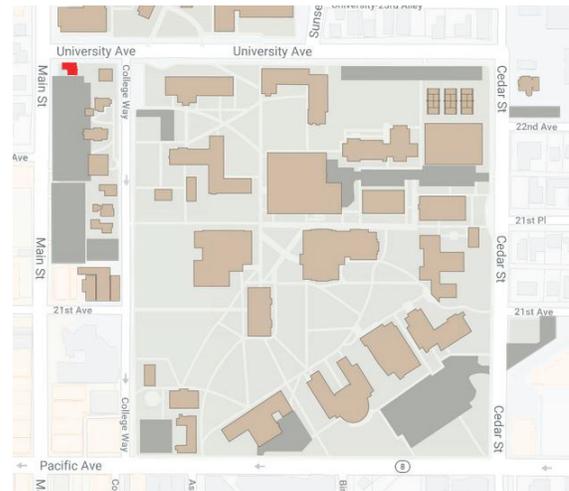
Date of Construction: c. 1926

Architectural Style: English Cottage

Historic Status: "Eligible/contributing" in Oregon Historic Sites Database

Summary History:

This parcel was sold by Jane M. Smith to Pacific University before 1892. It remained in the possession of the University until 1926, when the property was sold to James Wheeler Marsh. He held the property for only a few weeks before transferring it to O.F. Tipton, who kept the property until 1952. Tipton appears to have constructed the present house soon after acquiring the property.



Ora Francis Tipton was a native of Illinois who came to Forest Grove in 1902, later acting as railroad agent at the Carnation Mill. He also served as agent at Dunsmuir, California and Vernonia, Oregon. Tipton retired from the railroad business in 1925, and maintained a lumberyard and a variety store in Forest Grove. Tipton's wife, Latusha, died in 1943, and Ora passed away in 1957. Following Tipton's sale of the property in 1952, it passed through a series of private owners until Fred and Karen Bender transferred it to Pacific University in 1968.

(Source: Oregon Historic Site Record, 2223 Main Street, Forest Grove, Washington County, <http://heritagedata.prd.state.or.us/historic/>, accessed September 24, 2018.)

Alterations:

- Date unknown: replacement of front steps and rail; addition of entry deck at north side; removal of deck/addition at southwest corner

Significance: Not Significant – Fails to Meet NRHP/Forest Grove Eligibility Criteria

The Tipton House was proposed for designation as a local landmark in 1998. At that time, Pacific University requested the property be removed from such consideration until the University's "master plan can be more fully developed in regard to [this property]" (letter from Doug Longhurst to James Reitz, December 21, 1998). Regardless, the Tipton House does not appear to be significant. The building does not appear to be associated with any events or persons important to local, state or national history, nor does it appear to possess architectural significance.

Character-defining Features: N/A

Relevant Guidelines and Treatment Parameters: N/A

3. Building Profiles



2223 Main Street, looking east (Architectural Resources Group, October 2018).



2223 Main Street, looking north (Architectural Resources Group, October 2018).

3. Building Profiles

Drake House

Address: 2124 College Way

Date of Construction: 1935

Architectural Style: English Cottage

Historic Status: "Eligible/contributing" in Oregon Historic Sites Database

Summary History:

Prior owners of this property include Floyd, Pauline, Otho and Violet Banks, who sold the house to Walter and Marion Giersbach in 1951. Subsequent owner Louis Drake sold the property to Pacific University in 1964.



The Drake House was used as rental housing, primarily to faculty and employees, through the mid-1980s. Les AuCoin rented the home at 2124 College Way while employed at Pacific University, prior to being elected to the U.S. House of Representatives in the 1970s.

(Sources: Oregon Historic Site Record, 2124 College Way, Forest Grove, Washington County, <http://heritagedata.prd.state.or.us/historic/>, accessed September 24, 2018; Parcel research conducted by Friends of Historic Forest Grove.)

Alterations:

- c. 1940: Additions to the south and northeast.

Significance: Not Significant – Fails to Meet NRHP/Forest Grove Eligibility Criteria

The house does not appear to be historically or architecturally significant. The house does not appear to be associated with any events or persons that have made a significant contribution to the history of the city, county, state or nation. Architecturally, the house is a mix of English Cottage and Bungalow elements but is not a notable example of either style. Nor is it associated with a significant architect.

Character-defining Features: N/A

Relevant Guidelines and Treatment Parameters: N/A

3. Building Profiles



Drake House, looking northwest (Architectural Resources Group, October 2018).



Drake House, looking southwest (Architectural Resources Group, October 2018).

3. Building Profiles

UPBD (Campus Public Safety)

Address: 2128 College Way

Date of Construction: 1940

Architectural Style: Minimal Traditional

Historic Status: None

Summary History:

Mike and Agnes Schramel lived in this house in the early 1940s before selling it to Zella Edna Baker Marshall in 1944. Ms. Marshall lived in the house with her daughter Louise. Following Zella's death, the house was sold to Pacific University in 1968.



(Source: Parcel research conducted by Friends of Historic Forest Grove.)

Significance: Not Significant – Fails to Meet NRHP/Forest Grove Eligibility Criteria

The UPBD Building does not appear to be significant. It does not appear to be associated with any events or persons important to local, state or national history, nor does it appear to possess architectural significance. It is an unremarkable 1940s home built in the Minimal Traditional style.

Character-defining Features: N/A

Relevant Guidelines and Treatment Parameters: N/A

3. Building Profiles



Campus Public Safety, looking northwest (Architectural Resources Group, October 2018).



Campus Public Safety, looking southwest (Architectural Resources Group, October 2018).

3. Building Profiles

Frye Building (Shearer Building)

Address: 2011 21st Avenue

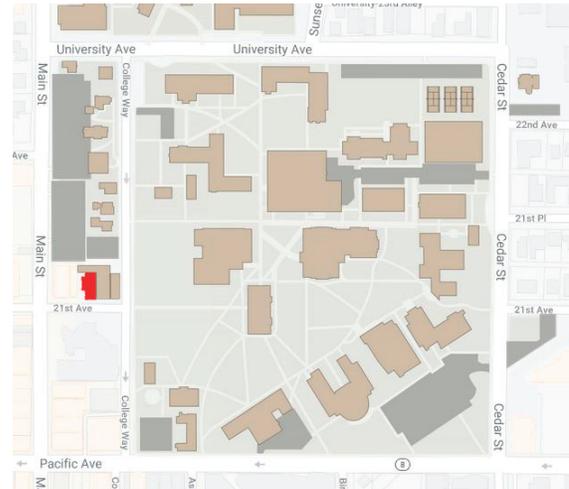
Date of Construction: 1943

Architectural Style: Art Deco/Early Twentieth-century Commercial

Historic Status: None

Summary History:

Note: The Frye Building has been included in this report for completeness, even though it is not owned by Pacific University.



Prior to the 1919 fire that swept through this block of 21st Avenue, this location was home to a musical instruments store. This building does not appear on the 1939 Sanborn Map of the site. The building served as a dry cleaning operation in the 1950s. The building is currently owned by Jerry and Laura Frye, who lease it to Pacific University.

(Source: Oregon Historic Site Record, 2011 21st Avenue, Forest Grove, Washington County, <http://heritagedata.prd.state.or.us/historic/>, accessed September 24, 2018.)

Alterations:

- 2004: remodeled office space
- 2015: remodeled office space
- Date unknown: reconfigured entry for combined retail spaces

Significance: Not Significant – Fails to Meet NRHP/Forest Grove Eligibility Criteria

The property is classified as “not eligible/non-contributing” in the Oregon Historic Sites Database. The building does not appear to be associated with any events or persons important to local, state or national history, nor does it appear to possess architectural significance.

Character-defining Features: N/A

Relevant Guidelines and Treatment Parameters: N/A

3. Building Profiles



Frye Building, looking northeast (Architectural Resources Group, October 2018).



Frye Building entry, looking northeast (Architectural Resources Group, October 2018).

3. Building Profiles

Brown Hall

Address: 2045 Pacific Avenue

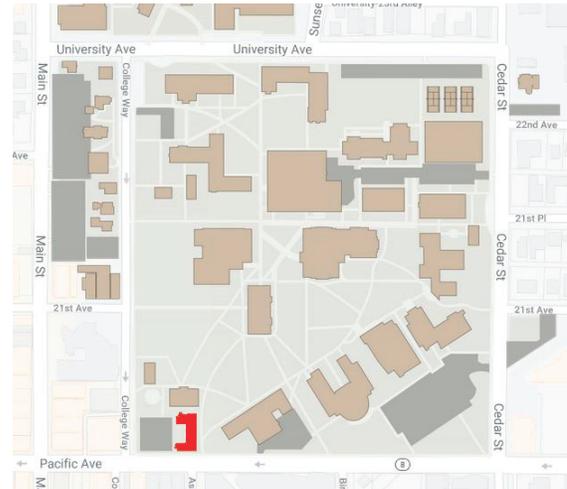
Date of Construction: 1947 (reconstruction)

Architectural Style: Utilitarian (1947)/Midcentury Modern (1950 addition)

Historic Status: None

Summary History:

In 1947, Brown and Warner Halls were acquired by Pacific University and relocated from Camp Adair, a U.S. Army training facility north of Corvallis. From 1942 to July 1944, Camp Adair was used to prepare troops for service in Europe, after which it served as a prisoner-of-war camp and a Navy hospital. Approximately 8,000 workers were engaged to construct Camp Adair's 1,700 buildings, which included barracks, mess halls, stores, recreation halls, a bakery, five theaters and seven churches. Camp Adair housed up to 40,000 service members at its peak. Most of the camp's buildings were sold as surplus following the camp's closure in May 1946, with many still extant in the surrounding area.



Pacific paid approximately \$35,000 of the \$107,000 needed to cover the cost of relocating Warner and Brown Halls, with the balance covered by the Federal Works Agency. The Federal Works Agency offered several more Camp Adair buildings to Pacific University, including a gymnasium/auditorium building, an infirmary, and a chapel, among other buildings. The relocation and reconstruction costs, which were to be covered by Pacific University, were estimated at between \$4.00 and \$5.45 per square foot, which proved too large for the University and no additional buildings were moved.

The relocation of Brown Hall to Pacific's campus entailed significant reconstruction on site to repurpose the building as the student store and lounge. Following this reconstruction, the wood building was reclad in brick in 1950 and the midcentury modern south wing was added. The building is named for Tabitha Brown. Dedication of both Warner and Brown Halls took place as part of the homecoming festivities on October 25, 1957.

(Sources: Historic Preservation Northwest, *Forest Grove, Oregon Historic Context*, Prepared for City of Forest Grove. July 23, 2018, 53-54; Pacific University Bulletin, Nov.-Dec. 1936 (Vol. 43, No. 2); "Camp Adair: Choosing the Site," Brochure by the Benton County Historical Museum, available at Pacific University Archives.)

Alterations:

- 1947: moved from Camp Adair and reconstructed in current location
- 1950: brick facing and south wing added
- 1973: interior upgrades
- 2014: wheelchair ramp added at northeast corner

3. Building Profiles

Significance: Not Significant – Fails to Meet NRHP/Forest Grove Eligibility Criteria

Since its construction at Camp Adair, Brown Hall has been relocated, reconstructed, reclad in brick, and expanded via addition of a south wing. As a result, the building does not retain integrity from the Camp Adair era and its significance should be evaluated with respect to its period of existence at Pacific University. As such, the building does not appear to be significant. Since its relocation to Pacific, the building does not appear to be associated with any events or persons important to local, state or national history. In addition, the main portion of the building is fundamentally utilitarian in design and does not appear to possess architectural significance. Nor does the midcentury modern-style south wing addition exhibit sufficient architectural distinction to be significant in its own right.

Character-defining Features: N/A

Relevant Guidelines and Treatment Parameters: N/A



Brown Hall, looking north (Architectural Resources Group, October 2018).

3. Building Profiles



Brown Hall, looking west (Architectural Resources Group, October 2018).



Brown Hall, looking northwest (Architectural Resources Group, October 2018).

3. Building Profiles

Warner Hall

Address: 2115 Pacific Avenue

Date of Construction: 1947 (reconstruction)

Architectural Style: Utilitarian

Historic Status: None

Summary History:

In 1947, Brown and Warner Halls were acquired by Pacific University and relocated from Camp Adair, a U.S. Army training facility north of Corvallis. (See the Brown Hall profile for background on Camp Adair.) The Warner Hall building served as Camp Adair officer's recreation building. Conversion of Warner Hall to house chemistry, physics, drama and speech classes entailed significant reconstruction on-site. Following this reconstruction, the wood building was reclad in brick in 1950. The building is named for Franklin Warner of Claremont, California. Dedication of both Warner and Brown Halls took place as part of the homecoming festivities on October 25, 1957.



(Sources: Historic Preservation Northwest, *Forest Grove, Oregon Historic Context*, Prepared for City of Forest Grove. July 23, 2018, 53-54; Pacific University Bulletin, Nov.-Dec. 1936 (Vol. 43, No. 2); "Camp Adair: Choosing the Site," Brochure by the Benton County Historical Museum, available at Pacific University Archives.)

Alterations:

- 1947: moved from Camp Adair and reconstructed in current location
- 1950: brick facing added
- 1992-present: former lab spaces converted to art studios

Significance: Not Significant – Fails to Meet NRHP/Forest Grove Eligibility Criteria

Since its construction at Camp Adair, Warner Hall has been relocated, reconstructed, and reclad in brick. As a result, the building does not retain integrity from the Camp Adair era and its significance should be evaluated with respect to its period of existence at Pacific University. As such, the building does not appear to be significant. Since its relocation to Pacific, the building does not appear to be associated with any events or persons important to local, state or national history. In addition, the building is fundamentally utilitarian in design and does not appear to possess architectural significance.

Character-defining Features: N/A

Relevant Guidelines and Treatment Parameters: N/A

3. Building Profiles



The Camp Adair officer recreation building, prior to its acquisition by Pacific University in 1947 and conversion into Warner Hall (Pacific University Bulletin, Nov-Dec 1946 (Vol. 43 No. 2)).



1947 view of Warner Hall being reconstructed on the Pacific University Campus (Pacific University Archives, PUApic_009286). Brown Hall (planned building site visible to the left) had not yet been relocated.

3. Building Profiles



1947 view of Warner Hall, prior to the building's recladding in brick (Pacific University Archives, PUApic_011418).



1950s view of Warner Hall, following the brick recladding (Pacific University Archives, PUApic_011420).

3. Building Profiles



Warner Hall, looking south (Architectural Resources Group, October 2018).



Warner Hall, looking northeast (Architectural Resources Group, October 2018).

3. Building Profiles



Warner Hall, looking west (Architectural Resources Group, October 2018).



Warner Hall, looking northwest (Architectural Resources Group, October 2018).

3. Building Profiles

2335 Main Street

Date of Construction: 1948

Architectural Style: Minimal Traditional

Historic Status: None

Summary History:

Prior owners of this property include Arthur and Lulah Anderson (pre-1963) and Arne and Solveig Lenhartzen (post-1963). Pacific University acquired this building in 2017 from Richard and Ann Tilden.

(Source: Parcel research by Friends of Historic Forest Grove.)



Significance: Not Significant – Fails to Meet NRHP/Forest Grove Eligibility Criteria

The property at 2335 Main Street does not appear to be significant. The building does not appear to be associated with any events or persons important to local, state or national history, nor does it appear to possess architectural significance.

Character-defining Features: N/A

Relevant Guidelines and Treatment Parameters: N/A



2335 Main Street, looking east (Architectural Resources Group, October 2018).

3. Building Profiles

2410 Sunset Drive

Date of Construction: 1948

Architectural Style: Minimal Traditional

Historic Status: None

Summary History:

Previous owners of this property include Emery and Esther Lamont (pre-1946) and Reiner and Maryellen Wirtz (post-1946). Pacific University acquired this building in 2011 from Mauricio and Belinda Sanchez.

(Source: Parcel research by Friends of Historic Forest Grove.)



Significance: Not Significant – Fails to Meet NRHP/Forest Grove Eligibility Criteria

The property at 2410 Sunset Drive does not appear to be significant. The building does not appear to be associated with any events or persons important to local, state or national history, nor does it appear to possess architectural significance.

Character-defining Features: N/A

Relevant Guidelines and Treatment Parameters: N/A



2410 Sunset Drive, looking west (Architectural Resources Group, October 2018).

3. Building Profiles

Jefferson Hall

Address: 2221 Pacific Avenue

Date of Construction: 1952

Architectural Style: Midcentury Modern

Historic Status: None

Summary History:

Jefferson Hall was built in 1952 to house the College of Optometry and contained then, as it does now, laboratories, classrooms and clinic areas. The original portion of Jefferson Hall, which consists of the first two floors of the west wing, was designed by Portland architecture firm Dukehart & Kinne, who also designed Walter, Clark and Scott Halls. See Section 2.3 for more information regarding Dukehart & Kinne.



A third floor was added to Jefferson Hall in 1967, along with an east wing and central wing that more than tripled the building's square footage. The west wing addition and new east wing copied the midcentury modern features of the 1952 building, while the central wing featured a New Formalist-style covered arcade and perforated wall. This central wing was replaced in 1999 with the semicircular south entry present today.

(Source: "Notes for Planning and Development Commission Walking Tour of Campus, January 1984. Available at Pacific University Archives.)

Alterations:

- 1967: major addition including east wing, center wing and third floor of west wing (architect: Interface)
- 1999: south entry added; first & second floors remodeled
- 2017: first floor west wing remodeled

Significance: Not Eligible – Retains Insufficient Integrity

Jefferson Hall does not appear to be associated with any events or persons important to local, state or national history. The original 1952 building, designed by Portland architecture firm Dukehart & Kinne, was a notable example of the Midcentury Modern style. While the 1967 expansion of the building largely continued this design aesthetic, it also included a New Formalist central wing. Replacement of this central wing in 1999 fundamentally altered the building, leaving it with inadequate integrity to convey the architectural significance it formerly possessed.

Character-defining Features: N/A

Relevant Guidelines and Treatment Parameters: N/A

3. Building Profiles



View of the original (1952) portion of Jefferson Hall, which is now the lower two floors of the building's west wing (Pacific University Archives, PUApic_009305).



Jefferson Hall soon after its 1967 expansion to include a central wing and east wing (Pacific University Archives, PUApic_009298). The central wing was replaced in 1999.

3. Building Profiles



Jefferson Hall, looking southwest (Architectural Resources Group, October 2018).



Jefferson Hall, looking east (Architectural Resources Group, October 2018).

3. Building Profiles



Jefferson Hall, looking northeast (Architectural Resources Group, October 2018).



Jefferson Hall, looking northwest (Architectural Resources Group, October 2018).

3. Building Profiles

Abbott Alumni Center

Address: 2209 Cedar Street

Date of Construction: 1955

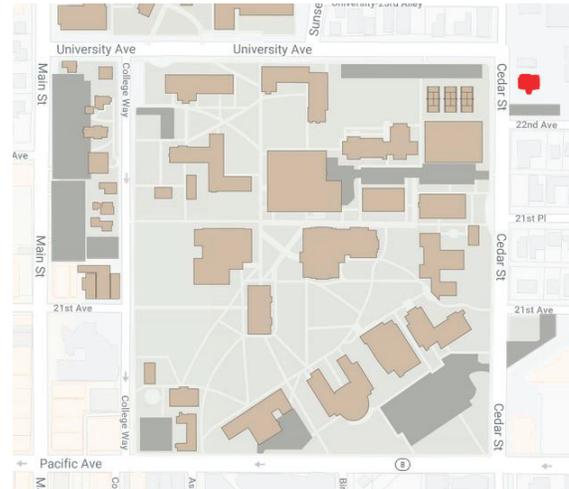
Architectural Style: Minimal Traditional

Historic Status: None

Summary History:

This house at 2209 Cedar Street was converted to the Abbott Alumni Center in 2003. The completed project included a conference room, the office of Alumni Relations, a sitting and reception area, and the addition of a second structure behind the house that has two living quarters for use by visiting faculty and dignitaries. The creation of the center was funded by a gift from alumnus Shirley Abbott and his wife Arline.

Shirley Abbott was a businessman, rancher, and politician and served as U.S. Ambassador to Lesotho under President Ronald Reagan.



(Source: Pacific: The Magazine of Pacific University, Vol. 36, No. 1 (Spring 2003), 27.)

Alterations:

- 2003: building reconstructed and conference room and two guest bedrooms added to back of building

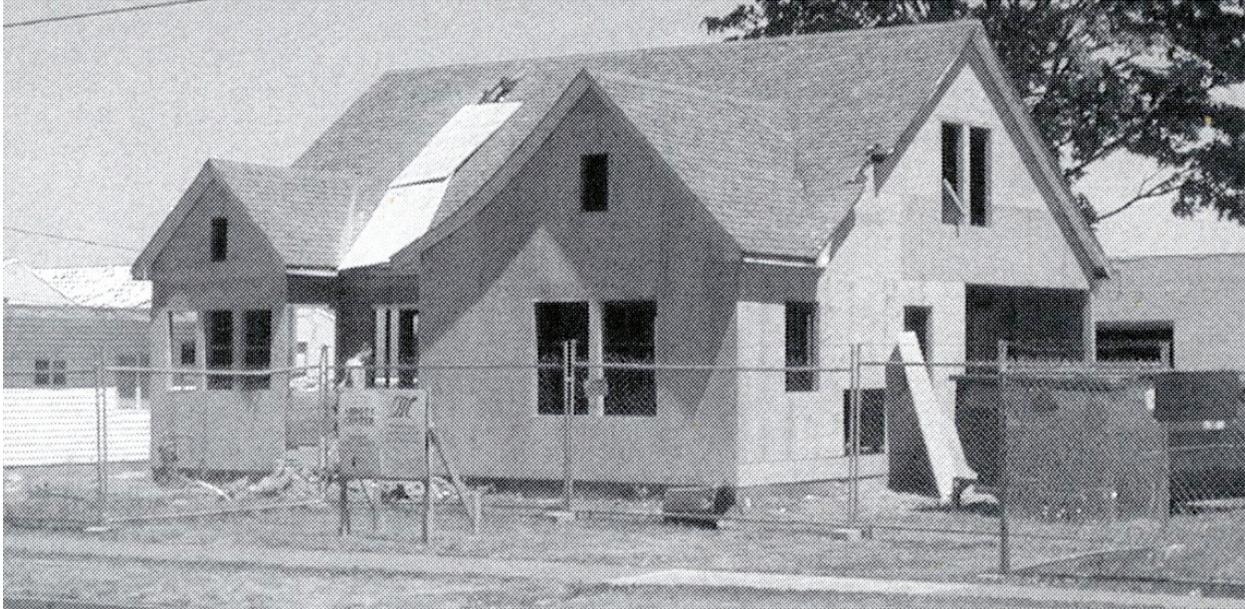
Significance: Not Significant – Fails to Meet NRHP/Forest Grove Eligibility Criteria

The Abbott Alumni Center does not appear to be significant. The building does not appear to be associated with any events or persons important to local, state or national history, nor does it appear to possess architectural significance. In addition, the building's wholesale reconstruction in 2003 removed whatever integrity it may have possessed as a residence construction in the Minimal Traditional style.

Character-defining Features: N/A

Relevant Guidelines and Treatment Parameters: N/A

3. Building Profiles



2002 view of 2209 Cedar Street while being converted to the Abbott Alumni Center (*Pacific Alumni Magazine*, Winter 2002, 13).



Abbott Alumni Center, looking east (*Architectural Resources Group*, October 2018).

3. Building Profiles



Abbott Alumni Center, looking southeast (Architectural Resources Group, October 2018).



Abbott Alumni Center, looking northeast (Architectural Resources Group, October 2018).

3. Building Profiles

Walter Hall

Date of Construction: 1958

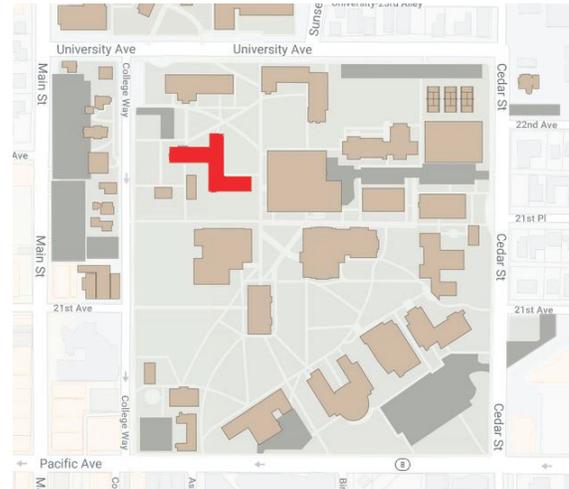
Architectural Style: Midcentury Modern

Historic Status: None

Summary History:

Walter Hall was built at a cost of \$630,000 in 1958 to house 150 women students. To accommodate increasing enrollment, an east wing was added in 1962 to house an additional 100 students. The building is named for Judith Scott Walter, who left Pacific an estate of \$1,500,000.

Walter Hall was designed by Portland architecture firm Dukehart & Kinne, who also designed Jefferson, Clark and Scott Halls. See Section 2.3 for more information regarding Dukehart & Kinne.



(Source: “Notes for Planning and Development Commission Walking Tour of Campus, January 1984. Available at Pacific University Archives.)

Alterations:

- 1962: east wing added
- 1994: hot water system repiped; restroom upgraded
- 2012: first floor resident rooms remodeled

Significance: Not Significant – Fails to Meet NRHP/Forest Grove Eligibility Criteria

Walter Hall does not appear to be significant. The building does not appear to be associated with any events or persons important to local, state or national history. Nor does it appear to possess architectural significance as an example of the Midcentury Modern style or for its association with the architecture firm of Dukehart & Kinne. Pacific’s Harvey W. Scott Memorial Hall is a better example of both the architectural style and the work of Dukehart & Kinne.

Character-defining Features: N/A

Relevant Guidelines and Treatment Parameters: N/A

3. Building Profiles



1959 view of Walter Hall (Pacific University Archives, PUApic_008352).



Walter Hall, looking southeast (Architectural Resources Group, October 2018).

3. Building Profiles



Walter Hall entry, looking south (Architectural Resources Group, October 2018).



Walter Hall, looking northwest (Architectural Resources Group, October 2018).

3. Building Profiles

Washburne University Center

Date of Construction: 1964

Architectural Style: International

Historic Status: None

Summary History:

In 1964 Washburne Hall was built at a cost of \$1,000,000 to serve as the long-needed University Center. The building includes food services, meeting areas, a lounge, game room, bookstore, mailroom, campus switchboard, campus radio station, student publications office, student offices, and physical plant offices. It was named for Mr. and Mrs. Carl G. Washburne of Eugene who left Pacific a large scholarship trust fund for its students. The building is now known as the Washburne University Center.



Washburne Hall was designed by Hewlett and Jamison. Palmer Adams Hewlett, Jr. (1919-1975) designed several elementary and high schools in the Portland metropolitan area in the 1950s and 1960s, along with multiple fraternal lodges. Hewlett & Jamison also designed the Kerr Administration Building at Oregon State University.

(Source: "Notes for Planning and Development Commission Walking Tour of Campus, January 1984 (Available at Pacific University Archives); Richard E. Ritz, *Architects of Oregon: A Biographical Dictionary of Architects Deceased - 19th and 20th Centuries*, Portland, OR: Lair Hill Publishing, 2002, 176-177.)

Alterations:

- 2008: mailroom remodeled
- 2014: main floor remodeled; skylights installed at large openings in covered walkway

Significance: Eligible for Landmark Designation

Washburne University Center does not appear to be associated with any events or persons important to local, state or national history. The building, however, does appear to be architecturally significant as an example of the International style. With its clean lines, prominent arcade, and large expanses of glazing, Washburne University Center is the most distinctive building constructed at Pacific University during the school's period of substantial growth in the decades following World War II. As such, the building appears eligible for designation as a local landmark.

3. Building Profiles

Character-defining Features:

- One-story height (with partially exposed ground floor)
- Flat roof with simple cornice
- Concrete frame with exposed columns and beams
- Brick veneer walls set in (and slightly recessed from) vertical and horizontal concrete bands
- Along the south and west sides of the building, covered walkway with recessed ceiling supported by concrete columns that match the columns in the building walls
- Large openings in walkway ceiling along south side of building (skylights are not original)
- Large expanses of full-height aluminum glazing, some units with awning windows below
- Raised concrete base, with built-in planter areas along south and west sides
- Along the south and west sides of the building concrete stairs and walkways extending from raised foundation to nearby sidewalks

Relevant Guidelines and Treatment Parameters:

- In general, future modifications to the building should preserve and, if necessary, repair the exterior character-defining features identified above. In cases where the extent of deterioration makes repair infeasible, deteriorated features should be replaced in kind. The replacement feature should match the original feature in design, color, texture, and where possible, materials.
- Whenever possible, modifications to the building should be designed so that they meet the Review Standards set forth in Section 17.5.220(D) of Forest Grove’s Municipal Code. If compliance with the Review Standards is infeasible, modifications should be designed so that they are in conformance with the Design Guidelines that are identified in Forest Grove’s Historic District Design Guidelines (see Focus Area V of the City’s Design Guideline Handbook).
- Maintain all exterior building elements in good repair and protect those elements from the harmful effects of weather. In particular, inspect brick exterior walls regularly to identify areas that require repointing. When repointing is necessary, replicate the joint width, mortar composition and tooling of the existing wall. Clean exterior brick walls only when necessary to halt deterioration or remove heavy soiling.
- Additions should be restricted to the north and east sides of the building. Rooftop additions may be appropriate if they reproduce the rectangular lines of the original building and are sufficiently setback on the west and south sides so as not to obscure the extent of the original building.
- If non-historic exterior features – such as the skylights – are replaced, the replacement features should be installed in a manner that does not require loss of character-defining features and should be in keeping with the materials, style and scale of the historic building.

3. Building Profiles



1968 view of Washburne Hall (Pacific University Archives, PUApic_011578).



1968 view of Washburne Hall (Pacific University Archives, PUApic_011577).

3. Building Profiles



Washburne University Center, looking southeast (Architectural Resources Group, October 2018).



Washburne University Center, looking east (Architectural Resources Group, October 2018).

3. Building Profiles



Washburne University Center, looking northwest (Architectural Resources Group, October 2018).



Washburne University Center entry, looking northeast (Architectural Resources Group, October 2018).

3. Building Profiles



Washburne University Center, looking south (Architectural Resources Group, October 2018).



Washburne University Center, looking northwest (Architectural Resources Group, October 2018).

3. Building Profiles

Clark Hall

Address: 2140 University Avenue

Date of Construction: 1966

Architectural Style: Midcentury Modern

Historic Status: None

Summary History:

Clark Hall, named after one of Pacific's founders, Harvey L. Clark, was built as a coeducational dorm in 1966, with the understanding that it would revert to being a women's dorm once the University built a new men's dorm. The cost of construction was \$925,000. Part of the Clark Hall basement is used as the campus maintenance shop.



Clark Hall was designed by Portland architecture firm Dukehart & Kinne, who also designed Jefferson, Walter and Scott Halls. See Section 2.3 for more information regarding Dukehart & Kinne.

(Source: "Notes for Planning and Development Commission Walking Tour of Campus, January 1984. Available at Pacific University Archives.)

Alterations:

- No identified alterations.

Significance: Not Significant – Fails to Meet NRHP/Forest Grove Eligibility Criteria

Clark Hall does not appear to be significant. The building does not appear to be associated with any events or persons important to local, state or national history. Nor does it appear to possess architectural significance as an example of the Midcentury Modern style or for its association with the architecture firm of Dukehart & Kinne. Pacific's Harvey W. Scott Memorial Hall is a better example of both the architectural style and the work of Dukehart & Kinne.

Character-defining Features: N/A

Relevant Guidelines and Treatment Parameters: N/A

3. Building Profiles

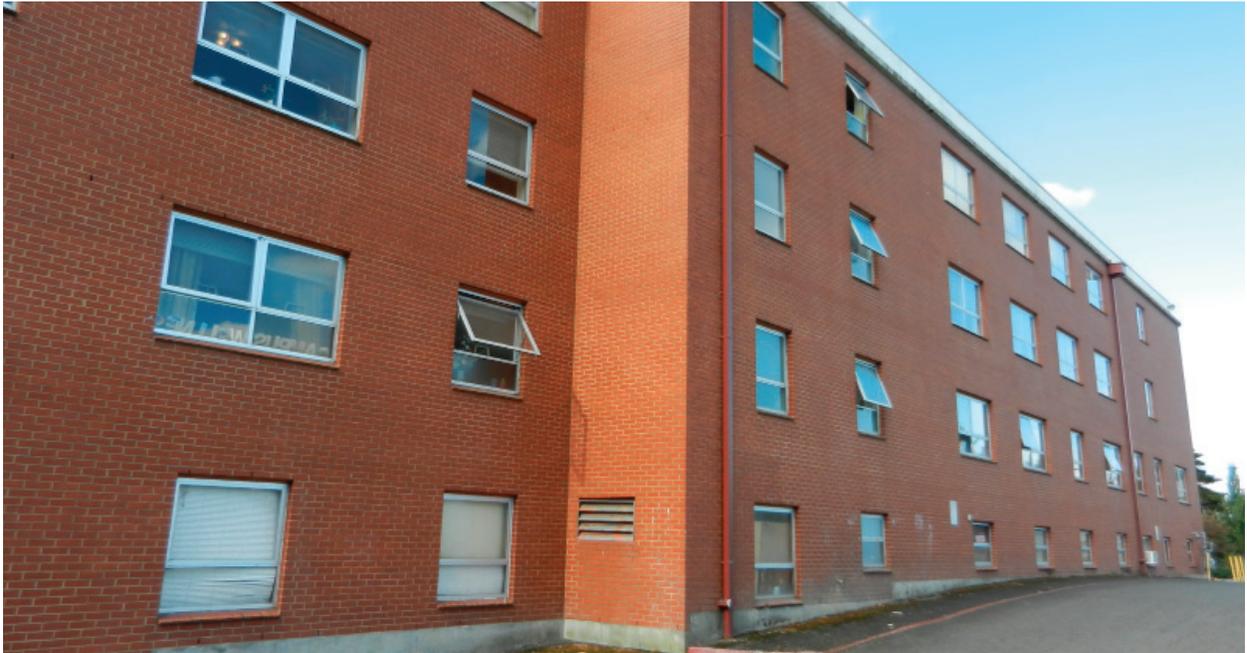


Clark Hall entry, looking north (Architectural Resources Group, October 2018).



Clark Hall, looking northwest (Architectural Resources Group, October 2018).

3. Building Profiles



Clark Hall, looking northwest (Architectural Resources Group, October 2018).



Clark Hall, looking southwest (Architectural Resources Group, October 2018).

3. Building Profiles

Harvey W. Scott Memorial Hall

Date of Construction: 1967

Architectural Style: Midcentury Modern

Historic Status: None

Summary History:

The Harvey W. Scott Memorial Hall was built in 1967 at a cost of \$750,000 and was named after Pacific's first graduate, who became editor of the *Oregonian* for many years. A substantial portion of the construction cost was funded through a bequest from Scott's daughter, Judith Scott Walker. The building originally served as the school's new library, enabling conversion of Carnegie Hall for use by the Departments of Speech and Education. Initial holdings included Harvey Scott's extensive personal library.



Scott Memorial Hall was designed by Portland architecture firm Dukehart & Kinne, who also designed Jefferson, Walter and Clark Halls. See Section 2.3 for more information regarding Dukehart & Kinne.

(Sources: "Notes for Planning and Development Commission Walking Tour of Campus, January 1984 (available at Pacific University Archives); Miranda, Gary, and Rick Read, *Splendid Audacity: The Story of Pacific University*, Seattle, WA, Documentary Book Publishers, 2000, 41.)

Alterations:

Alterations appear to have been limited to the building's interior.

- 2011: 1st & 2nd floor offices and meeting rooms remodeled; storage space added
- 2012: remodeled to create classroom 221 on second floor
- 2014: remodel adding two small classrooms
- 2015: elevator added and 2nd floor reconfigured
- 2016: 2nd floor remodeled to create computer lab

Significance: Eligible for Landmark Designation

Scott Memorial Hall appears eligible for designation as a local landmark. While the building does not appear to be associated with any events or persons important to local, state or national history, it does appear to be architecturally significant, both as an example of the Midcentury Modern style and for its association with the architecture firm of Dukehart & Kinne. It is the most distinctive and intact of the four buildings that the firm completed for Pacific University in the 1950s and 1960s. In addition to their work for Pacific University, Dukehart & Kinne worked on many significant Portland buildings including the Town Club, buildings for Reed College, several grade schools, and the Binford Apartment complex.

3. Building Profiles

Character-defining Features:

- Two-story height
- Flat roof with simple cornice and slight overhang
- Brick veneer walls
- Recessed window bays with aluminum casement windows
- Entry canopy with coffered ceiling
- Entry consisting of paired, glazed aluminum doors with sidelights, transom and spandrel glass
- Concrete foundation

Relevant Guidelines and Treatment Parameters:

- In general, future modifications to the building should preserve and, if necessary, repair the exterior character-defining features identified above. In cases where the extent of deterioration makes repair infeasible, deteriorated features should be replaced in kind. The replacement feature should match the original feature in design, color, texture, and where possible, materials.
- Whenever possible, modifications to the building should be designed so that they meet the Review Standards set forth in Section 17.5.220(D) of Forest Grove's Municipal Code. If compliance with the Review Standards is infeasible, modifications should be designed so that they are in conformance with the Design Guidelines that are identified in Forest Grove's Historic District Design Guidelines (see Focus Area V of the City's Design Guideline Handbook).
- Maintain all exterior building elements in good repair and protect those elements from the harmful effects of weather. In particular, inspect brick exterior walls regularly to identify areas that require repointing. When repointing is necessary, replicate the joint width, mortar composition and tooling of the existing wall. Clean exterior brick walls only when necessary to halt deterioration or remove heavy soiling.
- Horizontal additions should generally be restricted to the north side of the building. An addition at the northern (recessed) half of the west side of the building may also be appropriate, if it does not extend further west than the southern half of the west wall. Rooftop additions may be appropriate if they reproduce the rectangular lines of the original building and are sufficiently setback on the east and south sides so as not to obscure the extent of the original building.
- Addition of new entries may be appropriate if the existing canopied entry remains the building's primary entrance and the new entry is designed to be both differentiated from and compatible with the existing building.
- If non-historic exterior features are replaced, the replacement features should be installed in a manner that does not require loss of character-defining features and should be in keeping with the materials, style and scale of the historic building.

3. Building Profiles



1967 view of Scott Memorial Hall, soon after its opening as the school's new library (Pacific University Archives, PUApic_010137).



1968 view of Scott Memorial Hall (Pacific University Archives, PUApic_010132).

3. Building Profiles



Scott Memorial Hall, looking north (Architectural Resources Group, October 2018).



Scott Memorial Hall entry, looking west (Architectural Resources Group, October 2018).

3. Building Profiles



Scott Memorial Hall, looking north (Architectural Resources Group, October 2018).



Scott Memorial Hall, looking northwest (Architectural Resources Group, October 2018).

3. Building Profiles

Stoller Center (“PAC”)

Address: 2331 Main Street

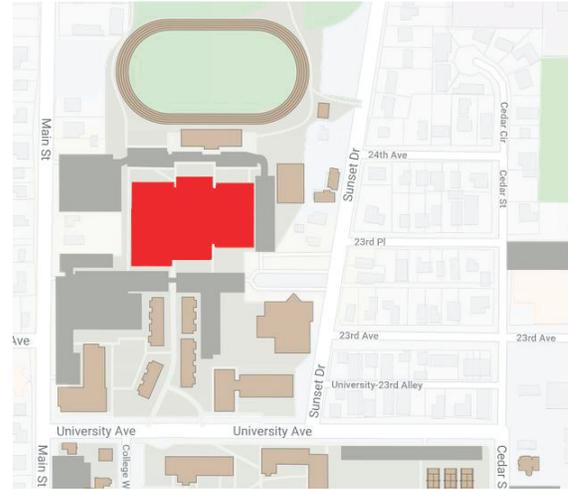
Date of Construction: 1970

Architectural Style: Brutalist

Historic Status: None

Summary History:

The Pacific Athletic Center was built in 1970 at a cost of \$1,700,000. It contains an enclosed athletic fieldhouse, gymnasium, locker rooms, offices for the Physical Education Department, classrooms, dance studio, weight room, and handball courts.



The Stoller Center was designed by Skidmore, Owings and Merrill (SOM), one of the largest architectural firms in the world. The firm was founded in Chicago in 1936. SOM’s Portland office opened in 1951, and in the ensuing decades would design many of Portland’s most prominent buildings of the period, including Pacific First Federal Office Building, U.S. Bank Tower, Standard Plaza, Memorial Coliseum, Georgia Pacific Building, Orbanco Building, as well as buildings at Linnfield College, Reed College, and Southwestern Oregon Community College.

(Source: “Notes for Planning and Development Commission Walking Tour of Campus, January 1984 (Available at Pacific University Archives); Richard E. Ritz, *Architects of Oregon: A Biographical Dictionary of Architects Deceased - 19th and 20th Centuries*, Portland, OR: Lair Hill Publishing, 2002, 332-333.)

Alterations:

- 1993: fieldhouse remodeled (new floor, lighting, etc.)
- 2000: upper level remodeled and expanded
- 2003: lower level remodeled
- 2011: weight room and artificial turf added to field house
- 2012: rooms 137/138 remodeled

Significance: Not Significant – Fails to Meet NRHP/Forest Grove Eligibility Criteria

The Stoller Center does not appear to be associated with any events or persons important to local, state or national history, nor does it appear to possess architectural significance. The building is not an especially representative example of Brutalism, with Brutalist features limited to the windowless, board-formed concrete walls that form much of the building’s exterior. Nor is the building architecturally significant for its association with the firm of Skidmore, Owings and Merrill. Active since 1936, SOM is one of the largest and most prolific architectural firms in the world,

3. Building Profiles

and the Stoller Center does not stand out amongst the company's work in the Portland metropolitan area.

Character-defining Features: N/A

Relevant Guidelines and Treatment Parameters: N/A



Stoller Center, looking northeast (Architectural Resources Group, October 2018).

3. Building Profiles



Stoller Center, looking northwest (Architectural Resources Group, October 2018).

3. Building Profiles

Abigail Scott Duniway House

Address: 2134 College Way

Date of Construction: 1976

Architectural Style: None

Historic Status: None

Summary History:

The current building appears to be a wholesale remodel of a house that originally dated to the 1920s. A house with similar footprint appears on the 1939 Sanborn Fire Insurance Map of the site. Residents of this property included:

- Dr. Otis H. and May H. Holmes (c. 1927-1933)
- L.E. Getgen (1939)
- Gilbert and Ellen Schultz (1940)
- Harold Wagner (1949)
- Delbert & Elsie Myers (c. 1952)
- William A. & Genevieve Guyton (1954)



Due to the comprehensiveness of the exterior modifications, which include replacement of all siding and windows, the 1976 construction date in Pacific University records was used in this report.

(Source: Parcel research conducted by Friends of Historic Forest Grove.)

Alterations:

The stairs to the sidewalk were added in 2014. No other exterior materials date appear to pre-date the 1976 date in Pacific University's records for this building. If the Duniway House was in fact built in the 1920s, it does not retain its integrity.

Significance: Not Significant – Fails to Meet NRHP/Forest Grove Eligibility Criteria

The Duniway House is identified as “not eligible/non-contributing” in the Oregon Historic Sites Database. The building does not appear to be associated with any events or persons important to local, state or national history, nor does it appear to possess architectural significance. It is a simple, gabled building lacking the defining characteristics of any architectural style.

Character-defining Features: N/A

Relevant Guidelines and Treatment Parameters: N/A

3. Building Profiles



Duniway House, looking west (Architectural Resources Group, October 2018).



Duniway House, looking southwest (Architectural Resources Group, October 2018).

4. Historic Resource Regulations

4.1 Historic Significance and Integrity

4.1.1 National Register of Historic Places

The National Register of Historic Places is the nation's master inventory of known historic resources and includes listings of buildings, structures, sites, objects and districts that possess historic, architectural, engineering, archaeological or cultural significance at the national, state or local level. As described in National Register Bulletin, *How to Apply the National Register Criteria for Evaluation*, a property must have both historical significance and integrity to be eligible for listing in the National Register of Historic Places.

To be significant, a property must be "associated with an important historic context."¹ The National Register identifies four possible context types, of which at least one must be applicable to the property at the national, state, or local level. As listed under Section 8, "Statement of Significance," of the National Register of Historic Places Registration Form, these are:

- 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 to prehistory or history.²

1 National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, Washington, DC: National Park Service, updated 1997, 3.

2 National Park Service, *National Register Bulletin: How to Complete the National Register Registration Form*, Washington, DC: National Park Service, updated 1997, 75.

4. Historic Resource Regulations

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."³ While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."⁴ Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established. To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

Location is the place where the historic property was constructed or the place where the historic event occurred.

Setting is the physical environment of a historic property.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.⁵

4.1.2 Oregon State Historic Preservation Office

The reference document "Guidelines for Historic Resource Surveys in Oregon," which was completed by the Oregon State Historic Preservation Office (SHPO) in 2011, generally directs surveyors to assign historic significance using the following six categories when conducting a historic resources survey:

- **ES - Eligible/Significant**

A resource that is over 45 years old, retains historic physical materials, and/or design and architectural features, and appears to be of a notable architectural style, architect-designed, or is known to be associated with a significant event or person.

³ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 3.

⁴ *Ibid.*, 44.

⁵ *Ibid.*, 44-45.

4. Historic Resource Regulations

- **EC - Eligible/Contributing**

A resource currently is over 45 years old and retains historic physical materials, and/or design and architectural features.

- **NC - Not Eligible/Non-Contributing**

A resource currently is over 45 years old and does not retain historic physical materials, and/or design and architectural features.

- **NP - Not Eligible/Out-of-Period**

A resource that is less than 45 years old of age.

- **UN - Undetermined**

A resource the integrity of which cannot be determined because the resource was not located, was too obscured by vegetation, or was too distant to evaluate from the public right-of-way, etc.

- **XD - Demolished**

A former resource that is no longer present at the site.⁶

According to SHPO, the “EC- Eligible/Contributing” classification is intended for use in two types of surveys:

- A survey where a historic district is present; or
- A reconnaissance level survey, which entails only a preliminary understanding of the survey project area’s development history and a brief inspection of a resource’s exterior physical features. In this case, the “EC” rating indicates that the resource may be significant but more research and analysis is needed.⁷

4.1.3 City of Forest Grove Local Landmarks

Sections 35.065 through 35.075 of Forest Grove’s Municipal Code establish the roles and responsibilities of the City’s Historic Landmarks Board. In particular, Section 35.072 enumerates the eligibility criteria for local landmarks, which are similar to the National Register’s eligibility criteria:

⁶ State Historic Preservation Office, “Guidelines for Historic Resource Surveys in Oregon,” Oregon Parks and Recreation Department, 2011.

⁷ Jason Allen, Oregon SHPO Survey and Inventory Program Coordinator, phone conversation with author, October 31, 2018. The Oregon SHPO is in the process of revising the “Guidelines for Historic Resource Surveys in Oregon” in order to, *inter alia*, clarify this intended use of the “eligible/contributing” classification.

4. Historic Resource Regulations

The Historic Landmarks Board (HLB) may recommend to the City Council for designation as a historic or cultural landmark and for inclusion in the Historic Register any structure, archaeological or prehistoric site, or historic site, upon a finding by the Board that the subject property:

- (A) Is associated with events that have made a significant contribution to the history of the city, the county, the state, or the nation;
- (B) Is associated with the lives of persons holding a significant place in the history of the city, the county, the state, or the nation;
- (C) Embodies distinguishing architectural characteristics, in exterior design, of a period, style, method of construction, craftsmanship, or in use of indigenous materials;
- (D) Is representative of the work of a designer, architect, or master builder who influenced the development and appearance of the city, the state, the Pacific Northwest, or the nation; and
- (E) In the case of proposed designation of a site, yields or may be likely to yield information in history, prehistory, or archaeology.

4.1.4 Pacific University Historic District Evaluation

In addition to the individual evaluations of historic significance that are included above in the Section 3, consideration was given in completing this Historic Resources Assessment as to whether the Pacific University campus or any portion thereof constitutes a *historic district*.

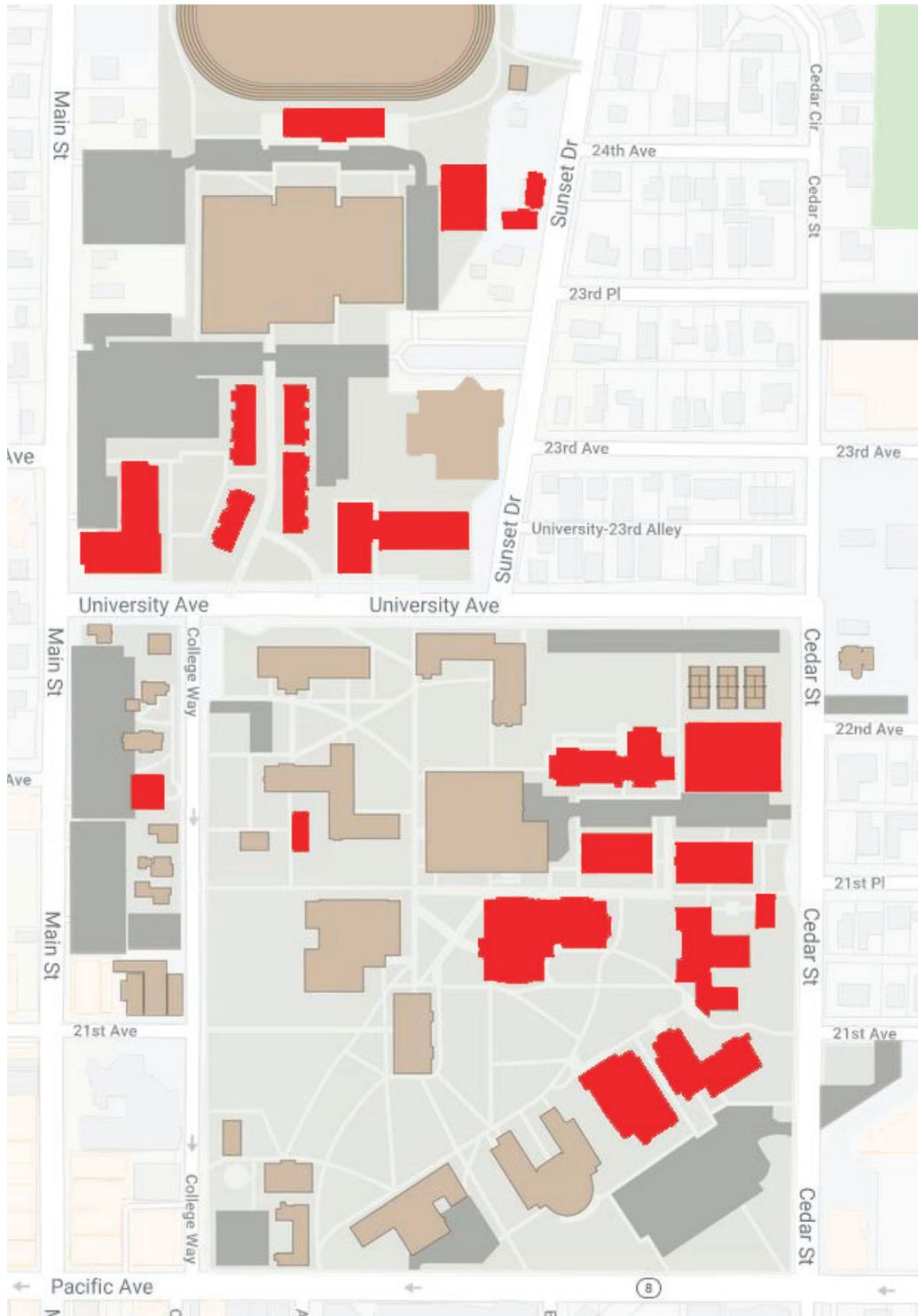
According to National Park Service guidelines, a historic district is generally defined as an area that “possesses a significant concentration, linkage or continuity of sites, buildings, structures, or objects, united historically or aesthetically by plan or physical development.”⁸ A district derives its significance from being a unified grouping of resources that interrelate. While district contributors may lack individual distinction, the grouping as a whole must possess significance within its historic context.

The Forest Grove Historic Context that was completed for the City in July 2018 includes brief discussion of the Pacific University campus.⁹ The report preparers found 12 pre-1968 contributors to a potential Pacific University historic district. However, they concluded that no such district is present, due to the potential contributors’ wide range of construction dates and architectural styles, as well as the degree of intervening non-contributing newer buildings on campus. In other words, no cluster of buildings on the Pacific University campus was found to possess sufficient historical, physical and temporal unity to constitute a historic district.

⁸ *How to Apply the National Register Criteria for Evaluation*. Washington, DC: National Parks Service, 1998, 5.

⁹ Historic Preservation Northwest, *Forest Grove, Oregon Historic Context*, prepared for City of Forest Grove, July 23, 2018, 77-78.

4. Historic Resource Regulations



Pacific University buildings constructed after 1980 are shown in red.

4. Historic Resource Regulations

ARG concurs with this determination that no historic district is present at Pacific University. Specifically, ARG found the following regarding the pre-1980 buildings on the Pacific University campus:

- They range widely in date of construction (1850 to 1980).
- They exhibit a wide range of architectural styles.
- They are not physically concentrated within a specific portion of the campus.
- They are separated by noncontributing newer construction.

Because no district is present, buildings surveyed in the process of completing this Historic Resources Assessment have been classified as either “ES – eligible/significant” or “NC – not eligible/non-contributing.” Specifically, properties have been classified as eligible/significant if they appear to meet one or more of the National Register or City of Forest Grove eligibility criteria described in Sections 4.1.1 and 4.1.3, respectively. Because no district is present, no properties were classified as “EC – Eligible/Contributing.”

4.2 Historic Resource Review

4.2.1 The Secretary of the Interior’s Rehabilitation Standards

The Secretary of the Interior’s Standards (the Standards) are a series of concepts developed by the United States Department of the Interior to assist in the continued preservation of a property’s historical significance through the preservation of character-defining materials and features. They are intended to guide the appropriate maintenance, repair, and replacement of historic materials, and to direct the design of compatible new additions or alterations to historic buildings. The Standards are used by Federal, state, and local agencies to review both Federal and nonfederal rehabilitation proposals.

The Standards offer four approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction. The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. “Rehabilitation” is defined as “the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.”¹⁰

¹⁰ National Park Service, *The Secretary of the Interior’s Standards for Rehabilitation*, online at <http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm> (accessed August 2015).

4. Historic Resource Regulations

The ten Standards are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemicals or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

4. Historic Resource Regulations

4.2.2 City of Forest Grove Historic Resource Review Process

Section 17.5.220 of Forest Grove's Municipal Code describes the City's review procedures for proposed work affecting the exterior of landmarks, while Section 17.5.225 lays out the review procedures pertaining to the demolition or relocation of a landmark.

As summarized in Section 17.5.220, proposed modifications to historic buildings are separated into four classifications:

- Exempt
- Approved by Community Development Director (No Change in Appearance)
- Approved by Community Development Director (Meet the Standards)
- Requiring HLB Review (Assess Compliance with Guidelines)

Essentially, both the Standards and Guidelines, which are described below, are more detailed versions of the Secretary of the Interior's Rehabilitation Standards, expanded to address Forest Grove's specific historic and architectural characteristics.

Exempt

The following activities are exempt from historic resource review procedures:

- Replacement of deteriorated materials in kind
- Repainting
- Installation of gutters and leaders
- Installation of removable storm windows
- Demolition of non-contributing buildings (within a district)

Approved by Community Development Director (No Change in Appearance)

Proposed modifications that would not result in a visual change to the exterior of the landmark are reviewed and approved by the Community Development Director.

Approved by Community Development Director (Meet the Standards)

Proposed modifications that meet the Standards set forth in Section 17.5.220(D) are reviewed and approved by the Community Development Director. The Standards include requirements in the following categories:

4. Historic Resource Regulations

1. General Review Standards
2. Building and Addition Placement and Orientation
3. Spacing and Setbacks
4. Building Design (including subsections addressing height; width; shape; roof; dormers and roof features; porches; front, side and rear building elevations; outbuildings and garages; exterior siding and decorative architectural details; doors and windows; and foundations)

Where the proposed work is of such a nature that a building permit is required, the Building Official withholds issuance of a building permit for the proposed work pending review and approval by the Community Development Director.

Requiring HLB Review (Assess Compliance with the Guidelines)

In cases where the Community Development Director determines that the proposed modifications do not meet the Standards in Section 17.5.220(D), the application is forwarded to the Historic Landmarks Board (HLB) for review. Where the proposed work is of such a nature that a building permit is required, the Building Official withholds issuance of a building permit for the proposed work pending review and approval by the HLB.

The HLB may approve, approve with conditions, or reject the proposed modifications subject to Type III notice procedures and timelines. The HLB reviews the proposed modifications for conformance with the Historic District Design Guidelines that are described in Focus Area V of the City of Forest Grove's *Design Guideline Handbook*. The Guidelines are similar to the Standards but are intended to offer greater flexibility. Like the Standards, the Guidelines include subsections addressing height; width; shape; roof; dormers and roof features; porches; front, side and rear building elevations; outbuildings and garages; exterior siding and decorative architectural details; doors and windows; and foundations.

Demolition or Relocation of a Landmark

As stipulated in Section 17.5.225, proposed relocation or demolition of a landmark is a Type III procedure requiring HLB review. The HLB can vote to approve the demolition or relocation, approve partial demolition or relocation, or delay approval of the demolition or relocation. The decision of the HLB may be appealed to the City Council in accordance with the appeal procedures for a Type III decision. The HLB may vote to delay demolition or relocation up to 180 days if it finds that:

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

4. Historic Resource Regulations

4. Retention of the landmark would aid substantially in the preservation of another designated landmark or in preservation of the character of the adjacent area.

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

4.3 Owner Consent

Because Pacific University is a private institution, it is governed by Oregon Revised Statute (ORS) 197.992, which is also known as Oregon's owner consent statute. This statute consists of three parts:

- (1) A local government shall allow a property owner to refuse to consent to any form of historic property designation at any point during the designation process. Such refusal to consent shall remove the property from any form of consideration for historic property designation.
- (2) No permit for the demolition or modification of property removed from consideration for historic property designation shall be issued during the 120-day period following the date of the property owner's refusal to consent.
- (3) A local government shall allow a property owner to remove from the property a historic property designation that was imposed on the property by the local government. Removal of a previously imposed designation is permitted if the owner retained ownership since time of designation and either can demonstrate an objection to the designation on the public record or was not provided an opportunity to object to the designation.

In the present case, ORS 197.992 means that the City of Forest Grove cannot designate as a local landmark any property owned by Pacific University without the University's consent. It also means that Pacific University could request removal from the landmark list any landmarked building that it has owned since the time of designation and for which either (1) Pacific University can demonstrate that they objected to the designation on the public record, or (2) Pacific University was not provided an opportunity to object to the designation.

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