

Forest Grove: A Historic Context

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for

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SECTION I: HISTORIC OVERVIEW

INTRODUCTION

The City of Forest Grove Historic Overview is a study of events and themes as they relate to the history of Forest Grove. It follows the chronological periods set forth in the *Handbook to Historic Preservation Planning in Oregon*, as prepared by the staff of the State Historic Preservation Office (SHPO). The Overview is an evolving document and should be updated from time to time.

Temporal Boundaries: 1792-1943

This Overview covers the period from 1792 to 1943. The initial Euro-American exploration of the Columbia River Valley occurred in 1792, by Lt. William R. Broughton, commander of the *H.M.S. Chatham*. Part of George Vancouver's British exploration that followed up on American Robert Gray's discovery of the Columbia River, Broughton explored upriver to the west end of the Columbia Gorge. The year 1943 is near the end of the "Motor Age" period and also matches the 50-year criteria set forth by the National Park Service for inclusion in the National Register of Historic Places.

Spatial Boundaries

The study area for the Overview corresponds to the current city limits of Forest Grove, with some exceptions. [Figure # 1] The original Euro-American settlers in this area staked large claims, often up to 640 acres (one square mile) in size, so the population was quite sparse in the Forest Grove area for many years after initial Euro-American settlement. So for the development of this historic context, a "Greater Forest Grove Area" has been established. This area includes most of the countryside within a 3 or 4 mile radius of present-day downtown Forest Grove and contains approximately 36 square miles. Forest Grove is at the junction of four Townships and so the study area includes the NW 1/4 of Township 1S, R. 3W., the NE 1/4 of Township 1S, R. 4W, the SW 1/4 of Township 1N, R. 3W, and the SE 1/4 of Township 1 N, R. 4W. These spatial boundaries are only general, and are an attempt to include in the early history of Forest Grove many of the first settlers who had a great impact on the community.

Topography:

Forest Grove is located in western Washington County along the western fringe of the Tualatin Plains. The Tualatin Plains were one of the earliest sites in Oregon for Euro-American settlement, as the area was particularly well suited to farming. Just to the west of Forest Grove are the eastern slopes of the Oregon Coast Range.

The inhabitants of this area up until the arrival of Euro-Americans in the 19th Century were the Tualatin Indians, members of the Kalapuyan language family. [Figure 2] Several villages of Tualatin Indians were located near present day Forest Grove. These included the Chachemewa, at or near Forest Grove and the Chachambitmanchal, 3 1/2 miles north of Forest Grove [Beckham et al. 1980: 52]. Many other subdivisions of Tualatin Indians lived near Wapato [Gaston] Lake near present day Gaston. This intermittent lake was located 6 miles south of Forest Grove

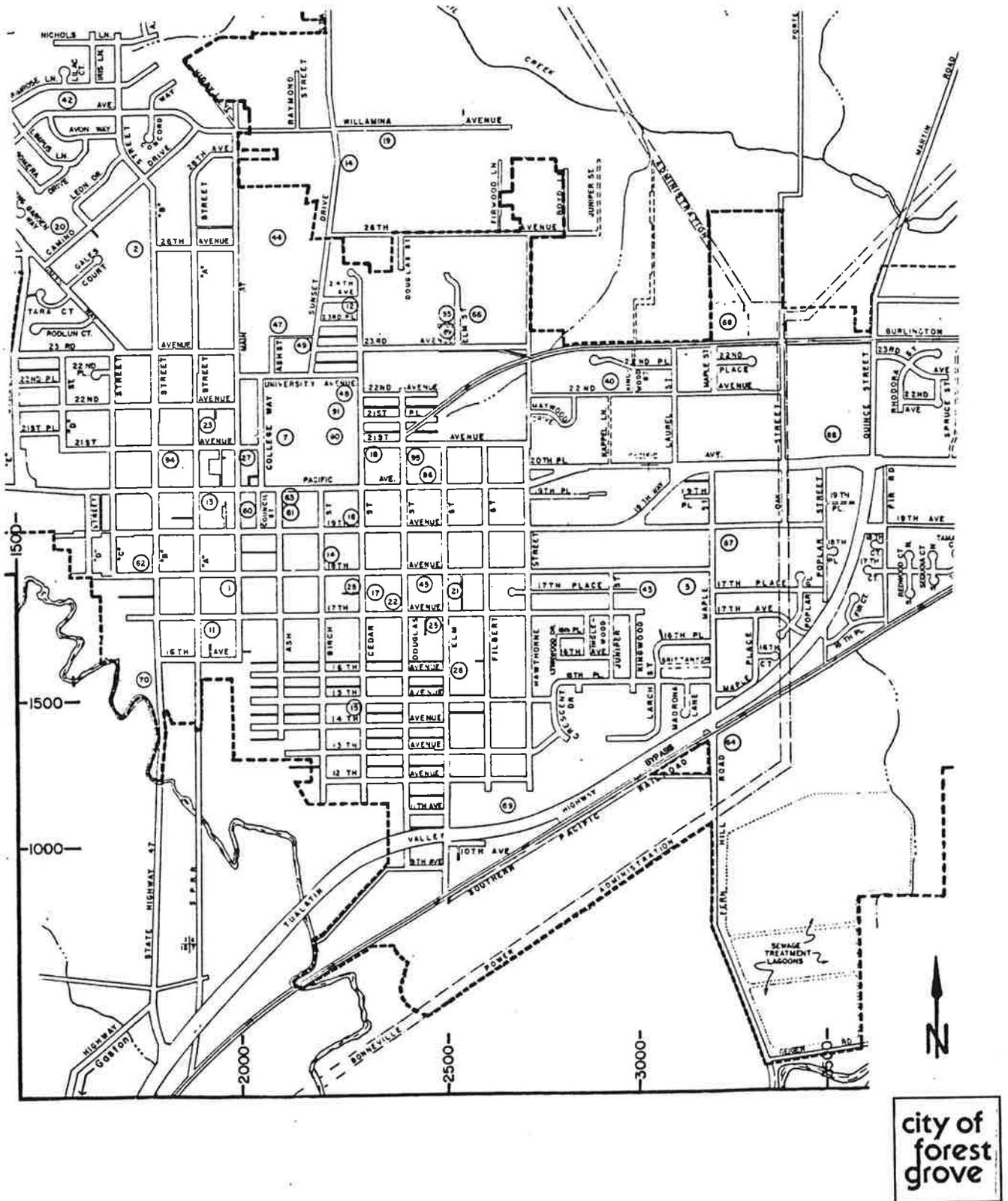


Figure 1: City of Forest Grove
[Forest Grove Community Development Department]

HISTORIC PERIODS

1792-1811: Exploration

On May 11, 1792, American Captain Robert Gray became the first Euro-American to cross the Columbia River bar. Naming the river after his ship, the *Columbia Rediviva*, Gray was the first of several important Americans whose presence in the Pacific Northwest helped the United States claim the region. Gray was not, however, the first to sail in Northwest waters. Spanish Captain Bruno Heceta sailed to the mouth of the Columbia in 1775, but did not cross the bar. Some speculate, based on later explorers' reports of European traits such as blue eyes in the native population of coastal Oregon and the lower Columbia, that some Spanish sailors either left ship or were left by Heceta. No documentation substantiates these reports and Gray is generally given credit as the first Euro-American to land in the region. Other early explorers were part of the growing interest in the Pacific Northwest. Captain James Cook of Great Britain, in his voyage of 1776-80, explored the Pacific Northwest Coast, although he missed the Columbia River entirely. Publicity of voyages such as Cook's led to future exploitation of the Pacific Northwest Coast, especially by Euro-American fur traders.

Gray discovered the Columbia on his second voyage to the Northwest Coast. Between 1787-1790, Gray sailed the coast to obtain furs for trade with China. The 1792 voyage resulted in a 9 day survey of the Columbia for 25 miles above its mouth. While Gray's exploration ended far from Forest Grove, a copy of a map of his discoveries was obtained by Captain George Vancouver, commander of the *H.M.S. Discovery*, *H.M.S. Daedalus*, and *H.M.S. Chatham*. Arriving off the Columbia bar on October 19, 1792, Vancouver decided to send the smaller *Chatham* over the bar with Lieutenant William Broughton in command. Broughton journeyed far upriver, becoming the first Euro-American to enter the Multnomah County area. He named Mount Hood [McArthur 1982:510] and traveled upriver to a point near Corbett, 120 miles from the river's mouth, where he raised the British flag, "claiming the country in the name of King George III" [Corning 1956:36].

The next penetration by explorers upon the Lower Columbia region was the 1804-1806 American expedition of Meriwether Lewis and William Clark and their Corps of Discovery. The publication of portions of the *Journals of the Lewis and Clark Expedition* in 1814 gave new information to those people who would later contemplate a trip west, as the geographic and cartographic resources of the *Journals* were unmatched. The image of the Willamette and Lower Columbia River Valleys as a land of limitless resources spurred many to make the trip west during the settlement period.

The first group of Americans to follow Lewis and Clark to the lower Columbia River were a group led by Wilson Price Hunt, who worked for John Jacob Astor's Pacific Fur Company. In 1811, Hunt and about 20 men traveled overland from St. Louis to the mouth of the Columbia River, where they were to meet an Astor ship sailing from Boston. Seven men were lost as the ship crossed the Columbia Bar, but the Pacific Fur Company was established in Astoria. The Hunt expedition marked the beginning of regular visits by Americans to the lower Columbia River area.

During these earliest periods of exploration, the area of present day Forest Grove and other landlocked localities were not investigated by these early Euro-American explorers. Most explorations depended upon water routes, and large scale land exploration of the Willamette Valley and the Tualatin Plains would have to wait until trapping of fur bearing animals began in earnest.

1812-1846: Fur Trade and Missions to the Indians

Reports from early maritime voyages to the Northwest Coast and the Lewis and Clark expedition indicated that the country drained by the Columbia River held a wealth of fur-bearing animals, chiefly beaver. Between 1812 and 1846, Euro-Americans actively exploited the fur resources of the Columbia. Unlike the free-trapper system of the Rocky Mountains and Missouri River drainage, the Columbia fur trade followed a corporate model of joint-stock companies which sought profits for their investors.

John Jacob Astor's Pacific Fur Company was the first on the Lower Columbia, constructing Fort Astor at the river's mouth in 1811. The North West Company of Montreal, which had established posts on the Upper Columbia in 1809 and 1810, entered into direct competition with the Astorians later that year. Both firms actively sought to dominate the trade until 1813, when the Astorians learned that the War of 1812 had broken out in the East. Unable to match British maritime and military supremacy on the Pacific Coast, Pacific Fur sold Fort Astoria to the Nor'Westers at a loss. Soon after the transaction, the British Royal Navy's warship, *Raccoon*, seized the post and renamed it Fort George.

The Treaty of Ghent ended hostilities and restored the *status quo ante-bellum* by returning to the United States all territory confiscated by the British. While the American fur traders did not return to Astoria, their presence from 1811-1813, along with Gray's crossing of the Columbia Bar and the discoveries of Lewis and Clark, helped establish an American claim to the Oregon Country. In 1818, negotiations between the United States and Great Britain led to a joint occupation agreement, in which both nations recognized mutual rights of access and commerce in the Northwest. Ten years later, in 1828, both parties agreed to renew the joint-occupancy arrangement.

While the Americans made claim to the Oregon Country following the War of 1812, their presence was not nearly so great as that of the British and Canadians. Operating out of Fort George, the North West Company men trapped extensively on the tributary rivers and creeks of the Lower Columbia and Willamette, including the Tualatin River. Zealous trappers had exhausted the fur potential of these areas by 1820 and turned to the interior, traveling the network of rivers to the untapped valleys.

For several years, the North West Company had been locked in violent and destructive competition with their rivals for Canadian furs, the Hudson's Bay Company [HBC]. In 1821, however, Parliament ended the struggle by forcefully merging the two companies under the Hudson's Bay Company. By the terms of the merger, the HBC absorbed the North West Company and took possession of its posts. Fort George became the headquarters of the HBC's Columbia Department. In 1824, George Simpson, head of the Northern Department of the Company's operations visited HBC operations in the Columbia. Unsatisfied with the department's profitability, Simpson ordered the Company to improve its competitiveness by reducing its imports of foods and products from England. Imports were substituted by crops, livestock, and dairy products produced on company farms, fish caught from the Northwest's rivers, and "country-made" manufactured goods from the company's blacksmiths and woodwrights. In order to better fulfill the Company's new mandate, Simpson ordered John McLoughlin, chief factor of the Columbia Department, to construct a new departmental headquarters on more agriculturally suitable land further upstream.

In 1825, McLoughlin began construction of Fort Vancouver, the Company's new administrative center and depot near the confluence of the Columbia and Willamette rivers. The new post's location proved much better for farming, stock-raising, and lumbering, and provided the Company with an advantageous position for communication with the interior,

the Willamette Valley, the coast, and Puget Sound. As well as developing the extractive industries that would form the core of the Northwest's economy, the Hudson's Bay Company provided the region with civil law. Granted civil authority over its territory by the 1670 royal charter, the Company maintained order among the region's whites, and relatively peaceful relations with Native Americans. Chief among the activities of the HBC that impacted Forest Grove were McLoughlin's efforts in developing the local extractive economy and preserving law and order. These developments indicated to Americans that the Willamette and Lower Columbia valleys were suitable for permanent settlement.

Spurred by the efforts of the Astorians, the publication of the Lewis and Clark journals, and the writings of the American settlement advocate Hall Jackson Kelly, American interests began seeking another foothold in the Northwest. In 1832, Nathaniel Wyeth, a Boston merchant, brought a 21-man expedition to establish a commercial and agricultural colony in Oregon. His first attempt failed when all but eight men deserted or died and his supply ship failed to meet him in Oregon. Returning to Cambridge, Massachusetts, in 1833, Wyeth formed the Columbia Fishing and Trading Company. He started out again in 1834, with a party of 20 men, and established Fort William on Sauvies Island, in western Multnomah County. On the island, Wyeth's firm sawed lumber, caught and packed salmon, and raised crops, all for export to the Sandwich Islands. While the most extensive American economic effort in the Oregon country during that period, Wyeth's company failed and he returned to Boston and the ice business in 1836 [Corning 1956: 275].

The efforts of missionaries, too, cleared the way for the American migrations of the 1840s and 1850s. Jason Lee traveled to Fort Vancouver in 1834 with the second Wyeth party, and established a Methodist mission to the Kalapuyan Indians of the Willamette Valley. His extensive reports to the East of the fertile valley with its Indian population declining helped generate considerable interest in Oregon. In 1840, he returned from the East Coast by ship with fifty-one pioneers, who he soon set to building an American settlement in the Willamette Valley. The growing American presence in the valley, funded by church contributions, drew considerable attention in the United States. The Methodists expanded their presence in the Oregon Country, establishing missions at Oregon City, Clatsop Plains, The Dalles, and Nisqually, on Puget Sound. While a failure at converting and educating the native Americans, the missionary effort succeeded in obtaining land and encouraging further American settlement. The Methodists, displeased with the secular orientation of the mission to Oregon, dismissed Lee in 1844 [Schwantes 1989: 81].

The missionary activities of the American Board of Commissioners for Foreign Missions [ABCFM] were also significant in the American settlement of Oregon. In 1836, the ABCFM dispatched the Marcus and Narcissa Whitman and Henry and Eliza Spalding to Oregon to "christianize" the Cayuse and Nez Perce peoples of the Columbia Plateau. Reaching Fort Vancouver in 1836, the ABCFM missionaries were the first to bring horse-drawn vehicles as far west as Fort Boise on the Snake River, and brought the first white American women overland to Oregon, two significant accomplishments of psychological importance in encouraging further Americans to emigrate.

Forest Grove duplicated the trends in settlement found elsewhere in the Willamette Valley. The first settlers in the area were missionaries Alvin T. and Abigail Smith. The Smith's, part of a group of independent missionaries led by Harvey Clark, traveled overland in 1840 to the Whitman Mission in Walla Walla. Leaving the Whitman Mission in 1841, they settled on a land claim just south of present day Forest Grove on September 29, 1841 [Genealogical Forum of Portland, Oregon 1957: 35].

Other Euro-Americans who settled claims near Forest Grove during the 1840's, were in Oregon prior to the Great Migration of 1843, but living elsewhere. These included Elkanah

Walker, who arrived in Oregon Territory in 1838, and Henry Buxton, who with his son Henry Buxton Jr., arrived with the Red River Migration at Fort Vancouver in October of 1841 [Genealogical Forum of Portland, Oregon 1959:26, 43, 66]. This group of British, Scotch, French and Indian was to have established an agricultural colony on Puget Sound. With the failure of the colony, most in the party, including the Buxtons, found better land south of the Columbia River in the Willamette and Tualatin Valleys [Lang 1885:606-607].

A. T. Smith kept a diary during his early days on the Tualatin Plains. His descriptions of the everyday operations of a wilderness farm shed important light on the early days of the Forest Grove area and Willamette Valley immigrants in general. Smith's first activity upon arriving in September of 1841 was to build a dwelling. He spent most of that first fall and winter building a cabin, complete with roof, floor, and door. Other early improvements included much of the furniture in the house, as most settlers had little to start with after the trip across the continent [Bowen 1978: 73-74]. Only after establishing a dwelling could Smith turn to the establishment of a farm.

Drawn by reports of fertile farm land, the diminished Indian population, and a salubrious climate, many Americans began migrating to the Willamette Valley in overland wagon trains in 1842. Led by Dr. Elijah White, the 1842 group crossing on the Oregon Trail adapted the model used by emigrants on the Santa Fe Trail. William A. Bowen described the White train:

In addition to oxen, horses, and pack mules, the train included cattle and eighteen large wagons. These were circled each evening in the traditional manner and the livestock were corralled within the perimeter. ...[T]he membership hired guides and established an organization to maintain order and regulate daily tasks [Bowen 1978: 12].

The emigrants left Missouri in the spring, crossed the Great Plains, traversed the Rocky Mountains by way of South Pass, followed the Snake River to Fort Boise, where they headed west across the Northeast Oregon hills and the Blue Mountains. Crossing the Columbia Plateau, emigrants followed the Columbia River to the Dalles, where they then hired boats or set about constructing rafts in which to navigate the river downstream to the Willamette Valley. For settlers coming to the end of the Oregon Trail, the Tualatin Plains were a close and popular destination. Nearly all of the land available for settlement in the valley of the Tualatin River had been taken within 10 years of the Great Migration of 1843.

Oregon's population continued to grow and in July 1843, settlers gathered at Champoeg on French Prairie to establish a provisional government. Harvey Clark represented the Forest Grove area at the Champoeg gathering. Based on the laws of the state of Iowa, the Provisional Government's First Organic Laws also included land-grant language similar to legislation proposed that year by United States Senator Lewis Fields Linn of Missouri. While the federal legislation failed to become law, the Provisional Government established procedures for marking and recording land claims, requirements for improvements within six months and occupancy within one year, a maximum claim size of 640 acres, and a limitation of one claim per free white male.

The overland trek was grueling and upon arrival emigrants were often badly in need of food and cash. The emigrants of 1842 settled largely near the population centers of the Methodist missions and Oregon City, where employment could be found [Bowen, 1978: 12]. Most of the nearly 900 settlers in the 1843 group began to take up provisional land claims in the prairies of the rural Willamette and Tualatin Valleys, where they could plant wheat quickly, without clearing the land. Employment and loans from the Hudson's Bay Company were

vital in raising cash to purchase food, equipment, and seeds necessary to establish themselves in their new land.

Aside from A. T. and Abigail Smith, several families had staked claims in the Forest Grove area prior to 1847[See Figure 3 for GLO Map of Area]. Thomas G. and Sarah Naylor settled on 562 acres near present day downtown Forest Grove on July 1, 1844. Sarah later died and Naylor then married Catherine in 1853. Immediately east of Naylor's claim was that of Harvey Clark. Clark, present at Champeog in 1843, settled a claim with his wife Emaline in September of 1845[Genealogical Forum of Portland, Oregon 1957: 1]. Michael Wren, from the Hudson's Bay Company Red River Migration, staked a claim 4 miles northeast of Forest Grove in 1846. Wren married his wife Christiana on April 15, 1846 in a ceremony presided over by Harvey Clark. Wren was born in Canada of mixed German and Native American ancestry and became a United States citizen on November 24, 1853[Genealogical Forum of Portland, Oregon 1957: 93]. Solomon Emerick arrived in Oregon in 1843 and settled a claim 1 mile east of the Clark's. He married Luceta on June 17, 1845[Genealogical Forum of Portland, Oregon 1957: 35].

Other early settlers included William Geiger, a missionary with the American Board of Commissioners for Foreign Missions[ABCFM]. Geiger arrived in Oregon in 1839 and replaced Marcus Whitman at the Whitman Mission during Whitman's 1842 trip to the East Coast. Geiger settled a claim with his wife Elizabeth, whom he married in Forest Grove on October 5, 1847[Lang, 1885:599-601, Genealogical Forum of Portland, Oregon 1957: 51]. Orus Brown traveled to Oregon in 1843, only to return to Missouri in 1845. Brown came back in 1846 with his family and settled on a claim 1 mile north of Forest Grove[Lang 1885:613, Genealogical Forum of Portland, Oregon 1959:77]. Included in the Brown clan was his mother Tabitha Brown, who would later loom large in the establishment of Tualatin Academy.

These early farmers had much to accomplish in order to subsist. With land claims as large as 640 acres, most settlers only cultivated a fraction of their total. Plowing and maintenance of a crop required large amounts of labor. By 1850, most families had "improved" less than 80 acres of their claim[Bowen 1978: 74].

As the region's American population continued to grow, strains in Anglo-American relations increased over the "ownership" of Oregon. The joint occupation agreement had been generally satisfactory until 1838, when Senator Linn began introduced legislation aimed at claiming the Oregon Territory for the United States. His bills called for American occupation, military protection and land grants to settlers. This distressed Hudson's Bay Company and British officials. American politics were soon dominated by the notion of "Manifest Destiny," a doctrine that envisioned the United States stretching from coast to coast. By the 1844 presidential election, "Fifty-four-forty-or-fight" became a slogan of James K. Polk's campaign, symbolizing an American desire to establish the international boundary at 54° 40' North Latitude. Although his campaign rhetoric was full of expansionist bluster, once elected Polk showed little willingness to wage a third war against Great Britain and the boundary was negotiated at the 49th parallel, with Britain retaining all of Vancouver Island. The treaty was signed and ratified in June, 1846, ending regional uncertainty and encouraging more aggressive American development and settlement of Oregon.

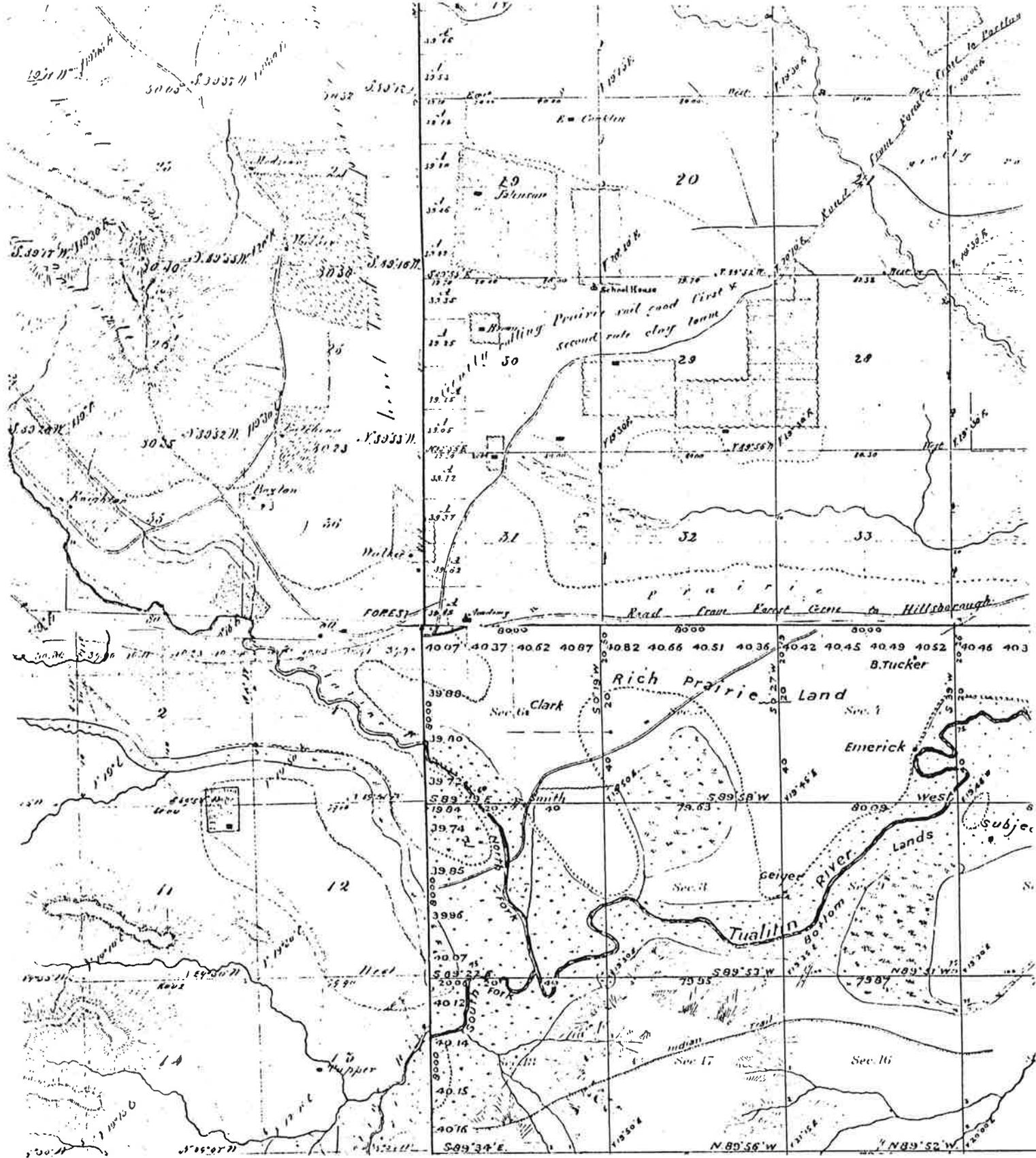


Figure 3: Map of Township Sections Near Forest Grove, 1852
 [General Land Office 1852]

1847-1865: Settlement, Statehood and Steampower

Resolution of the Oregon Question in favor of the United States and anticipation of federal land grants to settlers spurred a sharp rise in the number of emigrants for 1847. In excess of 5,000 people made the cross-continent journey in that year, more than two-thirds of them going to Oregon. Of that number, most settled the land south of the Columbia River [Bowen 1978: 13]. According to Bowen, 1847 was the last "normal" year of migration because, "Destruction of the Whitman Mission, and resulting Indian hostilities east of the Cascades, combined with the discovery of gold in California to alter dramatically the direction and scale of westward movement"[Bowen 1978:13-14].

The final years of the 1840's were decisive ones for the future of Forest Grove. Additional settlers were arriving every year in the area. Based on the religious commitment of early settlers like Smith and Clark, the community was quick to organize a church and did so in 1845[Gilbert n.d.: 1]. The arrival of Tabitha Brown with her son, local settler Orus Brown, added another component to the establishment of a community. Tabitha Brown offered to start a school for ". . . orphans left by the many deaths among the emigrants on their trip across the plains"[Gilbert n.d.:1]. Brown started her school in Harvey Clark's log cabin, near the corner of 15th Ave. and Elm Street in Forest Grove. This school opened on April 29, 1848[Gilbert n.d.: 1]. Owing to the fact that only a few Euro-American orphans lived in the area, Brown also opened the school to local Native American children. This move fit into the duty felt by many early religious settlers to "civilize" the Native Americans. But not only were there few orphans in the area, but there were also few Native Americans, as most had been killed off by the epidemics that ravaged the Willamette and Tualatin Valleys a few decades earlier. Brown looked elsewhere for students, and the move to create a school for the children of local settlers was born.

With a growing population and the outbreak of the 1847 Cayuse War, Oregon needed governmental organization and federal services. After vacillating for two years since the international boundary settlement, Congress on August 14, 1848 passed the Oregon Territorial Organic Act. The territory included was bounded on the north by the 49th parallel, on the south by the 42nd parallel, on the west by the Pacific Ocean, and on the east by the continental divide. Included within its boundaries were all of present-day Oregon, Washington, and Idaho, as well as western portions of Montana and Wyoming.

Rooted in the Northwest Ordinance of 1787, the Oregon Organic Act provided for a system of rectangular survey to be used in dividing and disposing the public domain. The Organic Act also mandated the Northwest Ordinance's policy of "utmost good faith" in dealing with the Native American population. Indian land was not to be taken or settled upon unless aboriginal title had been extinguished through treaty cession or declared war.

Most significant of the federal services, both to the native population and the settlers, was created on September 27, 1850, when Congress passed "*An Act to Create the Office of Surveyor-General of the Public Lands in Oregon, and to Provide for the Survey, and to Make Donations to the Settlers of Said Public Lands.*" The Donation Land Act legalized land claims made under the provisional government, and granted 320 acres of land to American citizens over the age of 18 who had arrived in Oregon prior to December 1, 1850. Those arriving by December 1, 1853, were eligible to claim 160 acres each. Although residency on the land for four years in which the claimant was to make improvements was initially required to secure patent in fee simple, amendments to the law after 1853 allowed for payments of \$1.25 per acre instead [Beckham 1986: 161].

A large problem remained. Even though the Donation Land Act had been passed, there was the not-so-small problem of obtaining the land from the Native Americans who owned it. The government could not give away what it did not own, although it did anyway. While Governor Joseph Lane had been advocating for the removal of Willamette Valley Indians to east of the Cascades, formal treaty-making was not initiated until late 1850, when Congress authorized a treaty commission to negotiate with the Kalapuya and Mollala. In 1851, Superintendent of Indian Affairs Anson Dart negotiated treaties with the Clackamas, Cathlamet, and Clatsop Chinook, as well as other North Oregon Coast tribes [Beckham 1990: 181]. None of these treaties was ratified by Congress, however. Whites ignored the "utmost good faith" clause and continued to settle in Indian Country.

Since permanent settlement necessitated clearing the woods, grazing livestock on the meadows, shooting wild game for food, and erecting buildings and fences, the Native Americans found their range constricted by each wave of settlement. Euro-American uses for the land and its resources, the growing white population, and a proscription on the Native American land management practice of burning to improve hunting and the gathering of seeds and berries further divested Indians from full use of their aboriginal lands.

The Organic Act failed to deliver security for the Native Americans, but it certainly delivered services for the settlers. A flood of federal investment brought mail service, a territorial library, military wagon roads, railroad surveys, navigation enhancement projects, and military support in the form of the United States Army and military forts to protect settlers in Oregon and emigrants on the trails.

Those settlers qualifying for land under the Donation Land Act included most of the early Forest Grove settlers, such as Smith, Clark, Wren, Brown, the Buxtons, and Geiger who had all settled prior to 1847. Others were quick to join them by the early 1850's.

The impact of these Donation Land Claims [DLCs] on the early history of Forest Grove was significant. The large claims created great distances between neighbors. In the 36 square miles surrounding Forest Grove, there were only 25-30 landowners in 1854. A total of 252 people lived in this area in late 1850, creating a population density of 7 per square mile [US Bureau of the Census 1850]. Large families accounted for much of the density.

The low population density created a challenge for the development of Oregon towns. Most early Oregon towns existed due to their proximity to water transportation, and then later due to the presence of a railroad. Early DLCs were near the Willamette or its tributaries, to take advantage of easy transport. While near the Tualatin River, the future site of Forest Grove did not appear to have the necessary components to become a thriving agricultural center, as the Tualatin was not entirely navigable. Forest Grove did become a thriving small town in later years, but due instead to the presence of a strong church and Tualatin Academy-Pacific University.

Tabitha Brown's school for orphans and Native Americans on Harvey Clark's land did not last long. In 1848, the school sought and obtained a charter from the Territorial Legislature. Harvey Clark and Orus Brown acquired a portion of deceased Solomon Emericks' land claim and Clark donated a portion of it to the new school. [Washington County Museum 1984: 2]. The school was renamed Tualatin Academy and opened to serve local students. Clark sold some of the remaining land for division into residential and commercial lots to raise money for the school. The town site was then laid out around the school. This development was critical to the early history of Forest Grove. Since there was no direct water transportation to the town site, the school and Clark's Congregational Church became a focus for development.

The community grew with and around the church and the Academy. On January 10, 1851, the trustees of Tualatin Academy adopted the name Forest Grove for the community. J. Quinn Thornton proposed the name. Thornton arrived in the Willamette Valley in November 1846 and had named his homestead Forest Grove [McArthur 1982: 283]. This pattern of decision making demonstrates the interconnectedness of civic, religious and educational life in early Forest Grove. Those persons active in civic affairs were the same individuals active in the church and with the Academy.

In 1851, College Hall was constructed on the Academy campus for classroom space and it is the oldest structure extant in Forest Grove today. Listed on the National Register of Historic Places on February 12, 1974, the Academy building was also originally designed as a defense against Indian attacks. These attacks never occurred, partially due to the small local Native American population decimated by disease. Settlers' exaggerated fears of attack are a common thread in the history of the American West. Few attacks upon settlers ever occurred, and fewer still were unprovoked.

The Pacific Northwest's Euro-American population grew and became increasingly permanent in the 1850s, much to the despair of the Native American populations. War between whites and the Yakima and Klickitat tribes of eastern Washington erupted in 1855. The United States Army, operating out of Fort Dalles, Fort Steilacoom, and Vancouver Barracks prosecuted the war, but early battles favored the Indians. In response, the Army called for volunteers and eight companies were formed by settlers eager to quiet the Indians [Corning 1956: 276]. The brief war ended any threat, real or perceived, that the native population posed.

The settlers who lived in Greater Forest Grove in 1850 were typically white farmers who were born in the Midwest. Greater Forest Grove was 100% white in 1850. Native Americans do not show up on the census, and they were later confined to the Grand Ronde reservation in 1855 [Beckham et al. 1980: 106]. The occupations of Forest Grove area residents were nearly all linked to agriculture, with the notable exceptions being those occupations related to education and the church.

TABLE 1
Greater Forest Grove Occupations, 1850
[males 16 years and older]

<u>Occupation</u>	<u>Total</u>	<u>% of work force</u>
Farmer	43	77%
Painter	3	5%
Carpenter	2	4%
Laborer	2	4%
Minister	1	2%
Missionary	1	2%
Teacher	1	2%
County Clerk	1	2%
Millwright	1	2%
Miller	1	2%

[US Bureau of the Census 1850]

TABLE 2
Greater Forest Grove Population Origin, 1850

State	Number	% of total
Missouri	60	23%
Oregon Terr.	54	20%
Illinois	19	7%
Kentucky	18	7%
Ohio	17	6%
Iowa	12	4%
New York	11	4%
Pennsylvania	9	3%
Tennessee	7	3%
Massachusetts	6	2%
Indiana	6	2%
Connecticut	5	2%
Virginia	5	2%
Arkansas	3	1%
8 others	12	4%
Sandwich Is	1	.5%
England	1	.5%
unknown	6	2%

[US Bureau of the Census 1850]

Forest Grove's immigrant population is reflective of Oregon's. Missourians dominated the 1850 rural settlement landscape in Oregon and Forest Grove [Bowen 1978: 50]. Illinois, Kentucky and Ohio were also well represented in the 1850 Forest Grove area census. Nearly all Forest Grove residents were American born, and families started having children immediately after their arrival in Oregon, driving up the Oregon born statistics.

In addition, several of the early settlers were from New England. Emigrants born in the Northeast usually settled in urban areas, with the notable exception of the Forest Grove area. According to Bowen, the only recognizable rural neighborhood of Northeasterners in Oregon in 1850 existed in the greater Forest Grove area. This was largely due to the presence of several Protestant missionaries who were natives of the east coast [Bowen 1978:43]. While those from New England, including the Clarkes, Smiths, Walkers and Browns were among the notable early settlers in the Forest Grove area, they were still in the minority.

After building a second cabin, Alvin T. Smith built a third house just south of present day Forest Grove between 1854 and 1857. It remains as one of the oldest extant structures in the community and was placed on the National Register of Historic Places in 1974. Another early building was Stephen and Parthenia Blank's home at 2117 A Street, built in 1858. They later ran a hotel from that location. The Congregational Church built a New England frame style building to replace their log cabin in 1859 on the church property between College Way and Main Street where the current church stands [Washington County Museum, 1984: 4]. A church commons was created out of the south 1/2 of the Block, adjacent to the north side of Pacific Avenue. This commons served as the town square until the 20th century and in 1860, the post office was moved next to the square, cementing its position as

the center of the community. The square was in many ways representative of the social structure of the community — built around the church and the college.

In 1860, approximately 430 people lived in greater Forest Grove. This estimate is rough, given that census takers did not usually give geographic landmarks in either the 1850, 1860 or 1870 census. It is difficult to compare population totals for these years, as it is impossible to know the exact boundaries of a particular tally.

TABLE 3
Greater Forest Grove
Occupations, 1860

Occupation	Number	% of total
Farmer	64	64%
Merchant	2	2%
Cabinetmaker	2	2%
Peddler	2	2%
Blacksmith	2	2%
Minister	2	2%
Professor	1	1%
Millwright	1	1%
Painter	1	1%
Clerk	1	1%
Lumberman	1	1%

[US Bureau of the Census, 1860]

Of the 97 persons employed, farmers dominated the statistics in 1860. Although their numbers were up from 43 in 1850 to 64 in 1860, their share of the total job market dropped from 77% to 64%. The number of non-farm jobs in 1860, 21, was double that of 1850. Common laborers are difficult to classify, as the 1860 census taker, W. Mulkey, did not discriminate between farm and non-farm laborers as Daniel O'Neill, the 1850 census taker did. These numbers show an increase in activity in and around present day Forest Grove, probably related to Tualatin Academy, but also an economy dominated by agriculture.

TABLE 4
Greater Forest Grove
Population Origin, 1860

State	Number	% of total
Oregon	180	42%
Missouri	39	9%
Ohio	27	6%
New York	27	6%
Illinois	21	5%
Iowa	16	4%
Pennsylvania	16	4%
Virginia	16	4%

Indiana	15	4%
Kentucky	13	3%
Massachusetts	9	2%
Tennessee	8	2%
Vermont	4	1%
10 others	19	4%
Germany	6	1%
England	4	1%
Canada	3	—
Ireland	2	—
Scotland	1	—
France	1	—

The 1860 population schedules of the US Census show the dramatic change early Euro-American settlers and their families had on the area. Fully 42% of the Forest Grove area was Oregon born in 1860. This compares with only 20% in 1850. The families that came to Oregon between 1840 and 1860 had children at a rapid pace, substantially altering the make up of the population. Missouri, which had represented fully 23% of the birthplaces of the 252 1850 residents, claimed only 9% in the 1860 survey. Other states well represented in the 1850 survey, including Ohio, Iowa and New York also show up with substantial numbers in 1860.

The growth of Forest Grove in the 1860's was limited. Additional settlers claimed what land was left in the area, raising the population. The growth of Tualatin Academy brought some residents to the area so that their children could attend school. Others moved to Forest Grove to teach at the school or serve as merchants for the rural community. Still, though, in the 1860's Forest Grove could hardly be called a town. Streets were unimproved and the livestock of local farms roamed the area.

A significant issue slowing the development of the area was the lack of transportation access to markets for the local farmers. The Tualatin Valley farmers had no way to get grain to the expanding market in Portland, because the land route for freight over the Portland West Hills was prohibitively expensive for crops like grain. Grain would often remain in barns for several years after harvest as there was no way to market it[Corning 1973: 173]. The Oregon Territorial Legislature chartered the Tualatin River Transportation and Navigation Company in 1858 to dredge and straighten the crooked and shallow Tualatin. These efforts were abandoned within a year[Corning 1973: 174]. However, Joseph and Edward Kellogg began to make semi-regular runs up the Tualatin to Hillsboro in the mid 1860's with their steam-scow *Yamhill*. More regular service would follow.

1866-1883: Railroads and Industrial Growth

The availability of free land under the Oregon Donation Land Act ensured that most land was claimed by the beginning of the 1866-1883 historic period. Small remaining lots were claimed under the Homestead Act and the 1850 Swamp Lands Act. An agricultural countryside had developed, and the emergence of a community during this period was aided by the completion of the Oregon Railroad and Navigation Company's line east from Portland through the Columbia Gorge, connecting Portland to all of the major cities east of the Rocky Mountains.

Steam power played an important early role in the lower Willamette and Tualatin River valleys. The first development of railroads in the area actually served to increase the range of steamboats. The construction of 4.5 miles of wooden track between the site of Bonneville Dam and Cascade Locks in 1859 allowed goods shipped by steamboat to be portaged around the rapids of the Columbia in greater quantities. Within months of the development of this line, the Oregon Pony, the first locomotive built on the West Coast, replaced the horses and mules and began portaging both passengers and freight. The Oregon Steam Navigation Company, formed in 1860, was the major force on the Columbia with its fleet of steamboats and short rail lines through the Columbia Gorge to the Columbia Plateau.

The Kellogg brothers had started semi-regular steamboat service to Hillsboro in the mid 1860's and increased the frequency of those trips soon after. Joseph Kellogg built the one hundred ton steamer *Onward* at Oswego and put it on the Hillsboro run in 1868. Starting in 1869 the *Onward* was running from Colfax near Oswego to Emerick's Landing — a distance of sixty miles[Corning 1973: 174]. Emerick's Landing was on Solomon Emerick's DLC, east of Forest Grove. With the exception of summer, when low water prevented passage, the *Onward* left Colfax on an upstream trip every Thursday morning for Forest Grove. It left Forest Grove each Monday at 6am for the downstream journey[Corning 1973:175]. Freight loads and passenger counts varied, but Corning, in *Willamette Landings* cites a February 1869 trip as average: 9 passengers upstream, 17 passengers and 20 tons of freight downstream. The development of slow but consistent transportation to Forest Grove along the Tualatin River never went much beyond the efforts of the Kelloggs. The 1870's brought the railroad to Forest Grove and quicker transportation was at hand.

In the census of 1870, the growth of Forest Grove into a modest town is clear. The community started to diversify, with many jobs the result of the presence of Pacific University/Tualatin Academy and the people that lived and worked in town.

TABLE 5
Greater Forest Grove Occupations, 1870

Occupation	#	% of total
Farmer	28	33%
Carpenter	8	9%
Merchant	6	7%
Farm Laborer	6	7%
College Professor	4	5%
Common Laborer	4	5%
Store Clerk	3	3%
Blacksmith	2	2%
Hotel Keeper	2	2%

School Teacher	2	2%
Mill Wright	2	2%
Physician	2	2%
Peddler	2	2%
Saddler	2	2%
Retired	2	2%
Painter	1	1%
College President	1	1%
Housekeeper	1	1%
Wagon maker	1	1%
Boot/Shoe Maker	1	1%
Teamster	1	1%
US Customs Agt.	1	1%
Assessor	1	1%
Tax Collector	1	1%
School Principal	1	1%

[Bureau of the Census, 1870]

These statistics point to several things. While it is clear that agriculture is still dominant in the area, the number of local businesses has grown significantly from 1850 and 1860. In the 1870 census, there are 6 merchants, 2 blacksmiths, 8 carpenters, 2 mill wrights, 3 store clerks, 2 hotel keepers, 2 physicians, and several other occupations represented. The total percentage of non-farm occupations number fully 60% of the total for the area[Recall, though, the difficulty in estimating area covered by the census takers explained earlier] These statistics point to the emergence of a thriving small community. With nearly one out of 10 jobs in the area represented by carpenters, the signs of growth are obvious[Bureau of the Census 1870]. Additionally, the large number of merchants in the community indicate a sizable economy serving Tualatin Academy/Pacific University and the surrounding farms.

Active in this local economy were a number of important individuals. Stephen and Parthenia Blank ran a hotel in Forest Grove, as did Chester Sloan. Among the merchants in Forest Grove were Ed Jackson, C. A. Reynolds, R.S. Fields, N. E. Goodell, J.N. Campbell, and German born Isaac Meyer. Two physicians, William Geiger Jr. and W. H. Saylor also served the local population.

Substantial growth had occurred at Pacific University by 1870. Four professors were working under the supervision of President Sidney H. Marsh. Reverend Horace Lyman was Professor of Mathematics. Lyman was born in Massachusetts, and with his wife Mary, had raised four children born in Oregon. Three other professors teaching at Pacific in 1870 came to the University in the late 1860's. E. H. Collier was Professor of Natural Sciences and arrived in Forest Grove with his wife Sybel and their 5 children from Illinois. Joseph W. Marsh was born in Vermont and came to Forest Grove from Canada with his wife Mary to teach Foreign Languages. A. J. Anderson from Illinois also was teaching at Pacific in 1870. His wife Louisa was preceptress, or principal, of Tualatin Academy[Bureau of the Census 1870].

TABLE 6
Greater Forest Grove Population Origin, 1870

<u>Place of Birth</u>	<u>Number</u>	<u>% of total</u>
Oregon	203	51%

Illinois	29	7%
Missouri	25	6%
Ohio	25	6%
New York	23	6%
Indiana	17	4%
Iowa	14	4%
Vermont	6	2%
Pennsylvania	6	2%
Massachusetts	5	2%
Kentucky	4	1%
Virginia	4	1%
Washington Terr.	3	1%
Michigan	3	1%
Colorado	3	1%
9 others	14	4%
Canada	7	2%
Great Britain	4	1%
Germany	1	—

[US Bureau of the Census, 1870]

In 1870, 396 people lived in the greater Forest Grove area, 97% of whom were US born. The noted decrease in population from 1860 comes from a more selected use of census records that coincides with the growth of the actual community of Forest Grove. Oregon born residents number 51% of the total, up from 42% in 1860. Many families in the area had 6-9 children, significantly impacting the population statistics[Bureau of the Census, 1870]. In addition, some of the children of early settlers were having children of their own at this time, pushing the Oregon born figures up even higher.

Several things are apparent from these 1870 census figures that are similar to trends in 1860 and 1850. Immigrants to Oregon were largely from the Ohio and Mississippi River states. As noted from 1850 and 1860 census figures, it was these people who made up many of the immigrants crossing the Oregon Trail. A notable exception is the large number of New York natives, some of whom were active in early missionary efforts[Bowen 1978:43]. Forest Grove also remained entirely white during this time. Of the few foreign born residents, nearly all came from Canada or Great Britain. The large scale emigration from Western Europe that started in the 1840's had not yet touched the Forest Grove area, as most of these immigrants settled in the urban areas of the eastern United States.

The Willamette Valley Railroad was building west through Washington County in 1869 and asked for a cash subsidy of \$30,000 from the community for a terminal in Forest Grove [Washington County Museum 1984: 4]. Town leaders and merchants refused to pay the railroad developers to bring the railroad into the commercial area. Punishment was swift but not fatal, as the station stop was placed instead at Carnation, a mile to the south. Warehouses and mills developed at Carnation, sparing Forest Grove from heavy industrial development near the city core. A brisk business ensued with horse teams working the 1 mile corridor between the growing commercial district of Forest Grove and the rail stop at Carnation. Daily stagecoach service to Portland started in 1870, so links to the outside world were several. The development of the stage service and the railroad spelled the death knell for the seasonal use of the Tualatin River for transportation.

The steady growth of the community due to the local agricultural economy and the presence of Tualatin Academy/Pacific University coupled with new growth from the rail stop at Carnation led Forest Grove to incorporation in 1872. The land south of the town commons was platted into blocks 400' feet to a side containing 4 lots each. While much of this land was still owned by the Congregational Church and Pacific University, the 200' x 200' foot lots were affordable and many were soon sold, either to families, or more often, to speculators giving the church a positive cash flow for many years. The availability of individual lots increased building activity in Forest Grove, as non-farm residences could now be built close to the city's core.

The influence of the Congregational Church did not end with the selling off of church property. City Ordinance #2 maintained the standards of decorum set by the original Congregational missionaries of the 1840's by outlawing liquor for the next 100 years [Washington County Museum 1984: 6]. The Original Town Plat was quickly joined in 1872 by Walker's Addition immediately to the north of the Original Town Plat and adjacent to the growing city core on Main Street near the town commons. Signs of growth in Forest Grove went beyond the rail stop, charter and town plat. Social organizations and activities for city dwellers had to be created to serve the growing population. Fraternal lodges such as the Masons (1878) soon organized. Social activities centered around Pacific University also grew in scope as the student population increased.

The Federal Government soon made an appearance in the growing town. In 1880, the U.S. government located a regional Indian School at Forest Grove. Founded by Lt. M. C. Wilkenson of the U.S. Army, the Indian Manual Labor Training School was a military-style boarding school. Students studied shoemaking, carpentry, blacksmith skills and homemaking in a strict atmosphere. The curriculum was designed to destroy the Indian culture and an order from the Commissioner of Indian Affairs in 1887 is evidence of this,

It is believed that if any Indian vernacular [language] is allowed to be taught by missionaries in schools in Indian reservations it will prejudice the pupil as well as his parents against the English language This language which is good enough for a white man or a black man ought to be good enough for the red man. It is also believed that teaching an Indian youth in his own barbarous dialect is a positive detriment to him. The impracticability, if not impossibility, of civilizing the Indians of this country in any other tongue than our own would seem obvious. [Beckham 1977: 159-160].

The school was housed in three utilitarian buildings constructed in Naylor's Grove, northwest of the town center. Federal Indian agents selected the students for the school from throughout the Pacific Northwest and sent them to Forest Grove for a Euro-American education so that they could be mainstreamed into white society. The white residents of Forest Grove complained vigorously about the presence of the "savages" and the school relocated to Salem four years later in 1884, becoming the Chemawa Training School [Beckham 1977: 159]. This incident is well known in the history of the Pacific Northwest and in hindsight, reflects poorly on the residents of Forest Grove. Their rebuff of the Indian Training School indicates a significant change in attitudes. Only thirty-two years before, Tabitha Brown had tried to open a school for Native Americans in the community and had the backing of the local Congregational missionaries and ministers. In 1884, Forest Grove racism drove an Indian school away.

Elsewhere in Oregon, in 1879 Henry Villard acquired the Oregon Steam Navigation Company for \$5 million [Schwantes 1989:152]. Villard had originally traveled to the United States as an agent for the bondholders of Ben Holladay's ill-fated Oregon and California railroad [Dodds 1986:138]. The O&C, begun in Portland in 1871, had only reached

Roseburg by 1873. Villard subsequently formed the Oregon Railway and Navigation Company and controlled the right of way on the south bank of the Columbia. As the Northern Pacific, another Villard controlled railroad, pushed west from Chicago, the OR&N built east from Portland along the south bank of the Columbia. The two met at Huntington, Oregon, near the confluence of the Snake and Columbia Rivers in September of 1883. By 1887, the Oregon and California Railroad, which had stalled at Roseburg for 13 years with the financial collapse of Holladay, was also finished to Sacramento and the link to the rest of the West Coast was complete. The growth of rail connections would greatly impact the Willamette Valley and Forest Grove during the Progressive Era.

With rail connections and a city charter, Forest Grove was poised for explosive growth. City lots were being sold and new houses built as the opportunities for non-farmers grew. With growth would come problems and new solutions in the Progressive Era.

1884-1913: The Progressive Era

The Progressive Era was the most dynamic in the history of Forest Grove. Changes of every kind impacted the city and its citizens. The Era is known for the growth of interest in social reform and an expanded role for government to serve both social ends and transportation needs. Forest Grove mirrored these trends during the Progressive Era.

The completion of the Oregon and California Railway and the improvement of rail service to Forest Grove provided new opportunities for business and agriculture. In Forest Grove, a new city charter reflected the growing needs of the community and the new standards for government in the Progressive Era. Growth and new construction in the commercial district created many structures that still stand 100 years later. The arrival of the interurban railway changed the relationship of Forest Grove with other cities in the lower Willamette Valley, especially Portland. The 1913 decision of the Congregational Church to open the town square for development capped the era in Forest Grove. While providing additional valued real estate in the center of town for development, the decision permanently changed the dynamics of the downtown area.

The new city charter of 1891 marked an important year in Forest Grove's history. First, the name of community was changed to the City of Forest Grove. Second, the city government was changed to an elected mayor and six city councilmen. This replaced a "village elders" system that was influenced by the University and Church. [Washington County Museum 1984: 12]. This change may have been in response to the many needs of the city at this time. Fire prevention, street improvements and development of utilities all needed attention. These were all dealt with in short order.

The downtown commercial district was transformed by a new 1892 City Ordinance requiring brick buildings in the city core. A series of fires had damaged the downtown area and wooden buildings placed adjacent to each other increased to chances for catastrophic fires. Within a few years, many of the buildings on the west side of Main Street were replaced with brick structures. The investments made in these new buildings were substantial and reflected strength in the growing community. Most of the buildings remain a century later.

Residential development in Forest Grove matched that of the commercial area. Many new houses were built to house the growing population of the urban area. Without cheap farm land available, newcomers either sought jobs as farm or day laborers or worked as professionals in the commercial district. Census records show many professional people, such as attorneys, bookkeepers, merchants, bankers, and contractors moving to the area between 1880 and 1900. These new residents needed housing and a place to educate their children. Forest Grove had the educational opportunities, from grade school through Pacific University. New housing was created quickly to satisfy the needs.

The means of the citizens varied more as the city grew. Merchants, bankers and physicians could afford larger homes and built them. However, a majority of the new residents were people of modest means and they constructed houses that picked bits and pieces from the popular high styles of the day. The result is that homes identifiable as a particular style are in the minority in Forest Grove. Most homes are vernacular interpretations of their larger neighbors. Few of even the largest homes are palatial. Forest Grove residents were conservative and avoided gross displays of wealth.

Pacific University grew at a pace that matched that of Forest Grove. In 1884 Herrick Hall was constructed on campus as a women's dormitory. Named for Pacific's second President, John R. Herrick, the ornate wood Queen Anne building sported a huge entry portico, multiple roof types, including mansard, gable, and a corner tower. It burned in 1906, and was replaced by a brick building. The centerpiece of the campus, Marsh Hall, was constructed in 1895. Designed by Portland's Whidden and Lewis, the Richardsonian Romanesque building housed classrooms, a library, offices and a chapel.

Residential development was drawn south by the rail stop at Carnation. In 1891, the South Park Blocks were platted, the first large addition to the 1872 plat in 15 years. With the new plat, the City Council seized the opportunity to rename the principal streets in the city. A chance to settle confusion over street names was missed as the Council opted to use numbers for both the east-west Avenues and the north-south Streets. In addition, the Avenues north and south of Pacific Avenue were numbered identically, except for the prefix "South" or "North". After citizens struggled for nearly 60 years to meet friends at "North 3rd and 2nd", or "South 3rd and 2nd", or "South 2nd and 3rd" [Actually three different locations !!!], the city changed the street names to their present configuration in 1949.

The first phones were installed in 1894 by the Home Telephone Company. A bond issue passed in 1894 created a City water and power system, giving citizens local public ownership of their major utilities that continues to this day. The population in 1900 numbered 1,300, with forty businesses, four churches, 15 miles of boardwalks and four fraternal organizations [Washington County Museum, 1984].

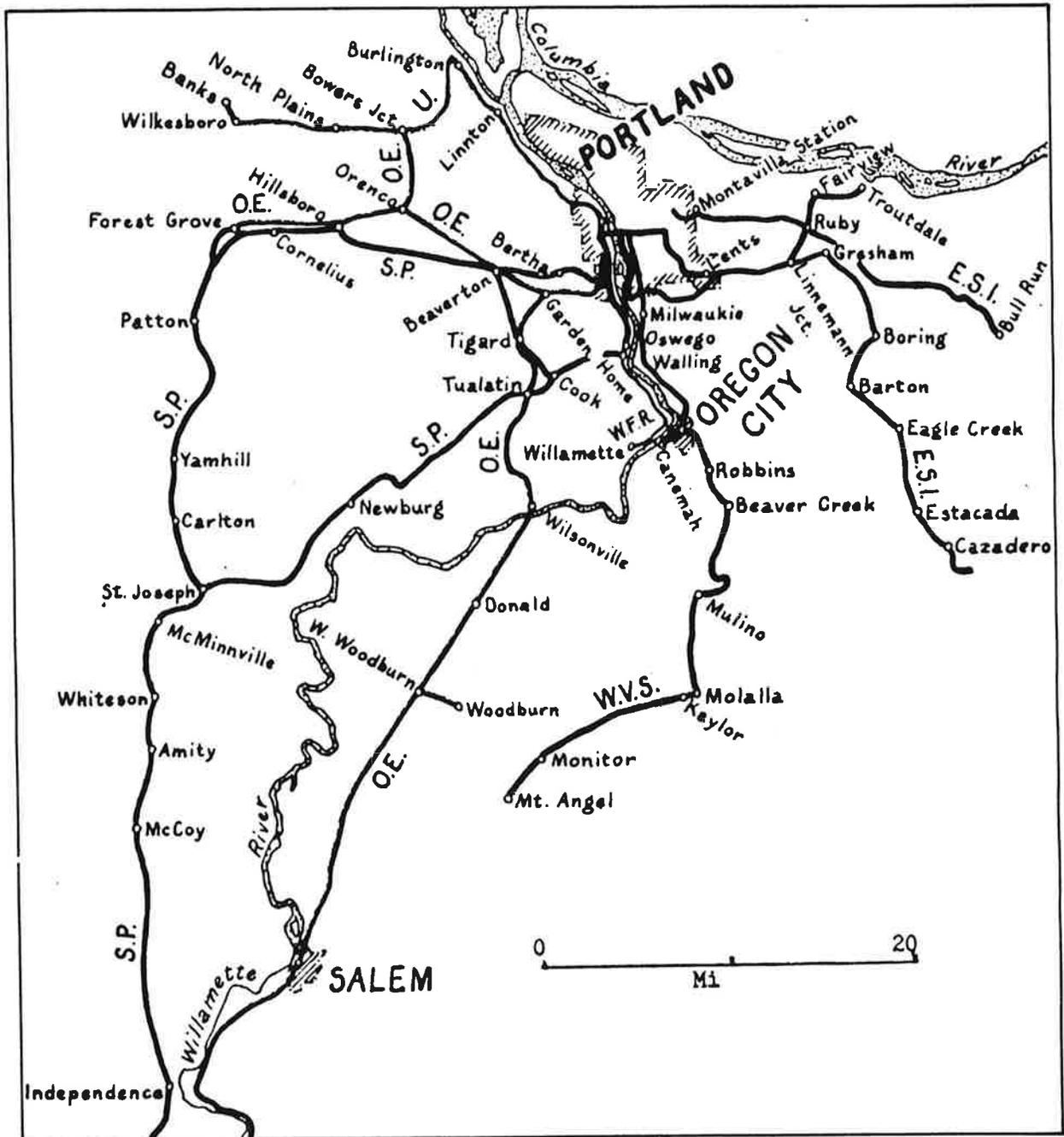
In 1906 E. W. Haines started a local streetcar line to transport passengers down South Elm Street to the rail stop at Carnation. While horse drawn at first, it was soon electrified and Forest Grove became the only city in Washington County to have its own transportation system [Washington County Museum, 1984]. It quit operations in 1911 due to competition from the new network of interurban railroads.

A significant development was the arrival of electric interurban commuter rail service in 1908. The Oregon Electric built from Portland to a Forest Grove depot at 19th and Ash. Traffic reached a peak in 1915 when 100 trains a day moved over the Oregon Electric system. Twenty daily trains operated between Portland and Salem [Dicken 1979:144]. In 1912 the Southern Pacific Railway Company began to electrify their line from Portland to Forest Grove and down the western Willamette Valley through McMinnville and Independence to Corvallis. [Figure 4] These S.P Red Electric trains operated into Forest Grove over a spur which came up A Street to a depot at Main Street and 19th Avenue. Residents could travel all over the Willamette Valley within a few hours and the change in Forest Grove was dramatic.

The arrival of new residents and the impact of new construction can be best gauged by additions to the city plat. The period from 1905 to 1913 saw an explosion of development and new additions to the city plat. The list of newly platted additions during this time is long:

Branford Addition	1905	Gales Crest	1909
Bailey's Addition	1906	Westpark Addition	1909
Curtis Subdivision	1906	Prospect Park	1910
Smith Addition	1906	Stokes Addition	1910
Bumps Addition	1907	Valley View	1910
Geigers	1908	Baber Addition	1911
Talbot's Addition	1908	Hall's	1913

[Forest Grove Community Development Department, 1992]



Willamette Valley interurban lines, 1915. E.S.I., East Side Interurbans; U., United Railways; O.E., Oregon Electric; S.P., Southern Pacific Red Electric; W.V.S., Willamette Valley Southern. The Oregon Electric extended south to Eugene and the Southern Pacific Red Electric to Corvallis.

Figure 4: Willamette Valley Interurban Lines
[Dicken 1979: 142]

Progressive reforms caught on in Forest Grove like they did elsewhere in Oregon and the United States. In 1902, a beautification campaign was started and a City Resolution passed against smoking and profanity. Forest Grove had been dry for many years and stayed that way as the rest of the country followed suit and moved toward Prohibition. Other efforts during the first decade of the new century included the demolition of old barns within the city, and the grading and graveling of streets. A city library opened and a new elementary school was built between 1909 and 1910. Street paving followed in 1911 and the trolley tracks that had served the rail stop at Carnation were removed.

Forest Grove in 1912 was a thriving community. Brick commercial buildings continued to be added to the downtown core at the rate of one or so a year. The Knight's of Pythias built a three story hall on Pacific Avenue in 1909. The Abbott/Thornburg/Bailey Building was constructed immediately to the east at 1930-36 Pacific that same year. The Nixon Building at 2012 Main replaced a wood structure in 1911. Pacific University earned a \$20,000 grant from Andrew Carnegie to build a Carnegie Library on the campus. Portland architects Whidden and Lewis designed the structure, built in 1912 on the far southwest corner of campus, near the town square. The library was funded with Carnegie's \$20,000 gift and \$12,500 raised privately. The town square bordered by Main, College Way and Pacific Avenue continued to the center of town, combining with Pacific University to give Forest Grove unique New England charm.

Economic development, long centered around the University and surrounding farms, began to be influenced by another source — logging. The rich stands of timber in the Oregon Coast Range near Forest Grove had not been tapped during the 19th century. By 1902, there were three sawmills in Forest Grove. W. M. Lyda Company owned two, producing 2.6 million board feet of lumber in 1902. George Holscher's mill produced 1 million board feet in 1902 [Beckham 1980: 129]. While still a seasonal operation, logging would become an even larger economic force in Forest Grove during the Motor Age with the construction of logging railroads and roads into the Coast Range.

The Congregational Church building of 1859 burned in 1910 and a new one was immediately built. To fund the new building, the church wanted to sell off their unused land that had served as the town common. Only one detail stood in their way. Cushing Eells, a local minister in the 1850's, had deeded the land to the church in 1859 when he and his wife left for Walla Walla. But Eells turned over the land with the stipulation that if it ceased to be used as church property, it would revert to Whitman College.

The town common with its bandstand, hitching posts, and horse watering troughs had helped to maintain a strong sense of community in Forest Grove throughout the late 19th and early 20th centuries. The town common was just one of the links the Forest Grove had with the small New England towns that local civic leaders tried to emulate. The Congregational Church, Tualatin Academy, Pacific University and the town common all combined to give the community a unique flavor.

The church won the right to sell and moved quickly to dispose of the land. Within 15 years, the property had been completely developed, filling in the east side of Main Street with commercial structures and eliminating the most significant public space in Forest Grove. Public spaces, horses and the interurban would give way in the coming years to the automobile, pavement and parking lots. Forest Grove's loss of the town square was only one step of many towards a community linked to the outside by automobile.

1914-1941: The Motor Age

The rise of the automobile in the early twentieth century held some of the largest changes for the Pacific Northwest in general and for Forest Grove in particular. Growing reliance on the automobile for personalized transportation and recreation necessitated the construction of highways and roads. Previously, many roads were little more than dirt or planked wagon roads which became impassable mud bogs in the rainy months and were unsuited to the higher operating speeds of automobiles. In the spirit of the great crusades of the Progressive Era, citizens nationwide and in Oregon formed the Good Roads Association in 1902 to lobby for a network of improved, all-season roads and highways [Dicken 1979: 134].

When roads were built, they were largely the responsibility of county government. The State Highway Commission, created in 1913, organized the state's first highway project, the Columbia River Highway. Begun in 1913 and completed in 1915, the highway ran through the Gorge to The Dalles. Samuel Lancaster's sensitive and innovative design made the highway an aesthetic and technological triumph, as well as a significant transportation corridor.

In Forest Grove, 27 blocks had been paved by 1912, including concrete sidewalks. This increased to 50 blocks by 1915, as new houses began sporting attached or detached garages to house the new necessity. 19th century homes in the Forest Grove often added a garage with Craftsman detailing, as clapboard siding and exposed rafters were de rigueur just as automobiles became popular.

A disastrous fire in 1919 changed the look of downtown forever. The fire was contained to the east side of Main Street and to the north of 21st Avenue, but the Congregational church, post office, and many other buildings were lost. The Congregational church sold off the rest of their property between Main and College Way after the fire and the new buildings took the place of the town square forever. Among the new buildings were the 1922 Masonic Temple at 2019 Main, the 1923 Paterson Building at 2017 Main and the 1928 Western Oregon Telephone and Telegraph Building at 2018 College Way. The filling out of lots in the central business district was complete by the late 1920's.

Road construction continued and by 1930 improved roads connected Forest Grove with Portland, McMinnville and the Oregon Coast through the Coast Range [Dicken 1979: 141]. With bridge designs by Conde McCullough, the Oregon Coast Highway was completed in the 1930's, complementing Highway 99, the north-south route through the Willamette Valley. Forest Grove was connected south to McMinnville where the west side alternate to Highway 99 [now known as 99W] followed the valley south to McMinnville.

These improved roads and highways spelled the death of the interurban railways. The S.P. Red Electric's ceased operation in 1929. The Oregon Electric held on until 1933 [Dicken 1979: 144]. Forest Grove was still well connected to the Portland by road through Hillsboro and Beaverton.

A growing part of the Forest Grove economy was based on the vast untapped forests of the Oregon Coast Range. While the logging had been a seasonal venture due to the difficulty of moving logs through mud and snow in the winter, logging railroads and all weather roads provided access to timber year-round. The new Wilson River Highway provided connections timber and to the Oregon Coast. The Stimson Lumber Company operated 18 miles of logging railroad into the Coast Range out of Forest Grove from 1932 until 1952

[Beckham et al. 1981: 138]. The community was poised for rapid growth in the timber industry when the first of the Tillamook Burns occurred in 1933. In the short term, the Stimson mill did quite a business in salvage operations, but the damage of this and subsequent Tillamook fires limited the economic opportunities for Forest Grove workers in the industry.

Aside from the developments in the timber industry, the Great Depression had other impacts on Forest Grove. The agricultural depression that started in the 1920's was in full force during the Great Depression, and local farmers were hurting. The slowdown in the economy stopped the steady growth of commercial buildings in the city core and new buildings on the Pacific campus. Federal programs like the Works Progress Administration did touch Forest Grove, as a new grade school was constructed by WPA crews. Other New Deal public works programs provided jobs in the Northwest and helped develop the region's natural resources. Construction of Bonneville Dam, the first of several federal multiple-use projects in the Columbia Basin, improved navigation, provided flood control, and generated hydro-electric power.

The Great Depression slowed, but did not stop growth in Forest Grove. A new school was built on Main Street in 1930 to replace the 1885 Central School. Seventeen school districts were also consolidated as the Forest Grove Union High School District was formed [Washington County 1984:10]. While no major commercial buildings were constructed during the 1930's, residences continued to be built, albeit at a slower pace than during previous decades. Difficult economic times called for small, inexpensive housing. Popular styles reflected the need for affordability. The popular Cape Cod Colonial style lacked ornament and featured a simple symmetrical plan. Vernacular architecture in Forest Grove during this time reflected the simple style as many houses built in during the 1930's and early 1940's lacked basements, garages, and second stories. These cost saving measures, coupled with the lack of ornament, allowed some people to move into new housing.

While the Great Depression slowed Forest Grove, World War Two would change it forever. In Forest Grove the economic problems of the Great Depression would be replaced by social problems as the community worked to fight the war.

1941-1967: War and the Post-War Era

Following the United States' entry into World War II in December 1941, unprecedented mobilization of national resources to prosecute the war stimulated industrial and agricultural production in the Northwest and nationwide. The armed forces, shipyards, airplane factories, food processing plants, and aluminum mills generated huge demands for labor, causing employment to surge. Forest Grove felt impacts of the dramatic changes occurring in Portland as the effort to supply the war grew.

A significant impact on the Portland area was the explosion of growth in the shipbuilding and ship repair industry. Thousands of workers moved to the Portland and housing became tight overnight. Workers looked as far as Forest Grove for housing and commuters began to trek from Forest Grove to the shipyards and other industries in Portland. Students at Pacific also commuted to work at night shift jobs in Portland, or worked in the fields, as wages for scarce agricultural workers rose.

Temporary Federal Housing units sprung up to house the growing war labor population. Migrant workers moved to the area to work in the fields, as many local workers were wooed to the higher wages in the shipyards. Some of the migrants were from Mexico, and were the beginning of a long tradition of Hispanic residents in the area.

The population of Forest Grove had remained steady at around 2,500 from 1915 until 1940. By the late 1940's, this had nearly doubled to 4,500 [Washington County Museum 1984]. Problems associated with rapid growth soon appeared. Crime, almost unheard of previously in Forest Grove became an issue and youths earning large amounts of money created their own entertainment.

Forest Grove was pushed into a quick transition from small college town to growing suburban city. While the change might have taken decades, World War Two compressed it into a matter of months. Like so many towns and cities in the United States, Forest Grove was changed permanently as new people, often of different ethnic backgrounds, arrived to live and work in a transformed economy.

SECTION II: IDENTIFICATION

This section relates to the identification of cultural resources by theme and resource type. The statement on methodology outlines the approach taken by the consultant in carrying out the survey of cultural resources in the Forest Grove Project Area.

Methodology

The City of Forest Grove Cultural Resource Inventory and Statement of Historic Context was prepared by Peter J. Edwards of *Columbia Historical Research*, a Portland-based historic preservation planning consulting firm. The helpful members of the City Landmarks Board [HLB] and City staff provided support.

The project involved the identification, inventory and evaluation of historic properties within the 1872 Forest Grove Original Town Plat. The project area was extended one block south during May of 1993, to include a six block area deemed to be a traditional part of the Original Town Plat. Over 300 properties were identified by the consultant.

Evaluation and recommendations for treatment were based on the criteria set forth in Forest Grove's Historic Preservation Ordinance. Recommendations were forwarded to the Forest Grove Historic Landmarks Board for consideration.

Literature Search and Historic Context Statement

The project began by reviewing existing materials pertaining to the historical development of the community. Knowledgeable individuals were identified and contacted for oral history interviews. A partial draft historic context statement was prepared and forwarded to the Forest Grove Historic Landmarks Board and the Oregon State Historic Preservation Office for review. The context statement was used in predicting the types of resources that would be encountered in the survey, and places those resources into the context of the historical development of the local area and the Pacific Northwest.

Survey and Inventory

Field survey and inventory of cultural resources was carried out within the Original Town Plat, and Cherokee Strip. Before embarking on the survey, the substantial volume of existing survey materials was reviewed. Partial surveys of the area were completed in 1978 and in 1985. Information from these surveys was cataloged and indexed for use. All streets and roads in the survey area were walked by the consultant to identify properties for the inventory. Properties which were less than 50 years old or which did not retain a minimum of integrity were not surveyed. Alterations did not disqualify properties from the inventory.

Survey forms were completed for each surveyed property. These forms include architectural and historical information, historical and present uses of the property, and historic name (if known). A black and white print and a vicinity map have been attached to each form. Color slides of most properties were taken and are in the possession of the Forest Grove Community Development Department.

The project initially anticipated approximately 150 historic properties in the survey area, based on an estimate by the City Planning Department. The consultant identified 322 historic resources and of those, documented 277.

Final Report

Recommendations for treatment and future preservation planning, along with the historic context statement and the identification section comprise the final report for this project. Also included are survey inventory forms and statements of historical and architectural significance for each surveyed property.

Previous Surveys

There have been several previous surveys of the Forest Grove area. None were comprehensive. In 1976 Stephen Dow Beckham embarked on a county by county inventory dubbed the Oregon Statewide Inventory of Historic Properties. Beckham surveyed a few buildings in Forest Grove, primarily buildings with high visibility, like the Benjamin Cornelius House on 19th Avenue.

In 1978, a survey of the downtown commercial district and an inventory of homes over 70 years old was conducted. Local volunteers, including current Historic Landmarks Board member Gladys Haynes, conducted the research and inventory. The results, along with some recommendations for Historic and Cultural Preservation, were forwarded to the city government.

From 1983 to 1985, the Forest Grove Community Development Department and the Forest Grove Historic Landmarks Board conducted a city-wide inventory and evaluation. Using volunteers trained by the Historic Preservation League of Oregon, the inventory uncovered a great deal of information about hundreds of buildings citywide. However, the survey was not comprehensive or uniform, as some volunteers were more skilled and/or diligent than others.

Still, the survey provided the basis for protecting many local buildings under Forest Grove's Historic Preservation Ordinance. At the start of this project in 1993, twenty buildings within the Original Town Plat were already designated as Historic Landmarks under the Forest Grove Ordinance.

RESOURCE THEMES

The 277 inventoried and evaluated cultural resources identified fall into three broad theme groups: Transportation and Communication, Commerce and Urban Development, and Culture. Within some broad theme groups are sub-themes and multiple resource types.

1. Transportation and Communication

One resource, (0.4% of total) represents the communication sub-theme in Forest Grove. The Western Oregon Telephone & Telegraph Building is located at 2018 College Way in the downtown core. The building, constructed in 1927, is one of only a few Art Deco structures in Forest Grove. Only modest alterations have been made to the structure, and it is in its original location. It is representative of improved communication the helped cement links between Forest Grove and the surrounding areas, especially Portland.

2. Commerce and Urban Development

Twenty-seven resources (9.7% of total) represent the Commercial sub-theme in Forest Grove. All twenty-seven resources are located on Tax Lot Map # 1 S 3 6BB, which contains the downtown area. Oddly enough, no resources representing the commercial sub-theme are located out of this area, despite commercial zoning in significant portions of the east part of the study area. The commercial zoning in this area was applied to a traditionally residential area after the end of the historic period. What commercial uses exist in the area are often housed in more recent structures that replaced historic housing.

The central business district of Forest Grove is largely intact. The businesses are concentrated in an area bordered by 19th Avenue on the south and 21st Avenue on the north. B Street is the western border of downtown and Ash Street borders the east side. This two by four block area has on street parking and a variety of businesses located in older brick commercial buildings. Some, such as the Forest Grove National Bank building at 1940 Pacific, have been altered to a point where there is little that is recognizable as part of a historic building. Other buildings are largely intact. The Holroyd Building at 1937 Pacific, built around 1905, still possesses original glazed entry doors. Integrity on the first floor of commercial buildings is rare, as businesses often remodeled their storefronts to suit changing styles and tastes.

Many other commercial buildings in the downtown core are intact on the second and/or third story, but have significantly altered storefronts. The Knights of Pythias Building at 1926 Pacific Avenue is a good example of this. The second and third stories are intact, including a nameplate, date panel, and corbeled pilasters. The first floor contains a bank with a modern storefront, large picture windows, brick trim and an Automatic Teller Machine. Other buildings have been treated similarly. The Buxton and Roe Building at 2030 Main Street is intact on the second story, but the transom windows above the sidewalk have been covered with corrugated fiberglass and the storefront windows and doors replaced. Still, the effect of several adjacent commercial structures with historic façades is impressive — even if it is only on the upper floors.

3. Culture

The Culture theme is represented by 235 resources from five sub-themes, representing 84.8% of the survey area's total cultural resources.

Cultural sub-themes in Forest Grove are Architecture, Religion, Education, Fraternal Movements, and Performing Arts. These structures were built between 1870 and

1943. They represent informally designed vernacular styles and many of identifiable style, including several architect-designed houses.

a. Architecture

Architecture is the best-represented sub-theme, with 220 entries, or 79.4% of the total number of resources in the inventory. It is also the largest group overall. The sub-theme is further divided into 19th- and 20th-century groups. There are 101 examples of 19th-century architecture, and 119 examples of 20th-century architecture. The styles of resources listed under other themes are noted below, so the total will exceed 220. Their architectural features are a critical component of the built environment of Forest Grove.

Identified Styles

Vernacular style, representing 60% or 155 of the resources in the survey area, reflects the modest means of many Forest Grove residents. Vernacular is the label given in this study to a structure that does not exhibit a compelling number of features that would identify it as a particular "high" or "common" style. Vernacular buildings are builder designed, often from pattern books, use mass-manufactured materials, and feature simplicity.

Vernacular homes are characteristically one or one-and-one-half story structures of wood frame construction with a rectangular, "L", or "T" plan. They have gable or hipped roofs, wood sash windows, are clad with shiplap or clapboard, and often have shed- or hipped-roof porches and additions. Vernacular homes often mirror the popular "high" styles of the day and may incorporate a few elements of one or more styles. In this study, buildings that incorporate several features of a given style are typed under that style, even though they may not be textbook examples.

Vernacular homes are common in areas with small lots and where there is need for housing for working class citizens. From the 1880's through the 1930's, Forest Grove grew rapidly, and the need for inexpensive housing for newcomers resulted in a plethora of vernacular construction. Much of it remains in the study area.

Classic Revival style, popular in Oregon from 1840 to 1865, represents two (0.7%) of the resources in the study area. It features many of the following elements: a low pitch gable roof, bilateral symmetry, multi-pane double-hung sash windows, side lights and transoms and sidelights around doors, thin weatherboard siding with pilaster cornerboards, and columned porches and a complete entablature. The Classic Revival was an attempt to create a uniquely American form of architecture free from the influences of England. Like many architectural movements, the Classic Revival was slow to reach Oregon, but most all buildings constructed in the period incorporate some classical elements. In Forest Grove, the prime example is Old College Hall (1851) on the Pacific University Campus. Old College Hall exhibits many of typical elements, including bilateral symmetry, 12/12 double-hung sash windows, columned porch, and a low pitch roof.

The *Gothic Revival*, popular in Oregon from 1850 to 1890, represents five (1.8%) of the resources in the study area. It features a steep gable roof, central gable and wall dormers, and asymmetrical composition created by projecting bay windows, dormers

and projecting porches. Other elements often included pointed arched windows and door openings, board & batten or horizontal shiplap siding, jigsaw cut bargeboards, brackets, and porch trim [Clark 1983: 46]. Narrow windows and steep gables emphasize the vertical in Gothic Revival buildings. The best example in Forest Grove is the Chandler House at 1839 Ash Street, built around 1875. The house has a steeply pitched cross-gable roof, a projecting window bay decorated with brackets and a porch complete with turned trim. A similar house is located at 1928 Cedar and has a steeply pitched gable roof and shiplap siding.

The *Italianate* style, popular between 1850 and 1900, represents three (1.1%) of the resources in the study area. It was a romanticized style based on Italian villas and is characterized by a low pitch hipped roof, projecting eaves with brackets, tall windows, bay windows and ornamentation that simulates stone. The William Kane House at 1914 Elm Street, built around 1875, is the best example of the style in Forest Grove. It has a low pitch hip roof, eave brackets, frieze, jigsaw brackets and recessed panels in a rectangular window bay.

Second Empire style, popular from 1865-1880, represents one (0.4%) resource in the study area. The Smith House, built around 1881 at 2011 18th Avenue, features a mansard roof, gable roof wall dormers, pilasters, and horizontal siding. These features, along with others such as a belt course, quoins, and keystones are the common elements in Second Empire style.

Stick style was one of several "Eclectic" styles popular in the late 19th century. In Forest Grove it represents four (1.4%) resources in the study area. Stick features steeply pitched multiple gable roofs, asymmetrical composition with vertical emphasis; 1/1 double-hung sash windows, bay windows, shiplap siding with "stickwork" and/or paneling. The Stick style was one of the first efforts at allowing wood to be featured as wood and not an inexpensive substitution for stone [Clark 1983:78] In Forest Grove, the Hollis House [c. 1880] at 2620 18th Avenue is a vernacular interpretation of the Stick style. It features a rectangular window bay, shiplap siding, Eastlake ornament on gable end, and a steeply pitched cross-gable roof

Eastlake is often considered a form of decoration that ornamented Stick or Queen Anne houses. Popular in the 1880 and 1890's, Eastlake decoration often consisted of rows of spindles and knobs, turned columns, latticework, sunbursts, and curved brackets

The *Queen Anne* style was an eclectic style popular between 1876 and 1905. High-style examples feature asymmetrical plans, complex roof lines, turrets, a variety of ornaments including patterned shingles, Eastlake ornament, large encircling porches, canted window bays and stained-glass windows. Only a few Queen Anne houses are present in Forest Grove. However, many vernacular houses incorporated Queen Anne elements. Several of these Queen Anne cottages have been included in this category.

Queen Anne represents nine (3.2%) of the resources in the study area. The Peterson House [1902] at 2338 18th, designed by turn-of-the-century Forest Grove architect E. A. Jerome, is an example of a late Queen Anne with Colonial Revival touches. It has a large encircling porch with Eastlake decoration, but also sports pilasters, and modillions along the cornice line. An earlier example is the 1891 Sawyer House at 1924 Elm Street. It has most of the classic Queen Anne features, including Eastlake porch decoration.

The *Shingle* style is a late variation of Queen Anne, popular starting around 1895. Features include exterior surfaces completely covered in shingles. The effect is a smoothed surface, rather than the crowded surface of Queen Anne buildings. After the turn of the century, the Craftsman style borrow some from the Shingle style, particularly in the use of wood shingles in gable ends. In Forest Grove, three resources (1.1%) represent the style. All are vernacular interpretations of the style — full blown Shingle residences are rare outside of coastal New England.

Richardsonian Romanesque was popular from 1885 to 1900. The style is common only in larger buildings, and features bay windows, steep gables, casement windows, brick and cast stone construction. Marsh Hall (0.4% of total resources) constructed in 1893-95 on the Pacific University campus features many of the elements common to the style. Both stone and brick construction is used, and the entrance is through a large arch.

Colonial Revival, popular from 1890 to 1915 represents seven resources (2.5%) in Forest Grove. A central prominent entrance, bilateral symmetry, palladian windows, ovals with keystones, quoins, and fanlights are common elements. As with all vernacular interpretations, Forest Grove Colonial Revivals are often a mix of styles. Some such as the Peterson House at 2338 18th and other E. A. Jerome designs, mix Queen Anne and Colonial Revival elements. Several Forest Grove houses built in the 1870's were altered in the Colonial Revival style around the turn of the century. These include the Cornelius House at 2314 19th Avenue and the Gothic Revival James Robb House at 2606 17th Avenue.

Colonial Revival has several variables. Gambrel roofed structures, termed Dutch Colonials are also represented in the study area. The Congregational Church Parsonage at 2125 18th is one example, possessing a gambrel roof, bilateral symmetry, oval windows and a rectangular form.

Georgian Revival is another subtype of Colonial Revival. In Forest Grove, First Church of Christ, Scientist [1916] at 1904 Pacific is a high-style example, with Palladian windows, 17 pane transom fanlight and projecting window bays. It was placed on the National Register of Historic Places in 1993.

American Renaissance was a leading commercial style between 1890 and 1915. In Forest Grove, three resources (1.1 %) represent this style. Typical elements include a flat roof, decorative parapet, sculptural decoration or balustrade, sculptural embellishment, relief decoration, monumental scale, bilateral symmertry, smooth dressed stone or brick over a concrete form and grillework in transom lights[Clark, 1983:126]. Carnegie libraries were built in Oregon during the flowering of the American Renaissance and Forest Grove's Carnegie Library on the Pacific University campus is an excellent example of the style. The First National Bank of Oregon Building at 2004 Main Street [c. 1910] is another example, although the first floor has been significantly altered.

The *Prairie* style was an outgrowth of Frank Lloyd Wright's work in the early part of the 20th century. Popular from 1900 to 1925, Prairie style houses featured a low pitch roof with boldly projecting eaves, a large central chimney, rectangular composition with a horizontal ground hugging quality, and casement windows. The houses were designed to blend with exterior space through the use projecting eaves or window bays. While Prairie style houses are rare, Forest Grove has two (0.7%) resources in this style. The Barber House at 1714 Ash [1914] has a low pitch hipped roof assymetrical plan with some Craftsman influences.

American Foursquare is a Prairie style subtype that utilizes a square or rectangular plan, low pitch hip roof, symmetrical facade, hip dormers, full width single story porches, and is a common vernacular example of the style. This sub-type is represented by eight (2.9%) resources in Forest Grove. The Hines House at 1804 Main Street is one of the best examples, with a full width hip roof porch, hip roof dormers, and a rectangular plan. American Foursquare houses often sport Craftsman elements, as the two styles were both popular between 1905 and 1915.

The *Craftsman* style is the most pervasive of the 20th century styles. Popular from 1900 to 1925, it accounts for 57 or 20.6% of all resources in the study area. Residential bungalows began appearing in the Northwest circa 1905 and were square or rectangular one-and-one-half-story buildings with wide gabled roofs and overhanging eaves. Dormers on the front or side elevations and wide porches supported by heavy square porch posts, often set upon piers, were other stylistic elements. Cladding was clapboard or wood shingles and decorative features included bargeboards, exposed rafters and purlins, diagonal braces, and windows which featured one large pane surmounted by a row of several smaller panes. Doors were often massive with interesting windows and detailing.

Smaller vernacular houses which were little more than box-shaped dwellings with a few applied Craftsman-style ornaments were known as "builder bungalows." They were widely available between 1905 and 1940 and could be ordered as kits from catalogs or from a builder.

Examples of the vernacular interpretation of the Craftsman style are numerous in Forest Grove. High-style examples are also numerous. The Joseph and Mary Loomis House [c. 1905] at 1803 Main Street and The John Thornburg House [c. 1912] at 2038 17th Avenue are excellent examples of the full-blown Craftsman style.

Commercial style refers to turn-of-the-century vernacular style brick front commercial buildings with little decoration. Most are two or three stories in height and feature storefront windows on the first floor, with double-hung windows above. In Forest Grove, two buildings are classified as such, representing 0.7% of the total resources.

Historic Period Styles were popular between 1910 and 1935. During this time Americans looked to many different "picturesque styles" at once, incorporating bits and pieces from past revivals and reviving other styles for the first time. Those present in the Forest Grove study area are outlined here.

Tudor style features include steeply pitched gable roof, multi-paned windows, leaded glass, and tudor arched or round arched openings. In Forest Grove, one resource (0.4%) is a vernacular interpretation of the Tudor style. The William Borchard House at 2026 17th Avenue has a steeply pitched roof, 8/1 leaded glass windows and multi-pane leaded glass fixed windows.

Colonial Revival became popular again during the 1920's. The style was similar to the turn-of-the-century Colonial Revival, except this later version exhibited simpler details, as it lacked the Queen Anne ornamentation that so many earlier Colonial Revivals had. This more accurate representation of Colonial style was expressed in simple Cape Cod Colonials. They are single-story homes of rectangular plan, with a gable roof. The placement of the entrance and fenestration is highly symmetrical; the door is in the center of the front elevation, flanked by multiple-lite double-hung sash

widows. Another variant in this later Colonial Revival is the gambrel roofed Dutch Colonial. One example of each exists in Forest Grove, representing 0.7% of the total resources.

The *Norman Farmhouse* style was inspired by the rural vernacular architecture of France and accounts for two structures or 0.7% of the total. Norman Farmhouses have steeply gabled roofs, irregular massing, stucco or poured concrete surfacing, colorful decorative tiles, and round-arched windows and doors. Tall chimneys are also dominant features. The Via House at 1810 Pacific Avenue is a good example, possessing many of these features.

Spanish Eclectic or Mediteranian style is represented by one resource, or 0.4% of the total. Common in 1920's Southern California developments, features of the style include asymmetrical shape, casement windows, and a low pitch gable or hip roof covered with tiles. In Forest Grove, the Daniel Bump House at 2617 17th Avenue is an example of the style on a modest scale.

English Cottage style features include a medium pitched gable roof with rolled eaves, prominent chimneys, windows with many small panes, dormer windows, round windows or round arched openings and picturesque details[Clark 1983: 154]. In Forest Grove, the Cheney House at 2037 17th Avenue has rolled eaves, small dormer windows, and an exterior chimney.

Mission style buildings have lowpitched roofs, curvilinear parapets, square towers, round arched window and door openings, stucco walls, and iron decorative trim. The only Forest Grove example (0.4% of resources) , the 1911 Methodist Episcopal Church at 1803 Birch, was a textbook example of the Mission style until its stucco siding was replaced in the 1940's. Stucco was easily damaged in damp humid Oregon winters and is now rarely used as an exterior surfacing material.

Art Deco was a popular style for commercial and industrial buildings from 1915 until the early 1930's. Common features included, smooth wall surfaces, and decorative zigzags, chevrons, and other stylized or geometric motifs as decorative elements on the façade[Clark 1983: 195]. In downtown Forest Grove, four buildings (1.4% of resources) represent this style. On the land sold by the Congregational Church after 1912, four Art Deco buildings were constructed. 2003 Main, 2011 Main and 2017 Main are all simplified versions of the style, and have decorative geometric ornament. The 1928 Western Oregon Telephone Building at 2018 College Way is more typical.

Art Moderne is the refined version of the Art Deco style and its prime features include curved surfaces. One or more corners of building may be curved and windows are often continuous around corners. Additional elements include glass blocks, stepped or flat roofs mosaic tile, and molded cement. The Forest Theater at 1923 Pacific Avenue includes curved lines, a flat roof with parapet and an Art Deco marquee. Many theaters built from 1930 on included Art Moderne elements.

b. Religion

Forest Grove has three resources of this sub-theme, representing 1% of the total cultural resources. The Mission style Methodist Episcopal Church building from 1911 is still extant in the study area. The National Register listed First Church of Christ Scientist building at 1904 Pacific has been serving its congregation since 1916.

A small Craftsman church of uncertain origin at 1719 Cedar is the third church in the survey area.

The Congregational Church is the most significant in the history in Forest Grove. Their current building on long time church property between Main Street and College Way downtown is a modern structure, and was not inventoried for this project.

c. Education

Seven structures represent the Education sub-theme in Forest Grove, 2.5% of the total resources. Pacific University has been the hub of Forest Grove since the founding of the community. Five structures from the campus are included in this survey and represent all parts of the college. Pacific attracted students, faculty and families to the community and impacted the built environment in many ways as the newcomers needed housing and services.

d. Fraternal Movements

Forest Grove has four resources in this sub-type, representing 1.4 % of all resources. Fraternal organizations were popular in Forest Grove for years, especially given its long history as an agricultural center. Fraternal Lodges in Forest Grove include the Odd Fellows Hall at 1917 B Street, The Knights of Pythias at 1926 Pacific, the Masonic Lodge at 2019 Main Street and the Forest Grove Grange at 2038 Pacific.

e. Performing Arts

One resource in this sub-type represents 0.4% of all resources. The Grove Theater at 2028 Pacific has served a wide range of uses, from use as a theater for film to staging live performances.

DISTRIBUTION PATTERNS OF RESOURCES

The platted areas within the survey area include the 1872 Original Town Plat and a 1 x 9 block area directly south of the Original Town Plat that was merged into the 1993 project after it was started. A few houses in the survey occupy the Cherokee Strip, a thin east-west strip of property at the extreme south end of the project area.

The residential resources are mostly single-family residences and were constructed between 1870 and 1943. Distribution of inventoried 19th and 20th century houses within the 1872 Original Town Plat are fairly regular. 20th century historic houses outnumber 19th century houses in most areas of the survey area. The difference is not large — perhaps 5:4 over the study area.

The initial plat of Forest Grove featured four 200'x 200' lots per block. Initially, homeowners often owned entire blocks, and title records indicate that during the 1870's and early 1880's 1/4 blocks (1 lot) could be acquired for \$150-\$250. As homeowners sold off additional lots from their block, residential infill began. Many blocks did not fill in until the 1930's. Many large Craftsman homes seen on corner lots are actually replacements for dwellings originally constructed in the 1870's or

1880's. Some, such as the Goodin House at 1813 Ash, were moved from a corner lot to make way for a newer house.

Commercial structures are nearly all concentrated in the Central Business District [CBD]. The businesses are concentrated in an area bordered by 19th Avenue on the south and 21st Avenue on the north. B Street is the western border of downtown and Ash Street borders the east side. A few residences are within the CBD, but occupy side streets. Main Street between Pacific and 21st Avenues contains most of the 19th century commercial buildings on its west side. The east side of Main contains commercial structures built after the Congregational Church sold of the property containing the Town or Church Square in the years after 1912. Pacific Avenue between Ash Street and A Street has commercial structures on both sides. A majority are concentrated around Pacific's intersection with Main Street, the primary intersection in the downtown area.

With the exception of Central School, all education buildings in the study area are located on the campus of Pacific University. The oldest extant building in the study area is Old College Hall in the middle of the campus. Other surveyed buildings on the campus originally served as a library, residence hall, President's house, and administration. The campus is located at the north end of the study area, adjacent to the downtown core.

SECTION III: REGISTRATION

Based on a survey of the historic resources of the City of Forest Grove, the consultant has generated this list of properties deemed worthy for local protection under section 9.972 of the Forest Grove Zoning Ordinance.

Resources Recommended for Class I Designation:

<u>Map#</u>	<u>Address</u>	<u>Name</u>	<u>Tax Lot #</u>	<u>Ordinance Ref.</u>
	Pacific University	McCormick Hall		9.792 (1)(2)(3)
AB	2018 Hawthorne Street	Nixon House	100	9.792 (2)
AB	1914 Elm Street	Kane House	5100	9.792 (2), (3)
AB	1924 Elm Street	Sawyer House	5200	9.792 (3)
AB	2518 Pacific Avenue		5700	9.792 (3)
AB	2514 Pacific Avenue		5800	9.792 (3)
AB	1923 Elm Street	Tucker House	6000	9.792 (3)
AB	1905 Elm Street	Hughes House	6300	9.792 (2), (3)
AB	1835 Elm Street	Haines House	10300	9.792 (2), (3)
AC	2620 18th Avenue	Hollis House	300	9.792 (3)
AC	2617 17th Avenue	Bump House	702	9.792 (3)
BA	2125 18th Avenue	Parsonage	1800	9.792 (1), (3)
BA	1839 Ash Street	Chandler House	6800	9.792 (3)
BA	1803 Ash Street	Ireland House	7600	9.792 (3)
BA	2338 19th Avenue	Large House	9700	9.792 (3)
BA	2307 18th Avenue	Thomas House	10300	9.792 (3)
BB	2033 18th Avenue		12001	9.792 (3)
BB	2039 18th Avenue		12100	9.792 (3)
BB	1810 Pacific	Via House	5400	9.792 (2), (3)
BB	1937 Pacific	Holyrod Building	2700	9.792 (3)
BB	1926 Pacific	Knights of P. Building	6600	9.792 (1), (3)
BB	1930-36 Pacific	Abbot et. al. Building	6400	9.792 (1), (3)
BB	2002 Pacific	J. & Son Livery Bldg.	9500	9.792 (1), (3)
BB	2003 Main	Anderson Building	600	9.792 (1), (3)
BB	2011 Main	Anderson Building	500	9.792 (1), (3)
BB	2038 Main Street	Wagner Building	1000	9.792 (1), (3)
BB	1804 Main	Hines House	12800	9.792 (2), (3)
BC	1714 Ash Street	Barber House	1200	9.792 (2), (3)
BC	2037 17th Avenue	Cheney House	1300	9.792 (3)
BC	1706 Main Street	Bean House	1900	9.792 (3)
BC	1632 Main Street	Todd House	5101	9.792 (3)
BC	1626 Main Street	Abbott House	5200	9.792 (2), (3)
BC	1604 Main Street		6000	9.792 (3)

BC	1929 16th Avenue		6200	9.792 (3)
BC	2038 17th Avenue	Thornburg House	6900	9.792 (2), (3)
BC	2018 17th Avenue	Scott House	7400	9.792 (3)
BC	2004 17th Avenue	Abbott Sr./Buxton	7700	9.792 (3)
BC	1621 Main Street		7800	9.792 (3)
BC	1622 Ash Street		8300	9.792 (3)
BD	2338 18th Avenue	Peterson House	100	9.792 (3)
BD	2328 18th Avenue		200	9.792 (3)
BD	1631 Ash Street		5200	9.792 (3)
BD	1623 Ash Street	Hoar House	5300	9.792 (3)
BD	1617 Birch Street		7000	9.792 (3)
BD	2338 17th Avenue		7600	9.792 (3)

***Current Class II and III Resources
Recommended Upgrades***

Existing Class II Resources

Map#	Address	Name	Tax Lot #	Rec.	Ord.	Ref.
	Pacific University Campus	Carnegie Library		I		(1,2,3,4)
BB	2004 Main Street	1st Nati. Bank of Or.	2600	I		(1,2,3)

Existing Class III Resources

Map#	Address	Name	Tax Lot #	Rec.	Ord.	Ref.
	Pacific University Campus	Marsh Hall		I		(1,2,3,4)
BB	2019 Main Street	Holbrook Lodge	300	I		(1,3)
BB	2017 Main Street	Paterson Building	400	I		(3)
BB	1923 Pacific Avenue	Forest Theater	2900	I		(1,3)
BC	1730 Main Street	Central School	2200	I		(1,2,3)

*Ordinance Reference indicates under what provisions of the Forest Grove Historic Landmarks Ordinance the property qualifies. Criteria for Designation are found in section 9.972 of the FG Zoning Ordinance.

SECTION IV: RECOMMENDATIONS FOR TREATMENT

The consultant recommends that the City of Forest Grove pursue the following recommendations to promote the preservation of the community's historic resources:

1. Future Surveys

Intensive inventories should be planned, scheduled and carried out in the rest of the city. While all areas of the city should be surveyed, priority should be given to certain areas. Walker's Addition and Naylor's Addition should be highest on the priority list. They are the oldest platted areas left to be intensively surveyed in the city.

Secondly, the South Park Blocks area is a dense collection of valuable historic resources and should be next on the priority list. Some preliminary work has been done in this area. It is possible that Walker's Addition, Naylor's Addition and the South Park Blocks could be done as one large inventory project.

Finally, the rest of the city outside of the above areas and the Original Town Plat should be inventoried. Implementation of the recommendations and findings of these survey projects will bring the city and the HLB up to date.

Looking to the future, once the above areas of the city are intensively inventoried periodic re-inventory will have to be done, since starting in the late 1990's large numbers of post WWII homes will be over 50 years old. At that time, the process of identifying the impact of the post WWII economy on Forest Grove can begin.

2. National Register of Historic Places District Nomination

The Historic Landmarks Board should lobby for, establish and nominate a Downtown Forest Grove historic district to the National Register of Historic Places. While controversial, such a nomination could do more to revitalize the downtown area than any other single project. The whole gamut of benefits would then be available to the owners of commercial buildings downtown.

3. Historic Landmarks Ordinance Changes

The Historic Landmarks Board should suggest certain ordinance changes in the Forest Grove Historic Landmarks Ordinance(9.790-9.798).

In section 9.792, the criteria for historic or cultural resource designation provides five categories under which a property might qualify for designation. These criteria are well crafted — they are near duplicates of the NRHP criteria for evaluation. It should be clear that to be eligible for designation in Forest Grove, a property only needs to meet one (1) of the five criteria. If this is not widely understood to be the case, then the ordinance needs to be amended to make it clear.

In section 9.793 (1) (a), the use of Class I, Class II, and Class III categories for designated properties is discussed. While the use of the ESEE analysis can be awkward for Historic Landmarks, the idea of having Class I and Class II resources

with different levels of protection is acceptable. This allows the Board to be more flexible when dealing with the various situations that exist with different properties.

The problem lies in the use of Class III. In actuality, Class III resources are treated no differently than the any other *undesignated* property. There is no protection given. The Class III designation amounts to only a "paper" designation and creates confusion about the what designation means. When undesignated properties and designated Class III properties are treated the same, property owners can be rightly confused about the implications of Class III designation or of simply being listed in the inventory. In the past, some property owners have resisted even being in the inventory. The difference in treatment between inventoried structures and designated structures must be well defined or the public may become resistant to additional city-wide inventory efforts in the future.

While ordinances are never simple, it is best to keep the categories of protection as straightforward as possible. Class III should be dropped and if an ESEE analysis shows that a property should not be protected, then it should not be designated either.

4. Landmarks Board Functions

The tradition of having a well informed and involved Historic Landmarks Board in Forest Grove should continue. The Board should become a focal point for attempts to nominate a downtown NRHP District. The Board should also be active in discussions with property owners during the designation process of the current intensive inventory. The Board should continue to obtain books and materials regarding historic preservation. The Board should publicize the availability of these materials in a general mailing sponsored by the city to every property owner in the current inventory.

The Board should continue its efforts at boosting preservation in Forest Grove by staying involved with a revitalized HPLO, by sponsoring workshops of various kinds, and by keeping the Friends of Historic Forest Grove involved with historic preservation through efforts like the attractive brochure that was produced in 1993.

5. National Register of Historic Places

The HLB should encourage participation by individual property owners in the National Register process. Many of the structures recommended for designation during this project are NRHP eligible. This encouragement might take the form of a NRHP information session where information about how to complete the forms is available or local NRHP landmarks are identified.

6. Commercial Zoned Areas

By most standards, Forest Grove is a well planned community. Local zoning seems to reflect the desired character of each neighborhood. Adequate areas are reserved for uses ranging from industrial to environmental. Despite this, there are areas of concern that threaten historic landmarks. On the east edge of the Original Town Plat, a large area is zoned Commercial Auto. [See Figure 5] Under this zoning, many commercial uses are permitted outright.

This area is bounded by 21st Avenue on the north and a point between 18th and 19th Avenues on the south. To the east the boundary is Hawthorne St. and to the west, Cedar

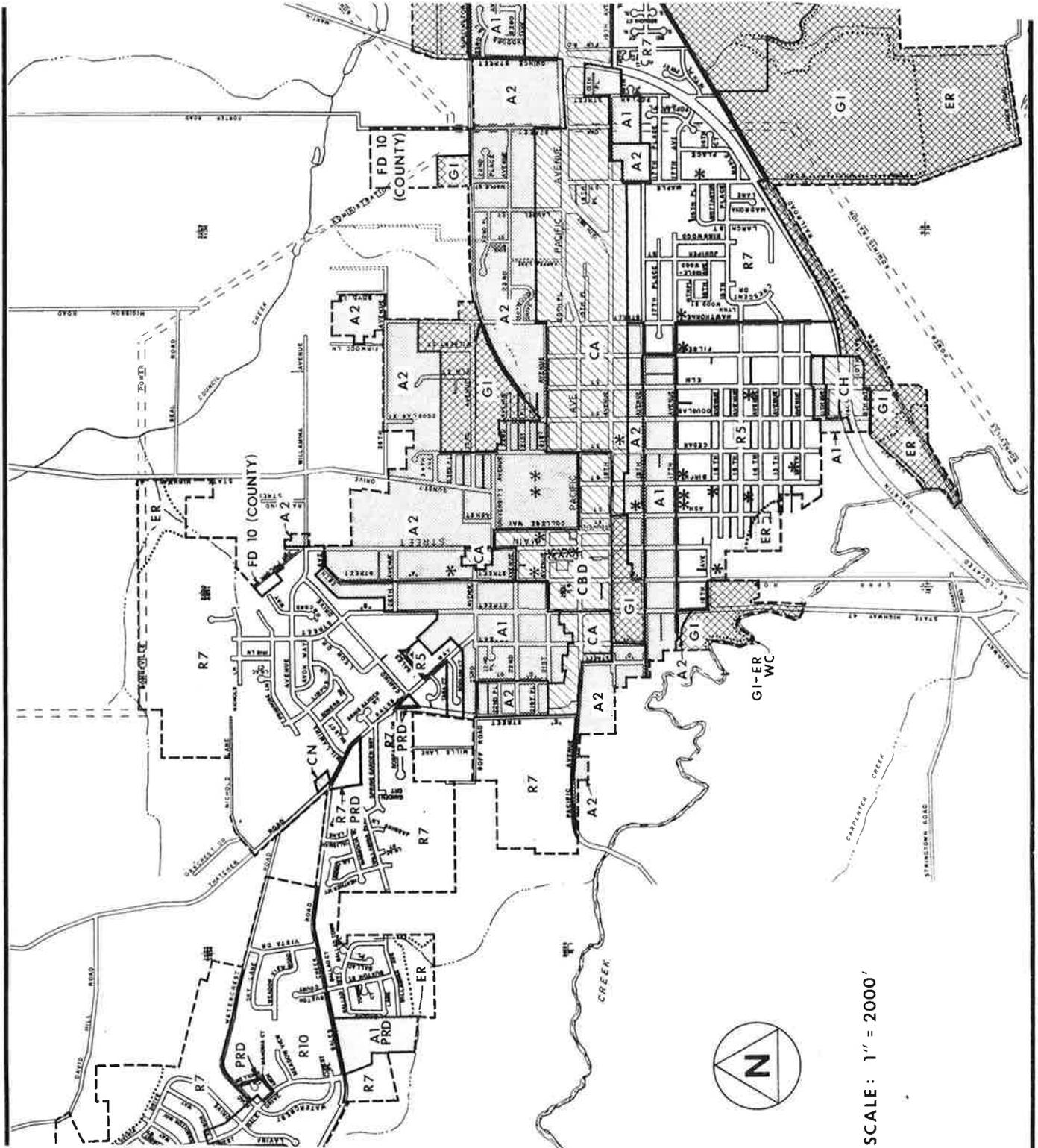


Figure 5: City of Forest Grove Zoning Map, 1992
[Forest Grove Department of Community Development]

Street. This area, along with several smaller parcels of commercially zoned land in residential areas, contain a large number of residences.

While properties designated as Class I or Class II under the HL ordinance are given some measures of protection, the problem lies with the other residences in the area. If the area remains commercially zoned, in 20-30 years few of the non-designated properties will remain, leaving those designated residential properties as "islands" in a predominantly commercial area. Pressure will then mount to convert the designated residences to commercial use or to replace them. Such conversions are possible through the ordinance, if given approval by the appropriate bodies.

Currently the area is predominantly residential save for a strip along parts of Pacific Avenue. With continued commercial zoning, the area will gradually lose its older homes, including several attractive residences. Some zoning changes should be contemplated for this part of Forest Grove. See the attached listing of residences located in commercial zoned areas.

7. Signage for Historic Landmarks

The current program of attaching signage to designated historic resources, with the consent of the owner, should be continued.

8. Certified Local Government

Forest Grove should apply for Certified Local Government (CLG) status through the Oregon State Historic Preservation Office. CLGs are eligible for funds which can be used for providing staff support, financing basic preservation projects such as survey and inventory, and special projects such as the development of interpretive materials.

9. Monitoring of Designated Resources

As part of systematic code enforcement, city staff should conduct periodic and systematic field inspections of designated resources to monitor their status.

10. Public Education

The City, in cooperation with the Forest Grove Historic Landmarks Board, should develop a public education program to explain the Forest Grove Historic Preservation ordinance; its goals, requirements, and benefits. Owners of designated properties should be targeted for material explaining how to rehabilitate sympathetically to the historic character of the property.

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Appendix A

Street Name Evolution in Forest Grove

Streets in Forest Grove were named and renamed no less than 3 times, creating a great deal of confusion for researchers. The current system makes more sense than that of 1892-1949 when North Second Avenue, South Second Avenue and Second Street all served to confuse new mail carriers!

North-South Streets

1865-1892

Buckeye Street
Fir Street
Mulberry Street
Spruce Street
Pine Street
Oak Avenue
Maple Street
Laurel Street
Ash Street/Avenue
Locust Street
Chestnut Street
Beech Street
Alder Street

1892-1949

D Street
C Street
B Street
A Street
Main Street

First Street
Second Street
Third Street
Fourth Street
Fifth Street
Sixth Street
Seventh Street

1949-Present

D Street
C Street
B Street
A Street
Main Street
College Way
Ash Street
Birch Street
Cedar Street
Douglas Street
Elm Street
Filbert Street
Hawthorne St.

East — West Avenues

1865-1892

North Avenue
Willow Street
Birch Street
Walnut Street
Elm Avenue
Larch Street
Cypress Street
Cedar Street

1892-1949

N. Third Avenue
N. Second Avenue
N. First Avenue
Pacific Avenue
S. First Avenue
S. Second Avenue
S. Third Avenue
S. Fourth Avenue
S. Fifth Avenue
S. Sixth Avenue
S. Seventh Avenue
S. Eighth Avenue

1949-Present

University Ave.
23rd Avenue
22nd Avenue
21st Avenue
Pacific Avenue
19th Avenue
18th Avenue
17th Avenue
16th Avenue
15th Avenue
14th Avenue
13th Avenue
12th Avenue