

United States Department of the Interior  
National Park Service

**National Register of Historic Places**  
**Date listed** 5/28/2009  
**NRIS No.** 09000360  
**Oregon SHPO**

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

Historic name Painter's Woods Historic District

Other names/site number Forest Grove Southside District

### 2. Location

street & number Centered on 15<sup>th</sup> Avenue and Birch Streets, including portions of 14<sup>th</sup>, 13<sup>th</sup>, 12<sup>th</sup> Avenues and Ash, Cedar and Douglas Streets  not for publication

city of town Forest Grove  vicinity

State Oregon code OR county Washington code 067 zip code 97116

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

  
Signature of certifying official/Deputy SHPO

4.13.09  
Date

Oregon State Historic Preservation Office  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

I, hereby, certify that this property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain:)	_____	_____

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

- building(s)
X district
site
structure
object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Table with 2 columns: Contributing, Non-Contributing. Rows for buildings, sites, structures, objects, and Total.

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

Marcum, Isaac, House

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

RELIGION: Religious Facility

Current Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

RELIGION: Religious Facility

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Queen Anne

LATE 19TH & 20TH CENTURY REVIVALS:

Colonial Revival, English Cottage

LATE 19TH & EARLY 20TH CENTURY

AMERICAN MVTS: Bungalow/Craftsman

OTHER: Minimal Traditional, WWII-Era Cottage

Materials

(Enter categories from instructions)

foundation: CONCRETE; BRICK; STONE

walls: WOOD; BRICK; STUCCO; STONE

roof: ASPHALT, Composition; WOOD

other:

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1880-1948

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Multiple

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on file (NPS):

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

Primary location of additional data:

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

**10. Geographical Data**Acreage of Property 26.5 acres**UTM References**

(Place additional UTM references on a continuation sheet)

1	<u>10</u>	<u>491449</u>	<u>5039816</u>	3	<u>10</u>	<u>492088</u>	<u>5039447</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>10</u>	<u>492088</u>	<u>5039816</u>	4	<u>10</u>	<u>491449</u>	<u>5039447</u>
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet)

**11. Form Prepared By**name/title Forest Grove Historic Landmarks Board / Kimberli Fitzgerald, Historic Preservation Consultant with  
Michelle Dennis and Sara Paulsonorganization \_\_\_\_\_ date July 1, 2008street & number 7456 SW Baseline #414 telephone (503) 351-7578city or town Hillsboro state OR zip code 97123**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets****Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs:** Representative **black and white photographs** of the property.**Additional items:** (Check with the SHPO or FPO for any additional items)**Property Owner**name Various

street &amp; number \_\_\_\_\_ telephone \_\_\_\_\_

city or town Forest Grove state OR zip code 97116**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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### SUMMARY

The proposed Painter's Woods Historic District is being nominated under Criterion A for its significance in the area of Community Planning and Development. The district contains the first modernly designed subdivision platted in southern Forest Grove and is roughly twenty-six acres in size, "T" shaped, and extends primarily along 15<sup>th</sup> Avenue.<sup>1</sup> The eastern boundary is Cedar and Elm, and the boundary at the south is 12<sup>th</sup> Avenue. The district has 58% contributing resources and is comprised primarily of single-family residences.

### GENERAL DESCRIPTION

Forest Grove is located in western Washington County, twenty-five miles west of Portland, Oregon and forty-two miles east of the Pacific Ocean, near the eastern slopes of the Oregon Coast Range. The City of Forest Grove was incorporated in 1872. Forest Grove today is home to Pacific University. It has a population of about 21,000, and the city limits include an area of 4.7 square miles.

Forest Grove includes one National Register historic district, the Clark Historic District, which was established in 2002 and is located in central Forest Grove, just north of the proposed district. The proposed Painter's Woods Historic District is located in the southern portion of downtown Forest Grove. The district is roughly twenty-six acres, bounded on the north by 15<sup>th</sup> Avenue. The eastern boundary is Cedar and Elm streets. The boundary on the south is 12<sup>th</sup> Avenue. The western boundary is Ash Street. The district includes approximately 15 partial blocks that are laid out in a grid system, with named streets running north and south and numbered avenues running east and west. The area includes portions of the South Park Addition plat (1891) and the Knob Hill Addition (1909). The district is irregularly shaped, primarily including resources fronting 15<sup>th</sup> Avenue between Ash and Elm Streets and resources fronting Birch Street between 12<sup>th</sup> and 15<sup>th</sup> avenues.<sup>2</sup>

The district includes 40 (58%) contributing resources out of a total of 68 resources. The architectural styles represented in the district include examples of Queen Anne, Craftsman, Bungalow, Foursquare, Colonial Revival, English Cottage, Vernacular, WWII Era Cottage, Minimal Traditional and Ranch. One house, the Isaac Macrum House, is individually listed on the National Register. The district is composed primarily of one and two-story wood-frame residences. A majority of the buildings are set on concrete foundations. Brick and concrete, as well as wood, are used for decoration and accent. The period of significance is from 1880-1948.

<sup>1</sup> In this case the subdivision had modern physical characteristics typical of new subdivisions of the period including uniformly sized residential lots within a rectangular shaped street grid. This is in contrast to the original town plat which contained large one acre square blocks utilized initially for farming and later subdivided into irregular shaped parcels for various uses. The district is irregularly shaped primarily due to lack of integrity and the later development of lots in the southeastern corner of the original plats. West of Elm and east of Cedar along 14<sup>th</sup>: 1 EC; 14 NC; 7 NP. Along 13<sup>th</sup> between Cedar and Elm: 0 EC; 10 NC; 5 NP; Along 12<sup>th</sup> between Cedar and Elm: 1 EC; 3 NC; 10 NP.

<sup>2</sup> The boundaries of the district were selected to encompass the resources with the highest integrity which has resulted in its irregular shape. The southeastern portions of both the South Park and Knob Hill Additions developed after the period of significance. There were a small number of resources within the historic period within these areas, but they did not have a high degree of integrity and therefore the boundaries were not expanded to include them. Please refer to Section 10 for additional boundary justification.

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This timeframe covers of the majority of construction within the district, beginning with 1880, the construction date of first extant house, and extending to 1948, when almost 80% of the resources had been constructed.

The district is notable for its well-established trees throughout, a number of which have existed since the beginning of the period of significance.<sup>3</sup> Major streets in the district have concrete sidewalks and lawns that are planted with mature oak, elm, maple and pine trees. Residences are set back from the street 20 to 30 feet from the right of way and landscaped with ornamental lawns and typical annual and perennial foundation plantings. The landscape of the neighborhood includes tree-lined streets, a majority of which are 24 feet wide. An exception is 15<sup>th</sup> Avenue, which was designated as a right of way of 80 feet wide until the intersection of Douglas Street, where it is reduced to 66 feet wide. Some of the blocks have alleys. The western edge of the district is defined by a steep slope that falls down to the Gales Creek floodplain to the southwest and affords a spectacular view of Tualatin Valley farmlands.

The major transportation route through Forest Grove includes two one-way streets to the north of the district; Pacific Avenue runs westward, and south of this, 19<sup>th</sup> Avenue runs eastward. These two streets define and provide access to the downtown commercial area, and Pacific University in Forest Grove and are located about four blocks to the north of the proposed district. A small portion of the eastern boundary of the district is touched by a major north-south route along Elm Street.

It should be noted that there are physical characteristics of the Clark District that make it distinct from that of Painter's Woods primarily due to the differences in how the two areas were originally platted and developed. The Clark District was comprised of the original town plat, platted into one acre blocks divided into lots a quarter block in size, which were large enough for some early residents to grow their own food.<sup>4</sup> These larger quarter blocks were later subdivided and sold. The smaller lots were often irregularly subdivided, and were not uniform in size or shape.

South Park Addition (1891), in contrast, was platted and sold with smaller lots of 5,000 square feet, similar to present-day subdivisions. An ad in the Forest Grove News Times in 1891 (Figure 12) notes that "South Park is one block south of public school and one block north of depot. Average size of lots, 5,000 square feet, Fifteen feet alleys."<sup>5</sup>

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<sup>3</sup> The area is described by an early settler: "*The location is striking, and in the early days, before there had been brought about the changes incident to settlement, it possessed a romantic charm that is now lacking. The slightly elevated site, which is divided by a small run, or swale, was ornamented with an exceptionally handsome grove of oak trees, amid which rose an occasional group of firs, the whole area being open and clean and well grassed. It was a natural park, and while bearing on the first glance the impress of nature only, had also that simulation to man's most artistic planning that startles one with the thought that surely someone must have made it. Through the vistas of oak trees appeared to the north and east broad level prairies, or plains, edged with evergreen forests, and the horizon, at a long distance, was delineated underneath by the line of the Blue Mountain ranges, surmounted by the snow peaks.*" Smith, Jane Kinney *Recollections of Grandma Brown*. Oregon Historical Quarterly, 289.

<sup>4</sup> Platted in 1850, but not recorded until 1872, after the city was incorporated.

<sup>5</sup> "South Park Ad" Forest Grove News Times, July 31, 1891, 3.

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### DEVELOPMENT OF THE PAINTER'S WOODS DISTRICT

Forest Grove's Painter's Woods district developed in a way that was typical of many neighborhoods within small cities in Oregon in the early twentieth century. The Painter's Woods district experienced housing booms in the first decade of the 1900s. The first boom coincided with the platting of the South Park Addition. The second boom began in the late thirties. Development within the district generally moved from north to south, from the city's core outward.

The Painter's Woods Historic District developed in an area that was once a part of the 1845 Harvey Clark land claim. The southern portion of this claim was sold by Clark to R.M. Painter in 1865. With the exception of the Harvey Clark cabin (no longer extant), which was constructed in 1845, very few houses were constructed in the district between 1850 and 1880. The cabin was located at the southwest corner of 15<sup>th</sup> and Elm at the eastern edge of the district. This location is marked with a stone marker that was placed there in 1961 (Figure 5). The only other identified house dating from this period is the Thomas & Mary Hines House (1859), which was constructed in the area of the Painter's Woods District and moved to its current site within the Clark Historic District in the 1880s.

Construction within the district was limited before the area was platted. Only four houses were constructed in the proposed district before the first portion of it was platted as the South Park Addition in 1891. With the exception of the Isaac Macrum House (NR 1888), located at 2225 12<sup>th</sup> Avenue, the homes were located in the northern part of the district, closest to the developing Clark district, just south of central downtown area and the university. The only other home constructed in the 1880s was the Abernethy House (1880), located at 2116 15<sup>th</sup> Avenue. The remaining two homes were constructed in 1890.

The first significant development in the district occurred after the South Park Addition was platted in 1891.<sup>6</sup> About 75% of the houses in South Park Addition are 50 years old or older, and about 25% of the houses were constructed circa 1915 or before. In fact, 21% of houses in the entire district were constructed during the first decade of the 1900s. The plat was situated directly south of the original town plat, and it was the second addition to the original Forest Grove plat.<sup>7</sup> At the time it was platted, the heavily wooded land known as Painter's Woods, was owned by C.M. Keep and W.F. and Mary C. Kame, who had purchased it from descendents of R.M. Painter in 1891.<sup>8</sup> Although Forest Grove's residential growth had originally occurred

<sup>6</sup> The district includes portions of Blocks 6-10 and Blocks 11-20 from the South Park Addition.

<sup>7</sup> The plat consists of twenty blocks crossed by three streets originally named Grove, Pennsylvania and Park. Now those streets have been renamed 14th, 15th and 16th. Central blocks 6, 7, 8, 12, 14 and 15 have alleys down the center. These central blocks 6-15 contain sixteen lots, while the blocks at the north (1-5) and the south (16-20) each contain eight lots. The Clark Historic District includes Block 4 and portions of Blocks 3, 5, 6 and 7 of the South Park Addition. The original town plat had been drawn in 1851, but not recorded until November 17, 1873 after the city's incorporation. *Clark Historic District Nomination Section 7, page 2. (Michelle Dennis).*

<sup>8</sup> *That the said R. M. Painter died on or about the 3<sup>rd</sup> day of November 1868, intestate, leaving an estate in Washington County, Oregon of which the following was a part: (description follows) containing 65.33 acres more or less and the above description is intended to cover only the tract of land owned by the heirs of R. M. Painter, lying south of the town of Forest Grove, Oregon, was conveyed by deed dated January 10, 1891, executed by Ella Z. Mumper, formerly Ella Z. Painter (widow of R. M. Painter), Zulette Z. Painter, Phillip Painter, Robert Painter, John Z. Painter and Octavia Painter, sole heirs of R. M. deceased, to C. M. Keep and W. T.*

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close to the city's core and Pacific University, near the turn of the century prominent Forest Grove residents began to settle in this portion of the district because improvements to transportation, like the streetcar on Elm (1906), provided easier access. This development not only reflects the prosperity Forest Grove was experiencing during these years, but also the attractiveness of the district, with its beautiful trees as well as panoramic view over the Tualatin Valley farmlands to the south.<sup>9</sup>

The majority of new construction at the turn of the century was located along 15<sup>th</sup> Avenue (see Figure 6) and along Birch and Cedar streets within a block of 15<sup>th</sup> Avenue. The corner of 15<sup>th</sup> and Elm has an especially high concentration of historic homes (Figures 7 & 8). Included are the Watts/Payne House (1904), which is also the site of Harvey Clark's original cabin and the site of the origination of Tualatin Academy; the Bailey House (1892), which is also on the south side of 15<sup>th</sup>; and the Ivan Marble House (1890), which is located at 1504 Elm. Further west along 15<sup>th</sup> are several other houses on the local inventory, including the Spaulding House (1904) at 2406 15<sup>th</sup>, and the Charles Hines House (1890) at 2128 15<sup>th</sup>. There are also some nice examples of Craftsman architecture, such as the house at 2339 15<sup>th</sup> and the F.J. Miller House (1909) at 1506 Cedar.

In 1909, William Schultz and Felix and Elizabeth Verhoeven platted the Knob Hill plat, of which the proposed Painter's Woods Historic District contains portions of Blocks 3, 4, 5 and 6 (Figure 6).<sup>10</sup> Knob Hill Addition is aptly named, as it sits upon a small hill that formerly overlooked the lower farmlands to the south. Currently the hill overlooks a small, newer housing development on 11th Avenue and the extension of Birch and Cedar streets, which is below Knob Hill to the south. With two notable exceptions within the district, the Macrum House (1888) at 2225 12th and the Moore House (1916) at 2206 12<sup>th</sup> Avenue, this area remained largely undeveloped until the 1930s. As with the South Park Addition, the lots within the Knob Hill plat averaged around 5,000 square feet and were uniform in size. The majority of houses within the Knob Hill section of Painter's Woods were constructed in the late thirties and forties with a few recent constructions.

Development in Painter's Woods area happened primarily within two periods. First, there was a twenty-year housing boom within the district following the platting of the South Park Addition in 1891, in which seventeen houses were constructed. After this first boom, only four houses were constructed in the 1910s and six in the 1920s. These homes were located as infill along 15<sup>th</sup> Avenue and southward along Birch and Cedar streets. A second boom occurred again beginning in the late 1930s with thirteen houses constructed primarily along Birch Street. The boom continued in the 1940s with twelve more houses erected along Birch, Cedar and Douglas streets as well as along 14<sup>th</sup> Avenue and additional infill along 15<sup>th</sup> Avenue. For example, in 1948 alone, five

*Kame, and recorded, as affiant believes in Volume 30, page 220 records of deeds of Washington County, Oregon Deed Records Ella Z Mumper, (formerly Ella Z. Painter), Octavia J. Painter, Zulette Z. Painter, Robert Painter, Phillip Painter and John Z. Painter, sole heirs of R. M. Painter deceased to C. M. Keep and W. T. Kame Book 30 page 220 Date 10 Jan., 1891. Con: \$11,000.00 Recd 3 Feb., 1891*

<sup>9</sup> See Figures 3 and 4 in Appendix

<sup>10</sup> The Knob Hill plat consists of 8 blocks. Blocks 1-4 contain eight lots each (115' x 50'). Blocks 5, 7 and 8 contain sixteen lots (115' x 50'), with eight lots on the north and eight on the south separated by an alley. Block 6 was not platted into lots. The plat is crossed by 12<sup>th</sup> (formerly 8<sup>th</sup> Ave) and 11<sup>th</sup> (formerly 9<sup>th</sup> Avenue), which run east-west and by Birch (formerly 2<sup>nd</sup> Avenue) and Cedar (formerly 3<sup>rd</sup> Avenue) and Douglas (formerly 4<sup>th</sup> Avenue) which run north-south. The SW corner of the plat is the NW corner of the A.T. Smith Donation Land Claim.



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houses were constructed as infill along the south side of 15<sup>th</sup> Street between Cedar and Douglas streets. Construction fell off after 1948.

The overall character of the district is that of a late 19<sup>th</sup> and early to mid 20<sup>th</sup> Century neighborhood and includes examples of popular architectural styles in Oregon from this period. There are quite a few good examples in the district of styles popular during the first building boom, such as Queen Anne and Craftsman. There are also a number of examples of the popular styles from the second building boom, such as Minimal Traditional, WWII Era Cottage and the Ranch. The Painter's Woods district retains sufficient integrity to convey its historic period of development from 1880 through 1948, when there is a distinct break with the architecture typical of the original neighborhood. There are relatively few structures built after 1948.

The Painter's Woods District is comprised of properties located within the South Park and Knob Hill plats. The boundaries are irregularly shaped on the southwestern corner and do not include resources that either have compromised integrity or were constructed more recently. These properties are clustered within the southeastern corners of the South Park and Knob Hill plats and include four blocks between Cedar and Elm along 13<sup>th</sup> and 14<sup>th</sup> avenues.<sup>11</sup> The southern boundary of the district reaches 12<sup>th</sup> Avenue, south of which is a modern subdivision. The western edge of the district is bound by a natural, undeveloped slope that extends to the Gales Creek floodplain. The northern edge of the district is the northern property lines of the properties on the north side of 15<sup>th</sup> Avenue.<sup>12</sup>

### RESOURCE TYPES

The district is comprised primarily of residential structures. Most of the residential properties were constructed in the twentieth century within the historic period. Most of the homes were originally single-family dwellings. The district also includes a limited number of other types of structures.<sup>13</sup> A majority of the earlier styles, like the Vernacular, Queen Anne and Classical Revivals, can be found along 15<sup>th</sup> Avenue. Infill in this area tends to be with Minimal Traditional, World War II Era Cottage or Ranch style houses. Styles like the Colonial Revival, Craftsman and Bungalow appeared along the north-south streets, like Birch and Cedar, or in Knob Hill. The following is a breakdown of the domestic architectural styles recognized by the State Historic Preservation Office throughout the period of significance, appearing in the survey area in a rough chronological order.

<sup>11</sup> Survey of the Southside area was completed in 2005 by Dave Pinyerd and his team from HP NW. This survey work served as a basis for determining the boundaries for the Painter's Woods Historic District. Prior to preparation of this nomination a resurvey was completed with a re-analysis of resources. If a resource had only one character defining feature altered (such as windows or siding), it was considered contributing. If more than one character defining feature had been altered however (such as both windows and siding), it was considered non-contributing.

<sup>12</sup> While inclusion of 16<sup>th</sup> Avenue was seriously considered, the integrity of resources was seriously compromised along the eastern half of this street. Additionally, the Clark District dips into the northwestern portion of the South Park Addition plat along 16<sup>th</sup>.

<sup>13</sup> 2106 15<sup>th</sup> Ave (1934) is a non-contributing multi-family structure (due to vinyl siding and windows). 2224 15<sup>th</sup> (1960) is a church that was constructed after the period of significance on a site that had been undeveloped prior to that time.

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### *Vernacular (1880-1910)*

A vernacular structure is a building that is most likely to be constructed at a certain time in a common place. It is those ordinary structures, often owner-built, that are constructed with local materials in a style typical to an area. In Forest Grove, gable front, side wing buildings with 1/1 windows are typically referred to as vernacular, as are the side gabled, 1- story, circa 1900 buildings. One home is identified as vernacular in the survey area, but there are seven homes in the survey area which are vernacular interpretations of popular styles of the period.<sup>14</sup>

The 2-1/2 story house at 2406 15th Avenue was built around 1904 and is an example of this type of structure in Forest Grove. The W.P. Spaulding House has a medium pitched roof and a brick straddle ridge chimney. Although this house was owner built, it includes detailing popular at the time. For example, the roof has gabled ends with simple Queen Anne detailing. The cross gable roof is covered with composition shingles and has wide rake boards. The siding is shiplap. The primary (north) façade has a porch that wraps around to the west façade. The porch has a low hipped roof supported by seven columns and a porch rail. The east half of the porch leads back to the front door, which has simple decorative moldings and a stained glass transom. There is a stained glass window on the addition to the rear on the west façade typical of the kind of Queen Anne detailing added to this type of structure.

### *Queen Anne (1880-1900)*

The Queen Anne style is characterized by asymmetrical massing, wrap-around porches, and a variety of decorative surfacing materials. Towers are common features, as are a variety of window types and turned decorative elements. The style was popular in the Willamette Valley from 1885 through 1905. Six homes in the survey area are characterized as Queen Anne.

The Bailey House (1892) at 2422 15th is an excellent example of the Queen Anne style. It should be noted that the house as originally constructed was less ornate, but sometime before 1910 the tower, portico, and wrap around porch were added. (Figure 9). It is located on a small lot facing 15<sup>th</sup> Avenue. Today, the primary (north) façade consists of a covered porch with decorative columns, which covers the eastern half of the north façade and wraps around to the east. A neoclassical portico with a pedimented gable covers the front entry. Both the porch and the projecting portico are supported by Roman Doric columns. The second floor is notable for the tower on the northeast corner with a steeply pitched roof and small roof dormer. There are three main roof gables which have boxed cornices. The peak of each gable is decorated with elaborate carved trim.

### *Colonial Revival (1900-1940)*

Colonial Revival houses started appearing in Oregon at the turn of the century. The full complement of classical decorative elements were used and applied to symmetrical forms. 1208 Birch (1930) is an example of the Colonial Revival Style.

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<sup>14</sup> Vernacular is identified as a secondary style

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In the 1920s, Colonial Revivals found their way into catalogs in a bungalow form. Naturally symmetrical with minimal classical detailing, they usually were side gabled with multi-light sashes. Designers in the late 1930s and 1940s used the Colonial Revival by either applying its elements to minimal traditional dwellings or recreating colonial antecedents. Colonial Revivals are still being built today, although with minimal detailing. There are five properties that could be classified as Colonial Revival in the district. They range in date from c.1904 to c.1940, demonstrating the longevity the Colonial Revival style had in Oregon.

### *English Cottage (1910-1940)*

In addition to revivals of early American building types, there was also a resurgence of the English Cottage. These typically have steep roofs, brick or stucco and half-timber walls, as well as round-top doorways. The unique feature of the style was the shingled imitation of a thatched roof's rolled eaves. There are several examples of these residential types in the survey area, including 2315 15<sup>th</sup> Ave (1911). Another example is the Sherman House at 1502 Ash, which is a two and a half story English Cottage constructed in 1930 and is a good example of a type of style found during this period. It is on a small narrow lot on the corner of 15<sup>th</sup> and Ash and faces Ash. The primary (east) façade is notable for the projecting stucco entrance portico. There is an arched front door entry with curved cement steps and a pair of fixed two over four windows on the second floor. The portico has a steeply pitched roof with wood shingles. Flanking the front entrance on the first floor are two large plate glass windows with decorative muntins. The second floor has a projecting gable with a one over one window on either side of the stucco front entrance portico. A brick chimney caps the center of the roof.

### *Craftsman (1905-1916)*

The term "Craftsman" is derived from the house designs published by Gustav Stickley in his Craftsman Magazine from 1901 to 1916. Craftsman and Bungalow styles shared many elements such as a low-pitched roof, wide eaves with exposed rafter tails and brackets, full deep porches with tapering posts and solid rails. The Craftsman goes beyond the Bungalow by presenting many different window types and a variety of decorative surfacing. They are generally two stories in height.

The Craftsman period was short-lived and ended by 1915 primarily due to high building costs. There are five properties within the district that can be classified as Craftsman. The house at 2206 12th (1916) is a typical Craftsman with wide eaves, full porch, and a variety of window types. The two and a half story Moore house is a nice example of the Craftsman style of architecture. It is located on the southeast corner of 12th Street and Birch and faces 12th Ave. The house, which originally had a barn and shop, is situated on high ground overlooking adjacent farm land. The low pitched gable roof has wide overhanging eaves with prominent outriggers. On the first floor of the primary façade there is a large recessed veranda supported by ten square posts. This façade's most unique feature is the prominent bay window with a shed roof that projects from the second story. The building has a wood frame and cement foundation. The wood siding is clapboard on the first story and shingles on the second, common to this style in Forest Grove.

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### *Bungalow (1916-1930)*

The Bungalow is a form which is smaller in size than the Craftsman style house. Both are characterized by an open floor plan, the use of natural materials, and simplicity of design. Simple Craftsman bungalows were popularized by trade publications and plan books. They were commonly small to moderately sized dwellings constructed of readily available materials. The bungalow enjoyed enormous popularity in Oregon primarily because it arrived at a time of tremendous growth in the state. The bungalow was economically accessible to many people and its construction materials were readily available.

A bungalow is most readily categorized by its size of 1 to 1 1/2 stories. Like the Craftsman, the bungalow is characterized by a low pitched roof, wide eaves with exposed rafter tails, and brackets. A front porch is critical to the style, as it was to the Queen Anne; however, the bungalow integrates the porch into the building, allowing for a smoother transition from the inside to the outdoors. The porches are wide and are frequently delineated by solid rails with truncated, tapered columns. Also like the Craftsman, bungalows sheathe themselves in rustic materials, such as shingles, brick, clinkers, river rock, and stone. A variety of window types are present, often making use of leaded glass treatments.

There are five Bungalows within the district. The Taylor house at 1318 Birch (1922) is a nice example of the Craftsman Bungalow. The 1-1/2 story building has a square footprint with a side-facing gable. A shed dormer with three 3/1 wood double-hung windows, the dominant type for the house, emerges from the front. The front (east) façade is distinguished by a full front porch with the gently sloping low pitched roof supported by two full square pillars. The siding is stucco, which is a common material used in this style in Forest Grove. Stone or river rock are not often seen, as most likely they were not easily available materials.

### *Minimal Traditional (1920s-1940s)*

In response to the Great Depression of the 1930s, houses became less elaborate, but still favored traditional forms and influences. Minimal Traditional houses are simplified, less expensive versions of the eclectic period revival houses of the 1910s and 1920s. For example, houses may exhibit Tudor type roofs with a reduced pitch or feature some simplified classical or colonial detailing. The type remained popular in the period immediately following World War II, when resources were still limited and rapid construction was necessary. Buildings generally have one or one-and-a-half stories, with low to medium roof pitches and minimal eaves. When structures are side gabled they often feature a smaller front facing gable. Porches are reduced and often limited to a covering over the front door. There are four examples of this style in the district. The house at 1202 Birch (1940) is an example of this style.

### *World War II Era Cottage (1930-1950)*

The World War II Era Cottage appeared shortly before the beginning of World War II and continued to be built in great numbers for many decades. The economic depression of the 1930s led to this simple style of architecture, which often lacked decorative detailing. During World War II there was a shortage of materials and housing. After the war, with the peacetime economy just beginning to start up, materials were still in short supply with demand for housing exacerbated by returning GI's and their new families. As a response to this situation, new houses were built rapidly and with little ornamentation, often in large subdivisions. These houses

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were also small, corresponding to the small size of young families, but designed with future additions in mind. Because of their simplicity and low cost, these homes also made the dream of home ownership possible for an unprecedented number of people. World War II Era Cottages typically have only one story covered by a hipped or gabled roof with minimal eave overhangs. Many versions of this style include a front facing gable and a large exterior chimney, influenced by the Tudor style. The overall shape is square or rectangular. There are thirteen of these resources in the district. A typical World War II Era Cottage is located at 2318 15th Ave (1948).

### *Ranch (1930s-1950s)*

"The Ranch" is a form that originated with California architects in the mid-1930s and was the most popular from the 1940s through the 1960s. Ranch homes, which tend to maximize facade width and have attached garages, appear to "sprawl" out, especially when placed on large lots. The ranch thrived on the increased dependence on the automobile, as it was no longer necessary to live in proximity to bus and streetcar lines, symbolizing urban sprawl in its very form. This form is dominated by asymmetrical, one-story plans with low-pitched roofs and moderate overhangs. It is characterized by large picture windows in the living area, decorative iron or wooden porch supports, and either wood or brick wall cladding. Partially enclosed patios or courtyards were influences from early Spanish Colonial precedents. There are ten Ranch structures in the survey area. A typical ranch home is the William and Mabel Bone House at 1205 Birch (c.1948).

### CONCLUSION

Painter's Woods retains substantial integrity as an early neighborhood of Forest Grove through its continued residential use, original spatial organization, lot size, and street location. The sense of the historic period is conveyed through the original lot and street design as well as the existing contributing historic resources whose material and workmanship dates from the original historic period. Painter's Woods is in its original location and the proposed district substantially matches the boundaries of the original plats, with the exception of several areas, which were excluded because of compromised integrity and later development of the resources. The original setting of the district is intact on the north, west and northeast. Outside the district along its southern and eastern edges there are more recently constructed resources and newer developments.

The Painter's Woods Historic District is eligible for the National Register under Criterion A for local significance in the area of community planning and development for its association with the first modern subdivision platted in southern Forest Grove. The development of the district highlights significant trends in neighborhood development within Forest Grove and represents of a wide range of architectural styles that occurred between 1880 and 1948.

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### OVERVIEW

The Painter's Woods Historic District is a well-preserved example of residential development in Forest Grove between 1880 and 1948. The district meets the National Register Criterion A for its significance in the area of community planning and development. The Painter's Woods District includes the first modern platted subdivision in southern Forest Grove and was traditionally a desirable neighborhood where a variety of prominent citizens, professionals, and working class families lived. It therefore is connected to many facets of the city's history. The development of the district reflects the overall development of the community and includes two of the city's earliest hospitals.<sup>1</sup> The district represents Forest Grove's residential growth as the city grew from a small group of missionaries interested in establishing a local school to a well-established community with a growing university.

### DEVELOPMENT OF EARLY FOREST GROVE & PACIFIC UNIVERSITY: 1840-1880

The first people to live in the Forest Grove area were the native tribes of the Atfalati (Tualatin) band of the Kalapuya. Settlement of the Forest Grove area by non-indigenous people began in the 1840s and was shaped by two primary factors, missionary settlement and the Donation Land Claim system. Although mission activity was short-lived, the common culture shared by the area's New England Congregationalist settlers distinguished Forest Grove from other nearby villages and impacted its urban development later in the century. 1850 through 1880 was a time when significant events occurred that laid the groundwork for the growth that later took place in Forest Grove. Pacific University and the town itself were established during this period. Settlers, who were becoming more diversified in their occupations, worked to improve elements of the town's infrastructure, such as transportation routes and electricity. Services, such as a newspaper, a fire department, and a fraternal organization, emerged during this time and improved the quality of life for Forest Grove residents.

The first party of settlers to establish roots in the Forest Grove area was made up of Reverend Harvey Clark, Alvin T. Smith, Philo Littlejohn, and their wives.<sup>2</sup> Clark's party arrived in Oregon in 1841, choosing the Forest Grove area due to its proximity to an Indian village.<sup>3</sup> After less than a year, the missionaries abandoned their plan.<sup>4</sup> Smith remained on his Donation Land Claim at the Forest Grove location while Clark and his family moved to the East Plains.<sup>5</sup> Other New England Protestants settled the Forest Grove area in the 1840s. In

<sup>1</sup> Macrum House at 2225 12th and Abraham House at 1320 Cedar

<sup>2</sup> Information on Oberlin: Buley, R. Carlyle. *The Old Northwest Pioneer Period 1815-1840*. Bloomington, Indiana: Indiana University Press, 1951, Vol. II. Pg 404. & Fletcher, Robert Samuel. *A History of Oberlin College, From Its Foundation Through the Civil War*. Oberlin, Ohio: Oberlin College, 1943. Clark was born in Vermont and schooled at the newly-formed Oberlin College in Ohio

<sup>3</sup> For a description of the landscape, which also influenced settlers, see Smith, Jane Kinney *Recollections of Grandma Brown*. *Oregon Historical Quarterly*. Page 289.

<sup>4</sup> Interview with A.T. Smith and Harvey Clark, by John Griffin, published in the *Hillsboro Argus* five installment series on the Tualatin Valley Church history, October 6, 1927, and October 13, 1927.

<sup>5</sup> The East Plains at this time was in the vicinity of present day Hillsboro in the area known as Glencoe. Robertson, James R. "Origin of Pacific University" *Oregon Historical Quarterly* Vol 6 (1905): pg 110.

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1843, Orus Brown, son of deceased Reverend Clark Brown and Tabitha Brown of Massachusetts, purchased a Donation Land Claim. Harvey Clark returned in 1845, bought this land from Brown, and constructed a log cabin on the site of present-day 15<sup>th</sup> and Elm streets within the proposed district. At this home Clark conducted a school for orphans.<sup>6</sup> In 1846, Brown moved his mother, Tabitha Brown, to Oregon. Tabitha, a New Englander who shared Clark's values, ran Clark's Orphan Asylum.<sup>7</sup>

By 1847, Forest Grove had one store and a post office, which was also located at Clark's residence. These amenities served a community of individual farmers who settled nearby on 640-acre claims. As the 1840s drew to a close, Forest Grove looked relatively similar to other areas settled under the Donation Land Claim system. The settlers of the Forest Grove area shared religious convictions and a particular philosophy about education, which they discussed when they came together.<sup>8</sup> On September 21, 1849, the men who shared these common beliefs resolved to change the modest Orphan Asylum into an academic academy that would later grow into a college.<sup>9</sup> The Territorial Legislature granted a charter to Tualatin Academy and incorporated it on September 26, 1849. This was the first charter granted by the civil government of Oregon.<sup>10</sup>

The 1848 decision to found an academic academy transformed the simple settlement of Forest Grove into a village within a decade.<sup>11</sup> The campus for the Academy was initially established with land donated by Harvey Clark, William Stokes, and Elkanah Walker (see Figure 11). At this time Clark also sold some of his remaining land for division into residential and commercial lots to raise money for the school. As an endowment for the

<sup>6</sup> In 1849 the school was moved from Clark's log cabin to a site on present-day Pacific University. Clark's log home is no longer extant, but a stone marker was erected in 1961 at this location that reads: "In 1842, on this site, Pacific University was founded, a log cabin was built here that year by Harvey Clarke in which he conducted a school for Indian children and orphans. In 1849, this school was moved, with the cooperation of Tabitha Brown, to a building that was constructed on what is now a part of the present campus. Pacific University stems from this school. Erected 1961 by D. Otis Smith. Professor of History at Pacific University since 1929."

<sup>7</sup> Brown, Tabitha. Letter to Mrs. Brown's Brother and Sister: August 1854. "A Brimfield Heroine-Mrs. Tabitha Brown". Oregon Historical Quarterly. Vol. 5, 1904. page 204.

<sup>8</sup> In 1848 some of these settlers gathered at Clark's residence for a camp-meeting to hear prominent clergymen preach. At the conclusion of this meeting the men agreed to establish an association of the ministers and churches of the Congregational and Presbyterian denominations. Recorded in A.T. Smith's diaries as well as Dr. George Atkinson's personal papers. Summer camp-meetings were important diversions for hard working pioneers. The camp-meeting had a long tradition in the history of the Protestant religion in the New World and became especially important in the Oregon Country in mobilizing missionaries. The July 1848 meeting was attended by many prominent protestant clergymen: George Atkinson, Reverend Ezra Fisher (a Baptist), Reverends Lewis Thompson, Brawley, Jolly, and Cornwall (all Presbyterians), and Reverends O.C. Hosford, William Roberts and W.C. Willson (Methodists). Reverend Spalding and Rev. Harvey Clark represented the Congregational denomination, and Clark served as the manager of the meeting.

<sup>9</sup> Robertson, James R. "Origin of Pacific University." Oregon Historical Quarterly. Volume VI, June 1905, page 116.

<sup>10</sup> Willamette University claims to be the 'oldest University in the west', and was founded on February 1, 1842 when bylaws and a Board of Trustees were adopted by Jason Lee and his followers. However, a charter for "Wallamet University" was not requested from the Territorial Legislature for more than ten years. A charter was granted by the Territorial Legislature in 1854.

[www.willamette.edu/cia/handbook/handbook1.htm](http://www.willamette.edu/cia/handbook/handbook1.htm). Accessed January 15, 2009.

<sup>11</sup> Paul Bourke and Donald DeBats, Washington County: Politics and Community in Antebellum America, Baltimore: The Johns Hopkins University Press, 1995, 299.

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new school, Clark donated 200 acres south of the main campus within what is now the Clark Historic District. Later he donated an additional 150 acres of this land to secure adequate instructors.

The town site was laid out surrounding the school in a traditional New England style plan, around a central green. On January 10, 1851, the trustees of Tualatin Academy adopted the name, "Forest Grove," for the community, and the General Land Office map of Forest Grove was drawn in 1852. Soon after, many immigrants made their land claims of 640 acres within the Forest Grove and Washington County area. Settlers who lived in or near Forest Grove in the mid-nineteenth century were typically white farmers from the Midwest. The US Census from 1850 states that 77% of the 56 people in Forest Grove were farmers.

Early Forest Grove settlers took great pride in the establishment of their town with a clear plan and design. Forest Grove adopted the New England concept of a town which consisted of settlers who owned both rural property and property within the town, including stores, shops, offices and houses occupied by merchants, craftsmen, physicians and their families.<sup>12</sup> A comparison of Forest Grove and Hillsboro in the 1850s by historians Paul Bourke and Donald DeBats illustrates the extent that the culture of the settlers impacted the urban development of the villages. Those who settled near Hillsboro included many southern farmers whose culture and background caused them to prize land ownership, but not necessarily the establishment or creation of a town. The Hillsboro and Forest Grove areas were similar due to the influence of the Donation Land Claim system; they were both settled by small independent farmers who resided some distance from one another and who benefited from services like a general store and post office. However, the southern farmers who settled near Hillsboro did not establish a plan or design for early Hillsboro the way that early Forest Grove settlers did. Like farmers in the South, early Hillsboro settlers saw the town as a place for business and politics to be visited only when necessary. When Bourke and DeBats compared the county tax records between 1855 and 1859 they discovered villages in line with the cultural backgrounds of their settlers. In Hillsboro, only fourteen people paid taxes on property. Of this fourteen, only eight were predominantly "townspeople," who lacked additional rural property. In contrast, Forest Grove had sixty people who paid tax on property within the town, thirty of which were predominantly townspeople. In addition, Forest Grove had a higher number of prominent landowners who invested in town property.

While farming was still the primary source of income for most families in the Forest Grove area, Pacific University began to draw people to Forest Grove in the 1850s. In 1851, a two-story building now known as Old College Hall was constructed for the Academy, and the first classes were held in the new building in October of 1851.<sup>13</sup> Oregonian Editor Harvey Scott, the school's first graduate, recalled that many talented young people were drawn to the college from outside of the county.<sup>14</sup> For example, in December of 1853, Rev. Henry Harmon Spaulding came to the Forest Grove area with his son, who then chose Tualatin Academy to further his education. In January of 1854, new articles of incorporation were granted by the Legislature, and the name

<sup>12</sup> Bourke and DeBats, 315.

<sup>13</sup> Some claim that it is the oldest structure on the Pacific Coast used continuously for educational purposes.

<sup>14</sup> Bourke and DeBats, 305.



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of the school changed from Tualatin Academy to Pacific University.<sup>15</sup> Moral reform and temperance issues were among the political concerns of many residents.<sup>16</sup> These values had a lasting impact on Forest Grove, as it remained a dry town for the majority of the twentieth century.

By 1860, 430 people lived in Forest Grove. Farming was still the predominant occupation, with an increasing number of merchants and teachers to serve those attending the school. Craftsmen, such as blacksmiths and contractors, also lived in Forest Grove and served the growing community. During the 1860s, many donation land claim owners built or bought small houses in town so that their children could attend the school. For example, Norman Martin built the house at 106 22nd Avenue. He owned a Donation Land Claim to the south of Forest Grove, and the Martin children were enrolled in the Tualatin Academy. Sam Hughes, the city's first blacksmith, built his home at 2111 Hawthorne in 1867. He later established a hardware and farm implement store on Pacific Avenue near Ash Street. He went on to become Justice of the Peace, Mayor, and Senator from Washington County. His wife helped organize the first public school in 1896.

Access to transportation, by means of rivers, railway lines, or stage coach routes, was often a strong factor in the growth of early Oregon towns. Even by the mid to late 1860s, one of the biggest difficulties for farmers in early Forest Grove continued to be the lack of an inexpensive and efficient transportation network to transport their goods to Portland for sale. Grain would often remain in barns for several years after harvest, as there was no way to market it.<sup>17</sup> As a way to address this problem, in 1869 Joseph Kellogg began running the Onward, a steamship on the Tualatin River from Emerick's Landing, east of Forest Grove, to Colfax near Oswego, sixty miles away. The 100-ton ship carried both passengers and freight. A train terminal nearly came to Forest Grove in 1869, when the Willamette Valley Railroad asked for a cash subsidy of \$30,000 for its construction. However, the town trustees declined the request, and as a result the railroad established a stop one mile south of Forest Grove, in Carnation. Thus, Forest Grove avoided the industrial development that typically came with a railroad stop; this type of industry sprang up in Carnation instead, located just south of Painter's Woods. Forest Grove was spared having a railroad right of way disturb its development, but the railroad stop was close enough that local farmers now had access to the necessary transportation to sell their goods. Transportation needs of the Forest Grove community were also addressed by a daily stagecoach service to Portland, which began in 1870.<sup>18</sup>

<sup>15</sup> Brown, Tabitha. *Letter to Mrs. Brown's Brother and Sister: August 1854. "A Brimfield Heroine-Mrs. Tabitha Brown"*. *Oregon Historical Quarterly*. Vol. 5, 1904. page 204. The manner in which Brown describes the school in an 1854 letter to her brother and sister illustrates the importance of the school to the community: "A large and handsome building is on the site we selected at the first starting. It has been under town incorporation for two years, and at the last session of the legislature a charter was granted for a University to be called Pacific University, with a limitation of \$50,000. Like Oberlin and the other American Education Society institutions, the founders' goal for the college was to prepare ministers and others to be leaders in public service. The college helped differentiate Forest Grove from other surrounding small towns because it encouraged a particular kind of community, one that was orthodox in religion, to grow around the academy.

<sup>16</sup> Bourke and DeBats, 303-304.

<sup>17</sup> Context, 1993, p15)

<sup>18</sup> David Pinyerd, Richa Wilson, Sally Wright, Leslie Heald, *Forest Grove, Oregon Historic Context Statement*, prepared for the City of Forest Grove, November 2008.

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Similar to its larger neighbor, Portland, the 1870s was a period of growth for Forest Grove. While only 396 people lived in Forest Grove in 1870, a slight decline from 1860, the population was 547 by 1880. Before 1872, most of Forest Grove's citizens lived just south of the central town in the area that had already been platted into 400' x 400' blocks containing four lots each. Throughout the 1870s, newcomers continued to reside there, as 200' x 200' lots continued to be sold by the Congregational Church and Pacific University. In 1872, the year Forest Grove was incorporated, Walker's Addition was added just north of the original town, and settlement in this area increased. One notable statistic from the 1870 census reflects how the built environment of Forest Grove was bolstered during that decade; eight carpenters, no less than nine percent of the working population, resided there.<sup>19</sup>

Formerly an agricultural town, the community population was starting to diversify with only 33% of those employed working as farmers in 1870. The rest were largely merchants and craftsmen or professionals working at the school. The town gained important services during this decade. For example, the first fire department was organized in 1872, and Frank Myers and W.A. Wheeler established the first newspaper, "The Independent," in 1874. The Masons organized in 1878.

### ESTABLISHMENT OF FOREST GROVE AND PAINTER'S WOODS

The last two decades of the nineteenth century was a time of sustained civic improvement for Forest Grove, which fostered continued occupational diversification and boundary and population growth. Improvements, such as electricity and phone service, continued to enhance the quality of life for residents. The desirable area of the proposed Painter's Woods district was platted during this time, increasing development within the district primarily by affluent and professional members of the community.

Between 1880 and 1900, census records show a wide range of occupations among those employed and living in Forest Grove. These included physicians, attorneys, bookkeepers, bankers, merchants as well as contractors and laborers who primarily settled on property within the original town plat. Early settlement of the Painter's Woods District drew a diversified group of prominent citizens and professionals. For example, in 1880, Governor George Abernathy's son constructed a house in the district at 2116 15<sup>th</sup> Avenue. The location of this property was particularly well-suited for enjoying the beautiful view of Tualatin Valley farmlands to the south and west. In particular, the 1890's was a decade of many civic improvements in Forest Grove. A new city charter was established in 1891. This charter changed the form of government from the village elder system originally established by the University and Congregational Church to an elected Mayor and Council form of government. In 1892, electric power was established in Forest Grove. Local citizen Lawrence Pratt described the spectacle involved in lighting the carbon arc lights that illuminated the middle of street intersections as residents grew familiar with the new technology in their city: "They were lowered from an overhead frame by a

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<sup>19</sup> Pinyerd, 12.

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man turning the crank at the side of the road. He would change the carbons and throw away the old ones. Children would gather to pick up the old ones, and use them to draw with.”<sup>20</sup>

In 1893, a City Ordinance was passed requiring all buildings in the downtown business core to be constructed of brick to reduce the risk of fire. The first phones were installed the following year. In 1895, a city election was held to raise \$30,000 in order to build locally-owned city water and power systems. Also in 1895, Dr. Daniel Ward opened his mansion at 1913 Pacific Avenue, known as “Kellogg Villa,” to be used as a sanitarium. Improvements were made to the University as well. Marsh Hall was constructed in 1895 at the original site of Old College Hall. Marsh Hall is currently situated on the campus at the meeting point of the three original Donation Land Claims that were granted by the Clark, Walker and Stokes families.

Improving transportation and Pacific University affected the growth of the neighborhood, even before it was platted. For example, Isaac Macrum constructed his home at 2225 12<sup>th</sup> Avenue in 1888.<sup>21</sup> Formerly the superintendent of schools for Multnomah County (1876-80), Macrum was a banker and lawyer who worked in Portland. Since the railroad had come to the Forest Grove area in 1869, Macrum decided he could commute to his job in Portland on the Southern Pacific train.<sup>22</sup> The Macrums chose Forest Grove primarily because it was a place where their children could receive a higher education at Pacific University. Macrum identified south Forest Grove, particularly the area of the proposed district, as a highly desirable place to live, and therefore he became one of its earliest developers. Together with E.W. Haines, Macrum purchased twenty acres in Painter's Woods. A portion of this land was later platted into Knob Hill Addition (1909).<sup>23</sup>

Macrum was a very successful businessman, and the home he built reflected his status.<sup>24</sup> The grand Queen Anne home was one of the largest in Forest Grove. The electrical and plumbing systems of the house were some of the most modern in Forest Grove at the time of its construction. Macrum was part-owner of one of the town's early power plants, and his house had some of the first interior electric lights in the city. Additionally, the house had one of the first indoor toilets in town. That a successful developer would build such a grand home within the area he helped to develop suggests that he thought the area of Forest Grove would be attractive to wealthier townspersons.

<sup>20</sup> Margaret Gilbert notes, Morelli Collection

<sup>21</sup> Listed on the National Register in 1998.

<sup>22</sup> The Southern Pacific line initially established a stop south of Forest Grove in Carnation in 1869 not far from the district. The railroad did not have a line that went directly into the center of Forest Grove until 1912.

<sup>23</sup> Fulton, Ann. Macrum, Isaac, House National Register Nomination. Portland, Oregon May, 1998

<sup>24</sup> Issac Macrum had a successful career. In 1893 Macrum resigned from the banking business and was elected by the State Legislature to serve as a State Railroad Commissioner. He also became chairman of the Washington County delegation to the Congressional Convention in the First District in 1896 and was appointed Forest Reserve inspector.

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### PAINTER'S WOODS

#### FIRST BUILDING BOOM: 1892-1912

The first building boom in Painter's Woods occurred after the platting of South Park in the 1890s through 1912. Building in Painter's Woods slowed after the Southern Pacific Railroad added a new passenger line that stopped outside the district in central Forest Grove at the intersection of Main and 19th.

The land in the northern portion of the proposed district was platted as South Park Addition in 1891. This plat was situated south of the original town plat and north of the main train depot. One of the attractive features for those settling in Painter's Woods was its close proximity to the railroad stop just to the south in Carnation. This occurred shortly after C.M. Keep and W.T. Kame purchased 65 acres from the heirs of R.M. Painter on January 10, 1891 for \$11,000.<sup>25</sup> Painter had originally acquired the land from the wife of Harvey Clark on September 4, 1865.<sup>26</sup> The plat consisted of twenty blocks crossed by three streets originally named Grove, Pennsylvania and Park.<sup>27</sup>

South Park was the first subdivision recorded in southern Forest Grove with more modern physical characteristics, which included uniform lot size and residential use. This plat was the beginning of a trend that began the transition of Forest Grove from a semi-rural community to a more modern suburban community. Even though South Park connected to the existing city through the extension of existing streets, the design and development of the South Park plat was markedly different from that of the original town plat located directly to the north. The original town plat contained one acre blocks divided into lots a quarter block in size. Original property owners constructed residences on these rural type lots that were often farmed. As this area developed over time, the blocks were irregularly subdivided and developed for a variety of different uses.

<sup>25</sup> Per a legal affidavit by R. M. Painter's son (copy available): Robert Painter, of lawful age, being first duly sworn, deposes and says; that he is a son and one of the heirs of R. M. Painter, deceased, who along about 1865 lived in Forest Grove, Washington County, Oregon, and by deed from Emeline Clark dated on or about September 4, 1865 became the owner of the following real estate: (legal description follows) containing 108.29 acres, more or less. That the said R. M. Painter died on or about the 3<sup>rd</sup> day of November 1868, intestate, leaving an estate in Washington County, Oregon of which the following was a part: (description follows) containing 65.33 acres more or less and the above description is intended to cover only the tract of land owned by the heirs of R. M. Painter, lying south of the town of Forest Grove, Oregon, was conveyed by deed dated January 10, 1891, executed by Ella Z. Mumper, formerly Ella Z. Painter (widow of R. M. Painter), Zulette Z. Painter, Phillip Painter, Robert Painter, John Z. Painter and Octavia Painter, sole heirs of R. M. deceased, to C. M. Keep and W. T. Kame, and recorded, as affiant believes in Volume 30, page 220 records of deeds of Washington County, Oregon Deed Records Ella Z Mumper, (formerly Ella Z. Painter), Octavia J. Painter, Zulette Z. Painter, Robert Painter, Phillip Painter and John Z. Painter, sole heirs of R. M. Painter deceased to C. M. Keep and W. T. Kame Book 30 page 220 Date 10 Jan., 1891. Con: \$11,000.00 Recd 3 Feb., 1891

<sup>26</sup> Deed Record Emeline Clark to R.M. Painter. Book E, page 380, Date 4 Sept, 1865 Con. \$14000.00 Recorded 7 Sept., 1865. 108.29 acres. **Morelli Collection.**

<sup>27</sup> Now those streets have been renamed 14th, 15th and 16th. Central blocks 6, 7, 8, 12, 14 and 15 have alleys down the center. These central blocks 6-15 contain sixteen lots, while the blocks at the north (1-5) and the south (16-20) each contain eight lots.

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After the recording of this plat, development within the district by professional and successful citizens increased. On July 31, 1891 a large ad for South Park appeared in the Forest Grove paper and included the following description:

*"South Park will be put on the market August 1<sup>st</sup> and a number of parties are ready to begin building homes there soon after the 1<sup>st</sup>. Don't fail to take a stroll through the Park at an early day for it is one of the finest spots in all the country."<sup>28</sup>*

Benefits noted in the full page ad included beautiful mountain scenery, its location one block south of the public school, and easy financing. The rail stop in Carnation just one block south was also promoted as a benefit to future residents and likely influenced the early growth of this residential development south of the downtown area.<sup>29</sup> As described in an early ad for the South Park addition:

*"Want a Home; Beautiful Mountain Scenery; One Block South of Public School; Balance on Easy Terms; Money loaned to build; Apply at Bank of Forest Grove; South Park is one block south of public school and one block north of depot."<sup>30</sup>*

The Bank of Forest Grove was willing to sell lots for \$25 (with the remaining balance on easy terms) and to provide additional money offered to build. One successful businessman who chose to move to the district in 1892 was John Bailey. The Bailey House was constructed at 2422 15<sup>th</sup> Avenue. Bailey was a prominent local businessman who started a general store with Edward Haines at 2008 Main Street in 1890. Mr. Bailey helped to organize the Forest Grove National Bank in 1907 and went on to serve as a member of Forest Grove's City Council as well as a trustee for Pacific University. As a display of his status, Bailey may have tried to duplicate the style of the impressive Queen Anne house across the street known as the Ivan Marble House, which had been constructed two years before.

Another prominent citizen to relocate to the proposed district in the 1890s was Thomas Madison Hines, who constructed the house at 2128 15<sup>th</sup> Avenue in 1897. Thomas Hines originally took a Donation Land Claim on a branch of the Tualatin in Washington County, where he farmed and raised cattle. In 1849, he went to California and successfully mined for gold on the Feather River. When he returned to Oregon, he chose southern Forest Grove as the place to build a home and retire.<sup>31</sup>

By 1900, Forest Grove had a population of 1,300, a substantial increase from 396 just thirty years before. Forty businesses, four churches, and four fraternal organizations served this population.<sup>32</sup> Like much of Oregon, Forest Grove experienced an economic boom following the Lewis and Clark Exposition in Portland in 1905.

<sup>28</sup> "South Park". Forest Grove Independent. 7/31/1891 p3. Also see supplemental information for full page ad.

<sup>29</sup> Pinyerd, 17.

<sup>30</sup> "South Park Ad", Forest Grove News Times, July 31, 1891. p3

<sup>31</sup> Mary Jo Morelli indicates that a Hines House constructed in 1858 was moved to what is now Birch at 16<sup>th</sup> in 1888 when the

Macrum House was built. Email- June 2008.

<sup>32</sup> p 22 1993 Context

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The economic prosperity of the first decades of the twentieth century contributed to the increasing number of services and infrastructure available to Forest Grove residents. In 1903, the *Forest Grove Weekly Times* newspaper was established. Two industries, logging and dairying, emerged during this time near Forest Grove, adding to the economic development of the city that had previously been dominated by agriculture and Pacific University. Three sawmills opened in town by 1903. The Carnation Milk Factory was established in 1902 south of Forest Grove in the small community of Carnation.

As one of the first residential neighborhoods to be platted, the proposed Painter's Woods District was dense with trees, had a marvelous view, and was just south of the Clark district, the town center, and the college; therefore, it was a highly desirable place to live. During the first decade of the twentieth century, construction of handsome homes in the area of the proposed Painter's Woods Historic District by well-off citizens took a feverish pace. Throughout the early part of the twentieth century, the Painter's Woods District became a neighborhood where prominent local businessmen and civic leaders chose to live. For example, after Thomas Hines passed away in 1901, his son, Charles, inherited the property at 2128 15<sup>th</sup> Avenue. Charles Hines was a doctor and a proprietor of a drug store on Main Street (1905-1932). Charles Hines was also postmaster for Forest Grove (1915-1916). The V.S. Abraham House was constructed in 1902 at 1320 Cedar in the southern part of the district. Vestal Abraham and his brother owned a grocery and dry goods store in downtown Forest Grove known as Abraham and Sons. Abraham's boys worked at the store and attended Pacific University. Lavina Lyon Watts, another notable citizen, constructed an imposing home in 1904 on the site of Harvey Clark's cabin at the southwest corner of Elm at 15<sup>th</sup>. The property was purchased for her by her brother, Dr. Whitney Lyon, the manufacturer of the nationally top-selling brand of tooth powder, Dr. Lyons Tooth Powder.<sup>33</sup>

Businessmen, like Carmel Morris Good, continued to settle in the area of the proposed district. Both Carmel M. Good and his father W. J. Good were prominent landowners in Washington County. Good lived at 2303 15<sup>th</sup> Avenue (1905) in the South Park Addition. He was the deacon of the First Christian Church and treasurer of the Chamber of Commerce.

As Forest Grove changed from an agricultural town to one with a more diversified workforce, the population density within the city grew, which necessitated boundary growth. In 1905, Branford's Addition was added to the original city plat north of the center of town. In fact, in the period between 1905 and 1913 there were fourteen additions to the original city plat and a concomitant amount of residential development including Bailey's Addition and Smith Addition (1906). Knob Hill Addition (1909), located just south of South Park Addition, was added to the original city plat during this time period in southern Forest Grove.

Like Watts, Felix Verhoeven and his family is another example of a family who first lived at one location within the district and later chose to build a home nearby. In 1906, Verhoeven, a joint owner of the Isaac Macrum home, sold his portion and constructed a house at 2417 15<sup>th</sup> Avenue. A privately written history conveys the

<sup>33</sup> Lavina was sister to Dr. Whitney Lyon, who manufactured the nationally top selling brand of tooth powder during at this time, known as 'Dr. Lyon's Tooth Powder'. Lavina Watts lived at 1504 Elm for five years prior to constructing her new house.

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pride with which Verhoeven cared for the property's grounds: "*Uncle Felix sold his share in the "castle" house to his co-owner, and bought a large lot a few blocks away, where he built Aunt Lizzie and Florence a lovely new home. On the west part of the lot there was room enough for him to build two spacious greenhouses. He loved flowers and in no time had them stocked with rose bushes and other flowering and ornamental plants.*"<sup>34</sup>

Transportation networks continued to improve during the early decades of the twentieth century, making travel from Forest Grove to other cities for business or pleasure much easier. In 1906, E.W. Haines started a streetcar line to carry passengers down South Elm Street to the rail stop in Carnation.<sup>35</sup> More services and infrastructure took place during the first and second decades of the new century. Beginning in 1908, Oregon Electric ran from Portland to the Forest Grove Depot at 19th and Ash. In 1909, the Rogers Library opened and, in 1910, the first road paving was completed. In 1910, the Congregational Church building burned. The church sat on property that had become increasingly valuable to the commercializing town. To fund a new place of worship, the church sold the land, bordered by Main, College Way, and Pacific Avenue, that had been used as the town common. This common public area originally reflected the design of a traditional New England town. The east side of Main was filled in with commercial structures, and a unique public space was forever lost to the community. In 1912, notable philanthropist Andrew Carnegie granted funds for an attractive new library that was designed by the prominent Portland architectural firm, Whidden and Lewis. By 1915, fifty blocks with sidewalks had been paved to accommodate the increased use of the automobile.

A health care facility is an important institution to a developing town, and the proposed Painter's Woods District was home to two of the city's first. The neighborhood was home to some of the city's largest houses that were easily converted to suit the needs of a hospital. Since Dr. Ward's sanitarium burned in 1901, Forest Grove had been without a sanitarium or hospital. In 1906, local businessmen negotiated with Pacific University to purchase a dormitory building to be used as a hospital. The hospital was located there temporarily.

By 1912, local businessmen raised funds to acquire the I.A. Macrum House, located within the district at 2225 12<sup>th</sup> Avenue, for use as a hospital. The neighborhood was likely attractive to the prospective buyers because of its prime location and the number of sizable properties located there. Indeed, the size of the grand home made it suitable for the transition. The sanitarium opened in 1912 and drew professionals of a high caliber to run it (Figure 15). In 1913, the name of the hospital changed to "Forest Grove General Hospital," and it was managed by Mrs. Nellie Rike. Mrs. Rike was the former head nurse at Chicago Hospital and had also been in charge of the Health Culture Institute in Los Angeles.<sup>36</sup>

<sup>34</sup> Dust and Raindrops. Unpublished manuscript. P 66

<sup>35</sup> This streetcar line used to run through the Southside survey area, until 1911. See Figures 13 & 14

<sup>36</sup> Fulton, Ann. Macrum, Isaac, House National Register Nomination. Portland, Oregon May, 1998, Section 8 p8.

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As described in an article in the local paper in 1913:

*"One of the public institutions in this city which is filling a long felt want, and which is therefore meeting with well merited success, is the Forest Grove General Hospital. The fact that Forest Grove has a hospital where every facility to treat medical and surgical cases may be found, is now quite generally known throughout Washington County, and physicians from all sections of the county are bringing their patients here for treatment. The value of an up to date hospital to a community cannot be estimated and the citizens of this community are showing their appreciation of the institution by their liberal donations and patronage."<sup>37</sup>*

In 1912, the Southern Pacific Railway Co. also ran a line out of Forest Grove from a station at Main and 19<sup>th</sup>, after which development in the district slowed considerably. John Bailey recalls that it was initially quite difficult to convince the company to run the line through Forest Grove:

*"I well remember the struggle Forest Grove had in attempting to get the main line of the P.R. through to Tillamook to run through Forest Grove. Co. Haynes, H.C Atwell and I were members of a special committee that journeyed to Portland to see Scotty Reed, pioneer railroad buyer, who had charge of the construction of the line."<sup>38</sup>*

This line ran south to McMinnville, west to Tillamook, and east to Portland. Each of these railway lines ran either adjacent to, or within blocks of the proposed district. In a newspaper interview in 1927, John Bailey recalls how Forest Grove used to outpace Hillsboro before this interurban line came through Forest Grove:

*"In trade Forest Grove led over Hillsboro until the P.R. & N Railroad was built..In my own mercantile store I had the entire western Washington County for patronage. A great deal of my trade extended beyond Cornelius and as far as Hillsboro."<sup>39</sup>*

### PAINTER'S WOODS: 1913-1934

New construction in the proposed district did not maintain its previous rate during the late 1910s in southern Forest Grove due to several factors, including a slowing economy and WWI. However, several houses were constructed during this period. For example, in 1914, John Templeton constructed his house on 1414 Birch Street in the center of the district. John Templeton had been instrumental in installing the streetcar line in Forest Grove and establishing the Forest Grove Transport Company. He was also Vice President of the First National Bank.

<sup>37</sup> Forest Grove General Hospital. Washington County News Times. February 20, 1913.

<sup>38</sup> "John Elkin Bailey, Early Forest Grove Resident, Tells of Rivalry Over Securing PR & N Road" Hillsboro Argus. January 27, 1927

<sup>39</sup> "John Elkin Bailey, Early Forest Grove Resident, Tells of Rivalry Over Securing PR & N Road" Hillsboro Argus. January 27, 1927



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In 1918, the Macrum House was sold, and the Forest Grove General Hospital was closed at this location. On August 1, 1921 a new Forest Grove Hospital opened in another large home in the district at 1320 Cedar Street, the former home of V.S. Abraham. This hospital operated until the Forest Grove General Hospital opened on 1806 Elm Street in 1937. When, in 1927, Dr. Roswell Waltz considered where in the state to open a practice, he received advice that, "Forest Grove is the best place in the state for a new doctor." After moving to Forest Grove that year, Dr. Waltz learned why—there was a shortage of doctors in town. The logging industry in particular supplied patients who had been in accidents. His wife's memoir notes that Forest Grove's proximity and easy transportation to Portland, with its specialists and opportunities for educational advancements, was attractive to the doctor.<sup>40</sup>

Prominent residents continued to settle in the district throughout the early twenties. W.F. Schultz built his Bungalow residence at 2204 15<sup>th</sup> Avenue in 1921. Schultz had a store in downtown Forest Grove specializing in meat and groceries.<sup>41</sup> In 1925, E. Vernon Burlingham and his wife, Mildred, purchased the house at 1506 Cedar Street, where they lived until 1955. Mr. Burlingham was President and General Manager of E.B. Burlingham and Sons and Burlingham Meeker Seed Company. Mr. Burlingham served on the Forest Grove City Council and Forest Grove High School budget committee. He also served as President of the Chamber of Commerce, Rotary Club, and the Forest Grove National Bank. In 1929, Omar Fendall purchased the Bungalow at 1222 Birch Street. Fendall had opened and operated Fendall Hardware in Forest Grove since 1919. As this decade came to a close the Painter's Woods district was firmly establishing itself as a neighborhood for civic leaders, prominent businessmen, and professionals.

Between 1920 and 1930, the population in Forest Grove remained steady at just below 2,000. Prosperity continued throughout the 1920s. The services and facilities improving the quality of life in the city continued to expand during these decades, which, in turn, caused further growth. This growth stalled during the Great Depression, but picked up again after World War II. After the regional boom following the 1905 Lewis and Clark Exposition and the prosperity that the country enjoyed during the twenties, a depression hit. As it had in the rest of the nation, it began with the stock market crash of 1929. The Great Depression and the disastrous fires of the Tillamook Burn (1933) took their toll on local industries, such as nursery and timber-related companies, and slowed development in Painter's Woods.

Construction did not halt altogether in the area of the proposed Painter's Woods District during the difficult economic times of the 1930s, possibly because it was a neighborhood with a demographic least affected by the Great Depression. Forest Grove's Pacific University noted a higher than ever registration on September 25<sup>th</sup> 1930: "According to Dr. John F. Dobbs, president, there is a greater number registered up to this week than has ever signed up for entrance in the history of the college."<sup>42</sup> Additionally, local farmers were benefitting from an unfortunate Midwest drought, which increased the demand for local clover seed: "It is estimated that

<sup>40</sup> Eva Cherrington Waltz, "Glad our Paths Crossed: Reflections of a Doctor's Wife and Settling in Forest Grove, Oregon." S.W. Morrison, 1998.

<sup>41</sup> From 1907-1922 it was known as the Schultz Food Co., and from 1923-1926 it was known as Schultz and Son.

<sup>42</sup> "Registration High at Pacific". Washington County News Times. September 25, 1930, p1.

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about \$50,000 will be paid farmers of this vicinity for clover seed this fall. The price paid per pound for this year's yield will be an advance of seven to ten cents or a gain of at least \$140 a ton over that of last year due to adverse conditions in other localities, particularly drought in the middle-west."<sup>43</sup> It was noted in particular by Painter's Woods resident Vernon Burlingham that the E.F. Burlingham company was expecting to ship about eight cars of the local crop.

The Depression lasted through the thirties, but due to efforts by Franklin D. Roosevelt, many federal programs were put in place during this period to offset the economic hardships felt by many. In the 1930s, Washington County benefited from federal relief through State Emergency Relief Administration (SERA) programs. Farmers who cooperated with the agricultural administration's production control programs didn't suffer if their crops failed. Government programs also employed laborers to pave roads. With the new construction of roads and reduced dependence upon the rail service, the Southern Pacific rail stopped its service in 1929, and Oregon Electric discontinued its service in 1933. In 1934 it was noted that the Wilson River Road would be constructed by government employed workers at a camp located near Forest Grove:

*"According to Reynolds, there are some 1,200 men in Oregon eligible for either state or federal transient camps. Being near to Portland, a center for single unemployed men, a camp in this district is believed to have prospects for approval if necessary requirements can be met. In the transient camps the workers are employed for 30 hours per week for which they receive food, clothing, lodging and educational and recreational supervision and one dollar per week per man for incidentals."<sup>44</sup>*

Overall construction slowed during the early years of the 1930s with only 3 structures constructed in the Painter's Woods area in the early 1930s. One example of the type of construction during this period is the unassuming English Cottage at 1502 Ash Street, which was constructed in 1930 by Harry A. Sherman. Harry Sherman was Director of Forest Grove Light and Power for thirty-five years and later became the Forest Grove City Manager. Mr. Sherman was one of those responsible for negotiating the low power rate for Forest Grove.

### **PAINTER'S WOODS- SECOND BUILDING BOOM: 1935-1948.**

In many places, particularly cities in the West, the grid of the central city was extended farther and farther out into the periphery. This was true in Forest Grove as evidenced by the platting of the Knob Hill Addition. Uniform lots were contained within this plat, which extended the original street grid to the south. Property types that developed were typical of this period and included period revivals and small housing types, like the WWII Era Cottage and the early Ranch form. The second building boom in Painter's Woods began in the mid thirties and lasted through the end of WWII.

<sup>43</sup> "Mid-West Drought makes demand for local clover seed" Washington County News Times. September 25, 1930, p1.

<sup>44</sup> "Camp to Start Road Suggested" Washington County News Times. 12/27/1934, p1

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Although Knob Hill Addition was platted in 1909, development did not occur in this portion of Painter's Woods until 1920, when the house at 1222 Birch was constructed. The southern end of Birch Street was not built out until the late 1930s and 1940s, when five houses were constructed. Infill development continued in the late 1930s and 1940s, with fifteen houses constructed within the original South Park Addition Plat. Unlike the earlier development within the district, these houses typically included some kind of accommodation for an automobile, such as a driveway or attached or detached garage.

By the end of 1937 it was noted in regional newspapers that Forest Grove was again seeing an increase in construction:

*"During 1937 Walter Vandervelden, fire chief, issued 134 building permits amounting in value to \$92,090. This was an increase over 1936 when 109 permits were issued with a value of \$60,578. The final permit of the year 1937 was one for \$20,000 to the contractor building the city hall."<sup>45</sup>*

Prominent citizens continued to live in the district; nevertheless, the style of new construction changed to one that was typically more modest. Residents that either inherited property in the district or purchased homes there continued to be well-respected and prominent members of the community. For example, John Bailey died in 1935 and left his house at 2422 15<sup>th</sup> Avenue to his daughter Mary Shipley and her husband William D. Clark, a descendant of Harvey Clark. In 1936, Willis Hines inherited the Queen Anne at 2128 15<sup>th</sup> Avenue from his father. Willis was a history and general science teacher at Forest Grove High School until 1943. He then purchased the Craft Insurance Agency, which he operated as the Willis Hines Agency for many years.

Much of the new housing in Forest Grove during the thirties through the fifties was modest and unadorned, reflecting the public's reduced disposable income. While construction did not halt in the district, this trend can be seen there, even though the neighborhood was still largely made up of professional members of the middle and upper classes. For example, the Minimal Traditional house at 1221 Birch was constructed in 1936 by Joseph Robert McCready. McCready owned part of the W.J. McCready Lumber Co. He served as City Attorney for 18 years and as legal advisor for both Forest Grove School Boards. McCready also served as a trustee and attorney for Pacific University. Although quite large, the McCready house had minimal ornamentation. Similarly, Dr. Rex Wilson constructed the modestly-sized Colonial Revival at 1305 Birch in 1938. Dr. Wilson was a chiropractor who received his training at the Western States College of Chiropractic Physicians in Portland, where he later served on the faculty as associate professor.

The Burlinghams' residence, constructed at 1306 Birch in 1939, is another example of a relatively unadorned, albeit decently-sized, home built by a successful business owner. Together with his father, Vernon, Charles Burlingham owned E.F. Burlingham & Sons, which specialized in field and grass seed. Charles served as Director of the American Seed Trade Association, President of the Forest Grove Chamber of Commerce, as

<sup>45</sup> "More Building Permits" Washington County News Times. January 6, 1938, p1

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well as on the board of directors of the Forest Grove National Bank. His wife, Doris, served as a trustee for Pacific University, and the property was left to the University upon her death.<sup>46</sup>

### *1940s: World War II and its Aftermath*

Population growth returned to Forest Grove in the 1940s, a decade of demographic change inside and outside the district. However, in the early 1940s, growth in the district slowed, with only a handful of resources constructed between 1940 and 1944. Beginning in 1940 a significant drop in building was noted in regional newspapers:

*"Total building permits issued in Forest Grove during 1941 fell to less than 44 percent of the mark reached in 1940, figures released by the office of Walter Vandervelden, fire chief, reveal...War uncertainty has contributed somewhat to the reduction of interest in building in the opinion of Vandervelden, but the decrease chiefly reflects fear of increased costs in his opinion. There is also the fact of heavy residential building in recent years as a contributing factor toward decreased building in 1941, according to Vandervelden."<sup>47</sup>*

Despite a decrease in construction, the local population began to grow. The population growth was primarily a result of an increased migrant population that moved to the area to work in the fields, taking the place of many agricultural workers who had left to fight in World War II or work in the shipyards in Portland. As a result, Forest Grove was allocated resources for the construction of houses for defense workers:

*"Prospects for home construction for defense workers living in Forest Grove were increased this week when it became known that preliminary negotiations were underway between Robert Coates and the city council for the sale of 20 city owned lots to be used as sites for homes...It is understood that the plan is to construct mostly single family units...Forest Grove recently was allocated 50 houses for construction for defense workers."<sup>48</sup>*

It was further noted that by November 1943 eight of the expected 25 trailers had arrived for the defense workers who lived in Forest Grove. A government trailer park was created in Rogers Grove (now Rogers Park) to accommodate this population of lumber and sawmill workers. It had 25 small house trailers that housed 50 people.

In the early 1930s, housing reformers worked to provide more efficient designs with prefabricated construction methods for moderately-priced homes that lower income families could afford. The creation of the FHA and FHA's small housing program in 1934 and the implementation of long term mortgages offered by private lenders and insured by the FHA helped to increase home ownership throughout the next decade. The G.I. Bill

<sup>46</sup> The house was known locally as the 'pool' house, as the Burlingham pool was the center for many social gatherings.

<sup>47</sup> "Building Drops to 44 Percent of Previous Year". Washington County News Times. January 1, 1942, p1

<sup>48</sup> "Lot Interest Brings Hope For Building". Washington County News Times. November 25, 1943.

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of Rights (1944) also began to democratize home ownership in Forest Grove as it had across the nation. This, combined with the FHA programs, served to increase the number of middle class families who were able to purchase modest homes. In Painter's Woods, twelve houses similar in size and style to the FHA minimum house were constructed in the 1940s, with the entire south side of the block between Cedar and Douglas constructed in 1948.

Bailey's Addition, located in southern Forest Grove just to the east of Painters Woods, was added to the original city plat in 1946. With home ownership newly within the reach of a more diverse group of citizens, white plat developers created a discriminatory condition to rule over home ownership within the new plat: "*No persons of any race other than the Caucasian race shall use or occupy any building or any lot...*"<sup>49</sup> Fortunately, this condition was stricken by the owners on December 12, 1950. By 1947, the number of building permits issued in the city was three times the number in 1938 to accommodate the greater demand for housing in the area. The population in Forest Grove had increased to 4,500 during the late 1940s.

After a lull in enrollment during World War II, Pacific University began to thrive again by 1948. This was primarily due to the influx of students who were veterans of WWII and benefiting from the G.I. Bill of Rights, which, in addition to boosting home ownership among veterans, also helped veterans afford college. Enrollment increased to a record 925 students. To accommodate the growth, President Giersbach managed to secure two wooden structures from Camp Adair outside of Corvallis, Oregon.<sup>50</sup> These two structures were bricked over and served as a science building called Warner Hall and a campus bookstore and student union called Tabitha Brown Hall (Figure 16).<sup>51</sup> President Giersbach also bought ten barracks from Vancouver, WA to serve as housing for returning veterans and their families.

Similar to the previous decade, successful businessmen and professionals continued to settle in the Painter's Woods District of Forest Grove throughout the 1940s. New construction by this demographic, while sometimes sizable, reflected national trends as housing styles became less ornate. For example, in 1940, Leon McQuary constructed the Minimal Traditional House at 2212 15<sup>th</sup> Avenue. He owned and operated McQuary's Department Store in Forest Grove until 1958. In 1941, Dr. Fred Stewart Richards bought the Bungalow at 1222 Birch from Omar Fendall. Dr. Richards was an Osteopath and Urologist who had offices in both Forest Grove and Portland. Dr. Richards was a Forest Grove City Health Official and helped facilitate the chlorination of the City of Forest Grove's water supply. Ray and Norabel Miller purchased the house on the southwest corner of 15<sup>th</sup> and Elm at 2434 15<sup>th</sup> Avenue in 1944. Mr. Miller started the Rotary Youth exchange program in Forest Grove, served as Rotary President, was on the Forest Grove City Council, and was later elected County Commissioner. Mr. Miller was a member of the Forest Grove Fire Department and served on the fire lines in three Tillamook forest fires. In 1935, he purchased the Forest Grove Hardware Store, which later became Ace

<sup>49</sup> Bowmans' Addition, 1946.

<sup>50</sup> An army training camp used to prepare infantries for fighting during WWII.

<sup>51</sup> Miranda, Gary and Rick Read. *Splendid Audacity: The Story of Pacific University*. (Seattle, WA: Documentary Book Publishers, 2000) p-91: Figure 16 shows "An aerial photograph from the 1950s (taken from the southeast) clearly shows Warner and Tabitha Brown Halls (moved from Camp Adair in Corvallis) on the south side of campus, as well as 10 barrack buildings on the east side."

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Hardware. In 1948, William Bone and his wife constructed a Ranch house at 1205 Birch. The Bones owned and operated the W.N. Bone Drug Store in Forest Grove for twenty-two years before retiring in 1962. In 1948, Louis Schultz and his wife purchased the Craftsman Bungalow at 1414 Birch, where they lived until 1985. Louis had operated a grocery store on Main Street with his father and later took over operation of the store.

In addition to professional members of the community, blue collar workers were also settling in the district during the 1940s. The G.I. Bill likely influenced this demographic change, as it provided many different kinds of loans for returning veterans to purchase homes. New construction by this demographic generally consisted of modest WWII Era Cottages. In 1948, J.A. and Ella Olovson constructed the WWII Era Cottage at 2318 15<sup>th</sup> Avenue. John Olovson worked as a building contractor and founded the Forest Grove Cabinet Shop. His wife worked for the Birds Eye Cannery in Hillsboro. Harold and Nan Henderson inherited the Bungalow at 1510 Ash (1930) from Nan's father, William Crary, who was a retired newspaper publisher and attorney. Harold Henderson worked for Consolidated Logging Co. as a brakeman on the logging railroads. He later worked for Gales Peak Lumber Co. Nan Henderson was a teacher who taught in Vernonia and at Hillsboro High Schools. In 1941, C.K. Christianson purchased the Foursquare at 2303 15<sup>th</sup> Avenue. Christianson was a high school janitor.

### 1950 TO THE PRESENT

While a majority of the residences had been constructed prior to 1950, throughout the mid to late twentieth century the district area continued to be inhabited by prominent locals. For example, Dr. Ritchie, the 12<sup>th</sup> President of Pacific University, purchased property in the district at 1221 Birch Street from Joseph McCready in 1959. The Ritchies owned the property for ten years, until 1969. During Dr. Miller Ritchie's term as president, from 1960-1970, he was also the Dean of the NW College Presidents.<sup>52</sup>

The population of Forest Grove continued to grow throughout this period, with 8,175 residents in 1970 growing to 13,559 by 1990 and 20,380 by 2006.<sup>53</sup> Currently located at the western edge of the 'Silicon Forest', the local economy of Forest Grove is influenced by the computer industry and since the 1990s has seen growth in employment in related industries. Forest Grove continues to maintain a strong agricultural base with a 24% increase in agricultural employment since the 1990s.<sup>54</sup>

<sup>52</sup> Miranda, Gary and Rick Read. "An Era of Expansion: the Post-War Years and Miller Ritchie" *Splendid Audacity: The Story of Pacific University*. (Seattle, WA: Documentary Book Publishers, 2000) pp-95-104. More construction occurred at Pacific University during ten years of Ritchie's tenure than in the previous 100 years. Ritchie launched a ten million dollar development program that transformed the campus, adding the following buildings: Washburne Hall (1963); Clark Hall (1966); Jefferson Hall, Brombach Wing (1967); Harvey W. Scott Memorial Library (1967); Aquatic Center (1968); Adult Student Housing (1969); and Pacific Athletic Center (1970). Ritchie raised 411 million dollars in government loans and grants, foundation bequests and private gifts. Miller left in 1970 to accept a position at the University of Miami in Florida.

<sup>53</sup> Oregon Blue Book, <http://bluebook.state.or.us/local/populations/pop02.htm>; accessed April 20, 2008. Population was estimated at 20,775 by 7/1/2007 by PSU (James Reitz, City of Forest Grove comment June 2008).

<sup>54</sup> <http://www.fgchamber.org/partnership.html#Economy>, Accessed April 20, 2008.

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Pacific University currently enrolls more than 2,500 full time students. The University offers courses in five divisions in arts, exercise sciences, humanities, natural sciences, and social sciences. Within these divisions are 17 departments offering 45 majors. Of Pacific's 2,500 students, approximately half are enrolled in one of eight professional programs.<sup>55</sup> The University has grown significantly from its inception at Harvey Clark's cabin more than 150 years ago.

### CONCLUSION

The character and growth of the proposed Painter's Woods District reflects the cycles of development in Forest Grove at large. The developers platted the subdivisions within Painter's Woods with smaller lots intended for residential development, but encouraged individual style and taste. While there is uniformity in the overall plat and street design, house sizes, styles and construction dates have varied greatly. This has resulted in an overall built environment which now reflects the architectural styles, tastes and economic influences that occurred until Painters Woods was built out in the mid-twentieth century.

Painter's Woods includes the first modern planned subdivision in southern Forest Grove and is associated with significant trends in neighborhood development within Forest Grove as well as the nation. As Forest Grove grew into a larger community in the late-nineteenth century and throughout the mid-twentieth century, the district became the neighborhood where a number of prominent Forest Grove residents chose to settle including merchants, bankers, as well as civic and University leaders who shaped and guided the development and growth of the City of Forest Grove. Additionally, the district includes two of the city's early hospitals. Therefore, the Painter's Woods District meets the National Register Criterion A for its local significance in the area of Planning and Community Development.

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<sup>55</sup> <http://www.pacificu.edu/about/facts/index.cfm>, Accessed April 20, 2008.

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### BOUNDARY DESCRIPTION

The Painter's Woods Historic District is located in the city of Forest Grove on the western edge of Washington County, Oregon. The district is located in the southern portion of downtown Forest Grove. The district is roughly bounded on the north by 15<sup>th</sup> Avenue. The eastern boundary is Cedar and Elm Streets. The boundary on the south is 12<sup>th</sup> Avenue. The western boundary is Ash Street. The district includes approximately 15 partial blocks that are laid out in a grid system with named streets running north and south, and numbered avenues running east and west. The area includes portions of the South Park Addition plat (1891) and the Knob Hill Addition (1909). The district is irregularly shaped, primarily including resources fronting 15<sup>th</sup> Avenue between Ash and Elm Streets and resources fronting Birch Street between 12<sup>th</sup> and 15<sup>th</sup> Avenue.

### BOUNDARY JUSTIFICATION

In 2005 a reconnaissance survey of 289 properties within the Southside survey area was completed. The Southside Survey area is located south of central Forest Grove and roughly bounded by Hawthorne Street on the east, Ash Street on the west, 11<sup>th</sup> Avenue on the south and 16<sup>th</sup> Avenue on the north. For the 231 properties that were older than 35 years, information describing the property was collected, a database was created, and preliminary findings were generated. Properties were categorized by level of integrity, with 49 ranking as Excellent, 110 as Good, and 70 as Fair. Fifty-eight sites were eliminated because they are less than 35-years old. After this, sites that were 50 years old were identified for possible inclusion within a potential historic district. Once the areas with the highest concentration of resources with historic integrity were identified, the proposed boundary was considered and intensive level surveys were completed.

The boundaries of the district were determined initially by the plats of South Park and Knob Hill Additions, and were then adjusted to exclude clusters of resources with compromised integrity. The proposed boundary is irregularly shaped on the eastern and southern edges because the boundary was drawn to include the highest number of contributing resources. The southeastern corner of the survey area developed after the end of the period of significance and contained a very high percentage of out of period resources. There were a small number of historic resources within this area, however the diminished integrity of these resources precluded expanding the boundary in order to include them. The western edge of the district is defined by the steep slope which falls down to the Gales Creek floodplain. The northern edge of the boundary was re-evaluated to explore the possible inclusion of the resources along both sides of 16<sup>th</sup> Avenue. It was found that a significant number (66%) of the resources in this area had compromised integrity and therefore the boundary was not expanded past 15<sup>th</sup> to include them.

The proposed district shares the same rectilinear grid system and includes properties that share the same period of significance, historic association and feeling. The properties within the area are largely developed between 1880 and 1948 and are included within portions of the South Park Addition (1891) and Knob Hill Addition (1909) plats. The district boundary is justified, as it includes the highest concentration of buildings from the identified period of significance.

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## PHOTOGRAPHS

**Address:** Painter's Woods Historic District  
Forest Grove, Clackamas Co., OR

**Photographer:** Margaret Marcusen, [margaretmarcusen@verizon.net](mailto:margaretmarcusen@verizon.net)

**Date:** January 16, 2008

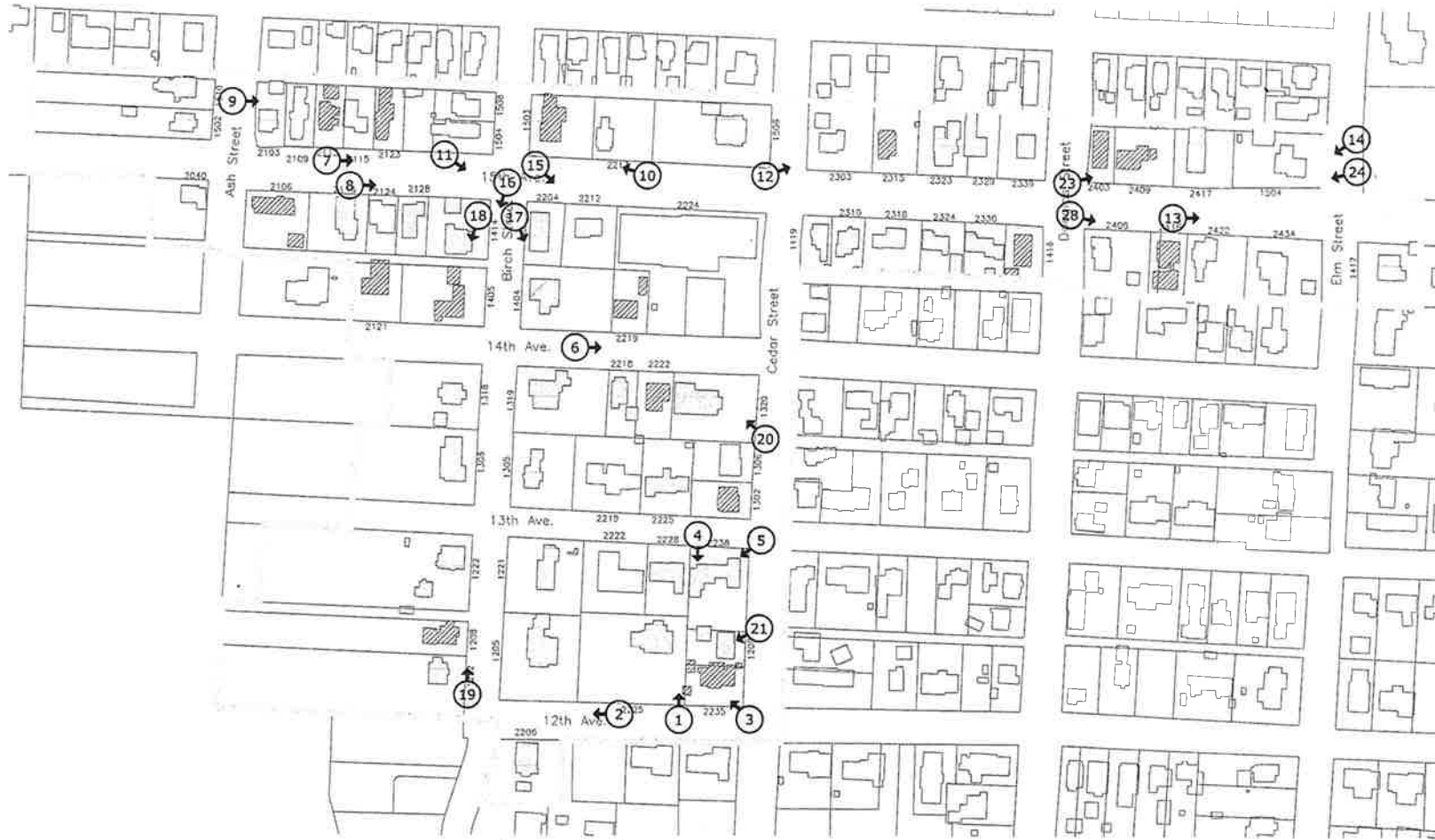
**Ink and paper:** Epson Ultrachrome Pigmented ink and Epson Premium Glossy paper

**Location of Negatives:** With Photographer, 2999 SW Homesteader Rd.  
West Linn, OR 97068

- 1 of 24: Exterior View: 2225 12<sup>th</sup>, facing NW
- 2 of 24: Exterior View: 12<sup>th</sup> and Birch, facing NW
- 3 of 24: Exterior View: 12<sup>th</sup>, facing NW
- 4 of 24: Exterior View: 13<sup>th</sup>, facing S
- 5 of 24: Exterior View: 13<sup>th</sup>, facing SW
- 6 of 24: Exterior View: 14<sup>th</sup>, facing SE
- 7 of 24: Exterior View: 15<sup>th</sup>, facing NW
- 8 of 24: Exterior View: 15<sup>th</sup>, facing SE
- 9 of 24: Exterior View: 15<sup>th</sup> and Ash, facing SW
- 10 of 24: Exterior View: 15<sup>th</sup> and Birch, facing NW
- 11 of 24: Exterior View: 15<sup>th</sup> and Birch, facing SE
- 12 of 24: Exterior View: 15<sup>th</sup> and Cedar, facing NE
- 13 of 24: Exterior View: 15<sup>th</sup> and Elm, facing SE
- 14 of 24: Exterior View: 15<sup>th</sup> and Elm, facing SW
- 15 of 24: Exterior View: 2204, 2212 15<sup>th</sup>, facing SE
- 16 of 24: Exterior View: 15<sup>th</sup> and Birch, facing NW
- 17 of 24: Exterior View: Birch, facing SE
- 18 of 24: Exterior View: Birch, facing SW
- 19 of 24: Exterior View: 1202, 1208 Birch, facing NW
- 20 of 24: Exterior View: Cedar, facing NW
- 21 of 24: Exterior View: Cedar and 12<sup>th</sup>, facing SW
- 22 of 24: Exterior View: Douglas and 15<sup>th</sup>, facing NE
- 23 of 24: Exterior View: Douglas and 15<sup>th</sup>, facing SE
- 24 of 24: Exterior View: 1505 Elm, facing W

# Painter's Woods Historic District

Photo Location Map



Surveyed 2008 By Kimberli Fitzgerald



Drainage	Drainage	Drainage	Drainage	Drainage
Drainage	Drainage	Drainage	Drainage	Drainage

Painter's Woods  
Historic District

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1.) 2225 12<sup>th</sup>, facing NW



2.) 12<sup>th</sup> and Birch, Facing NW



3.) 12<sup>th</sup>, facing NW



4.) 13<sup>th</sup>, facing S



5.) 13<sup>th</sup>, facing SW



6.) 14<sup>th</sup>, facing SE

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7.) 15<sup>th</sup> facing NW



8.) 15<sup>th</sup> facing SE



9.) 15<sup>th</sup> and Ash, facing SW



10.) 15<sup>th</sup> and Birch, facing NW



11.) 15<sup>th</sup> and Birch, facing SE



12.) 15<sup>th</sup> and Cedar, facing NE



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13.) 15<sup>th</sup> and Elm, facing SE



14.) 15<sup>th</sup> and Elm, facing SW



15.) 2204, 2212 15<sup>th</sup> Ave, facing SE



16.) 15<sup>th</sup> and Birch, facing NW



17.) Birch, facing SE



18.) Birch, facing SW

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19.) 1202, 1208 Birch, facing NW



20.) Cedar, facing NW



21.) Cedar and 12<sup>th</sup>, facing SW



22.) Douglas and 15<sup>th</sup>, facing NE



23.) Douglas and 15<sup>th</sup>, facing SE



24.) 1504 Elm, facing W

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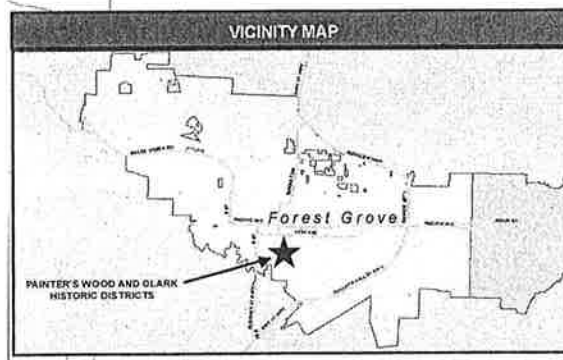
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- Figure 1: Vicinity Map
- Figure 2: Painter's Woods Historic District Contributing Property Map
- Figure 3: Painter's Woods Historic District Property Statistics, 2 pages
- Figure 4: Painter's Woods Historic District Property List, 7 pages
- Figure 5: Harvey Clark Marker
- Figure 6: Southern Forest Grove Plats
- Figure 7: Looking West down 15<sup>th</sup> Ave. (formerly 5<sup>th</sup> Ave.), c. 1902
- Figure 8: Looking west down 15<sup>th</sup> Ave., c. 1910
- Figure 9: Bailey House at 2422 15<sup>th</sup> Ave., c. 1900 and 2008 view
- Figure 10: Harvey Clark cabin, c. 1872
- Figure 11: Original DLC to Pacific University's main campus
- Figure 12: South Park Addition, 1891
- Figure 13: Streetcar in downtown Forest Grove
- Figure 14: Streetcar route through Forest Grove
- Figure 15: Macrum House converted to hospital, c. 1912
- Figure 16: Pacific University, c. 1950

# CITY OF FOREST GROVE - PAINTER'S WOODS AND CLARK HISTORIC DISTRICTS



**PAINTER'S WOODS AND CLARK HISTORIC DISTRICTS**

**Legend**

- Painter's Woods Historic District
- Clark Historic District



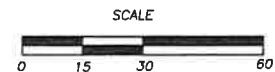
# Painter's Woods Historic District



**Evaluation Code**

- Eligible Contributing
- Not Contributing
- Not in Period
- District Boundary

Surveyed 2008 By Kimberli Fitzgerald



App. Review	Site Review	Design Review	Final Review



## Historic Building Report/Counts

(All Properties Inventoried)

### Evaluation Counts - Forest Grove Painter's Woods (Potential)

Evaluation	Quantity	% of Total
eligible/contributing	39	57%
eligible/significant	1	1%
not eligible/non-contributing	14	21%
not eligible/out of period	14	21%
<b>Total:</b>	<b>68</b>	

### Construction Date Decade Counts - Forest Grove Painter's Woods (Potential)

Decade	Quantity	% of Total
1880s	2	3%
1890s	3	4%
1900s	14	21%
1910s	4	6%
1920s	6	9%
1930s	13	19%
1940s	12	18%
1950s	6	9%
1960s	5	7%
1970s	2	3%
2000s	1	1%
<b>Total:</b>	<b>68</b>	

### Original Use Counts - Forest Grove Painter's Woods (Potential)

Original Use	Quantity	% of Total
DOMESTIC	67	99%
RELIGION	1	1%
<b>Total:</b>	<b>68</b>	

### Material Counts - Forest Grove Painter's Woods (Potential)

Materials	Quantity	% of Total
BRICK	2	3%
METAL	7	10%
STUCCO	2	3%
SYNTHETIC SIDING	6	9%
WOOD	51	75%
<b>Total:</b>	<b>68</b>	











## Historic Building Report/Counts

(All Properties Inventoried)

### Style Category Counts - Forest Grove Painter's Woods (Potential)

Style Categories	Quantity	% of Total
<b>VICTORIAN ERA</b>		
Queen Anne	6	
Category Total:	6	9%
<b>OTHER</b>		
Other / Undefined	1	
Vernacular	1	
Category Total:	2	3%
<b>MODERN PERIOD</b>		
Art Deco	1	
Contemporary	1	
Minimal Traditional	4	
Modern Period: Other	1	
Ranch (Type)	10	
WWII Era Cottage (Type)	13	
Category Total:	30	44%
<b>LATE 20TH CENTURY</b>		
Late 20th Century: Other	3	
Category Total:	3	4%
<b>LATE 19TH/20TH CENT. PERIOD REVIVALS</b>		
Arts & Crafts	1	
Colonial Revival	5	
English Cottage	1	
Late 19th/20th Period Revivals: Other	1	
Tudor Revival	1	
Category Total:	9	13%
<b>LATE 19TH/20TH CENT. AMER. MOVEMENTS</b>		
Bungalow (Type)	5	
Craftsman	4	
Foursquare (Type)	2	
Late 19th/20th Amer. Mvmts: Other	2	
Prairie School	1	
Category Total:	14	21%
<b>CLASSICAL REVIVAL</b>		
Classical Revival: other	4	
Category Total:	4	6%
<b>Total:</b>	<b>68</b>	











Architectural Survey Data for Forest Grove Painter's Woods (Potential)  
Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
2206 12th St Buxton, James T, House <i>Moore, Dan, House</i>	2	EC	c.1916	Shingle Horizontal Board	Craftsman	Single Dwelling	3/7/2005		
2225 12th Ave Macrum, Isaac, House <i>Macrum House</i>	3	ES NRI	1888 1918	Horizontal Board	Queen Anne Classical Revival: other	Single Dwelling	3/7/2005	8/28/1998	
2235 12th Ave  <i>Comments: NC- identified in survey; garage enclosed</i>	1	NP	c.1951	Vinyl Siding Brick:Other/Undefined	WWII Era Cottage (Type)	Single Dwelling	3/7/2005		
2219 13th Ave	1	NP	1962	Wood Sheet	Ranch (Type)	Single Dwelling	3/7/2005		
2222 13th Ave	1	NP	1968	Horizontal Board Vertical Board	Ranch (Type)	Single Dwelling	3/7/2005		
2225 13th Ave  <i>Comments: EC- identified through recon survey</i>	1	NP	c.1956	Horizontal Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling	3/7/2005 6/25/2007		
2228 13th Ave	1	NP	c.1950	Horizontal Board	WWII Era Cottage (Type)	Single Dwelling	3/7/2005		
2238 13th Ave  <i>Comments: EC- identified through survey</i>	1	NP	c.1952	Horizontal Board Wood Sheet	Ranch (Type)	Single Dwelling	3/7/2005		
2121 14th Ave	1	NC	c.1938	Vertical Board Metal: Other/Undefined	WWII Era Cottage (Type)	Single Dwelling	3/7/2005		
2218 14th Ave	2	EC	c.1904	Horizontal Board	Colonial Revival	Single Dwelling	3/7/2005 6/25/2007		

Evaluation Codes: ES=eligible/significant EC=eligible/contributing NC=not eligible/non-contributing NP=not eligible/out of period UN=undetermined/lack of info XD=demolished  
NR Status Codes: NRI=individually listed NHD=listed in Hist Dist NRB=listed individually and w/i Hist Dist NHL=listed as National Hist Landmark






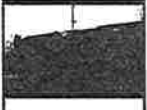







Architectural Survey Data for Forest Grove Painter's Woods (Potential)  
Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
2219 14th Ave	1	NC	c.1944	Horizontal Board	WWII Era Cottage (Type)	Single Dwelling	3/7/2005		
2222 14th Ave	1	NC	c.1946	Shingle	WWII Era Cottage (Type)	Single Dwelling	3/7/2005		
2040 15th Ave	2	EC	c.1936	Aluminum	Minimal Traditional	Single Dwelling	3/7/2005		
2103 15th Ave	2	EC	c.1900 c.1910	Shingle	Late 19th/20th Amer. Mvmts: Ot	Single Dwelling Crosswing	3/7/2005 6/25/2007		
2106 15th Ave	2	NC	c.1934	Aluminum Shingle <i>Comments: vinyl siding and vinyl windows</i>	Modern Period: Other	Multiple Dwelling	3/7/2005		
2109 15th Ave	2	NP	2003	Horizontal Board	Late 20th Century: Other	Single Dwelling	3/7/2005		
2113 15th Ave	2	NC	c.1900	Horizontal Board Vertical Board <i>Comments: aluminum windows; front porch enclosed- altering original appearance</i>	Other / Undefined Vernacular	Single Dwelling Rectangular Block	3/7/2005		
2115 15th Ave	1	NP	1979	Vertical Board	Late 20th Century: Other	Single Dwelling	3/7/2005		
2116 15th Ave Abernethy House	2	EC	c.1880	Horizontal Board Aluminum Siding <i>Comments: Originally evaluated as non-contributing due to the aluminum siding and aluminum windows, the nc evaluation was changed after determining that enough original material exists to convey the original integrity of the resource.</i>	Queen Anne Vernacular	Single Dwelling	3/7/2005		
2123 15th Ave	2	NC	c.1920	Synthetic Siding: Other/Undefi	Vernacular	Single Dwelling	3/7/2005		

Evaluation Codes: ES=eligible/significant EC=eligible/contributing NC=not eligible/non-contributing NP=not eligible/out of period UN=undetermined/lack of info XD=demolished  
NR Status Codes: NRI=individually listed NHD=listed in Hist Dist NRB=listed individually and w/i Hist Dist NHL=listed as National Hist Landmark












Architectural Survey Data for Forest Grove Painter's Woods (Potential)  
Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
2124 15th Ave	1	NP	1963	Wood Sheet Horizontal Board	Ranch (Type) Northwest Regional	Single Dwelling Ranch w/Garage	3/7/2005		
2128 15th Ave Hines, Charles, House <i>Lacey House</i>	1	EC	1890	Shingle	Queen Anne	Single Dwelling	3/7/2005		
2204 15th Ave Shultz, Louis, House	2	EC	1921	Horizontal Board	Bungalow (Type)	Single Dwelling	3/7/2005		
2212 15th Ave	2	EC	c.1940	Horizontal Board	Colonial Revival Minimal Traditional	Single Dwelling Rectangular Block	3/7/2005 6/25/2007		
2213 15th Ave	2	EC	c.1905 c.1920	Horizontal Board	Classical Revival: other	Single Dwelling Foursquare (Box)	3/7/2005 6/25/2007		
2224 15th Ave	1	NP	1960	Brick:Other/Undefined Horizontal Board	Contemporary	Religious Facility Rectangular Block	3/7/2005		
2303 15th Ave	3	EC	c.1905	Horizontal Board	Foursquare (Type)	Single Dwelling	3/7/2005 6/25/2007		
2310 15th Ave	1	EC	c.1948	Aluminum	WWII Era Cottage (Type)	Single Dwelling	3/7/2005		
2315 15th Ave	2	NC	c.1911	Aluminum	Tudor Revival	Single Dwelling Rectangular Block	3/7/2005		
2318 15th Ave	1	EC	c.1948	Stucco	WWII Era Cottage (Type) Art Deco	Single Dwelling WWII-Era Cottage	3/7/2005 6/25/2007		
2323 15th Ave	2	EC	c.1900	Horizontal Board	Foursquare (Type)	Single Dwelling	3/7/2005		

Evaluation Codes: ES=eligible/significant EC=eligible/contributing NC=not eligible/non-contributing NP=not eligible/out of period UN=undetermined/lack of info XD=demolished  
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### Architectural Survey Data for Forest Grove Painter's Woods (Potential)

#### Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date		
2324 15th Ave	1	EC	c.1948	Horizontal Board	WWII Era Cottage (Type)	Single Dwelling WWII-Era Cottage	3/7/2005			
2329 15th Ave	1	EC	c.1948	Horizontal Board	WWII Era Cottage (Type)	Single Dwelling WWII-Era Cottage	3/7/2005			
2330 15th Ave	1	EC	c.1948	Horizontal Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling Ranch/Rambler	3/7/2005			
2339 15th Ave Harrington/Story House <i>Gerald Mooneyham House</i>	3	EC	1915	Horizontal Board	Craftsman	Single Dwelling Bungalow	3/7/2005			
2403 15th Ave	2	NC	c.1930	Wood Sheet Shingle	Late 19th/20th Period Revivals: Vernacular	Single Dwelling Other Residential Type	3/7/2005			
2406 15th Ave Spaulding, W P, House	3	EC	1904	Horizontal Board	Queen Anne Vernacular	Single Dwelling Crosswing	3/7/2005			
2409 15th Ave	1	NP	c.1951	Aluminum	WWII Era Cottage (Type)	Single Dwelling WWII-Era Cottage	3/7/2005			
				<i>Comments: NC- identified through survey</i>						
2416 15th Ave	2	NC	c.1924	Horizontal Board Aluminum	Late 19th/20th Amer. Mvmts: Ot Vernacular	Single Dwelling Other Residential Type	3/7/2005			
				<i>Comments: Large garage in front</i>						
2417 15th Ave Felix Verhoeven House	2	EC	c.1906	Horizontal Board Vertical Board	Classical Revival: other	Single Dwelling Other Residential Type	3/7/2005 6/25/2007			
2422 15th Ave Bailey, John F, House	2	EC	c.1892	Horizontal Board	Queen Anne Vernacular	Single Dwelling Other Residential Type	3/7/2005			
2434 15th Ave Watts, Lavinia Lyon, House	3	EC	c.1904	Horizontal Board	Classical Revival: other Vernacular	Single Dwelling Other Residential Type	3/7/2005			

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Architectural Survey Data for Forest Grove Painter's Woods (Potential)
Oregon State Historic Preservation Office

Table with columns: Address/Property Name, Ht, Eval/NR, Yr(s) Built, Materials, Arch Classifs/Styles, Orig. Use/Plan (Type), RLS / ILS Dates, Listed Date. Includes 10 rows of property data and a vertical column of small photographs on the right side.

Evaluation Codes: ES=eligible/significant EC=eligible/contributing NC=not eligible/non-contributing NP=not eligible/out of period UN=undetermined/lack of info XD=demolished
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Architectural Survey Data for Forest Grove Painter's Woods (Potential)







Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
1319 Birch St	1	EC	c.1937	Metal: Other/Undefined Brick:Other/Undefined	Minimal Traditional	Single Dwelling	3/8/2005		
<i>Comments: Metal siding, 1980s; rear (E) sunroom projection (1990s)</i>									
1404 Birch St	1	EC	c.1936	Shingle	Ranch (Type)	Single Dwelling	3/8/2005		
1405 Birch St	2	NC	c.1900	Vinyl Siding	Colonial Revival	Single Dwelling	3/8/2005		
			c.1960		Queen Anne				
1414 Birch St Templeton, John, House #2	3	EC	1913	Horizontal Board	Craftsman	Single Dwelling Bungalow	3/8/2005		
1503 Birch St	2	NC	c.1939	Vinyl Siding	Art Deco	Single Dwelling	3/8/2005		
				Brick:Other/Undefined					
<i>Comments: Garage extension (1990s), vinyl siding &amp; windows (1990s).</i>									
1504 Birch St	2	EC	1906	Horizontal Board	Classical Revival: other	Single Dwelling	3/8/2005		
1508 Birch St	1	NP	1964	Horizontal Board	WWII Era Cottage (Type) Ranch (Type)	Single Dwelling	3/8/2005		
<i>Comments: Carport on north filled in (1990s)</i>									
1208 Cedar St	1	NP	c.1950	Shingle	WWII Era Cottage (Type) Ranch (Type)	Single Dwelling	3/8/2005		
1302 Cedar St	1	NC	c.1920	Wood Sheet Wood Sheet	Bungalow (Type)	Single Dwelling	3/8/2005		
1306 Cedar St	1	NP	1978	Vertical Board	Late 20th Century: Other	Single Dwelling	3/8/2005		

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Architectural Survey Data for Forest Grove Painter's Woods (Potential)

Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
1320 Cedar St V. S. Abraham House	3	EC	1902	Shingle Horizontal Board	Arts & Crafts Classical Revival: other	Single Dwelling	3/8/2005		
1419 Cedar St	1	EC	c.1948	Horizontal Board	WWII Era Cottage (Type)	Single Dwelling	3/8/2005		
<i>Comments: Vinyl windows in south portion, 1990s</i>									
1506 Cedar St Miller, F J, House <i>Burlingham House</i>	3	EC	1909	Horizontal Board	Craftsman	Single Dwelling	3/8/2005		
1416-1420 Douglas St	1	NC	c.1948	Metal: Other/Undefined	Ranch (Type) WWII Era Cottage (Type)	Multiple Dwelling	3/8/2005		
<i>Comments: Aluminum siding 1980s; vinyl windows 1990s</i>									
1417 Elm St Burlington House	2	EC	1906	Horizontal Board	Prairie School	Single Dwelling	3/8/2005		
1504 Elm St Marble, Ivan, House <i>Barnes House</i>	3	EC	c.1890	Horizontal Board Shingle	Queen Anne	Single Dwelling	3/8/2005 5/31/2006		

Total Resources Identified: 68

Evaluation Codes: ES=eligible/significant EC=eligible/contributing NC=not eligible/non-contributing NP=not eligible/out of period UN=undetermined/lack of info XD=demolished  
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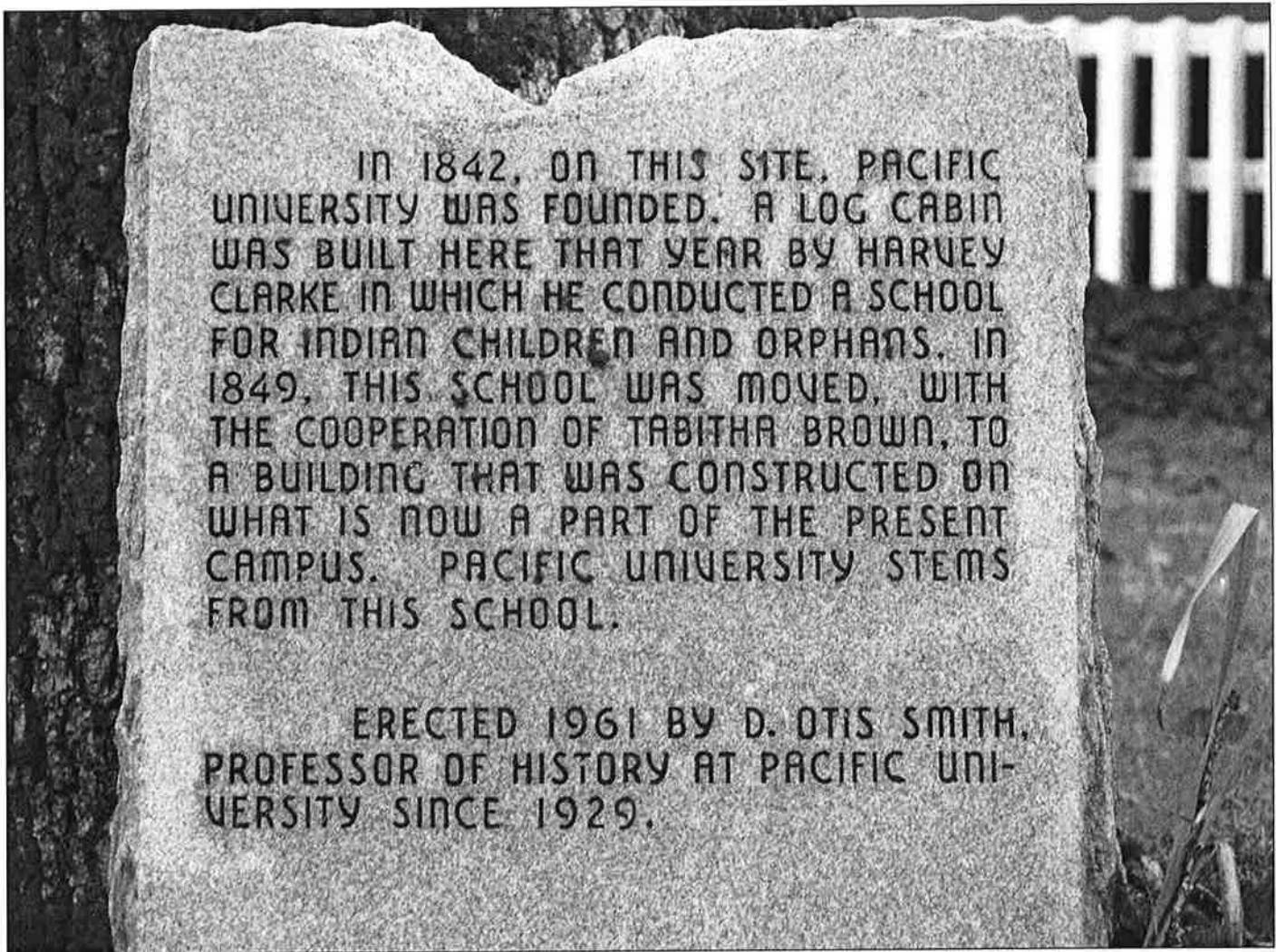


Figure 5: Harvey Clark Marker

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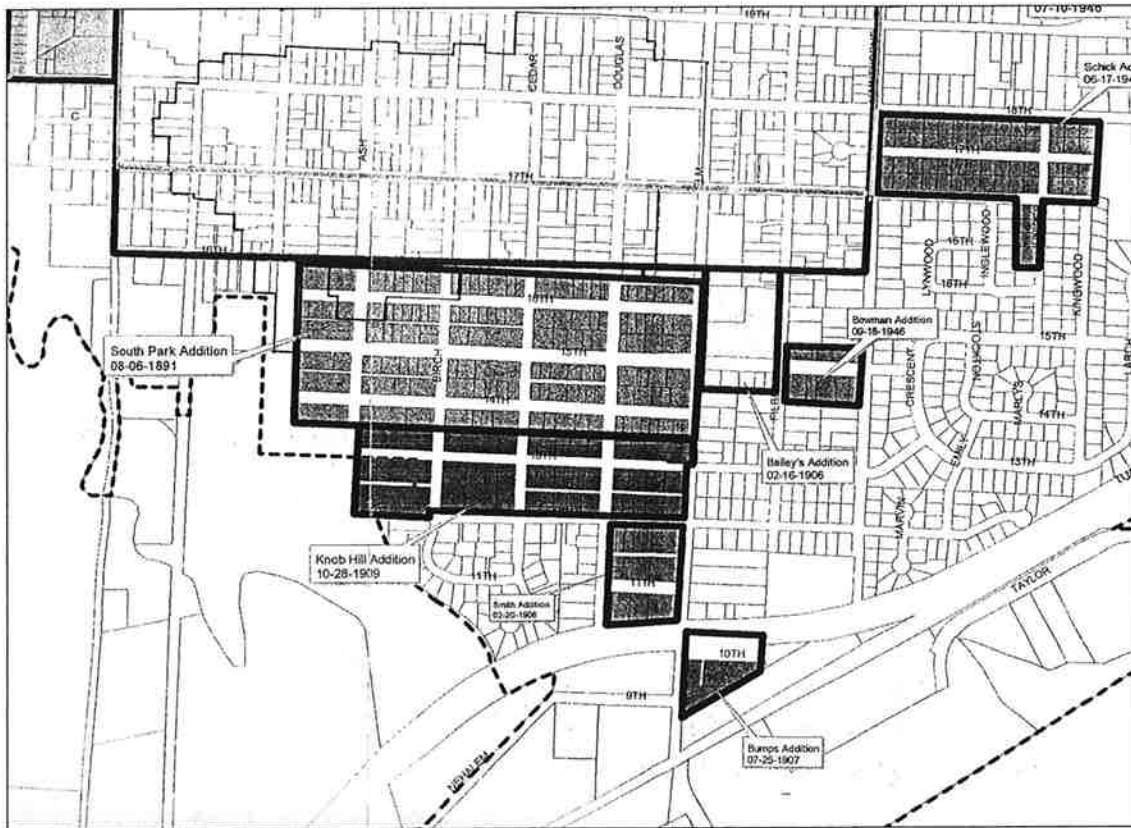


Figure 6: Southern Forest Grove Plats, 1891-1946.



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Figure 7: Looking West down 15<sup>th</sup> Ave (formerly 5<sup>th</sup> Ave. ) circa 1902. Ivan Marble House (1890) at 1504 Elm can be seen on the right side of the photograph; the Watts House (1904) at 2434 15<sup>th</sup> Avenue can be seen in the foreground on the left side of the photo. The Bailey House (1892) can be seen behind the Watts House located at 2422 15<sup>th</sup> Avenue.

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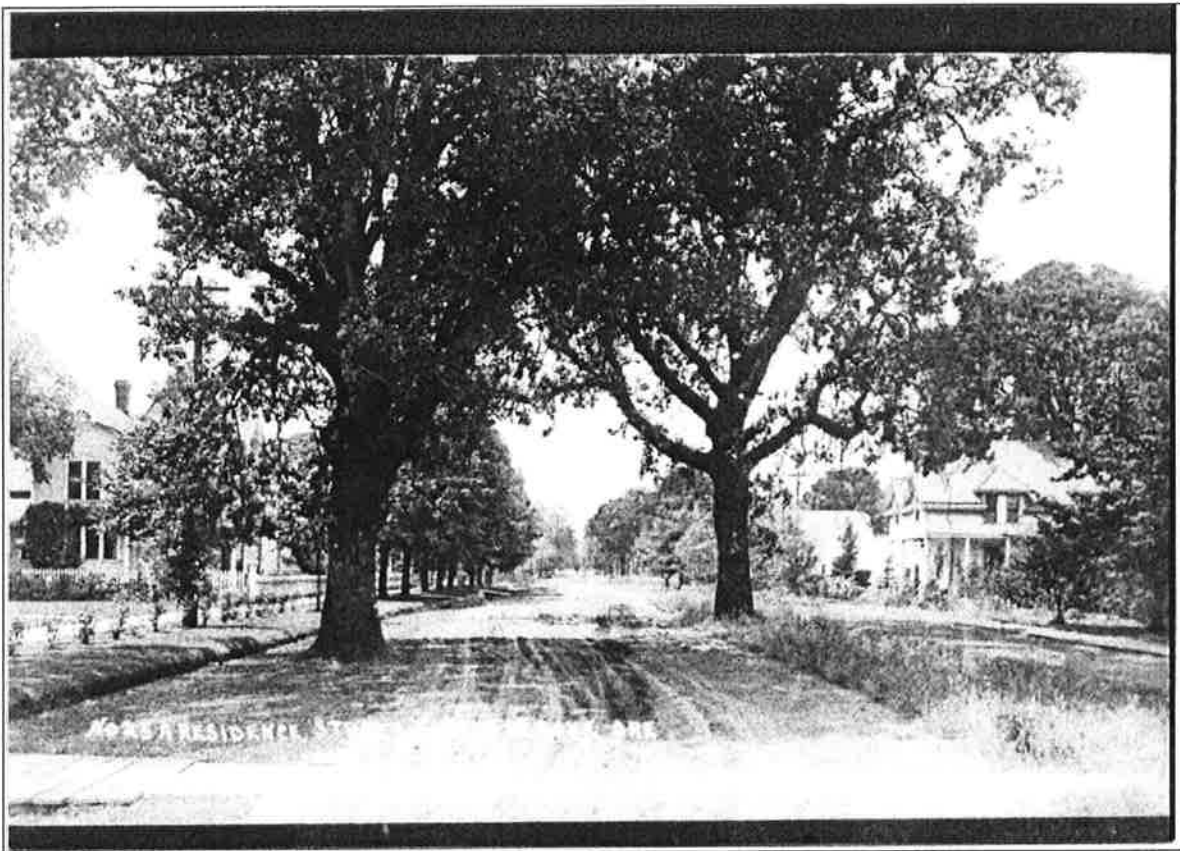


Figure 8: Looking west down 15<sup>th</sup> Avenue circa 1910.

The Felix Verhoeven House (1906) at 2417 15<sup>th</sup> Avenue can be seen on the right side of the photo.  
The Bailey House (1892) is across the street on the left side of the photograph.

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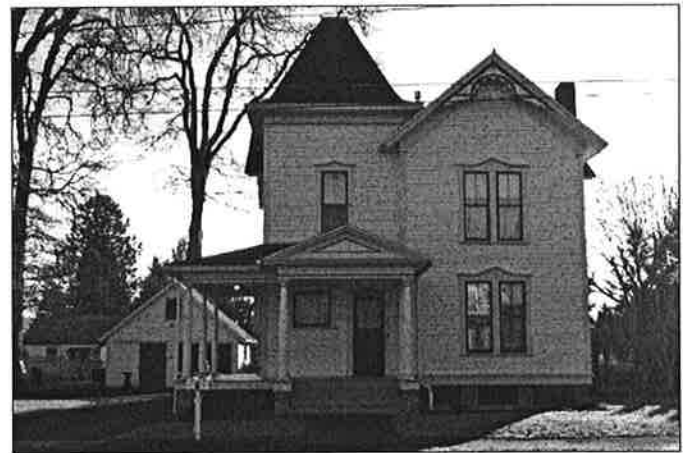
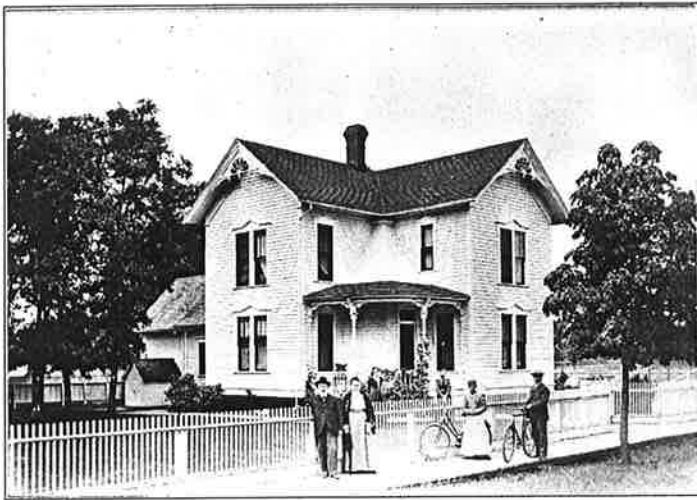


Figure 9: Bailey House at 2422 15<sup>th</sup> Avenue, c. 1900, and the northern façade as seen in 2008.

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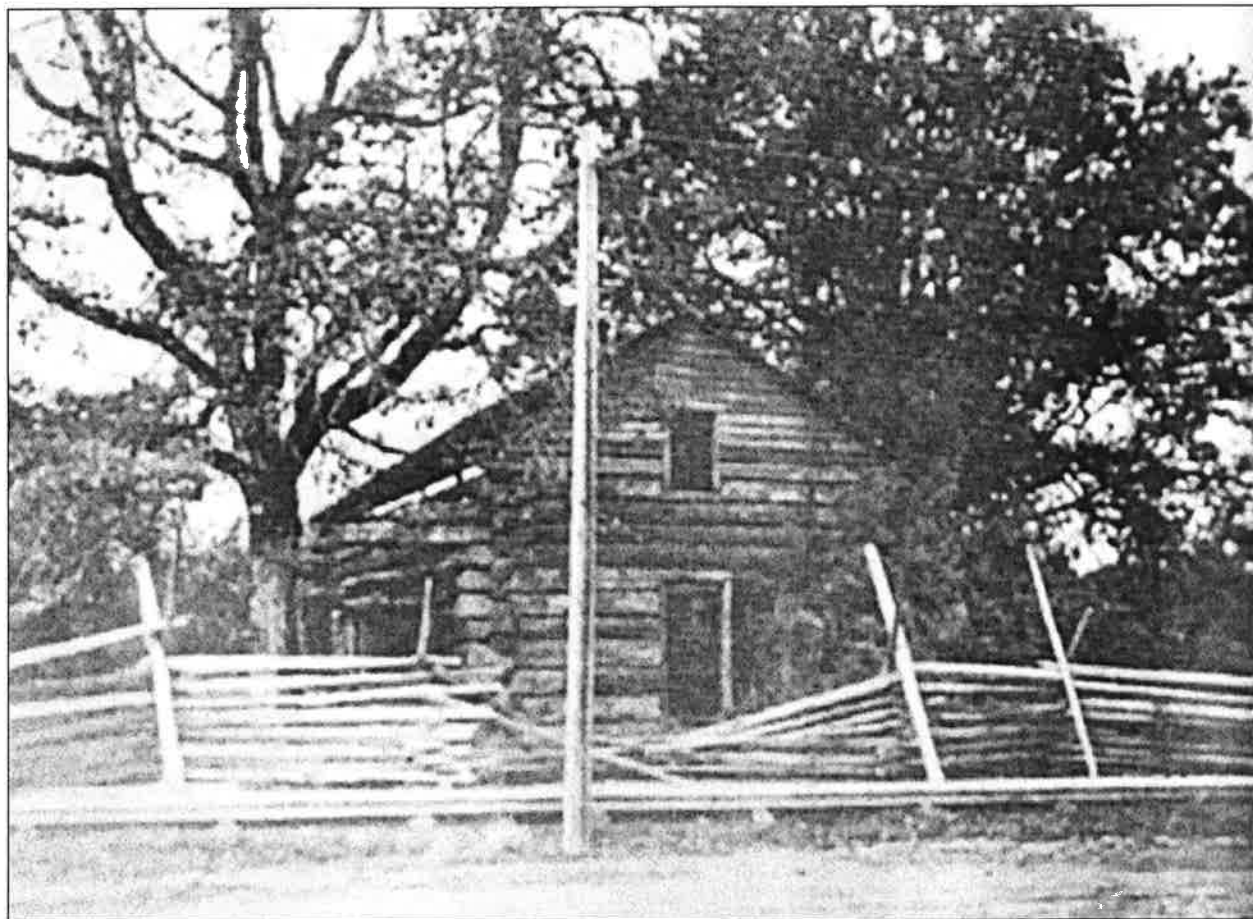


Figure 10: Harvey Clark cabin, c. 1872

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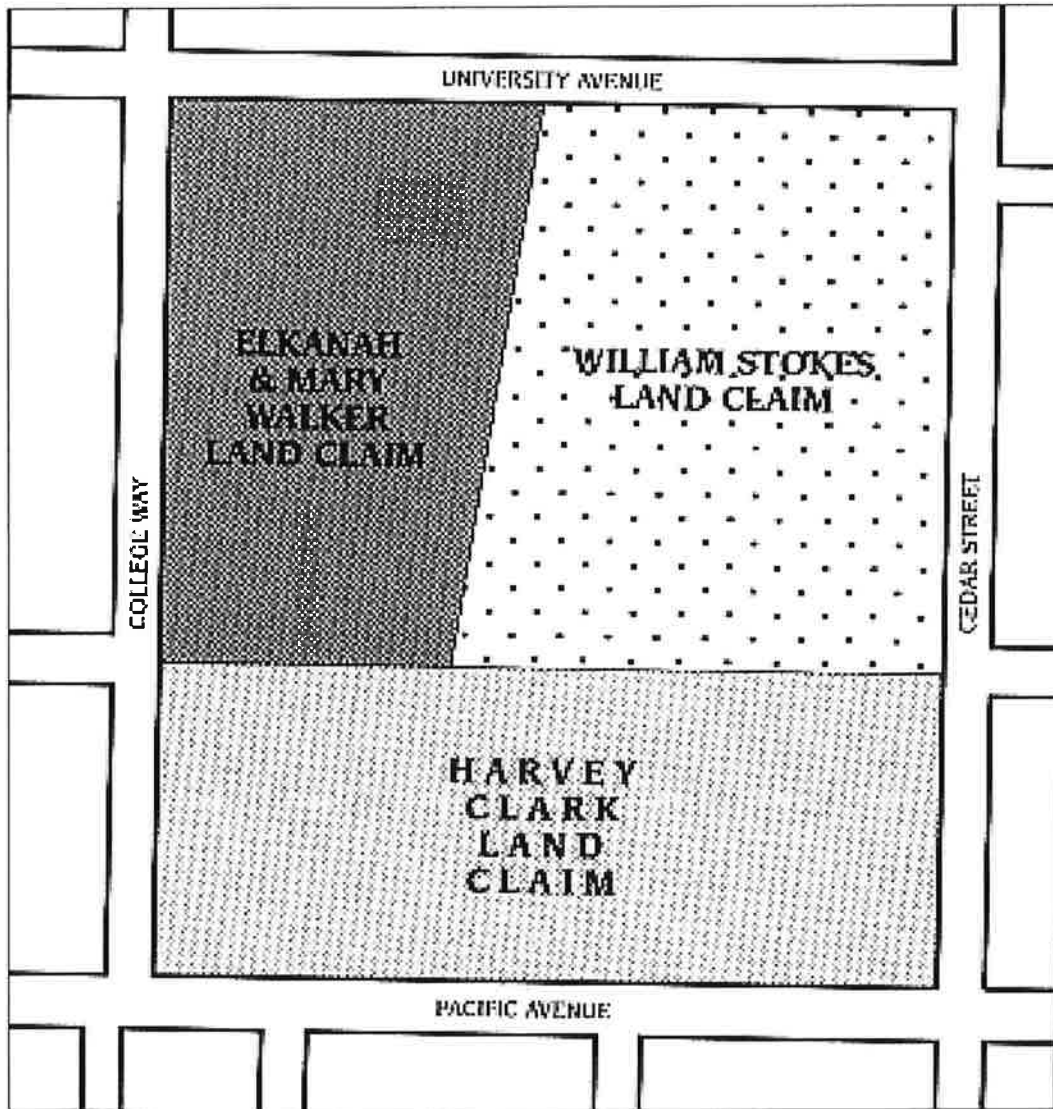


Figure 11: Original donations of Land to Pacific University's main campus from various DLCs.

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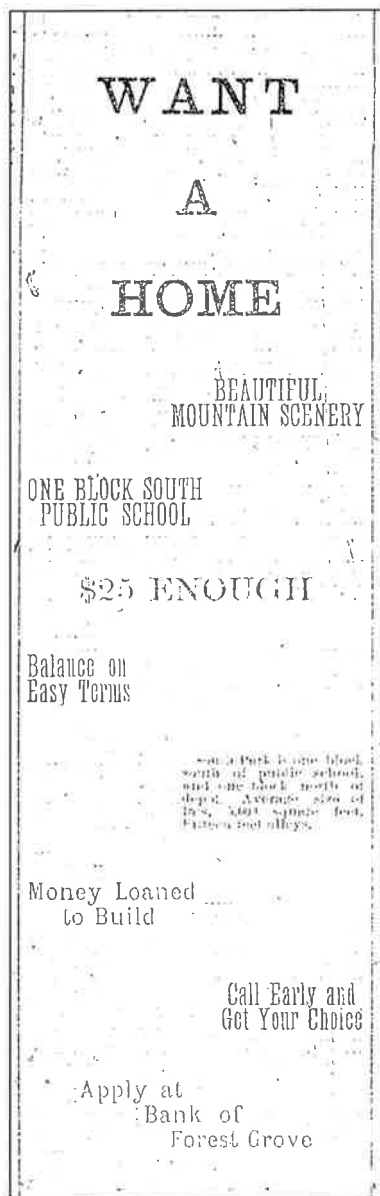


Figure 12: South Park Ad

Paragraph in center reads: "South Park is one block south of public school, and one block north of depot. Average size of lots, 5,000 square, Fifteen foot alleys.

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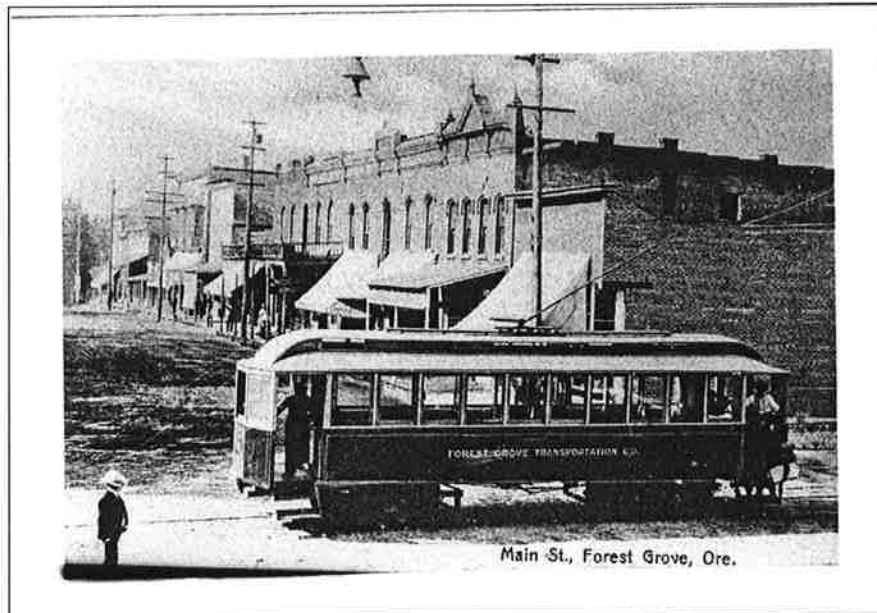


Figure 13: Streetcar in downtown Forest Grove

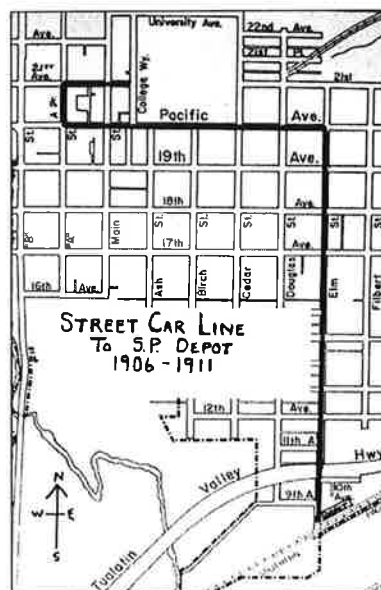


Figure 14: Streetcar route through Forest Grove



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Figure 15: Macrum House converted to hospital, c. 1912



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Figure 16: Pacific University from the book *Splendid Audacity*- page 91; caption reads: "An aerial photograph from the 1950s (taken from the southeast) clearly shows Warner and Tabitha Brown Halls (moved from Camp Adair in Corvallis) on the south side of campus, as well as 10 barrack buildings on the east side."