

ORDINANCE NO. 2023-02

**ORDINANCE AMENDING THE FOREST GROVE COMPREHENSIVE PLAN
TO ADD THE DOWNTOWN HISTORIC DISTRICT**

WHEREAS, on May 11, 2020, City Council adopted Resolution 2020-043 granting authority to the City Manager to submit to the Oregon State Historic Preservation Office (SHPO), the City's nomination to place Downtown Forest Grove (Exhibit A) on the National Register of Historic Places (Register); and

WHEREAS, SHPO reviewed and approved the City's nomination and forwarded the nomination to the National Park Service (NPS); and

WHEREAS, the NPS reviewed and approved the nomination to place and Downtown Forest Grove on the Register; and

WHEREAS, Downtown Forest Grove was officially listed on the Register on October 26, 2020; and

WHEREAS, the Oregon Department of Land Conservation and Development (DLCD) amended State of Oregon Administrative Rules (Rules) affecting historic resources; and

WHEREAS, as a result of the Rules changes the text of the Forest Grove Comprehensive Plan must be amended to the include the Downtown Forest Grove District and list of historic resources; and

WHEREAS, the Planning Commission held a duly noticed Public Hearing on the proposed amendment to the Forest Grove Comprehensive Plan on April 3, 2023; and

WHEREAS, the Planning Commission approved a motion to recommend City Council adopt an ordinance amending the text of the Forest Grove Comprehensive Plan to add the Downtown Forest Grove Historic District and list of historic resources; and

WHEREAS, the City Council held duly-noticed Public Hearings on April 10 and April 14, 2023, to consider the Planning Commission's recommendation; and

WHEREAS, the City Council favors amending the text of the Forest Grove Comprehensive Plan to add the Downtown Historic District.

NOW, THEREFORE, THE CITY OF FOREST GROVE ORDAINS AS FOLLOWS:

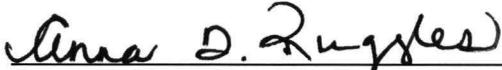
Section 1. The City Council hereby amends the Forest Grove Comprehensive Plan to include the Downtown Historic District as shown on Exhibit A.

Section 2. The City Council finds the Comprehensive Plan amendment is consistent with and meets the requirements of Oregon Statewide Land Use Planning Goal 5 pertaining to historic resources, applicable policies of the Forest Grove Comprehensive Plan, and Oregon Administrative Rules Chapter 660-023-0200 (Historic Resources) as described in Exhibit A.

Section 3. This ordinance shall be effective 30 days following its enactment by the City Council.

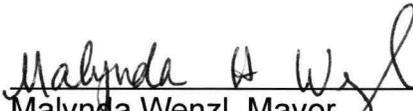
PRESENTED AND PASSED the first reading the 10th day of April, 2023.

PASSED the second reading the 24th day of April, 2023.



Anna D. Ruggles, City Recorder

APPROVED by the Mayor this 24th day of April, 2023.



Malynda Wenzl, Mayor

RESOLUTION NO. 2020-43

**RESOLUTION AUTHORIZING CITY MANAGER TO SUBMIT THE
FOREST GROVE DOWNTOWN HISTORIC DISTRICT NOMINATION
TO THE STATE ADVISORY COMMITTEE ON HISTORIC PRESERVATION**

WHEREAS, the 1994 Original Town Context Statement included a recommendation to create a downtown historic district; and

WHEREAS, the Historic Landmarks Board adopted the *2017-2026 Preservation Plan* which was accepted by the City Council on January 23, 2017; and

WHEREAS, the *Preservation Plan* identified a downtown district nomination as the next project to be initiated following completion of the Original Town plat re-survey and context statement update; and

WHEREAS, the Original Town Context Statement was updated in 2018, and again included a recommendation to create a downtown historic district; and

WHEREAS, the *Forest Grove Downtown Historic District* nomination document is now complete; and

WHEREAS, the nomination must be reviewed and approved by the State Advisory Committee on Historic Preservation (SACHP) before it is forwarded to the National Park Service.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF FOREST GROVE AS FOLLOWS:

Section 1. The City Council hereby authorizes the City Manager to submit the proposed *Forest Grove Downtown Historic District* nomination to the State Advisory Committee on Historic Preservation.

Section 2. The City Council further requests that the SACHP forward the nomination to the National Park Service with a positive recommendation.

Section 3. This resolution is effective immediately upon its enactment by the City Council.

PRESENTED AND PASSED this 11th day of May, 2020.



Anna D. Ruggles, City Recorder

APPROVED by the Mayor this 11th day of May, 2020.



Peter B. Truax, Mayor



A place where families and businesses thrive.

<i>CITY RECORDER USE ONLY:</i>	
AGENDA ITEM #:	<u>7.</u>
MEETING DATE:	<u>05/11/2020</u>
FINAL ACTION:	<u>RESO 2020-43</u>

CITY COUNCIL STAFF REPORT

TO: *City Council*

FROM: *Jesse VanderZanden, City Manager*

MEETING DATE: *May 11, 2020*

PROJECT TEAM: *James Reitz, AICP, Senior Planner
Bryan Pohl, Community Development Director*

SUBJECT TITLE: *Downtown Historic District Nomination*

ACTION REQUESTED:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Ordinance	Order	X	Resolution	X	Motion	Informational

X all that apply

ISSUE STATEMENT: The Historic Landmarks Board (HLB) is pursuing the establishment of a fourth National Register Historic District. The three districts created to date (Clark, Walker-Naylor and Painter’s Woods) are all residential in nature; the current proposal is to nominate a downtown district. The purpose of this memo is to provide a status report on the effort and request Council action on the next step of the process.

BACKGROUND: Consideration of a downtown district was anticipated by the HLB’s 2017-2026 Preservation Plan, which was accepted by the City Council on January 23, 2017.

The first step in developing a potential district is conducting background research. The downtown is part of the Original Town which was recorded in 1872. The City completed an updated historic survey of the Original Town, along with an updated context statement, in 2018. The consultant hired to prepare the update was also directed to recommend a boundary for a potential downtown district. The recommended area included 33 structures.

The HLB hosted an open house for property owners within the proposed district area on November 8, 2018. All property owners in the district area were invited, and about 10 attended. At the open house, the State Historic Preservation Office (SHPO) National Register coordinator gave a presentation on the benefits and responsibilities associated with being in a district. All who attended the meeting expressed support of the nomination.

At the January 14, 2019 City Council meeting, the Council was asked to adopt a resolution in support of submitting a grant request to the State Historic Preservation Office (SHPO). The Council adopted the resolution, the SHPO grant request was approved, and those funds were used to hire Painter Preservation to prepare the nomination and take it through the adoption process.

At that same meeting, the Council requested that staff investigate whether the district could be expanded to include additional buildings on the north side of 21st Avenue between Main Street and College Way. Staff, the consultant and SHPO staff devised a way to do so, expanding the boundary to include those additional buildings. A district should have at least 50% + 1 “historic contributing” and “historic significant” structures. Of the 39 buildings within the expanded boundary, 29 (or about 74%) would be classified as contributing or significant (for comparison, in the Walker-Naylor district only about 59% of the buildings are contributing, and none are classified as significant).

While the nomination process has continued, staff has mailed periodic updates to the property owners. To date staff has received only positive comments about the nomination.

Painter Preservation has now completed the nomination document (it may be viewed in its entirety on the HLB webpage). Before proceeding any further, the Council is being asked to adopt a resolution in support of the nomination’s submittal. If the Council approves, the nomination will be submitted to the State Advisory Committee on Historic Preservation (SACHP) at their June 19 meeting (the SACHP will not consider the nomination without a resolution of the Council’s support). The SACHP decides whether or not to move forward on the nomination.

If it does decide the district nomination meets all the review criteria, notices of the prospective nomination are sent to property owners within the proposed district. To form a district, a kind of vote is conducted: If a property owner wishes to vote “no” then he/she must sign their vote in the presence of a notary, and mail that back to SHPO. If more than 50% of the owners vote no, then the district application fails. If less than a 50% remonstrance is received, then the district nomination can proceed. (Forest Grove has had a highly successful nomination process to date: only one remonstrance was received during the nomination processes for all three of the city’s current districts.)

Once the SACHP approves, a nomination is submitted to the National Park Service in Washington, D.C. It too must approve a nomination before a district is officially formed.

FISCAL IMPACT: Adoption of the resolution would have no fiscal impact on the City.

STAFF RECOMMENDATION: Staff recommends adoption of the attached resolution.

ALTERNATIVES: The Council may:

1. Approve submitting the nomination; or
2. Not approve submittal of the nomination, in which case, no further action would be taken; or
3. Continue the matter for further deliberation.

ATTACHMENTS: Map of Proposed Downtown Historic District & Resolution

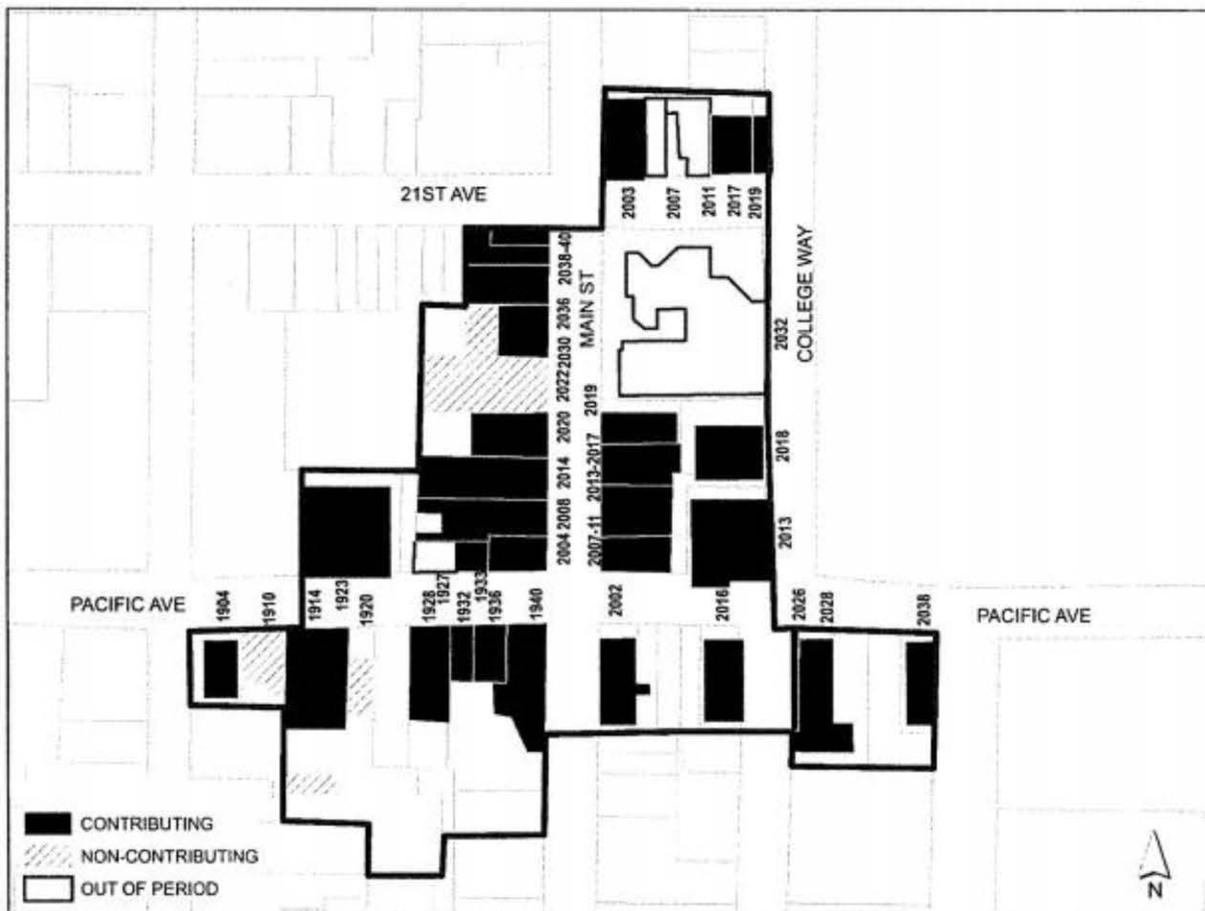
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Forest Grove Downtown Historic District
Name of Property
Washington Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 35

Figure 4: Contributing and Non-contributing Map



Source: City of Forest Grove

- A building is **contributing** if it adds to the historical integrity or architectural qualities that make a historic district significant.
- An **out-of-period** building is one that was erected before or after the historic district's Period of Significance. The Forest Grove Downtown District's Period of Significance is 1890-1940.

Cultural Resources

Introduction

As stated in the City's Vision Statement; Forest Grove is a designation that offers visitors and residents a rich heritage preserved by honoring the city's natural, cultural, and historic treasures while also embracing the future. Forest Grove has embraced this heritage a number of ways. First, the Forest Grove City Council established, and continues to support a Historic Landmarks Commission. Second, city residents and property owners have worked together with the local, state and federal governments to establish three National Register Historic Districts in Forest Grove. In addition, the City of Forest Grove received designation as a "Certified Local Government" from the Oregon State Historic Preservation Office. Many properties have agreed to have their properties designated as historic resources on the Register of Historic Places. Property owners have also voluntarily included historic and significant trees on the City's Register of Significant Trees to ensure preservation. Many of the trees on the Register are community landmarks such as several Giant Sequoia and many Oregon White Oak trees. The Oregon White Oak is the official City tree.

Certified Local Government Program

The City of Forest Grove is designated a historic preservation Certified Local Government (CLG) by the Oregon Park and Recreation Department's State Historic Preservation Office. The CLG designation is a federal program administered in Oregon by the Oregon State Historic Preservation Office. The intent of the program is to promote historic preservation at the local level.

Local governments must meet certain qualifications to become "certified" and thereby qualify to receive matching grants from SHPO. The basic certification requirements include:

- Establish a historic preservation commission and appoint interested and qualified residents to serve. To the extent they are available, at least some of the commission members should meet "professional" qualifications in the disciplines of history, architecture, architectural history, archaeology, or related fields;
- Pass a preservation ordinance that outlines how the local government will address historic preservation issues;
- Agree to participate in updating and expanding the state's historic building inventory program. SHPO takes the lead in this effort by maintaining the master database and the files for the statewide inventory and by providing grants to survey additional properties;
- Agree to review and comment on any National Register of Historic Places nominations of properties within the local government boundaries. Nominations are usually submitted by the property owners themselves or other members of the public. SHPO administers the National Register program in Oregon; and

Public Facilities & Community Services

Cultural Resources

- Affirm that it will fulfill its obligation to enforce existing state preservation laws.

Historic Structures

The City's historic resources provide a sense of place that distinguishes Forest Grove. The historic Main Street continues to be a focal point for community residents and visitors alike. The historic Grand Lodge on Pacific Avenue offers a well needed respite for visitors enjoying all that the Forest Grove area has to offer.

The historic neighborhoods, south of the Forest Grove Town Center, also contribute to the City's sense of place.

Below is a list of historic structures on the local register (for reference only).

Historic Structures

ADDRESS	PROPERTY NAME
1221 BIRCH ST	WILLIAM MCCREEDY HOUSE
1306 BIRCH ST	BURLINGHAM HOUSE
1414 BIRCH ST	TEMPLETON-SCHULTZ HOUSE
1506 CEDAR ST	F.J. MILLER HOUSE
1603 ASH ST	JAMES DEEKS HOUSE
1604 BIRCH ST	THOMAS HINES HOUSE
1619 MAPLE ST	TEMPLETON HOUSE
1621 MAIN ST	LOYAL GRAHAM HOUSE
1623 ASH ST	IVES J. HOAR HOUSE
1631 ASH ST	NICHOLSON-DEEKS HOUSE
1632 MAIN ST	JOHN ABBOTT HOUSE
1651 HAWTHORNE ST	HINMAN HOUSE
1653 BIRCH ST	RASMUSSEN-PRICE HOUSE
1703 MAIN ST	A.G. HOFFMAN HOUSE
1724 21ST AVE	GRIEBELER HOUSE
1736 PACIFIC AVE	EMERSON HOUSE
1803 ASH ST	IRELAND HOUSE
1803 MAIN ST	LOOMIS HOUSE
1804 MAIN ST	HINES HOUSE
1807 ASH ST	W.A. GOODIN HOUSE
1810 PACIFIC AVE	VIA HOUSE
1825 MOUNTAIN VW	PARSONS HOUSE
1839 ASH ST	CHANDLER HOUSE
1904 PACIFIC AVE	CHRISTIAN SCIENCE CHURCH
1923 ELM ST	TUCKER HOUSE
1926 PACIFIC AVE	KNIGHTS OF PYTHIAS BLDG
1933 16TH AVE	MERTZ HOUSE #2
ADDRESS	PROPERTY NAME

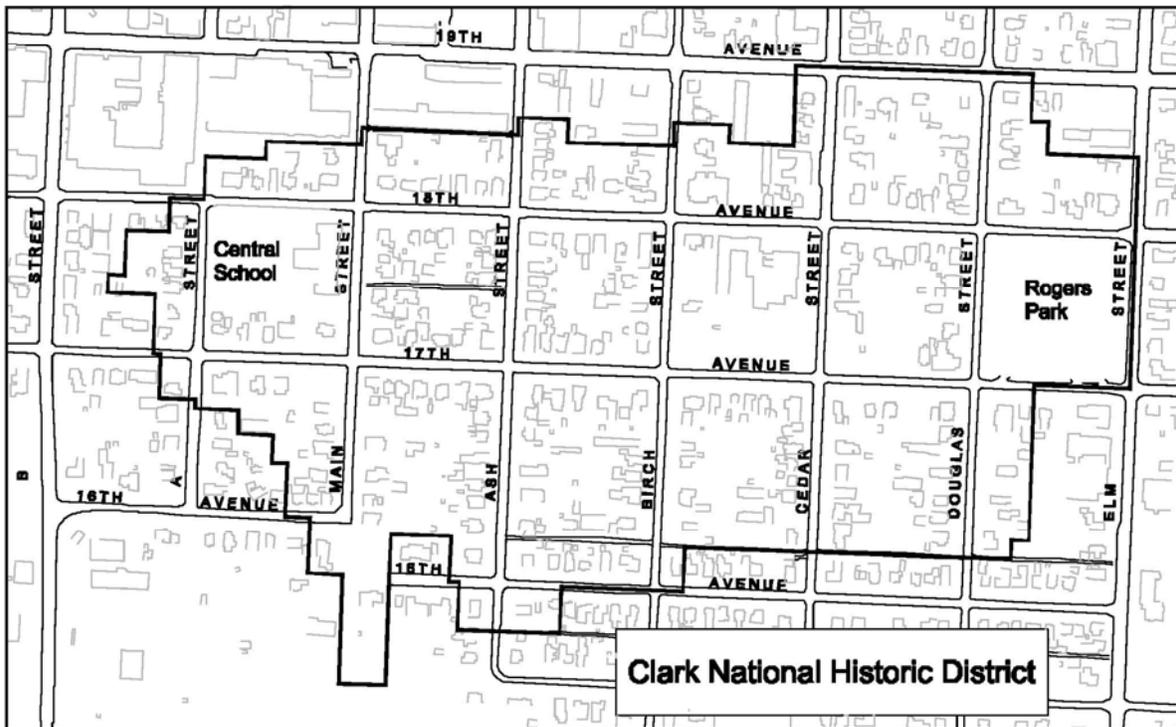
1938 16TH AVE	I.L. SMITH HOUSE
2003 21ST AVE	AMERICAN LEGION BUILDING
2004 MAIN ST	1ST NAT'L BANK OF OREGON BLDG
2008 MAIN ST	HAINES AND BAILEY BLDG
2015 18TH AVE	LAUGHLIN-MARSHALL HOUSE
2016 MAIN ST	NIXON BLDG
2017 21ST AVE	PALACE GARAGE/FG CREAMERY
2018 17TH AVE	SCOTT HOUSE
2018 COLLEGE WAY	GENERAL TELEPHONE BLDG
2019 21ST AVE	OLD ROGER'S CITY LIBRARY
2019 MAIN ST	HOLBROOK LODGE #30
2020 MAIN ST	WOODS AND CAPLES BLDG
2028 PACIFIC AVE	STAR THEATRE/THEATRE IN THE GROVE
2030 MAIN ST	INGLES AND POPE BLDG
2033 18TH AVE	E.A. JEROME HOUSE
2036 MAIN ST	INGLES AND PORTER BLDG
2038 17TH AVE	THORNBURG HOUSE ENGLISH
2038 B ST	MCCURDY HOUSE
2038 MAIN ST	WAGNER BLDG
2039 18TH AVE	AUSTIN-MCNAMER-HUGHES HOUSE
2043 COLLEGE WAY	PACIFIC UNIVERSITY - MARSH HALL
2117 A ST	STEPHEN/PARTHENA BLANK HOUSE
2119 B ST	JEROME PORTER HOUSE
2120 17TH AVE	CHARLES ROE HOUSE
2125 18TH AVE	CONGREGATIONAL CHURCH PARSONAGE
2125 A ST	HARRY CROSLEY HOUSE
2126 17TH AVE	THOMAS ROE HOUSE STEINBACH
2128 15TH AVE	DR. CHARLES HINES HOUSE
2211 A ST	CHARLES WALKER HOUSE
2212 A ST	W.R. TAYLOR HOUSE
2214 PACIFIC AVE	J.W. HUGHES HOUSE (PACIFIC U.)
2225 12TH AVE	I.A. MACRUM HOUSE
2234 B ST	BUXTON HOUSE
2307 18TH AVE	THOMAS HOUSE
2314 19TH AVE	BENJAMIN CORNELIUS HOUSE
2325 A ST	OSCAR BROWN HOUSE #1
2328 18TH AVE	FORTNER HOUSE
2335 A ST	OSCAR BROWN HOUSE #2
2336 GALES WAY	RODLUN HOUSE
2338 17TH AVE	HARRIS-ATKINS HOUSE
240 ELM ST	A.T. SMITH HOUSE
2406 15TH AVE	W.P. SPAULDING HOUSE
2422 15TH AVE	JOHN BAILEY HOUSE
2434 15TH AVE	LAVINA LYON WATTS HOUSE TEEL,
2606 17TH AVE	ROBB-ROBERTS HOUSE
ADDRESS	PROPERTY NAME

2617 17TH AVE	DANIEL BUMP HOUSE
2620 18TH AVE	HOLLIS HOUSE
3081 SUNSET	A.C. BROWN HOUSE

Historic Districts

Clark Historic District

The Clark Historic District was established in 2002. The Clark Historic District is generally bounded by 18th Avenue and 19th Avenue on the north, Elm Street on the east, 16th Avenue on the south and A Street on the west.



The district is named after Reverend Harvey Clark and his wife Emeline who arrived in the Forest Grove area in 1842. At that time the Forest Grove area was known as the West Tualatin Plains.

Land within the Clark Historic District was originally platted into one-acre lots. Lots were purchased and homes were built for local residents working in various occupations, including doctors, lawyers,

merchants, farmers, and railroad employees. This diverse population is reflected in the broad spectrum of architectural styles found within the Clark district.

Historically significant structures in the Clark District include:

- Central School located at 1728 Main Street;
- Smith-Schofield House located at 2011 18th Avenue;
- Congregational Church Parsonage located at 2125 18th Avenue;
- B. Cornelius House located at 2314 19th Avenue;
- C.L. Large House located at 1804 Douglas Street;
- A.C. Hoffman House located at 1703 Main Street;
- Mills House located at 1648 Ash Street;
- I.J. Hoar House located at 1623 Ash Street;
- Thomas Hines House located at 1604 Birch Street; and
- Rasmussen-Price House located at 1653 Birch Street.

Walker-Naylor Historic District

In 2011, the Walker-Naylor district became Forest Grove's third National Historic District. The Walker-Naylor Historic District is generally bounded by 23rd Avenue on the north, 21st Avenue on the south, A Street on the east, C Street on the west and Gales Way on the northwest corner. The map below shows the Walker-Naylor area.

Walker-Naylor Historic District



The Walker-Naylor district includes portions of two early Donation Land Claims. The first was granted to Thomas G. Naylor and the second was granted to Elkanah Walker in 1849. Homes in the district were predominantly built between 1858 and 1959. Very few residences, however, existed in the area until after the Oregon State Legislature granted a charter to the Town of Forest Grove in 1872 and the Walker and Naylor additions to the City were platted in 1873.

From its early history the Walker-Naylor area as desirable place to reside due to close proximity to major transportation routes, the downtown business area and Pacific University. Pacific University strongly influenced the neighborhood's development in the early 1900s with students, their families, and professors seeking out homes in the district.

Historically significant homes in the district include:

- McEldowney House #2 located at 2114 B Street;
- McCurdy House located at 2038 B Street;
- Broderson House located at 2204 A Street;
- Blank House located at 2117 A Street; and
- Crosley House located at 2125 A Street

McCurdy House



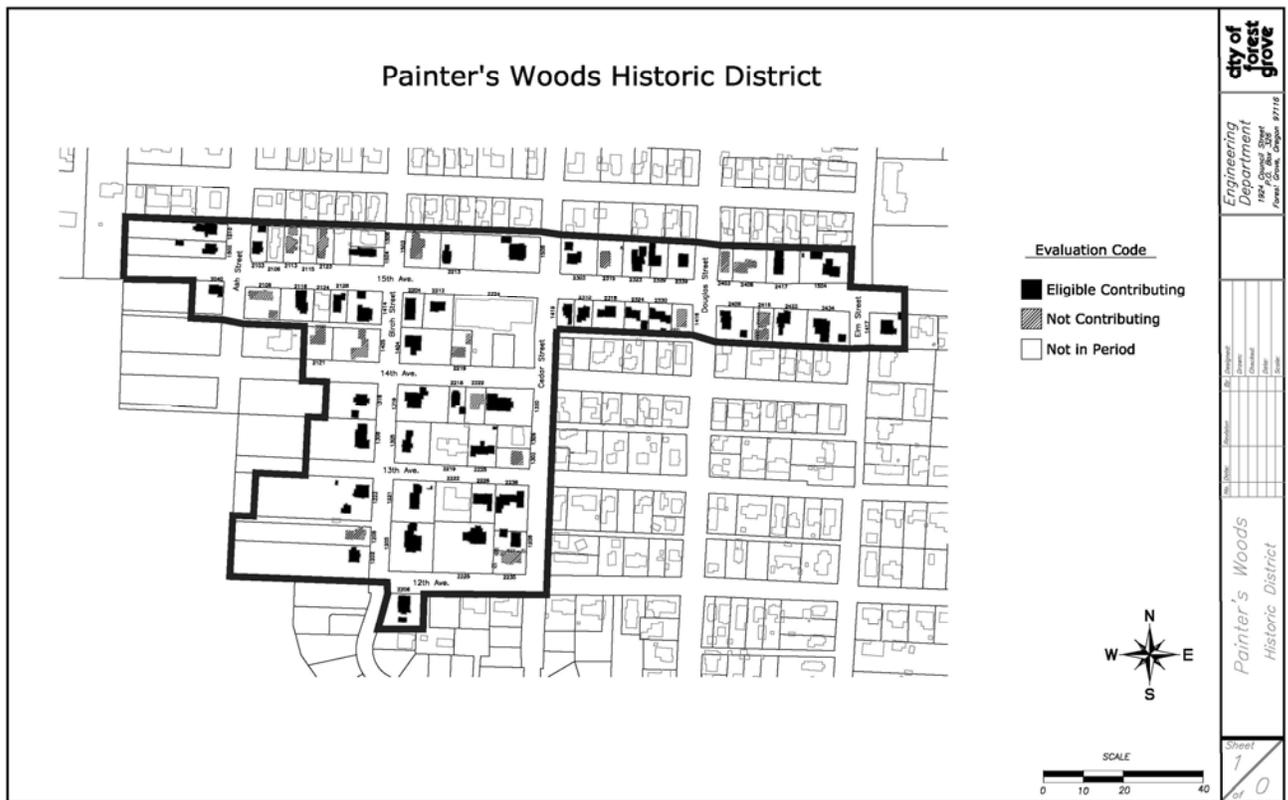
Walker-Naylor Historic District Street Sign



Painters Woods

The Painters Woods historic district was established in 2009. The Painters Woods district is located on land originally purchased by R.M. Painter from Forest Grove co-founder Harvey Clark. The Painters Woods district includes portions of the first subdivisions in Forest Grove including the South Park Addition (1891) and Knobb Hill Addition (1909). The district is a well-preserved example of residential development in Forest Grove between 1880 and 1948.

The Painters Woods district is located 15th and 12th Avenues running north and south, and between Elm and Ash Streets running east and west.



Unlike the Clark Historic district with large lots, the Painters Woods area included smaller lots (5,000 square feet) designed for residential use. This marked the beginning of Forest Grove’s transition from a semi-rural community to a more modern suburban community.

The Painters Woods neighborhood includes examples of Queen Anne, Craftsman, Bungalow, Foursquare, Colonial Revival, English Cottage, Vernacular, World War II era cottage and ranch architectures.

Historically significant structures in the Painters Woods district include:

- Wilson House located at 1305 Birch Street;
- Shultz House located at 2204 15th Avenue;
- Abraham House located at 1320 Cedar Street;
- Miller House located at 1506 Cedar Street;
- Marble House located at 1504 Elm Street;
- Buxton House located at 2206 12th Avenue;
- Macrum House located at 2225 12th Avenue;
- World War II era cottage located at 2324 15th Avenue;
- Bailey House located at 2422 15th Avenue; and
- Watts House located at 2434 15th Avenue.

Other Cultural Resources

Pacific University, founded in 1849, is one of the oldest educational institutions in the western United States. Marsh Hall on the Pacific University campus is listed on the City’s historic register.

Pacific University maintains an active presence in Hawaii and as a result many students from Hawaii attend classes in Forest Grove. The University provides a bridge between Hawaiian culture and Forest Grove. The University holds an annual luau which provides a cultural link between Forest Grove and Hawaii that is widely anticipated.

The former **Star Theater** building on Pacific Avenue in the Forest Grove Town Center is listed on the City's historic register. The Theater in the Grove which occupies the space conducts many live performances and productions.

Washington County Museum showcases the history of Washington County from its agricultural roots. The museum is operated by the Washington County Historical Society and is located in downtown Hillsboro. The museum hosts exhibits and lectures on variety of topics related to the history of the area.

Rice Museum. The Rice Northwest Museum of Rocks and Minerals is another cultural resource in the area. The museum highlights the geological resources. The main building is also listed on the National Register of Historic Places.

Friends of Historic Forest Grove Old Train Station Museum and Library – The Old Train Station in downtown Forest Grove has been renovated by the Friends of Historic Forest Grove. The station now includes a museum and library for research.

City Advisory Boards and Commissions

The City Council established ten advisory boards and commission to promote public involvement in decision making. These boards and commissions are identified below:

- Committee for Citizen Involvement;
- Budget Committee;
- Planning Commission;
- Economic Development Commission;
- Historic Landmarks Board;
- Community Forestry Commission;
- Sustainability Commission;
- Parks and Recreation Commission;
- Public Safety Advisory Commission;
- Library Commission; and
- Public Arts Commission.

The Boards and Commissions provide a variety of services for the City including:

Committee for Citizen Involvement – conducts the Annual Town Meeting and advises the City Council on ways to include residents in planning Forest Grove's future with an emphasis on communication and land use.

Historic Landmarks Board which oversees grants for improvements to historic structures and publishes a newsletter related to historic preservation.

Community Forestry Commission undertakes activities that assist the City in meeting National Arbor Day Foundation Tree City USA requirements and tree planting activities; the Public Arts Commission which allocates funding for public art efforts; the Economic Development Commission which develops marketing materials for business recruitment activities; Library Commission which promotes community outreach efforts related to library activities.

Planning Commission which reviews and approves certain development proposals and makes recommendation on land use policies.

Library Commission which undertakes public outreach efforts related to Library programs and services.

Economic Development Commission which develops and reviews marketing materials related to business expansion and recruitment.

Parks and Recreation Commission which promotes park and recreation programs.

Public Arts Commission which fosters relationships between organizations and individuals on matters pertaining to art and culture. The Commission supports fund raising efforts and oversees the acquisition of public art.

Sustainability Commission which helps the City build community connections with the aim of implementing strategies related to community sustainability efforts.

Budget Committee which reviews and makes recommendations to the City Council on the annual budget.

Parks and Recreation Commission which promotes public recreation programs that fosters learning and improves public health.

Public Safety Advisory Commission which promotes safe and livable neighborhoods and builds awareness on service levels and budgetary needs related to police and fire protection.

Library Commission which conducts community outreach on the variety of services and programs offered by the Forest Grove Library.

PLANNING COMMISSION FINDINGS AND DECISION NUMBER 2023-01
COMPREHENSIVE PLAN TEXT AMENDMENT TO ADD THE DOWNTOWN FOREST
GROVE HISTORIC DISTRICT
FILE NUMBER 311-23-000003-PLNG

WHEREAS, on May 11, 2020, City Council adopted Resolution 2020-043 granting authority to the City Manager to submit to the Oregon State Historic Preservation Office (SHPO), the City's nomination to place Downtown Forest Grove (Exhibit A) on the National Register of Historic Places (Register); and

WHEREAS, SHPO reviewed and approved the City's nomination and forwarded the nomination to the National Park Service (NPS); and

WHEREAS, The NPS reviewed and approved the nomination to place and Downtown Forest Grove on the Register; and

WHEREAS, Downtown Forest Grove was officially listed on the Register on October 26, 2020; and

WHEREAS, the Oregon Department of Land Conservation and Development (DLCD) amended State of Oregon Administrative Rules (Rules) affecting historic resources; and

WHEREAS, as a result of the Rules changes the text of the Forest Grove Comprehensive Plan must be amended to the include the Downtown Forest Grove District and list of historic resources; and

WHEREAS, the Planning Commission held the duly noticed public hearing on the proposed amendment to the Forest Grove Comprehensive Plan on April 3, 2023; and

WHEREAS, the Planning Commission approved a motion to recommend City Council adopt an ordinance amending the text of the Forest Grove Comprehensive Plan to add the Downtown Forest Grove Historic District and list of historic resources.

NOW THEREFORE, the City of Forest Grove Planning Commission does hereby recommend that City Council adopt an ordinance amending the text of the Forest Grove Comprehensive Plan to add the Downtown Forest Grove Historic District and list of contributing resources making the following specific findings in support of this recommendation:

1. As demonstrated in the staff report dated March 27, 2023, the Planning Commission finds the amendment to the Forest Grove Comprehensive Plan complies with Oregon Statewide Planning Goal 5 for historic resources and applicable policies contained in the Comprehensive Plan, Metro Regional Framework Plan and Metro Urban Growth Management Functional Plan.

Planning Commission Chair

Date



ORDINANCE EXHIBIT A

Staff Report and Recommendation

Community Development Department, Planning Division

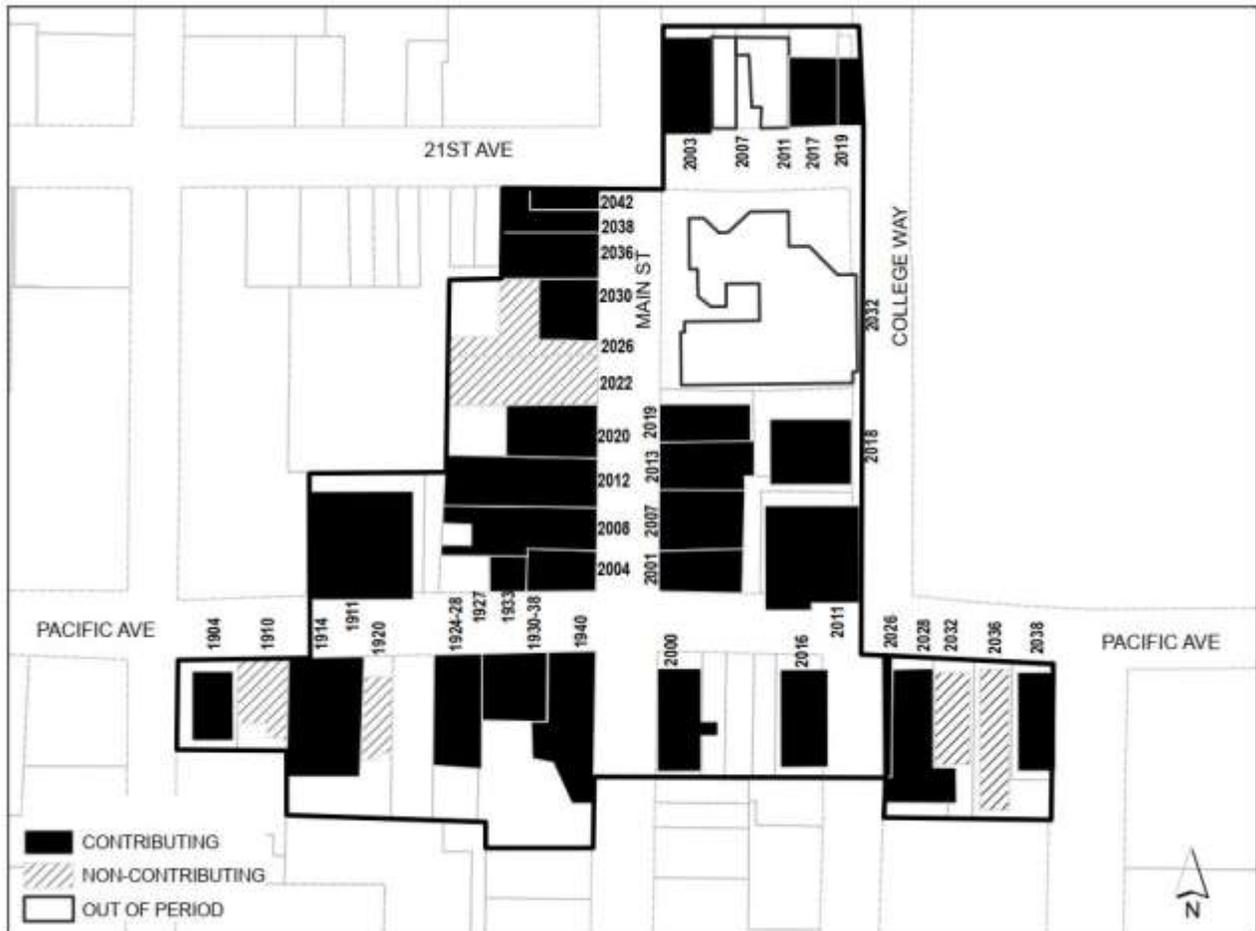
REPORT DATE:	March 27, 2023
HEARING DATE:	April 3, 2023
LAND USE REQUEST:	Comprehensive Plan Text Amendment to add the Downtown Forest Grove Historic District
FILE NUMBER:	311-23-000003-PLNG
PROPERTY LOCATION:	Downtown Forest Grove
OWNER/APPLICANT(S):	<u>Applicant:</u> City of Forest Grove
COMPREHENSIVE PLAN MAP AND ZONING MAP DESIGNATIONS:	Town Center Core (TCC)
APPLICABLE STANDARDS AND CRITERIA:	Oregon Statewide Land Use Planning Goal 5 and Administrative Rules Chapter 660-023-0200 (Historic Resource Protection) Forest Grove Comprehensive Plan Chapter 7, Public Facilities and Community Services (Cultural Resources)
REVIEWING STAFF:	Daniel Riordan, Senior Planner Amy Kreimeier, AICP, Senior Planner
RECOMMENDATION:	The Planning Commission forward a recommendation to City Council to adopt an ordinance amending the Forest Grove Comprehensive Plan Text to add the Downtown Forest Grove Historic District and list of designated historic resources.

I. COMPREHENSIVE PLAN AMENDMENT OVERVIEW

In May 2020, City Council adopted Resolution 2020-43 granting authority to the City Manager to submit, to the Oregon State Historic Preservation Office, the City's nomination to add the Forest Grove Downtown Historic District (District) Nomination (Exhibit A) on the National Register of Historic Places. The Forest Grove Downtown Historic District was officially listed on the National Register of Historic Places on October 26, 2020.

The District is generally defined by 21st Avenue, Ash Street, 19th Street and A Street. The area includes approximately 9.2 acres and includes 39 buildings constructed between 1890 and 1990. Of these buildings, 27 are contributing historic resources. Two buildings are listed on the National Register of Historic Places. This includes Woods & Caples General Store (2020 Main Street) and First Church of Christ Scientist (1904 Pacific Avenue).

Forest Grove Downtown Historic District



In 2018, the Oregon Administrative Rules (Rules) regarding historic resource protection changed. As a result, the City must update the 2014 Forest Grove Comprehensive Plan to formally add the District to the Plan. Changes to the Rules affect delay of approval to demolish historic structures and adopting regulations to protect historic resources. This explained below.

If a local government wishes to apply additional protection measures for historic resources such as design guidelines or code standards the jurisdiction may do so only after adding the resources to local register with a public hearing.

Essentially, the rule changes eliminated the ability for local governments to automatically add nationally registered resources to the local register in the jurisdictions Comprehensive Plan. This approach had been Forest Grove's practice and is even included in the City's Code of Ordinances. As a result, when the public outreach for the National Register described below was done, it was assumed that the Downtown Historic District would automatically be added the local register and design guidelines would apply. Property owners were made aware of the Code standards and design guidelines that would apply and staff has been applying them.

This Comprehensive Plan amendment is clean-up because staff was not aware of the rules changes during the process to place the Downtown Historic District on the National Register of Historic Places. If the City desires to apply the historic district design guidelines to the Downtown Historic District the City Council must list the District and the historic resources on the local register. If the City does not the only regulations that the City can enforce is the 120-day demolition delay.

Property owners affected by listing the District on the National Register Of Historic Places were provided ample opportunity to withhold consent to listing the district and designating contributing historic buildings. For example, the Historic Landmarks Board hosted an open house for property owners with the proposed district area in November 2018. All property owners in the district were invited to attend. Ten property owners attended and all expressed support for the nomination.

In addition to the open house, notices of the prospective nomination were sent to all property owners within the proposed district. Through this outreach effort all property owners are given an opportunity to express support or opposition to the district. If a property owner wishes to vote not then they must sign their vote in the presence of a notary. No votes in opposition were received during this process.

Finally, in addition to addressing the change to state law affecting demolition of historic resources amending the Comprehensive Plan will also provide authority to City Council to amend the Forest Grove Development Code to include standards and guidelines to protect the integrity of the Downtown Historic District and designated historic resources. Development Code Article 5 already includes standards that apply to Clark, Painters Woods and Walker-Naylor Historic Districts.

III. COMPREHENSIVE PLAN TEXT AMENDMENT

The following underlined text is proposed for addition to Forest Grove Comprehensive Plan Chapter 7, Cultural Resources (Exhibit B).

Forest Grove Downtown Historic District

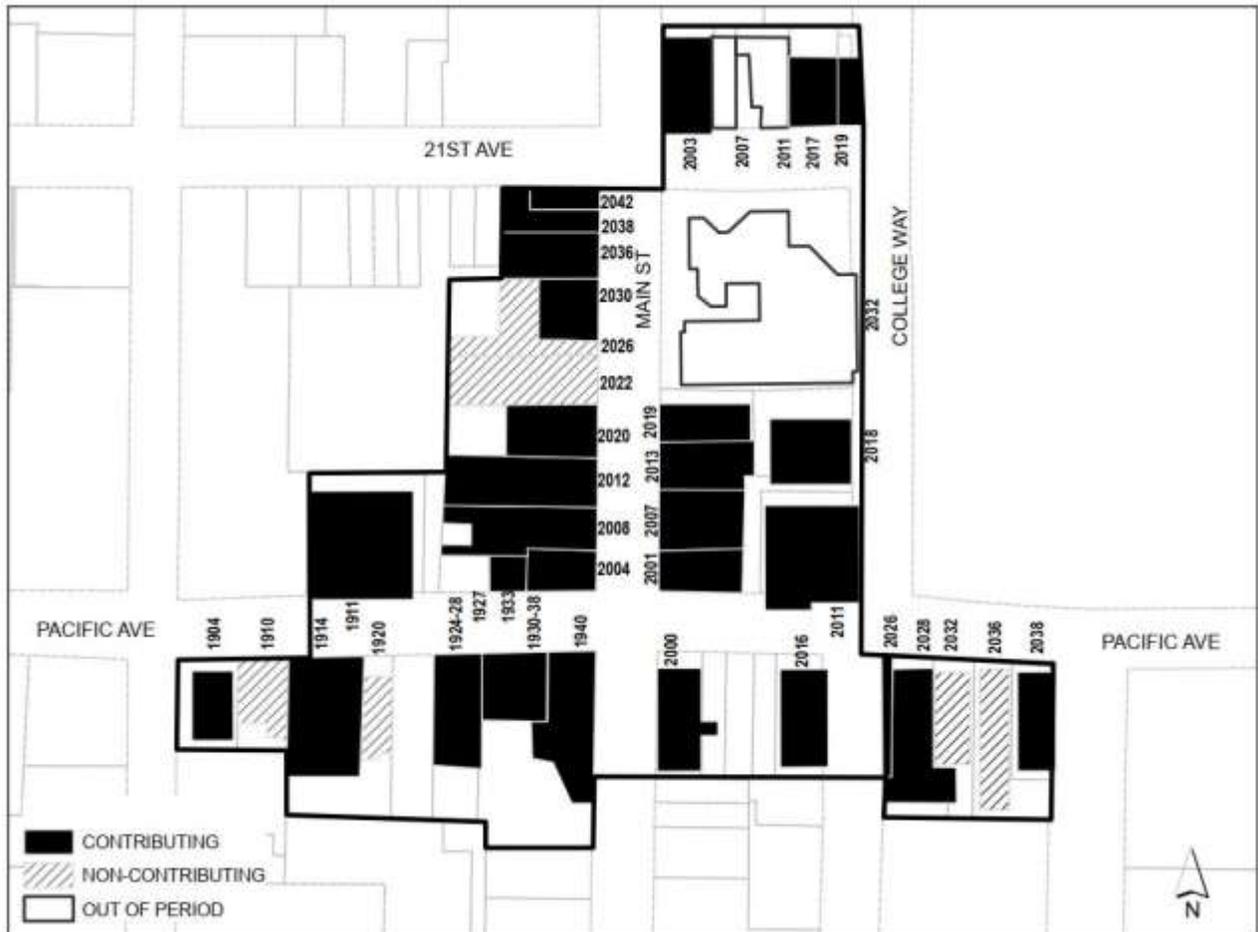
The Forest Grove Downtown Historic District was approved by the National Park Service in October 2020. The district is roughly bounded by 21st Avenue, Ash Street, 19th Street and A Street as shown below.

As noted in the nomination (Exhibit A), the 9.2-acre district is a commercial area comprised of one-to-three story buildings of primarily brick and concrete construction. Of the 39 buildings within the district, 27 are contributing and 10 are non-contributing buildings. Two buildings were listed on the National Register of Historic Buildings prior to establishment of the Downtown Historic District. This includes the former Woods and Caples General Store (2020 Main Street) and the First Church Christ Scientist (1904 Pacific Avenue).

Most buildings in the downtown district were constructed in the last decade of the 19th century and the first three decades of the 20th century. The largest number of buildings that are still extant today were constructed in the 1920s. Buildings within the district represent a variety of architectural styles including Italianate, Colonial Revival, Bungalow, and Art Deco. The district conveys a cohesive urban character with many traditional storefronts. The Forest Grove Downtown Historic District retains its traditional character and continues to convey its significance as the urban and historic heart of Forest Grove.

The Forest Grove downtown area is eligible for listing in the National Register of Historic Places as a cohesive commercial district that represents the business history of Forest Grove. The period of historic significance is 1890 to 1940. The district has remarkable integrity with almost 70% of the buildings contributing to the district.

Downtown Forest Grove Historic District



**Downtown Historic District
 Contributing Historic Resources**

<u>Address</u>	<u>Name</u>
<u>2003 21st Avenue</u>	<u>American Legion Post No. 2</u>
<u>2017 21st Avenue</u>	<u>Creamery Building</u>
<u>2019 21st Avenue</u>	<u>Rogers Building</u>
<u>2018 College Way</u>	<u>Western Oregon Telephone and Telegraphy Company</u>
<u>2001-2003 Main Street</u>	<u>Miller-Anderson Building</u>
<u>2004 Main Street</u>	<u>First National Bank of Forest Grove</u>
<u>2007-2011 Main Street</u>	<u>Anderson/Chowning Building</u>
<u>2008-2010 Main Street</u>	<u>Anderson Building</u>
<u>2012-2016 Main Street</u>	<u>Nixon Building</u>
<u>2013-2017 Main Street</u>	<u>Paterson Building</u>
<u>2019 Main Street</u>	<u>Masonic Holbrook Lodge #30</u>
<u>2020 Main Street</u>	<u>Woods and Caples Building</u>
<u>2030 Main Street</u>	<u>Buxton and Roe Building</u>
<u>2032-2036 Main Street</u>	<u>Ingles and Porter Building</u>
<u>2038-2040 Main Street</u>	<u>Wagner Building</u>
<u>2042 Main Street</u>	<u>Keep Building</u>
<u>1904 Pacific Avenue</u>	<u>First Church of Christ Scientist</u>
<u>1911-1923 Pacific Avenue</u>	<u>Forest Theater</u>
<u>1914 Pacific Avenue</u>	<u>Forest Grove Memorial Chapel</u>
<u>1924-1926 Pacific Avenue</u>	<u>Knights of Pythias Building</u>
<u>1930-1936 Pacific Avenue</u>	<u>Timmerick and McNichol Building</u>
<u>1933-1937 Pacific Avenue</u>	<u>Holroyd Building</u>
<u>1940 Pacific Avenue</u>	<u>Forest Grove National Bank</u>
<u>2000-2002 Pacific Avenue</u>	<u>Johnson & Son Livery Building</u>
<u>2011-2019 Pacific Avenue</u>	<u>Good Building</u>
<u>2016 Pacific Avenue</u>	<u>Hoffman Building</u>
<u>2026 Pacific Avenue</u>	<u>J.N. Hoffman Building</u>
<u>2028 Pacific Avenue</u>	<u>Star Theater</u>
<u>2038 Pacific Avenue</u>	<u>News-Times Building/Forest Grove Grange</u>

IV. FINDINGS OF FACT SUPPORTING AMENDMENT

The Forest Grove Comprehensive Plan demonstrates local compliance with the Oregon Statewide Land Use Planning Goals Goal 5 addresses natural resources, scenic, historic areas and open spaces. Goal 5 requires current inventories of historic resources. Local historic resources are identified in the Forest Grove Comprehensive Plan in Chapter 7 (Cultural Resources).

Finding: Forest Grove Comprehensive Plan Chapter 2 includes decision considerations for Comprehensive Plan amendments. Amendments to the Comprehensive Plan will be considered by the Planning Commission and City Council based on:

- Consistency with applicable Comprehensive Plan policies
- Consistency with the Metro Regional Framework Plan
- Consistency with the Metro Urban Growth Management Functional Plan (Metro Code Chapter 3.07) or Regional Transportation Functional Plan as applicable
- Consistency with the Oregon Statewide Land Use Planning Goals.

Each decision consideration is addressed below.

Finding: As stated in the City’s Vision Statement included in the Comprehensive Plan “Forest Grove is a destination that offers visitors and residents a rich heritage preserved by honoring the city’s natural, cultural, and historic treasures while also embracing the future. Amending the Comprehensive Plan to include the Downtown Historic District is consistent with this vision by designating historic resources for protection and preserving the City’s commercial heritage.

Finding: The proposed amendment to the Forest Grove Comprehensive Plan to add the Forest Grove Downtown Historic District is consistent with the following Comprehensive Plan policy:

- Economic Development Goal 7: Promote the Forest Grove Town Center as the focal point of the Community.
 - Policy 7.12: Encourage uses in the Town Center to bring residents throughout the City into the Town Center.

Adding the Downtown Historic District to the Comprehensive Plan promotes the Forest Grove Town Center as the focal point of the community by designating historic resources for protection and encouraging continued use of the historic resources to bring residents into the Town Center.

Finding: Adding the Downtown Historic District to the Comprehensive Plan is consistent with Regional Framework Policy 1.7.3 to “Identify historic, cultural, topographic and biological features of the regional landscape that contribute significantly to this region’s identify and “senses of place”.” Downtown Forest Grove Historic District includes 39 buildings of which 27 (69%) are contributing historic resources. Two buildings are individually listed on the National Register of Historic Places. Preserving these resources promotes Downtown Forest Grove’s sense of place as a commercial center in western-Washington County.

Finding: Downtown Forest Grove is a designated Town Center in the Urban Growth Management Function Plan. The Urban Growth Management Functional Plan does not specifically address historic resources.

Finding: Amending the Comprehensive Plan to add the Downtown Historic District is consistent with Oregon Land Use Planning Goal 5 (Natural Resources, Scenic, Historic Areas, and Open Spaces) since Goal 5 and the associated Oregon Administrative Rules (OAR 660-023-0200) encourage local governments to maintain current inventories of historic resources.

Finding: The Historic Landmarks Board held an open house in November 2018. All property owners within the proposed Downtown Historic District were invited to attend. Ten property owners attended and all expressed support for the Downtown Historic District nomination.

Finding: Notices were sent to all property owners within the proposed Downtown Historic District. All property owners were given an opportunity to express support of opposition to the district. No votes in opposition were received during this process.

Finding: In addition to adding the Downtown District the proposed amendment formally adds 1205 Cedar Street to the local historic inventory. The property at 1205 Cedar Street was designated a local historic resource by City Council in 2017 (Ordinance 2017-03). The house at 1205 Cedar Street is representative of a typical home constructed in the early 20th Century. Because the home exhibits architectural features characteristic of the Craftsman bungalow style it complies with the Development Code criteria for land mark designation because it “embodies distinguishing architectural characteristics, in exterior design, of a period style, method of construction, craftsmanship, or in use of indigenous materials.”

V. PROPOSED CONDITIONS OF APPROVAL

No conditions of approval are recommended.

VI. PLANNING COMMISSION ALTERNATIVES

There are two alternatives for Planning Commission consideration:

1. Recommend City Council adopt an ordinance amending the Forest Grove Comprehensive Plan text to add the Downtown Forest Grove Historic District. This alternative ensures local compliance with Oregon Administrative Rules pertaining to Statewide Land Use Planning Goal 5 and provides a policy basis for local rules and regulations intended to protect historic resources in the Downtown Historic District.

2. Recommend that City Council reject adopting an ordinance amending the Forest Grove Comprehensive Plan to include the Downtown Forest Grove Historic District. If City Council accepts this recommendation it would result in noncompliance with Oregon Administrative Rules.

VII. STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend adopting an ordinance to amend the Forest Grove Comprehensive Plan text to add the Downtown Forest Grove Historic District.

VIII. LIST OF EXHIBITS

The following exhibits were received, marked, and entered into the record as evidence for this application at the time this staff report was written. Exhibits received after the date of this report will be marked beginning with the next consecutive letter and will be entered into the record at the time the public hearing is opened, prior to oral testimony.

- Exhibit A City Council Resolution 2020-43
- Exhibit B Forest Grove Comprehensive Plan, Chapter 7 (Cultural Resources)
- Exhibit C Draft Planning Commission Decision 2023-01

**CITY OF FOREST GROVE
CITY COUNCIL
LEGISLATIVE HEARING SCRIPT**

AGENDA ITEM F. 2.

**ORDINANCE NO. 2023-02 AMENDING THE FOREST GROVE COMPREHENSIVE PLAN
TO ADD THE DOWNTOWN HISTORIC DISTRICT**

Instructional Note: Please read text in **blue**.

PUBLIC HEARING CONTINUATION: The City Council will now continue the Public Hearing opened on APRIL 10, 2023, concerning **Ordinance No. 2023-02.**

1. **STAFF REPORT:** Staff will now brief Council on any new information received since the last meeting.
2. **QUESTIONS OF STAFF:** Does the Council have questions of staff?
3. **PUBLIC TESTIMONY:**
 - City Recorder is there anyone via Zoom who would like to comment on the proposal? [If so, please use the “Raise Hand” option. Please state your name and address for the record. Please limit your comments to three minutes.]
 - Is there anyone in the audience who would like to comment on the proposal? If so, please state your name and address for the record. Please limit your comments to three minutes: Proponents? Opponents? Others?
4. **PUBLIC TESTIMONY (COUNCIL QUESTIONS):** Do any Councilors have clarifying questions regarding the testimony provided?
5. **CLOSE THE PUBLIC HEARING:** If there are no further questions, I will now close the Public Hearing
6. **MOTION:** I will now ask for a motion to adopt **Ordinance No. 2023-02** by title for SECOND READING.

STATE THE MOTION: This motion is...

Is there a second? **AFTER SECOND:** Do any Councilors wish to comment on the motion?

7. **AFTER COUNCIL DELIBERATIONS:** City Manager please read the Ordinance by title only for its SECOND READING?

City Recorder, please call the roll.

Let the record show the motion passes and **Ordinance No. 2023-02** is adopted [or / *the motion fails and the ordinance is not adopted*].

IF THE MOTION FAILS: Is there a motion to modify the ordinance as proposed? Is there a second? Do any Councilors wish to comment on the motion? City Recorder, please call the roll. The motion passes / fails.

ORDINANCE NO. 2023-02

**ORDINANCE AMENDING THE FOREST GROVE COMPREHENSIVE PLAN
TO ADD THE DOWNTOWN HISTORIC DISTRICT**

WHEREAS, on May 11, 2020, City Council adopted Resolution 2020-043 granting authority to the City Manager to submit to the Oregon State Historic Preservation Office (SHPO), the City's nomination to place Downtown Forest Grove (Exhibit A) on the National Register of Historic Places (Register); and

WHEREAS, SHPO reviewed and approved the City's nomination and forwarded the nomination to the National Park Service (NPS); and

WHEREAS, the NPS reviewed and approved the nomination to place and Downtown Forest Grove on the Register; and

WHEREAS, Downtown Forest Grove was officially listed on the Register on October 26, 2020; and

WHEREAS, the Oregon Department of Land Conservation and Development (DLCD) amended State of Oregon Administrative Rules (Rules) affecting historic resources; and

WHEREAS, as a result of the Rules changes the text of the Forest Grove Comprehensive Plan must be amended to the include the Downtown Forest Grove District and list of historic resources; and

WHEREAS, the Planning Commission held a duly noticed Public Hearing on the proposed amendment to the Forest Grove Comprehensive Plan on April 3, 2023; and

WHEREAS, the Planning Commission approved a motion to recommend City Council adopt an ordinance amending the text of the Forest Grove Comprehensive Plan to add the Downtown Forest Grove Historic District and list of historic resources; and

WHEREAS, the City Council held duly-noticed Public Hearings on April 10 and April 14, 2023, to consider the Planning Commission's recommendation; and

WHEREAS, the City Council favors amending the text of the Forest Grove Comprehensive Plan to add the Downtown Historic District.

NOW, THEREFORE, THE CITY OF FOREST GROVE ORDAINS AS FOLLOWS:

Section 1. The City Council hereby amends the Forest Grove Comprehensive Plan to include the Downtown Historic District as shown on Exhibit A.

Section 2. The City Council finds the Comprehensive Plan amendment is consistent with and meets the requirements of Oregon Statewide Land Use Planning Goal 5 pertaining to historic resources, applicable policies of the Forest Grove Comprehensive Plan, and Oregon Administrative Rules Chapter 660-023-0200 (Historic Resources) as described in Exhibit A.

Section 3. This ordinance shall be effective 30 days following its enactment by the City Council.

PRESENTED AND PASSED the first reading the 10th day of April, 2023.

PASSED the second reading the 24th day of April, 2023.

Anna D. Ruggles, City Recorder

APPROVED by the Mayor this 24th day of April, 2023.

Malynda Wenzl, Mayor

RESOLUTION NO. 2020-43

**RESOLUTION AUTHORIZING CITY MANAGER TO SUBMIT THE
FOREST GROVE DOWNTOWN HISTORIC DISTRICT NOMINATION
TO THE STATE ADVISORY COMMITTEE ON HISTORIC PRESERVATION**

WHEREAS, the 1994 Original Town Context Statement included a recommendation to create a downtown historic district; and

WHEREAS, the Historic Landmarks Board adopted the *2017-2026 Preservation Plan* which was accepted by the City Council on January 23, 2017; and

WHEREAS, the *Preservation Plan* identified a downtown district nomination as the next project to be initiated following completion of the Original Town plat re-survey and context statement update; and

WHEREAS, the Original Town Context Statement was updated in 2018, and again included a recommendation to create a downtown historic district; and

WHEREAS, the *Forest Grove Downtown Historic District* nomination document is now complete; and

WHEREAS, the nomination must be reviewed and approved by the State Advisory Committee on Historic Preservation (SACHP) before it is forwarded to the National Park Service.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF FOREST GROVE AS FOLLOWS:

Section 1. The City Council hereby authorizes the City Manager to submit the proposed *Forest Grove Downtown Historic District* nomination to the State Advisory Committee on Historic Preservation.

Section 2. The City Council further requests that the SACHP forward the nomination to the National Park Service with a positive recommendation.

Section 3. This resolution is effective immediately upon its enactment by the City Council.

PRESENTED AND PASSED this 11th day of May, 2020.



Anna D. Ruggles, City Recorder

APPROVED by the Mayor this 11th day of May, 2020.



Peter B. Truax, Mayor



A place where families and businesses thrive.

<i>CITY RECORDER USE ONLY:</i>	
AGENDA ITEM #:	<u>7.</u>
MEETING DATE:	<u>05/11/2020</u>
FINAL ACTION:	<u>RESO 2020-43</u>

CITY COUNCIL STAFF REPORT

TO: *City Council*

FROM: *Jesse VanderZanden, City Manager*

MEETING DATE: *May 11, 2020*

PROJECT TEAM: *James Reitz, AICP, Senior Planner
Bryan Pohl, Community Development Director*

SUBJECT TITLE: *Downtown Historic District Nomination*

ACTION REQUESTED:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ordinance	Order	X	Resolution	X	Motion
						Informational

X all that apply

ISSUE STATEMENT: The Historic Landmarks Board (HLB) is pursuing the establishment of a fourth National Register Historic District. The three districts created to date (Clark, Walker-Naylor and Painter’s Woods) are all residential in nature; the current proposal is to nominate a downtown district. The purpose of this memo is to provide a status report on the effort and request Council action on the next step of the process.

BACKGROUND: Consideration of a downtown district was anticipated by the HLB’s 2017-2026 *Preservation Plan*, which was accepted by the City Council on January 23, 2017.

The first step in developing a potential district is conducting background research. The downtown is part of the Original Town which was recorded in 1872. The City completed an updated historic survey of the Original Town, along with an updated context statement, in 2018. The consultant hired to prepare the update was also directed to recommend a boundary for a potential downtown district. The recommended area included 33 structures.

The HLB hosted an open house for property owners within the proposed district area on November 8, 2018. All property owners in the district area were invited, and about 10 attended. At the open house, the State Historic Preservation Office (SHPO) National Register coordinator gave a presentation on the benefits and responsibilities associated with being in a district. All who attended the meeting expressed support of the nomination.

At the January 14, 2019 City Council meeting, the Council was asked to adopt a resolution in support of submitting a grant request to the State Historic Preservation Office (SHPO). The Council adopted the resolution, the SHPO grant request was approved, and those funds were used to hire Painter Preservation to prepare the nomination and take it through the adoption process.

At that same meeting, the Council requested that staff investigate whether the district could be expanded to include additional buildings on the north side of 21st Avenue between Main Street and College Way. Staff, the consultant and SHPO staff devised a way to do so, expanding the boundary to include those additional buildings. A district should have at least 50% + 1 “historic contributing” and “historic significant” structures. Of the 39 buildings within the expanded boundary, 29 (or about 74%) would be classified as contributing or significant (for comparison, in the Walker-Naylor district only about 59% of the buildings are contributing, and none are classified as significant).

While the nomination process has continued, staff has mailed periodic updates to the property owners. To date staff has received only positive comments about the nomination.

Painter Preservation has now completed the nomination document (it may be viewed in its entirety on the HLB webpage). Before proceeding any further, the Council is being asked to adopt a resolution in support of the nomination’s submittal. If the Council approves, the nomination will be submitted to the State Advisory Committee on Historic Preservation (SACHP) at their June 19 meeting (the SACHP will not consider the nomination without a resolution of the Council’s support). The SACHP decides whether or not to move forward on the nomination.

If it does decide the district nomination meets all the review criteria, notices of the prospective nomination are sent to property owners within the proposed district. To form a district, a kind of vote is conducted: If a property owner wishes to vote “no” then he/she must sign their vote in the presence of a notary, and mail that back to SHPO. If more than 50% of the owners vote no, then the district application fails. If less than a 50% remonstrance is received, then the district nomination can proceed. (Forest Grove has had a highly successful nomination process to date: only one remonstrance was received during the nomination processes for all three of the city’s current districts.)

Once the SACHP approves, a nomination is submitted to the National Park Service in Washington, D.C. It too must approve a nomination before a district is officially formed.

FISCAL IMPACT: Adoption of the resolution would have no fiscal impact on the City.

STAFF RECOMMENDATION: Staff recommends adoption of the attached resolution.

ALTERNATIVES: The Council may:

1. Approve submitting the nomination; or
2. Not approve submittal of the nomination, in which case, no further action would be taken; or
3. Continue the matter for further deliberation.

ATTACHMENTS: Map of Proposed Downtown Historic District & Resolution

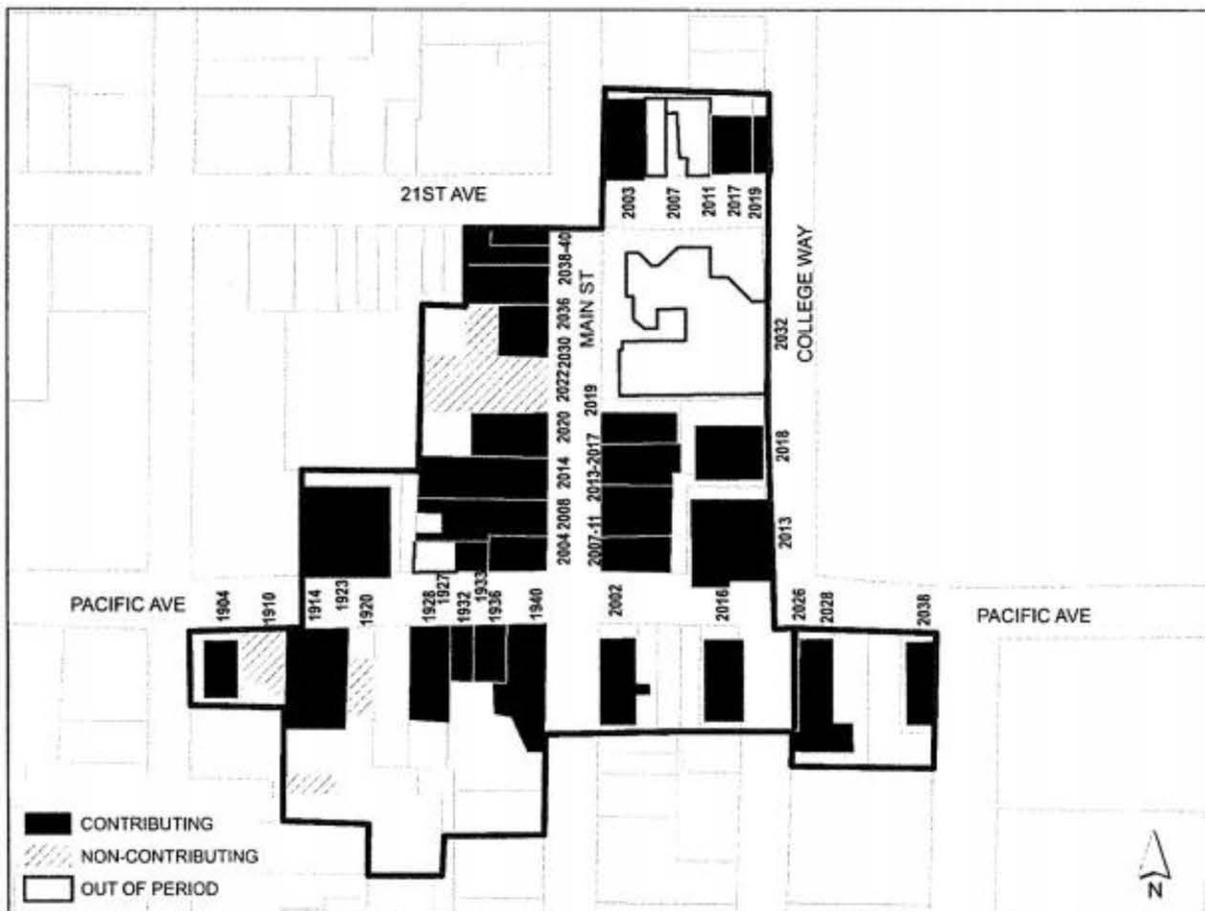
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Forest Grove Downtown Historic District
Name of Property
Washington Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 35

Figure 4: Contributing and Non-contributing Map



Source: City of Forest Grove

- A building is **contributing** if it adds to the historical integrity or architectural qualities that make a historic district significant.
- An **out-of-period** building is one that was erected before or after the historic district's Period of Significance. The Forest Grove Downtown District's Period of Significance is 1890-1940.

Cultural Resources

Introduction

As stated in the City's Vision Statement; Forest Grove is a designation that offers visitors and residents a rich heritage preserved by honoring the city's natural, cultural, and historic treasures while also embracing the future. Forest Grove has embraced this heritage a number of ways. First, the Forest Grove City Council established, and continues to support a Historic Landmarks Commission. Second, city residents and property owners have worked together with the local, state and federal governments to establish three National Register Historic Districts in Forest Grove. In addition, the City of Forest Grove received designation as a "Certified Local Government" from the Oregon State Historic Preservation Office. Many properties have agreed to have their properties designated as historic resources on the Register of Historic Places. Property owners have also voluntarily included historic and significant trees on the City's Register of Significant Trees to ensure preservation. Many of the trees on the Register are community landmarks such as several Giant Sequoia and many Oregon White Oak trees. The Oregon White Oak is the official City tree.

Certified Local Government Program

The City of Forest Grove is designated a historic preservation Certified Local Government (CLG) by the Oregon Park and Recreation Department's State Historic Preservation Office. The CLG designation is a federal program administered in Oregon by the Oregon State Historic Preservation Office. The intent of the program is to promote historic preservation at the local level.

Local governments must meet certain qualifications to become "certified" and thereby qualify to receive matching grants from SHPO. The basic certification requirements include:

- Establish a historic preservation commission and appoint interested and qualified residents to serve. To the extent they are available, at least some of the commission members should meet "professional" qualifications in the disciplines of history, architecture, architectural history, archaeology, or related fields;
- Pass a preservation ordinance that outlines how the local government will address historic preservation issues;
- Agree to participate in updating and expanding the state's historic building inventory program. SHPO takes the lead in this effort by maintaining the master database and the files for the statewide inventory and by providing grants to survey additional properties;
- Agree to review and comment on any National Register of Historic Places nominations of properties within the local government boundaries. Nominations are usually submitted by the property owners themselves or other members of the public. SHPO administers the National Register program in Oregon; and

Public Facilities & Community Services

Cultural Resources

- Affirm that it will fulfill its obligation to enforce existing state preservation laws.

Historic Structures

The City's historic resources provide a sense of place that distinguishes Forest Grove. The historic Main Street continues to be a focal point for community residents and visitors alike. The historic Grand Lodge on Pacific Avenue offers a well needed respite for visitors enjoying all that the Forest Grove area has to offer.

The historic neighborhoods, south of the Forest Grove Town Center, also contribute to the City's sense of place.

Below is a list of historic structures on the local register (for reference only).

Historic Structures

ADDRESS	PROPERTY NAME
1221 BIRCH ST	WILLIAM MCCREEDY HOUSE
1306 BIRCH ST	BURLINGHAM HOUSE
1414 BIRCH ST	TEMPLETON-SCHULTZ HOUSE
1506 CEDAR ST	F.J. MILLER HOUSE
1603 ASH ST	JAMES DEEKS HOUSE
1604 BIRCH ST	THOMAS HINES HOUSE
1619 MAPLE ST	TEMPLETON HOUSE
1621 MAIN ST	LOYAL GRAHAM HOUSE
1623 ASH ST	IVES J. HOAR HOUSE
1631 ASH ST	NICHOLSON-DEEKS HOUSE
1632 MAIN ST	JOHN ABBOTT HOUSE
1651 HAWTHORNE ST	HINMAN HOUSE
1653 BIRCH ST	RASMUSSEN-PRICE HOUSE
1703 MAIN ST	A.G. HOFFMAN HOUSE
1724 21ST AVE	GRIEBELER HOUSE
1736 PACIFIC AVE	EMERSON HOUSE
1803 ASH ST	IRELAND HOUSE
1803 MAIN ST	LOOMIS HOUSE
1804 MAIN ST	HINES HOUSE
1807 ASH ST	W.A. GOODIN HOUSE
1810 PACIFIC AVE	VIA HOUSE
1825 MOUNTAIN VW	PARSONS HOUSE
1839 ASH ST	CHANDLER HOUSE
1904 PACIFIC AVE	CHRISTIAN SCIENCE CHURCH
1923 ELM ST	TUCKER HOUSE
1926 PACIFIC AVE	KNIGHTS OF PYTHIAS BLDG
1933 16TH AVE	MERTZ HOUSE #2
ADDRESS	PROPERTY NAME

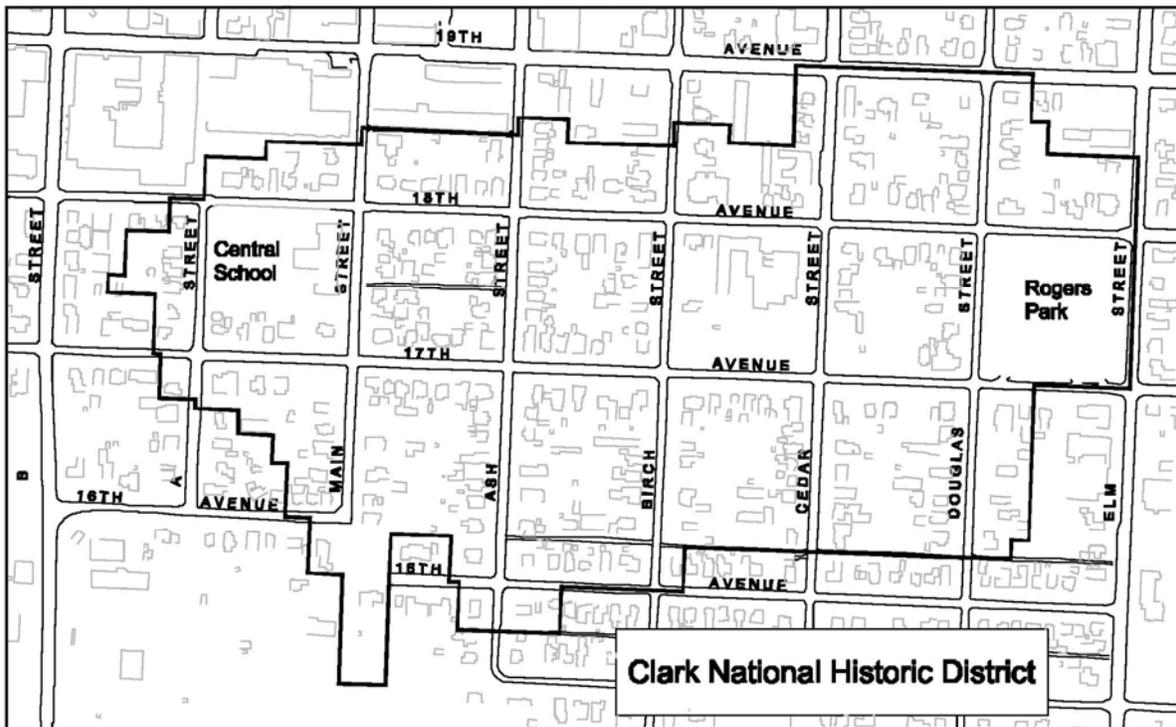
1938 16TH AVE	I.L. SMITH HOUSE
2003 21ST AVE	AMERICAN LEGION BUILDING
2004 MAIN ST	1ST NAT'L BANK OF OREGON BLDG
2008 MAIN ST	HAINES AND BAILEY BLDG
2015 18TH AVE	LAUGHLIN-MARSHALL HOUSE
2016 MAIN ST	NIXON BLDG
2017 21ST AVE	PALACE GARAGE/FG CREAMERY
2018 17TH AVE	SCOTT HOUSE
2018 COLLEGE WAY	GENERAL TELEPHONE BLDG
2019 21ST AVE	OLD ROGER'S CITY LIBRARY
2019 MAIN ST	HOLBROOK LODGE #30
2020 MAIN ST	WOODS AND CAPLES BLDG
2028 PACIFIC AVE	STAR THEATRE/THEATRE IN THE GROVE
2030 MAIN ST	INGLES AND POPE BLDG
2033 18TH AVE	E.A. JEROME HOUSE
2036 MAIN ST	INGLES AND PORTER BLDG
2038 17TH AVE	THORNBURG HOUSE ENGLISH
2038 B ST	MCCURDY HOUSE
2038 MAIN ST	WAGNER BLDG
2039 18TH AVE	AUSTIN-MCNAMER-HUGHES HOUSE
2043 COLLEGE WAY	PACIFIC UNIVERSITY - MARSH HALL
2117 A ST	STEPHEN/PARTHENA BLANK HOUSE
2119 B ST	JEROME PORTER HOUSE
2120 17TH AVE	CHARLES ROE HOUSE
2125 18TH AVE	CONGREGATIONAL CHURCH PARSONAGE
2125 A ST	HARRY CROSLEY HOUSE
2126 17TH AVE	THOMAS ROE HOUSE STEINBACH
2128 15TH AVE	DR. CHARLES HINES HOUSE
2211 A ST	CHARLES WALKER HOUSE
2212 A ST	W.R. TAYLOR HOUSE
2214 PACIFIC AVE	J.W. HUGHES HOUSE (PACIFIC U.)
2225 12TH AVE	I.A. MACRUM HOUSE
2234 B ST	BUXTON HOUSE
2307 18TH AVE	THOMAS HOUSE
2314 19TH AVE	BENJAMIN CORNELIUS HOUSE
2325 A ST	OSCAR BROWN HOUSE #1
2328 18TH AVE	FORTNER HOUSE
2335 A ST	OSCAR BROWN HOUSE #2
2336 GALES WAY	RODLUN HOUSE
2338 17TH AVE	HARRIS-ATKINS HOUSE
240 ELM ST	A.T. SMITH HOUSE
2406 15TH AVE	W.P. SPAULDING HOUSE
2422 15TH AVE	JOHN BAILEY HOUSE
2434 15TH AVE	LAVINA LYON WATTS HOUSE TEEL,
2606 17TH AVE	ROBB-ROBERTS HOUSE
ADDRESS	PROPERTY NAME

2617 17TH AVE	DANIEL BUMP HOUSE
2620 18TH AVE	HOLLIS HOUSE
3081 SUNSET	A.C. BROWN HOUSE

Historic Districts

Clark Historic District

The Clark Historic District was established in 2002. The Clark Historic District is generally bounded by 18th Avenue and 19th Avenue on the north, Elm Street on the east, 16th Avenue on the south and A Street on the west.



The district is named after Reverend Harvey Clark and his wife Emeline who arrived in the Forest Grove area in 1842. At that time the Forest Grove area was known as the West Tualatin Plains.

Land within the Clark Historic District was originally platted into one-acre lots. Lots were purchased and homes were built for local residents working in various occupations, including doctors, lawyers,

merchants, farmers, and railroad employees. This diverse population is reflected in the broad spectrum of architectural styles found within the Clark district.

Historically significant structures in the Clark District include:

- Central School located at 1728 Main Street;
- Smith-Schofield House located at 2011 18th Avenue;
- Congregational Church Parsonage located at 2125 18th Avenue;
- B. Cornelius House located at 2314 19th Avenue;
- C.L. Large House located at 1804 Douglas Street;
- A.C. Hoffman House located at 1703 Main Street;
- Mills House located at 1648 Ash Street;
- I.J. Hoar House located at 1623 Ash Street;
- Thomas Hines House located at 1604 Birch Street; and
- Rasmussen-Price House located at 1653 Birch Street.

Walker-Naylor Historic District

In 2011, the Walker-Naylor district became Forest Grove's third National Historic District. The Walker-Naylor Historic District is generally bounded by 23rd Avenue on the north, 21st Avenue on the south, A Street on the east, C Street on the west and Gales Way on the northwest corner. The map below shows the Walker-Naylor area.

Walker-Naylor Historic District



The Walker-Naylor district includes portions of two early Donation Land Claims. The first was granted to Thomas G. Naylor and the second was granted to Elkanah Walker in 1849. Homes in the district were predominantly built between 1858 and 1959. Very few residences, however, existed in the area until after the Oregon State Legislature granted a charter to the Town of Forest Grove in 1872 and the Walker and Naylor additions to the City were platted in 1873.

From its early history the Walker-Naylor area as desirable place to reside due to close proximity to major transportation routes, the downtown business area and Pacific University. Pacific University strongly influenced the neighborhood's development in the early 1900s with students, their families, and professors seeking out homes in the district.

Historically significant homes in the district include:

- McEldowney House #2 located at 2114 B Street;
- McCurdy House located at 2038 B Street;
- Broderson House located at 2204 A Street;
- Blank House located at 2117 A Street; and
- Crosley House located at 2125 A Street

McCurdy House



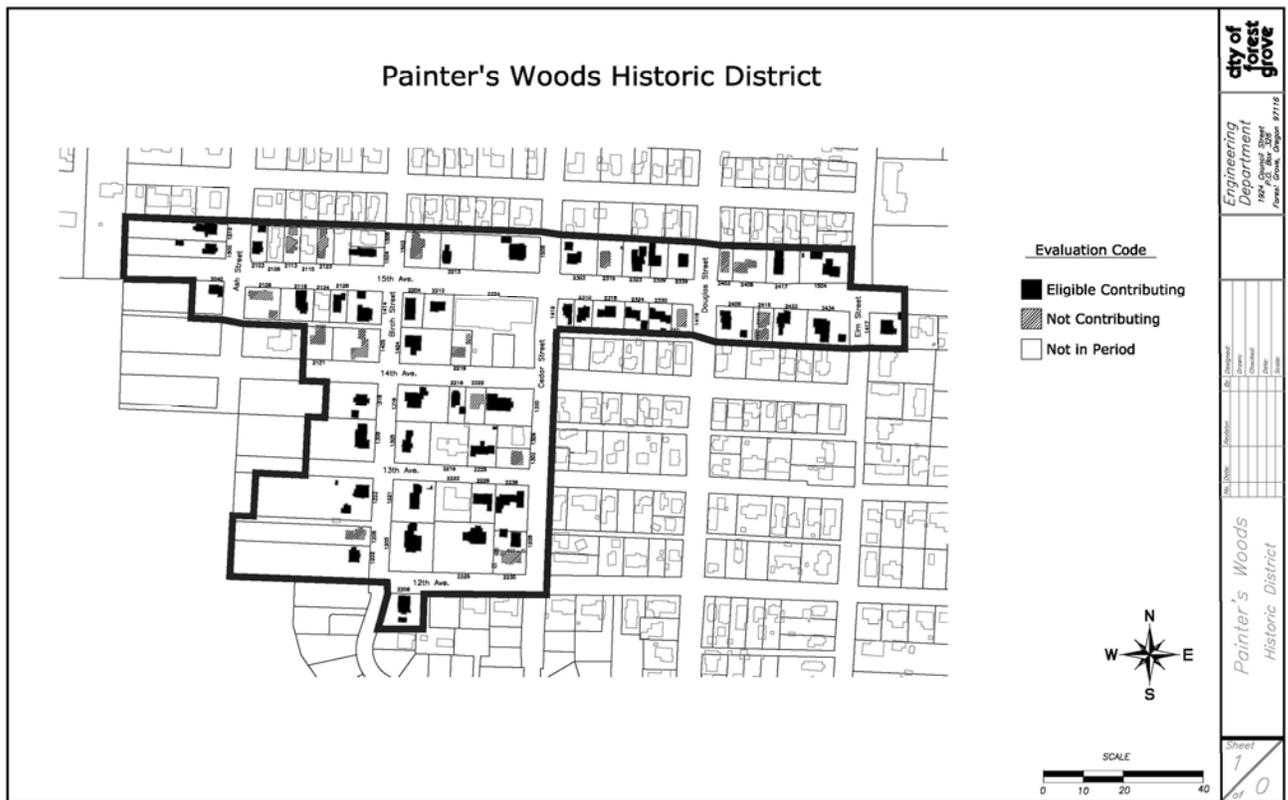
Walker-Naylor Historic District Street Sign



Painters Woods

The Painters Woods historic district was established in 2009. The Painters Woods district is located on land originally purchased by R.M. Painter from Forest Grove co-founder Harvey Clark. The Painters Woods district includes portions of the first subdivisions in Forest Grove including the South Park Addition (1891) and Knobb Hill Addition (1909). The district is a well-preserved example of residential development in Forest Grove between 1880 and 1948.

The Painters Woods district is located 15th and 12th Avenues running north and south, and between Elm and Ash Streets running east and west.



Unlike the Clark Historic district with large lots, the Painters Woods area included smaller lots (5,000 square feet) designed for residential use. This marked the beginning of Forest Grove’s transition from a semi-rural community to a more modern suburban community.

The Painters Woods neighborhood includes examples of Queen Anne, Craftsman, Bungalow, Foursquare, Colonial Revival, English Cottage, Vernacular, World War II era cottage and ranch architectures.

Historically significant structures in the Painters Woods district include:

- Wilson House located at 1305 Birch Street;
- Shultz House located at 2204 15th Avenue;
- Abraham House located at 1320 Cedar Street;
- Miller House located at 1506 Cedar Street;
- Marble House located at 1504 Elm Street;
- Buxton House located at 2206 12th Avenue;
- Macrum House located at 2225 12th Avenue;
- World War II era cottage located at 2324 15th Avenue;
- Bailey House located at 2422 15th Avenue; and
- Watts House located at 2434 15th Avenue.

Other Cultural Resources

Pacific University, founded in 1849, is one of the oldest educational institutions in the western United States. Marsh Hall on the Pacific University campus is listed on the City’s historic register.

Pacific University maintains an active presence in Hawaii and as a result many students from Hawaii attend classes in Forest Grove. The University provides a bridge between Hawaiian culture and Forest Grove. The University holds an annual luau which provides a cultural link between Forest Grove and Hawaii that is widely anticipated.

The former **Star Theater** building on Pacific Avenue in the Forest Grove Town Center is listed on the City's historic register. The Theater in the Grove which occupies the space conducts many live performances and productions.

Washington County Museum showcases the history of Washington County from its agricultural roots. The museum is operated by the Washington County Historical Society and is located in downtown Hillsboro. The museum hosts exhibits and lectures on variety of topics related to the history of the area.

Rice Museum. The Rice Northwest Museum of Rocks and Minerals is another cultural resource in the area. The museum highlights the geological resources. The main building is also listed on the National Register of Historic Places.

Friends of Historic Forest Grove Old Train Station Museum and Library – The Old Train Station in downtown Forest Grove has been renovated by the Friends of Historic Forest Grove. The station now includes a museum and library for research.

City Advisory Boards and Commissions

The City Council established ten advisory boards and commission to promote public involvement in decision making. These boards and commissions are identified below:

- Committee for Citizen Involvement;
- Budget Committee;
- Planning Commission;
- Economic Development Commission;
- Historic Landmarks Board;
- Community Forestry Commission;
- Sustainability Commission;
- Parks and Recreation Commission;
- Public Safety Advisory Commission;
- Library Commission; and
- Public Arts Commission.

The Boards and Commissions provide a variety of services for the City including:

Committee for Citizen Involvement – conducts the Annual Town Meeting and advises the City Council on ways to include residents in planning Forest Grove's future with an emphasis on communication and land use.

Historic Landmarks Board which oversees grants for improvements to historic structures and publishes a newsletter related to historic preservation.

Community Forestry Commission undertakes activities that assist the City in meeting National Arbor Day Foundation Tree City USA requirements and tree planting activities; the Public Arts Commission which allocates funding for public art efforts; the Economic Development Commission which develops marketing materials for business recruitment activities; Library Commission which promotes community outreach efforts related to library activities.

Planning Commission which reviews and approves certain development proposals and makes recommendation on land use policies.

Library Commission which undertakes public outreach efforts related to Library programs and services.

Economic Development Commission which develops and reviews marketing materials related to business expansion and recruitment.

Parks and Recreation Commission which promotes park and recreation programs.

Public Arts Commission which fosters relationships between organizations and individuals on matters pertaining to art and culture. The Commission supports fund raising efforts and oversees the acquisition of public art.

Sustainability Commission which helps the City build community connections with the aim of implementing strategies related to community sustainability efforts.

Budget Committee which reviews and makes recommendations to the City Council on the annual budget.

Parks and Recreation Commission which promotes public recreation programs that fosters learning and improves public health.

Public Safety Advisory Commission which promotes safe and livable neighborhoods and builds awareness on service levels and budgetary needs related to police and fire protection.

Library Commission which conducts community outreach on the variety of services and programs offered by the Forest Grove Library.

PLANNING COMMISSION FINDINGS AND DECISION NUMBER 2023-01
COMPREHENSIVE PLAN TEXT AMENDMENT TO ADD THE DOWNTOWN FOREST
GROVE HISTORIC DISTRICT
FILE NUMBER 311-23-000003-PLNG

WHEREAS, on May 11, 2020, City Council adopted Resolution 2020-043 granting authority to the City Manager to submit to the Oregon State Historic Preservation Office (SHPO), the City's nomination to place Downtown Forest Grove (Exhibit A) on the National Register of Historic Places (Register); and

WHEREAS, SHPO reviewed and approved the City's nomination and forwarded the nomination to the National Park Service (NPS); and

WHEREAS, The NPS reviewed and approved the nomination to place and Downtown Forest Grove on the Register; and

WHEREAS, Downtown Forest Grove was officially listed on the Register on October 26, 2020; and

WHEREAS, the Oregon Department of Land Conservation and Development (DLCD) amended State of Oregon Administrative Rules (Rules) affecting historic resources; and

WHEREAS, as a result of the Rules changes the text of the Forest Grove Comprehensive Plan must be amended to include the Downtown Forest Grove District and list of historic resources; and

WHEREAS, the Planning Commission held the duly noticed public hearing on the proposed amendment to the Forest Grove Comprehensive Plan on April 3, 2023; and

WHEREAS, the Planning Commission approved a motion to recommend City Council adopt an ordinance amending the text of the Forest Grove Comprehensive Plan to add the Downtown Forest Grove Historic District and list of historic resources.

NOW THEREFORE, the City of Forest Grove Planning Commission does hereby recommend that City Council adopt an ordinance amending the text of the Forest Grove Comprehensive Plan to add the Downtown Forest Grove Historic District and list of contributing resources making the following specific findings in support of this recommendation:

1. As demonstrated in the staff report dated March 27, 2023, the Planning Commission finds the amendment to the Forest Grove Comprehensive Plan complies with Oregon Statewide Planning Goal 5 for historic resources and applicable policies contained in the Comprehensive Plan, Metro Regional Framework Plan and Metro Urban Growth Management Functional Plan.

Planning Commission Chair

Date



ORDINANCE EXHIBIT A

Staff Report and Recommendation

Community Development Department, Planning Division

REPORT DATE: March 27, 2023

HEARING DATE: April 3, 2023

LAND USE REQUEST: Comprehensive Plan Text Amendment to add the Downtown Forest Grove Historic District

FILE NUMBER: 311-23-000003-PLNG

PROPERTY LOCATION: Downtown Forest Grove

OWNER/APPLICANT(S): Applicant: City of Forest Grove

COMPREHENSIVE PLAN MAP AND ZONING MAP DESIGNATIONS: Town Center Core (TCC)

APPLICABLE STANDARDS AND CRITERIA: Oregon Statewide Land Use Planning Goal 5 and Administrative Rules Chapter 660-023-0200 (Historic Resource Protection)

Forest Grove Comprehensive Plan Chapter 7, Public Facilities and Community Services (Cultural Resources)

REVIEWING STAFF: Daniel Riordan, Senior Planner
Amy Kreimeier, AICP, Senior Planner

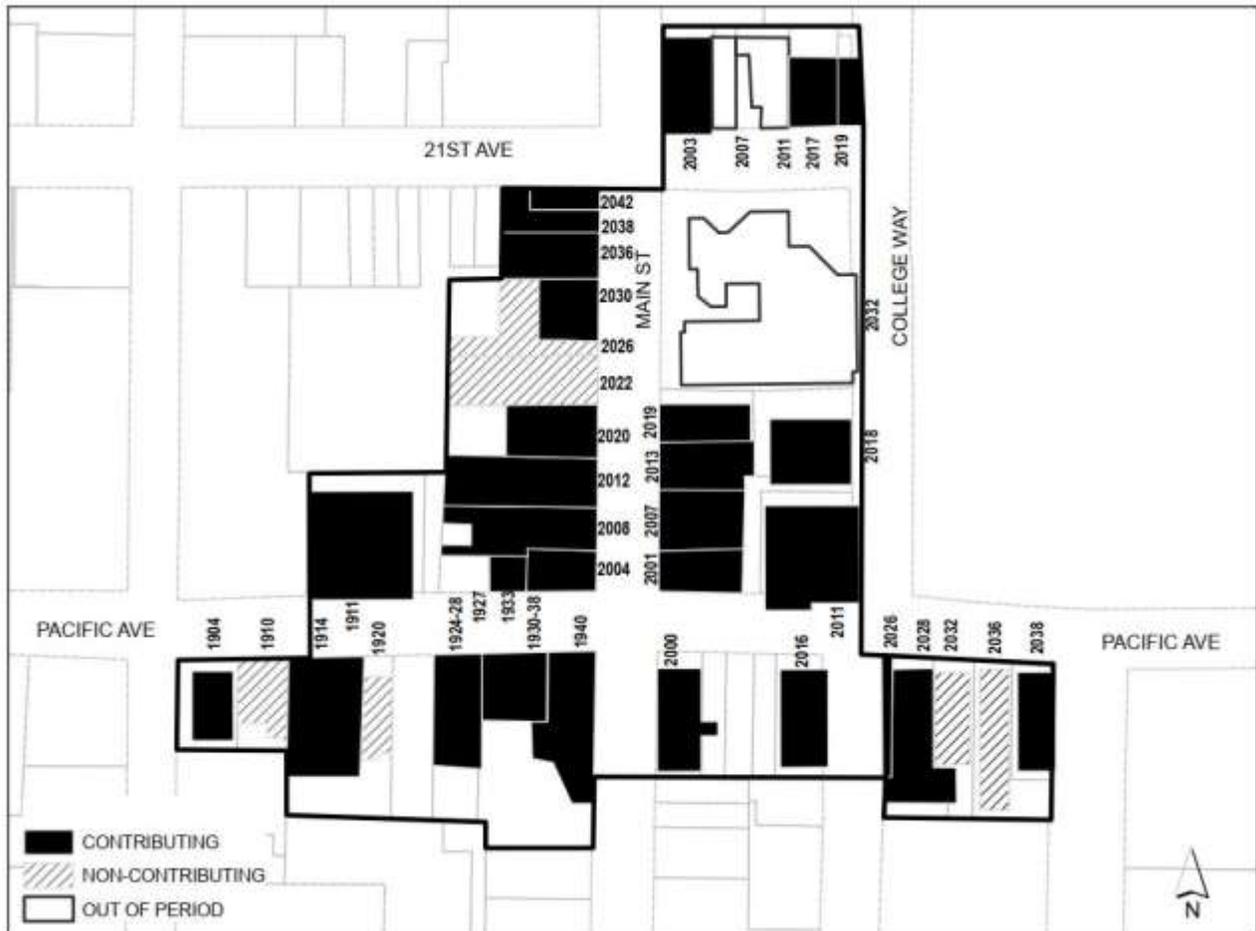
RECOMMENDATION: The Planning Commission forward a recommendation to City Council to adopt an ordinance amending the Forest Grove Comprehensive Plan Text to add the Downtown Forest Grove Historic District and list of designated historic resources.

I. COMPREHENSIVE PLAN AMENDMENT OVERVIEW

In May 2020, City Council adopted Resolution 2020-43 granting authority to the City Manager to submit, to the Oregon State Historic Preservation Office, the City's nomination to add the Forest Grove Downtown Historic District (District) Nomination (Exhibit A) on the National Register of Historic Places. The Forest Grove Downtown Historic District was officially listed on the National Register of Historic Places on October 26, 2020.

The District is generally defined by 21st Avenue, Ash Street, 19th Street and A Street. The area includes approximately 9.2 acres and includes 39 buildings constructed between 1890 and 1990. Of these buildings, 27 are contributing historic resources. Two buildings are listed on the National Register of Historic Places. This includes Woods & Caples General Store (2020 Main Street) and First Church of Christ Scientist (1904 Pacific Avenue).

Forest Grove Downtown Historic District



In 2018, the Oregon Administrative Rules (Rules) regarding historic resource protection changed. As a result, the City must update the 2014 Forest Grove Comprehensive Plan to formally add the District to the Plan. Changes to the Rules affect delay of approval to demolish historic structures and adopting regulations to protect historic resources. This explained below.

If a local government wishes to apply additional protection measures for historic resources such as design guidelines or code standards the jurisdiction may do so only after adding the resources to local register with a public hearing.

Essentially, the rule changes eliminated the ability for local governments to automatically add nationally registered resources to the local register in the jurisdictions Comprehensive Plan. This approach had been Forest Grove's practice and is even included in the City's Code of Ordinances. As a result, when the public outreach for the National Register described below was done, it was assumed that the Downtown Historic District would automatically be added the local register and design guidelines would apply. Property owners were made aware of the Code standards and design guidelines that would apply and staff has been applying them.

This Comprehensive Plan amendment is clean-up because staff was not aware of the rules changes during the process to place the Downtown Historic District on the National Register of Historic Places. If the City desires to apply the historic district design guidelines to the Downtown Historic District the City Council must list the District and the historic resources on the local register. If the City does not the only regulations that the City can enforce is the 120-day demolition delay.

Property owners affected by listing the District on the National Register Of Historic Places were provided ample opportunity to withhold consent to listing the district and designating contributing historic buildings. For example, the Historic Landmarks Board hosted an open house for property owners with the proposed district area in November 2018. All property owners in the district were invited to attend. Ten property owners attended and all expressed support for the nomination.

In addition to the open house, notices of the prospective nomination were sent to all property owners within the proposed district. Through this outreach effort all property owners are given an opportunity to express support or opposition to the district. If a property owner wishes to vote not then they must sign their vote in the presence of a notary. No votes in opposition were received during this process.

Finally, in addition to addressing the change to state law affecting demolition of historic resources amending the Comprehensive Plan will also provide authority to City Council to amend the Forest Grove Development Code to include standards and guidelines to protect the integrity of the Downtown Historic District and designated historic resources. Development Code Article 5 already includes standards that apply to Clark, Painters Woods and Walker-Naylor Historic Districts.

III. COMPREHENSIVE PLAN TEXT AMENDMENT

The following underlined text is proposed for addition to Forest Grove Comprehensive Plan Chapter 7, Cultural Resources (Exhibit B).

Forest Grove Downtown Historic District

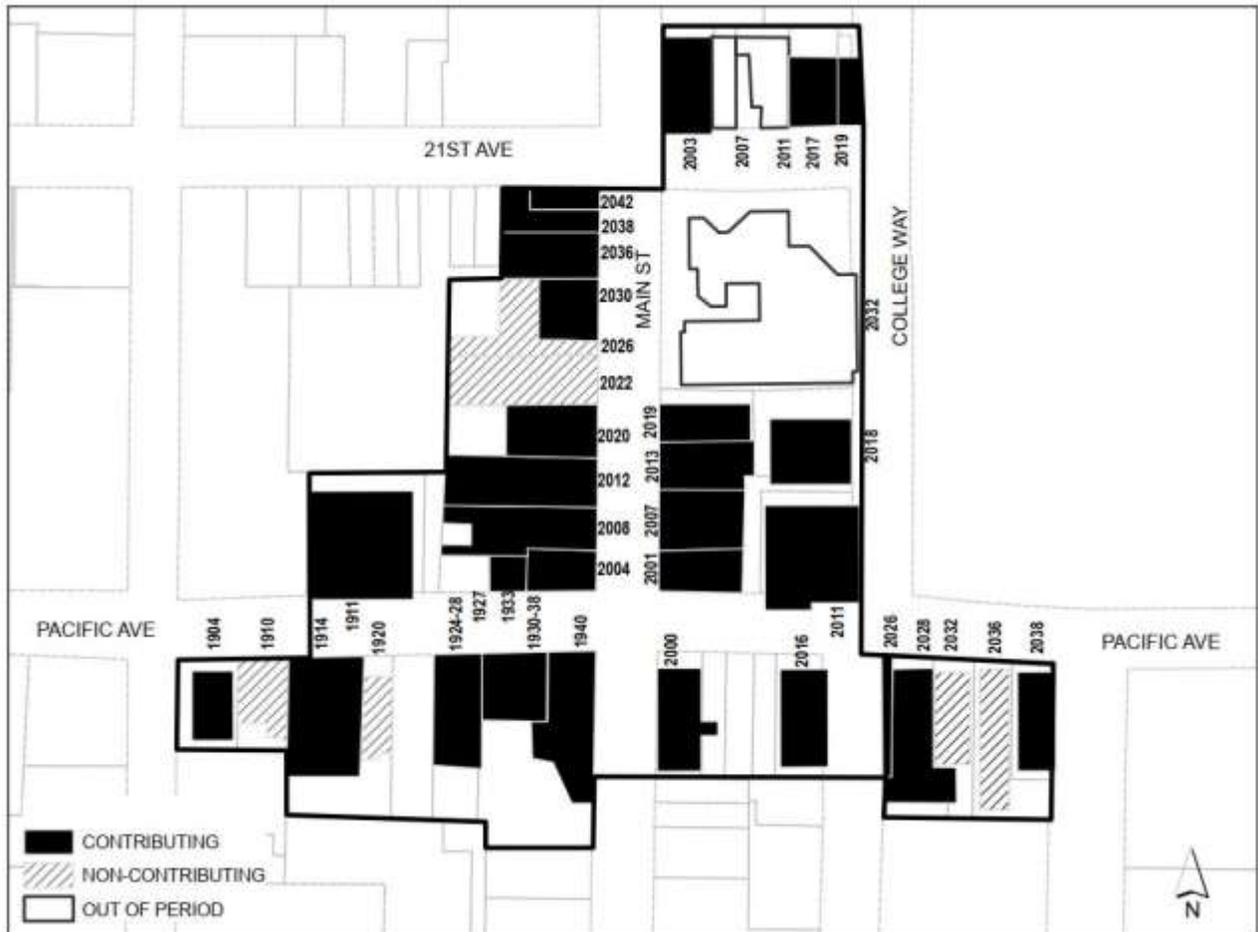
The Forest Grove Downtown Historic District was approved by the National Park Service in October 2020. The district is roughly bounded by 21st Avenue, Ash Street, 19th Street and A Street as shown below.

As noted in the nomination (Exhibit A), the 9.2-acre district is a commercial area comprised of one-to-three story buildings of primarily brick and concrete construction. Of the 39 buildings within the district, 27 are contributing and 10 are non-contributing buildings. Two buildings were listed on the National Register of Historic Buildings prior to establishment of the Downtown Historic District. This includes the former Woods and Caples General Store (2020 Main Street) and the First Church Christ Scientist (1904 Pacific Avenue).

Most buildings in the downtown district were constructed in the last decade of the 19th century and the first three decades of the 20th century. The largest number of buildings that are still extant today were constructed in the 1920s. Buildings within the district represent a variety of architectural styles including Italianate, Colonial Revival, Bungalow, and Art Deco. The district conveys a cohesive urban character with many traditional storefronts. The Forest Grove Downtown Historic District retains its traditional character and continues to convey its significance as the urban and historic heart of Forest Grove.

The Forest Grove downtown area is eligible for listing in the National Register of Historic Places as a cohesive commercial district that represents the business history of Forest Grove. The period of historic significance is 1890 to 1940. The district has remarkable integrity with almost 70% of the buildings contributing to the district.

Downtown Forest Grove Historic District



Downtown Historic District
Contributing Historic Resources

<u>Address</u>	<u>Name</u>
<u>2003 21st Avenue</u>	<u>American Legion Post No. 2</u>
<u>2017 21st Avenue</u>	<u>Creamery Building</u>
<u>2019 21st Avenue</u>	<u>Rogers Building</u>
<u>2018 College Way</u>	<u>Western Oregon Telephone and Telegraphy Company</u>
<u>2001-2003 Main Street</u>	<u>Miller-Anderson Building</u>
<u>2004 Main Street</u>	<u>First National Bank of Forest Grove</u>
<u>2007-2011 Main Street</u>	<u>Anderson/Chowning Building</u>
<u>2008-2010 Main Street</u>	<u>Anderson Building</u>
<u>2012-2016 Main Street</u>	<u>Nixon Building</u>
<u>2013-2017 Main Street</u>	<u>Paterson Building</u>
<u>2019 Main Street</u>	<u>Masonic Holbrook Lodge #30</u>
<u>2020 Main Street</u>	<u>Woods and Caples Building</u>
<u>2030 Main Street</u>	<u>Buxton and Roe Building</u>
<u>2032-2036 Main Street</u>	<u>Ingles and Porter Building</u>
<u>2038-2040 Main Street</u>	<u>Wagner Building</u>
<u>2042 Main Street</u>	<u>Keep Building</u>
<u>1904 Pacific Avenue</u>	<u>First Church of Christ Scientist</u>
<u>1911-1923 Pacific Avenue</u>	<u>Forest Theater</u>
<u>1914 Pacific Avenue</u>	<u>Forest Grove Memorial Chapel</u>
<u>1924-1926 Pacific Avenue</u>	<u>Knights of Pythias Building</u>
<u>1930-1936 Pacific Avenue</u>	<u>Timmerick and McNichol Building</u>
<u>1933-1937 Pacific Avenue</u>	<u>Holroyd Building</u>
<u>1940 Pacific Avenue</u>	<u>Forest Grove National Bank</u>
<u>2000-2002 Pacific Avenue</u>	<u>Johnson & Son Livery Building</u>
<u>2011-2019 Pacific Avenue</u>	<u>Good Building</u>
<u>2016 Pacific Avenue</u>	<u>Hoffman Building</u>
<u>2026 Pacific Avenue</u>	<u>J.N. Hoffman Building</u>
<u>2028 Pacific Avenue</u>	<u>Star Theater</u>
<u>2038 Pacific Avenue</u>	<u>News-Times Building/Forest Grove Grange</u>

IV. FINDINGS OF FACT SUPPORTING AMENDMENT

The Forest Grove Comprehensive Plan demonstrates local compliance with the Oregon Statewide Land Use Planning Goals Goal 5 addresses natural resources, scenic, historic areas and open spaces. Goal 5 requires current inventories of historic resources. Local historic resources are identified in the Forest Grove Comprehensive Plan in Chapter 7 (Cultural Resources).

Finding: Forest Grove Comprehensive Plan Chapter 2 includes decision considerations for Comprehensive Plan amendments. Amendments to the Comprehensive Plan will be considered by the Planning Commission and City Council based on:

- Consistency with applicable Comprehensive Plan policies
- Consistency with the Metro Regional Framework Plan
- Consistency with the Metro Urban Growth Management Functional Plan (Metro Code Chapter 3.07) or Regional Transportation Functional Plan as applicable
- Consistency with the Oregon Statewide Land Use Planning Goals.

Each decision consideration is addressed below.

Finding: As stated in the City’s Vision Statement included in the Comprehensive Plan “Forest Grove is a destination that offers visitors and residents a rich heritage preserved by honoring the city’s natural, cultural, and historic treasures while also embracing the future. Amending the Comprehensive Plan to include the Downtown Historic District is consistent with this vision by designating historic resources for protection and preserving the City’s commercial heritage.

Finding: The proposed amendment to the Forest Grove Comprehensive Plan to add the Forest Grove Downtown Historic District is consistent with the following Comprehensive Plan policy:

- Economic Development Goal 7: Promote the Forest Grove Town Center as the focal point of the Community.
 - Policy 7.12: Encourage uses in the Town Center to bring residents throughout the City into the Town Center.

Adding the Downtown Historic District to the Comprehensive Plan promotes the Forest Grove Town Center as the focal point of the community by designating historic resources for protection and encouraging continued use of the historic resources to bring residents into the Town Center.

Finding: Adding the Downtown Historic District to the Comprehensive Plan is consistent with Regional Framework Policy 1.7.3 to “Identify historic, cultural, topographic and biological features of the regional landscape that contribute significantly to this region’s identify and “senses of place”.” Downtown Forest Grove Historic District includes 39 buildings of which 27 (69%) are contributing historic resources. Two buildings are individually listed on the National Register of Historic Places. Preserving these resources promotes Downtown Forest Grove’s sense of place as a commercial center in western-Washington County.

Finding: Downtown Forest Grove is a designated Town Center in the Urban Growth Management Function Plan. The Urban Growth Management Functional Plan does not specifically address historic resources.

Finding: Amending the Comprehensive Plan to add the Downtown Historic District is consistent with Oregon Land Use Planning Goal 5 (Natural Resources, Scenic, Historic Areas, and Open Spaces) since Goal 5 and the associated Oregon Administrative Rules (OAR 660-023-0200) encourage local governments to maintain current inventories of historic resources.

Finding: The Historic Landmarks Board held an open house in November 2018. All property owners within the proposed Downtown Historic District were invited to attend. Ten property owners attended and all expressed support for the Downtown Historic District nomination.

Finding: Notices were sent to all property owners within the proposed Downtown Historic District. All property owners were given an opportunity to express support of opposition to the district. No votes in opposition were received during this process.

Finding: In addition to adding the Downtown District the proposed amendment formally adds 1205 Cedar Street to the local historic inventory. The property at 1205 Cedar Street was designated a local historic resource by City Council in 2017 (Ordinance 2017-03). The house at 1205 Cedar Street is representative of a typical home constructed in the early 20th Century. Because the home exhibits architectural features characteristic of the Craftsman bungalow style it complies with the Development Code criteria for land mark designation because it “embodies distinguishing architectural characteristics, in exterior design, of a period style, method of construction, craftsmanship, or in use of indigenous materials.”

V. PROPOSED CONDITIONS OF APPROVAL

No conditions of approval are recommended.

VI. PLANNING COMMISSION ALTERNATIVES

There are two alternatives for Planning Commission consideration:

1. Recommend City Council adopt an ordinance amending the Forest Grove Comprehensive Plan text to add the Downtown Forest Grove Historic District. This alternative ensures local compliance with Oregon Administrative Rules pertaining to Statewide Land Use Planning Goal 5 and provides a policy basis for local rules and regulations intended to protect historic resources in the Downtown Historic District.
2. Recommend that City Council reject adopting an ordinance amending the Forest Grove Comprehensive Plan to include the Downtown Forest Grove Historic District. If City Council accepts this recommendation it would result in noncompliance with Oregon Administrative Rules.

VII. STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend adopting an ordinance to amend the Forest Grove Comprehensive Plan text to add the Downtown Forest Grove Historic District.

VIII. LIST OF EXHIBITS

The following exhibits were received, marked, and entered into the record as evidence for this application at the time this staff report was written. Exhibits received after the date of this report will be marked beginning with the next consecutive letter and will be entered into the record at the time the public hearing is opened, prior to oral testimony.

- Exhibit A City Council Resolution 2020-43
- Exhibit B Forest Grove Comprehensive Plan, Chapter 7 (Cultural Resources)
- Exhibit C Draft Planning Commission Decision 2023-01



A place where families and businesses thrive.

CITY RECORDER USE ONLY:

AGENDA ITEM #:	F. 2.
MEETING DATE:	04/10/2023
FINAL ACTION:	First Reading ORD 2023-02

CITY COUNCIL STAFF REPORT

TO: *City Council*

FROM: *Jesse VanderZanden, City Manager*

MEETING DATE: *April 10, 2023*

PROJECT TEAM: *Daniel Riordan, Senior Planner; and Bryan Pohl, Director of Community Development*

SUBJECT TITLE: *Ordinance Amending to the Forest Grove Comprehensive Plan to add the Downtown Historic District*

ACTION REQUESTED:	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Order	<input type="checkbox"/> Resolution	<input type="checkbox"/> Motion	<input type="checkbox"/> Informational
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X all that apply

ISSUE STATEMENT: The Oregon Department of Land Conservation and Development adopted amendments to the Oregon Administrative Rules affecting historic resources. As a result of the rules changes the Forest Grove Comprehensive Plan must be amended to formally add the Downtown Forest Grove District listed on the National Register of Historic Places in October 2020. The Planning Commission considered the proposed Comprehensive Plan amendment on April 3, 2023 and adopted a motion recommending City Council adopt an ordinance approving the Comprehensive Plan amendment.

BACKGROUND: On May 11, 2020, City Council adopted Resolution 2020-043 granting authority to the City Manager to submit to the Oregon State Historic Preservation Office the City’s nomination to place Downtown Forest Grove on the National Register of Historic Places as shown on Attachment A. The National Park Service approved the nomination and the district was placed on the National Register of Historic Places on October 26, 2020.

In 2018, the Oregon Department of Land Conservation and Development amended the Oregon Administrative Rules pertaining to historic resources. As a result of the Administrative Rules changes the Downtown Historic District must be added to the Forest Grove Comprehensive Plan. This is necessary to protect the historic resources in the downtown similar to the City’s other historic districts. To amend the Comprehensive Plan City Council must adopt an ordinance. The proposed amendment to the Comprehensive Plan is attached for City Council consideration.

STAFF RECOMMENDATION: Staff recommends the City Council approve the attached ordinance amending the Forest Grove Comprehensive Plan to add the Downtown Historic District.

ATTACHMENT(s): Ordinance amending the Forest Grove Comprehensive Plan with exhibits.



DOWNTOWN HISTORIC DISTRICT

COMPREHENSIVE PLAN TEXT AMENDMENT

PUBLIC HEARING

Dan Riordan, Senior Planner

Bryan Pohl, Director of Community
Development

4/10/23



DOWNTOWN HISTORIC DISTRICT

COMPREHENSIVE PLAN TEXT AMENDMENT

PUBLIC HEARING

Dan Riordan, Senior Planner

Bryan Pohl, Director of Community
Development

4/10/23

PUBLIC HEARING PURPOSE

- This hearing provides opportunity for public review of a proposed amendment to the Forest Grove Comprehensive Plan to formally add the Downtown Historic District approved by Council (Resolution 2020-043) and listed on the National Register of Historic Places in October 2020.



PUBLIC HEARING NOTICE

- ❑ Notice of the Planning Commission and City Council public hearings were mailed to all property owners in the Downtown Historic District boundary.
- ❑ Notices were also published in the Forest Grove News-Times.
- ❑ Outreach to property owners was also provided during the historic district nomination process.
- ❑ During the nomination process no property owners expressed opposition.

COMP. PLAN AMENDMENT

- ❑ City practice was to automatically add nationally registered resources to the local register in the Comprehensive Plan.
- ❑ In 2018, changes to the Oregon Administrative Rules eliminated the ability to automatically add nationally registered resources to the local register.
- ❑ Staff was not aware of the changes to the state's rules during the Downtown Historic District nomination process.
- ❑ To ensure compliance with State rules, City Council must adopt an ordinance amending the Comprehensive Plan to formally add the Downtown Historic District.

COMP. PLAN AMENDMENT

- ❑ City Council must amend the Comprehensive Plan to include the Downtown Historic District if the City desires to apply historic design guidelines and code standards similar to those that apply to the City's other historic districts.
- ❑ Downtown property owners were made aware of the historic design guidelines and code standards that would apply during the Downtown Historic District nomination process in 2020.
- ❑ If the Downtown Historic District is not included in the Comprehensive Plan the only regulation that will apply is an allowed 120-day delay for issuing demolition permits for historic resources.

COMP. PLAN AMENDMENT

- Below is proposed wording to add to the Comprehensive Plan text.

Forest Grove Downtown Historic District

The Forest Grove Downtown Historic District was approved by the National Park Service in October 2020. The district is roughly bounded by 21st Avenue, Ash Street, 19th Street and A Street as shown below.

As noted in the nomination (Exhibit A), the 9.2-acre district is a commercial area comprised of one-to-three story buildings of primarily brick and concrete construction. Of the 39 buildings within the district, 27 are contributing and 10 are non-contributing buildings. Two buildings were listed on the National Register of Historic Buildings prior to establishment of the Downtown Historic District. This includes the former Woods and Caples General Store (2020 Main Street) and the First Church Christ Scientist (1904 Pacific Avenue).

Most buildings in the downtown district were constructed in the last decade of the 19th century and the first three decades of the 20th century. The largest number of buildings that are still extant today were constructed in the 1920s. Buildings within the district represent a variety of architectural styles including Italianate, Colonial Revival, Bungalow, and Art Deco. The district conveys a cohesive urban character with many traditional storefronts. The Forest Grove Downtown Historic District retains its traditional character and continues to convey its significance as the urban and historic heart of Forest Grove.

The Forest Grove downtown area is eligible for listing in the National Register of Historic Places as a cohesive commercial district that represents the business history of Forest Grove. The period of historic significance is 1890 to 1940. The district has remarkable integrity with almost 70% of the buildings contributing to the district.

COMP. PLAN AMENDMENT

- Below are the historic resources to add to the Comprehensive Plan text.

Address	Name
2003 21 st Avenue	<u>American Legion Post No. 2</u>
2017 21 st Avenue	<u>Creamery Building</u>
2019 21 st Avenue	<u>Rogers Building</u>
2018 College Way	<u>Western Oregon Telephone and Telegraphy Company</u>
2001-2003 Main Street	<u>Miller-Anderson Building</u>
2004 Main Street	<u>First National Bank of Forest Grove</u>
2007-2011 Main Street	<u>Anderson/Chowning Building</u>
2008-2010 Main Street	<u>Anderson Building</u>
2012-2016 Main Street	<u>Nixon Building</u>
2013-2017 Main Street	<u>Paterson Building</u>
2019 Main Street	<u>Masonic Holbrook Lodge #30</u>
2020 Main Street	<u>Woods and Caples Building</u>
2030 Main Street	<u>Buxton and Roe Building</u>
2032-2036 Main Street	<u>Ingles and Porter Building</u>
2038-2040 Main Street	<u>Wagner Building</u>
2042 Main Street	<u>Keep Building</u>
1904 Pacific Avenue	<u>First Church of Christ Scientist</u>
1911-1923 Pacific Avenue	<u>Forest Theater</u>
1914 Pacific Avenue	<u>Forest Grove Memorial Chapel</u>
1924-1926 Pacific Avenue	<u>Knights of Pythias Building</u>
1930-1936 Pacific Avenue	<u>Timmerick and McNichol Building</u>
1933-1937 Pacific Avenue	<u>Holroyd Building</u>
1940 Pacific Avenue	<u>Forest Grove National Bank</u>
2000-2002 Pacific Avenue	<u>Johnson & Son Livery Building</u>
2011-2019 Pacific Avenue	<u>Good Building</u>
2016 Pacific Avenue	<u>Hoffman Building</u>
2026 Pacific Avenue	<u>J.N. Hoffman Building</u>
2028 Pacific Avenue	<u>Star Theater</u>
2038 Pacific Avenue	<u>News-Times Building/Forest Grove Grange</u>

RECOMMENDATION

- ❑ The Planning Commission considered the proposed amendment on April 3, 2023, and unanimously adopted a motion recommending City Council adopt an ordinance amending the Forest Grove Comprehensive Plan to add the Downtown Historic District.
- ❑ Staff's recommendation is that Council accept the Planning Commission recommendation to amend the Comprehensive Plan to add the Downtown Historic District.
- ❑ Does Council have any questions for staff?



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**NOTICE OF PUBLIC HEARINGS
FOREST GROVE CITY COUNCIL
FOREST GROVE COMPREHENSIVE PLAN TEXT AMENDMENT FOR DOWNTOWN HISTORIC DISTRICT
FILE NUMBER 311-23-000003-PLNG**

NOTICE IS HEREBY GIVEN that the Forest Grove City Council will hold a Public Hearing on, **Monday, April 10 and April 24, 2023,** at 7:00 p.m. or thereafter, at the Community Auditorium, 1915 Main Street and via Zoom video conferencing, to consider Planning Commission recommendations on amendments to the text of the Forest Grove Comprehensive Plan to include the Forest Grove Downtown Historic District approved by the US Department of Interior.

The decision on this matter will be based on compliance with the following plans, goals, objectives and policies:

- Oregon Statewide Land Use Planning Goal 5 and Oregon Administrative Rules Chapter 660-023-0200 (Historic Resource Protection)
- Forest Grove Comprehensive Plan Chapter 7, Public Facilities and Community Services (Cultural Resources)

All persons will be given reasonable opportunity to give testimony about this proposal responding to the review criteria above. If an issue is not raised in the hearing (by person or by letter) or if the issue is not explained in sufficient detail to allow the City Council to respond to the issue, then that issue cannot be used for an appeal to the Land Use Board of Appeals. If additional documents or evidence are provided in support of the application, any party shall be entitled to a continuance of the hearing. Unless there is a continuance, if a participant so requests before the conclusion of the initial evidentiary hearing, the record shall remain open for at least seven days after the hearing. Additional information regarding this proposal is available for viewing at <https://www.forestgrove-or.gov/planning/project/comprehensive-plan-text-amendment-downtown-historic-district>. A copy of the staff report will be available seven days prior to the hearing and is published on the City's website at <https://www.forestgrove-or.gov/meetings>. For further information pertaining to this proposal, please contact Senior Planner Dan Riordan, at driordan@forestgrove-or.gov, or (503) 992-3226, between 8 a.m. and 5 p.m.

The hearings will be held in a "hybrid" format allowing the public to attend the meetings virtually via Zoom and in-person. A copy of the Zoom meeting agenda with Zoom instructions and staff report are available seven days prior to the hearing and are published on the City's website at <https://www.forestgrove-or.gov/meetings>. To provide testimony via Zoom, please email aruggles@forestgrove-or.gov. For assistance, please call the City Recorder's Office at (503) 992-3235.

Downtown Historic District



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Anna D. Ruggles, CMC, City Recorder
City of Forest Grove

Publish FG NewsTimes: March 30 & April 6, 2023

Date: April 10, 2023

Agenda Item: F. 2.

Subject: ORDINANCE NO 2023-02 AMENDING THE FOREST GROVE COMPREHENSIVE PLAN TO ADD THE DOWNTOWN HISTORIC DISTRICT

CITY COUNCIL MEETING

Request to Testify at Public Hearing

Public Hearings: Hearings are held on each matter required by state law or City policy. Sign in before the meeting on the Public Hearing form posted in the foyer. The presiding officer will review the hearing instructions prior to testimony. The presiding officer will call the individual or group by the name given on the sign-in form. When addressing the Council, please use the witness table (center front of the room), provide your full name and please limit your remarks to three (3) minutes unless the presiding officer grants an extension. Written or oral testimony is heard prior to any Council action. All testimony is electronically recorded. Written testimony may be submitted by 3:00 p.m. the day of the meeting to: CityCouncilors@forestgrove-or.gov.

Please sign-in below to testify:

PROPONENTS: *(Please print legibly)*

First & Last Name:

Address:

City, State & Zip Code:

OPPONENTS: *(Please print legibly)*

First & Last Name:

Address:

City, State & Zip Code:

OTHERS: *(Please print legibly)*

First & Last Name:

Address:

City, State & Zip Code:

Please continue on Page 2:

PUBLIC HEARING PURPOSE

- This hearing provides opportunity for public review of a proposed amendment to the Forest Grove Comprehensive Plan to formally add the Downtown Historic District approved by Council (Resolution 2020-043) and listed on the National Register of Historic Places in October 2020.



PUBLIC HEARING NOTICE

- ❑ Notice of the Planning Commission and City Council public hearings were mailed to all property owners in the Downtown Historic District boundary.
- ❑ Notices were also published in the Forest Grove News-Times.
- ❑ Outreach to property owners was also provided during the historic district nomination process.
- ❑ During the nomination process no property owners expressed opposition.

COMP. PLAN AMENDMENT

- ❑ City practice was to automatically add nationally registered resources to the local register in the Comprehensive Plan.
- ❑ In 2018, changes to the Oregon Administrative Rules eliminated the ability to automatically add nationally registered resources to the local register.
- ❑ Staff was not aware of the changes to the state's rules during the Downtown Historic District nomination process.
- ❑ To ensure compliance with State rules, City Council must adopt an ordinance amending the Comprehensive Plan to formally add the Downtown Historic District.

COMP. PLAN AMENDMENT

- ❑ City Council must amend the Comprehensive Plan to include the Downtown Historic District if the City desires to apply historic design guidelines and code standards similar to those that apply to the City's other historic districts.
- ❑ Downtown property owners were made aware of the historic design guidelines and code standards that would apply during the Downtown Historic District nomination process in 2020.
- ❑ If the Downtown Historic District is not included in the Comprehensive Plan the only regulation that will apply is an allowed 120-day delay for issuing demolition permits for historic resources.

COMP. PLAN AMENDMENT

- Below are the historic resources to add to the Comprehensive Plan text.

Address	Name
2003 21 st Avenue	<u>American Legion Post No. 2</u>
2017 21 st Avenue	<u>Creamery Building</u>
2019 21 st Avenue	<u>Rogers Building</u>
2018 College Way	<u>Western Oregon Telephone and Telegraphy Company</u>
2001-2003 Main Street	<u>Miller-Anderson Building</u>
2004 Main Street	<u>First National Bank of Forest Grove</u>
2007-2011 Main Street	<u>Anderson/Chowning Building</u>
2008-2010 Main Street	<u>Anderson Building</u>
2012-2016 Main Street	<u>Nixon Building</u>
2013-2017 Main Street	<u>Paterson Building</u>
2019 Main Street	<u>Masonic Holbrook Lodge #30</u>
2020 Main Street	<u>Woods and Caples Building</u>
2030 Main Street	<u>Buxton and Roe Building</u>
2032-2036 Main Street	<u>Ingles and Porter Building</u>
2038-2040 Main Street	<u>Wagner Building</u>
2042 Main Street	<u>Keep Building</u>
1904 Pacific Avenue	<u>First Church of Christ Scientist</u>
1911-1923 Pacific Avenue	<u>Forest Theater</u>
1914 Pacific Avenue	<u>Forest Grove Memorial Chapel</u>
1924-1926 Pacific Avenue	<u>Knights of Pythias Building</u>
1930-1936 Pacific Avenue	<u>Timmerick and McNichol Building</u>
1933-1937 Pacific Avenue	<u>Holroyd Building</u>
1940 Pacific Avenue	<u>Forest Grove National Bank</u>
2000-2002 Pacific Avenue	<u>Johnson & Son Livery Building</u>
2011-2019 Pacific Avenue	<u>Good Building</u>
2016 Pacific Avenue	<u>Hoffman Building</u>
2026 Pacific Avenue	<u>J.N. Hoffman Building</u>
2028 Pacific Avenue	<u>Star Theater</u>
2038 Pacific Avenue	<u>News-Times Building/Forest Grove Grange</u>

RECOMMENDATION

- ❑ The Planning Commission considered the proposed amendment on April 3, 2023, and unanimously adopted a motion recommending City Council adopt an ordinance amending the Forest Grove Comprehensive Plan to add the Downtown Historic District.
- ❑ Staff's recommendation is that Council accept the Planning Commission recommendation to amend the Comprehensive Plan to add the Downtown Historic District.
- ❑ Does Council have any questions for staff?