

United States Department of the Interior
National Park Service

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National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

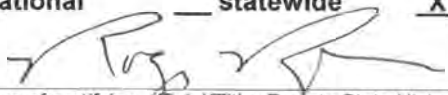
1. Name of Property

historic name Walker Naylor Historic District
other names/site number Walker's and Naylor's Additions Historic District

2. Location

street & number Various not for publication
city or town Forest Grove vicinity
state Oregon code OR county Washington code 067 zip code 97116

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
 national statewide X local

Signature of certifying official/Title: Deputy State Historic Preservation Officer Date 1.12.11
Oregon State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.
Signature of commenting official _____ Date _____
Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain): _____

Signature of the Keeper Date of Action 3.3.11

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

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

Category of Property
(Check only one box.)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
82	60	buildings
		district
		site
		structure
		object
82	60	Total

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

N/A

Number of contributing resources previously listed in the National Register

3, See FIGURE D: Walker Naylor Property List

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: Single dwelling

DOMESTIC: Multiple dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC: Single dwelling

DOMESTIC: Multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

VICTORIAN ERA: Queen Anne

LATE 19th/20th CENTURY REVIVALS/ Colonial
Revival, English Cottage

LATE 19th/20th CENTURY AMERICAN
MOVEMENTS: Craftsman; Bungalow

MODERN PERIOD: Minimal Traditional; Ranch
Style; World War II Era Cottage

Materials
(Enter categories from instructions.)

foundation: CONCRETE

walls: WOOD; SYNTHETICS

roof: ASPHALT

other: METAL

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Walker Naylor Historic District is comprised of mostly mid-nineteenth to mid-twentieth century single-family housing located in north Forest Grove, Washington County, just west of Pacific University.¹ A sense of the historic period is conveyed through original block-and-street design, intact landscaping, as well as the existing contributing resources that exhibit a high degree of original material and workmanship that span the period of significance. The irregularly-shaped district encompasses 33 mostly-level acres divided by rectangular blocks. Street and sidewalk treatments vary throughout the area, and mature trees and shrubs, ornamental lawns, and foundation plantings convey the sense of a well-established neighborhood. Most of the 145 primarily one- and two-story wood-frame buildings in the district retain their setback, massing, and form. Of the total number of resources, eighty-six percent were constructed during the period of significance spanning from 1858 to 1959 in the Queen Anne, Colonial Revival, English Cottage, Bungalow, Minimal Traditional, World War II Era Cottage, and Ranch styles. Many residences are associated with contributing period garages or other structures. The majority of the buildings are set on concrete foundations, and brick, concrete, wood, and stone are used for decoration and accent. Early construction in the Walker Naylor neighborhood was concentrated in the eastern part of the district, close to downtown and along current-day Gales Way, a diagonal street that terminates in the northwest corner of the Walker Naylor district and a highly-traveled nineteenth-century route that linked the town with near-by communities. Most of the buildings from this period are modest examples of the Queen-Anne style set on large lots, and three are already listed in the National Register. From its initial development, the district maintained a moderate but steady pace of development through 1959 as lots were subdivided to make room for additional residences, creating irregular lot sizes and shapes. Taking into account the prevalence of contributing resources and modern and commercial intrusions into the original town plats, the Walker-Naylor Historic District is generally bound by A St. on the east, C St. on the west, 23rd Ave. on the north, 21st Ave. on the south, and Gales Way on the northwest corner.

Narrative Description

Forest Grove is located in western Washington County, 25 miles west of Portland, Oregon, and 42 miles east of the Pacific Ocean. It is situated near the eastern slopes of the Oregon Coast Range. Forest Grove is home to Pacific University, which has been a distinctive contributor to the town's history since 1848. The City of Forest Grove was incorporated in 1872. It has a population of about 21,500, and the city limits include an area of 4.7 square miles. Forest Grove includes two National Register historic districts, the Clark Historic District, established in 2002, and the Painter's Woods Historic District, established in 2008. Both residential historic districts are located in the southern portion of downtown Forest Grove, south of the university.

The Walker Naylor Historic District is located northwest of these districts and of the downtown core. It is just west of Pacific University (See Figure M). Walker Naylor's northern boundary approximates the original northern city boundary and includes the southernmost portion of Gales Way, properties along B Street south of Covey Run Drive, and properties along A Street south of 2332 and 2335 A Street. The southern boundary is roughly 21st Avenue, with some resource inclusions along C Street in the southwest corner and some exclusions along 21st Avenue in the southeastern corner. The approximate eastern and western boundaries are A Street and C Street, respectfully.² Streets in Walker Naylor are laid out in a grid system, with the exception of Gales Way. Numbered avenues run east and west, and the north-south streets are named with letters from the alphabet. The area includes portions of Walker's and Naylor's additions.

¹ The Walker Naylor district name is derived from the two additions, Walker's Addition and Naylor's Addition, which comprise the majority of the district.

² Refer to Section 10 for a complete boundary description.

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The area within Walker Naylor is mostly level, except for the southwest corner, which slopes down toward the south and west. Beyond the district's northern, southern, and western boundaries, the land slopes downward, particularly in the northwest corner. Its streets are tree-lined primarily with well-established oak trees, many of which have existed since the beginning of the period of significance. All streets in the district have concrete five-foot sidewalks and parkways that are at least 6 feet wide; most are as large as 16 feet. Most streets are 24 feet wide, with the exception of B Street, a collector street, which is 40 feet. Residences are set back from the street 10 to 20 feet from the right of way and landscaped with mature oak, elm, maple and pine trees as well as ornamental lawns and typical annual and perennial foundation plantings. Just outside the boundary, on Pacific Avenue and B Street, stands the largest giant sequoia in the state, which is 32 feet in circumference, 152 feet high and has a crown averaging 70 feet in diameter. Another large sequoia, thought to have been planted in 1873, is located within the district at 2234 B Street. These trees were introduced to the Northwest by John R. Porter in 1869. Porter returned from a trip to California with the unique cones. In a few years time he had more than 100 trees, approximately 60 of which he planted in the area.³

One defining feature of the district is Gales Way, a diagonal street that terminates in the northwest corner of the Walker Naylor district. Gales Way connects Forest Grove to the community of Gales Creek and was a highly-traveled route in the mid-nineteenth century and continues to link Forest Grove with nearby communities. The present-day major transportation route through Forest Grove includes two one-way streets directly south of the district. Running westward is Pacific Avenue, which is adjacent to the southwest corner of the district's boundary. One block south is 19th Avenue, which runs eastward. These two streets define and provide access to Forest Grove's downtown commercial area and to Pacific University. One block east of the district is Main Street, a major north-south route.

The district retains good integrity and includes 85 (59 percent) contributing resources out of a total of 145 resources. The district is composed primarily of one- and two-story wood-frame residences. Most of the resources in the Walker Naylor district retain their setback, massing, and form. A majority of the buildings are set on concrete foundations. Brick, concrete, wood, and stone are used for decoration and accent. Eighty-six percent of the resources were constructed within the period of significance, 1858-1959. This range begins with the date of the first extant house and extends into the 1950s, after which the rate of construction in the neighborhood dropped significantly. Only seven houses, or 5 percent of the total properties, were constructed in the 1960s. This was the lowest rate of construction since before the first building boom began at the turn of the twentieth century.

The architectural styles represented in the district include examples of Queen Anne, Craftsman, Bungalow, Foursquare, Colonial Revival, English Cottage, WWII Era Cottage, Minimal Traditional, and Ranch. The district includes three houses that are individually listed on the National Register, the Stephen Blank and Parthena M. Blank House at 2117 A Street, the Dr. W.R. and Eunice Taylor House at 2212 A Street, and the Harry A. Crosley House at 2125 A Street (see Photo #11). In addition, the Oscar Brown House #1 at 2325 A Street and the Jerome A. and Ellen Porter house at 2119 B Street have local landmark status.

Development of the Walker Naylor District

The overall character of the Walker Naylor district is that of a late-nineteenth and early-to-mid-twentieth century neighborhood and includes examples of popular architectural styles in Oregon throughout the period of significance, 1858-1959. Construction in the Walker Naylor neighborhood maintained a moderate pace from the time of the platting of the Naylor's and Walker's additions in 1872 and 1873 until 1959, when construction rates declined dramatically. Eighty-six percent of the neighborhood's extant houses were constructed within the period of significance. The neighborhood experienced surges in construction rates at the turn of the

³ David Pinyerd, *Forest Grove, Oregon: Historic Context Statement*, City of Forest Grove, 1998, p. 11; "Forest Grove, Pacific University, and Clark Historic District," pamphlet, <http://library.oregonmetro.gov/files/forestgrove.pdf>; "History and Geography of Forest Grove," website, <http://www.grovenet.org/ForestGrove/history.html>.

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twentieth century and again after World War II. These surges coincided with population growth of Forest Grove at large.

The district includes portions of two early Donation Land Claims, that of Thomas G. Naylor and Elkanah Walker. Thomas Naylor and his wife, Sarah, settled on 562 acres, much of what is now Naylor's Addition, in 1844. The Walkers established their Donation Land Claim in 1849 (See Figures E and F). Very few dwellings existed prior to the platting of these areas. The Stephen and Parthena M. Blank house, built in 1858 on the corner of A Street and 21st Avenue and later moved to 2117 A Street, was the first home (See Figure O). The second oldest home in the district is the house at 1706 22nd Avenue, built in 1862. The Buxton house at 2234 B Street was constructed in 1871, the year before the city's incorporation. These homes were located on large parcels of land some distance from another, scattered across the district.

In 1872, the State Legislature granted a charter to the Town of Forest Grove. On November 17, 1873, the original town plat was filed with the county for the first time; Naylor's Addition and Walker's Addition were recorded at the same time, as illustrated in the "Plat of the Town of Forest Grove with Additions Thereto" (See Figures G, H).⁴ The plat description notes that a number of blocks in Walker's Addition and Naylor's Addition were irregular, and therefore differed from the six-chain and ten-link square blocks that comprised a regular town block. For example, Blocks 5, 8 and 9 of Walker's Addition and Blocks 5 and 6 of Naylor's Addition were smaller and rectangular-shaped. A few streets in the Walker Naylor district were also noted as irregular in the description of the plat; two notable irregular streets were 23rd Avenue and A Street, which likely comprised the route into town from Gales Creek, Oregon. The plat description did not specify in what way they differed from the width of regular streets, which was 66 feet; however, the plat map depicts 23rd Avenue in particular as being wider than other streets in the plat. This was likely to accommodate its use as a stagecoach thoroughfare.

Subsequently, settlement in the Walker Naylor district increased, following a purchase-build-subdivide evolution. Residents and speculators built houses on their property, often a block or quarter block in size, and then subdivided it, selling off portions to build more houses. Some property owners built multiple houses for extended family or rental income. Settlement in this manner resulted in smaller lots that were often irregularly subdivided and therefore not uniform in shape or size.

The earliest home construction was largely in the eastern portion of the district, as residents capitalized on the district's proximity to the town center. Examples include 2125 A Street (see Photo #11), 2119 B (which originally faced 21st Avenue at B Street), and 2122 A Street. Exceptions prior to the turn of the twentieth century, such as the Rodlun house at 2336 Gales Way (1888), were associated with the well-traveled route into Forest Grove from Gales Creek, which, by 1893, was the starting point of the Wilson River Stage Road that connected Gales Creek to Tillamook, Oregon.⁵

The Walker Naylor neighborhood experienced a surge in construction during the first two decades of the twentieth century. By 1912 there were 68 dwellings in the neighborhood.⁶ Twenty-seven percent of the neighborhood's extant houses were constructed by this date, and this increased to 40 percent by the end of

⁴ "Plat of the Town of Forest Grove with Additions Thereto," November 17, 1873, Book 1, page 17 of the County Plat Records. Walker's Addition to the Town of Forest Grove was filed for record on August 26th 1872 and appears in Book 1, page 13 (See Figure H). Although Naylor's Addition is referred to on the accompanying plat map, it is not officially recorded until November 17, 1873 along with the original town plat and a newly-drawn Walker's Addition plat.

⁵ Sanborn Fire Insurance maps, 1888, 1892, 1902, 1912. A number of dwellings from this period are no longer extant. The 1912 Sanborn depicts 26 dwellings that have since been demolished. One area close to the town center was especially affected by such changes: along 22nd between A and B streets all four dwellings on this block were represented on the 1912 maps and are gone today. Two of these were gone by 1939 and replaced within the period of significance. The northernmost portions of A and B streets were another affected area that was also within the eastern half of the district. A total of 4 houses along B Street north of 23rd Avenue no longer appeared in their 1912 location on the 1939 Sanborn map. In one case a larger house appeared where two had been. Also on B, on the south side of 23rd, one house situated toward the middle of the tax lot was replaced by a smaller house closer to the street. Close by, a house on A Street north of 23rd had been replaced by a larger structure.

⁶ Sanborn Fire Insurance Map, 1912.

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the decade. The area closest to the town's business core was built out by 1910, which led to the subdivision of quarter blocks throughout the district. A 1912 Sanborn map reflects that quarter blocks were well-subdivided by 1912, and houses were distributed fairly evenly throughout the district (See Figures K1-K4). One area of notable expansion, circa 1910, was the west side of C Street, with 6 additional houses built early that decade, for a total of 10. The Craftsman style of architecture is well-represented during this boom period, with many of the houses being 1 ½ story bungalows.

Although construction did not maintain its feverish pace in the twenties and the thirties, it nevertheless continued. Nineteen houses were constructed in the 1920s, approximately half the number of the decade before. Construction in the 1930s slowed even more, with only 11 houses built. Much of this building activity occurred as infill along B Street, especially the west side. Gales Creek Road also experienced a notable amount of growth during this period.⁷ The dominant style of architecture of the 1920s in the neighborhood was the Bungalow type, whereas there was much greater diversity in the houses of the 1930s, with styles such as Colonial Revival, Tudor Revival, English Cottage, and Minimal Traditional, in addition to the Bungalow type.

The post-war housing boom experienced nationally is evident in the Walker Naylor district. Twenty-three houses were built in the 1940s, the highest number since the first housing boom in the 1910s. An additional fourteen were constructed the following decade. This construction took place across the neighborhood as infill, but one area of concentration for houses dating to this period is the east side of C Street. World War II Era Cottage, Minimal Traditional, and later, Ranch are the styles represented during this time period.

In comparison to other historic neighborhoods in Forest Grove—both those that are listed on the National Register, and those that are not—Walker Naylor is unique in its exceptional integrity, and in its ability to convey particular aspects of Forest Grove's development patterns, transportation history, and relationship to the historic downtown and to Pacific University. The district's integrity is bolstered by the inclusion of its oldest home, built in 1858, making Walker Naylor home to the oldest resource of any historic district in Forest Grove. The district also exhibits the best concentration of houses that predate the city's incorporation.⁸ Its integrity is further illustrated by its high percentage of contributing resources, 59 percent, as compared to 50 percent in the Clark district and 58 percent in the Painter Wood's district.

Examples of ways in which the Walker Naylor district better demonstrates aspects of developmental patterns, transportation history, and relationship to Pacific University abound. For example, as the only district of the three not to include any part of a modern subdivision, Walker Naylor best illustrates the effect on lot shape and size resulting from multiple lot divisions over time.⁹ With Gales Way, a route of importance that dates back to the mid-nineteenth century, Walker Naylor uniquely reflects aspects of Forest Grove's transportation history and its relevance to the timber industry well into the twentieth century. Of all of the historic neighborhoods in Forest Grove, Walker Naylor is the closest in proximity to the historic downtown and to Pacific University. Better than the Clark and the Painter's Woods districts, which experienced their first boom in the 1890s and 1900s respectively, Walker Naylor conveys the construction boom of downtown during the decade of the 1910s.¹⁰ Likewise, Walker Naylor uniquely conveys the influence of Pacific University on the neighborhood

⁷ Sanborn Fire Insurance Map, 1912-1939.

⁸ The oldest home in Painter's Woods was built in 1880. Even though Clark is a much bigger district (249 vs 145 resources), it has only two houses built before 1872, whereas Walker Naylor has three. The oldest home in the Clark district was actually built in the Painter's Woods district and relocated in 1880.

⁹ Painter's Woods was comprised primarily of the South Park Addition of 1891, which was Forest Grove's first modern subdivision. It was platted into uniform, smaller lots of 5,000 square feet, similar to present-day subdivisions. The Clark district also included portions of this subdivision. In addition, Walker Naylor's lots were irregular to begin with. The Plat of the Town of Forest Grove of 1873 notes numerous irregularities in the Walker and Naylor additions. By contrast, the portion of the Original Town Plat that comprises the Clark district is almost entirely regular (One acre blocks divided into four equal lots).

¹⁰ The Clark and Painter's Woods districts were both likely influenced by the transportation opportunities in Carnation, where a railroad stop existed south of those neighborhoods. The platting of the South Park Addition in 1891 also influenced construction during those decades. By contrast, the boom in housing construction of Walker Naylor during the 1910s is more pronounced than other historic neighborhoods.

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over time by demonstrating the significant number of university professionals who lived in the district throughout the period of significance.¹¹

The Walker Naylor district retains sufficient integrity to convey its historic period of development from 1858 through 1959, when there is a distinct break with the architecture typical of the original neighborhood. There are relatively few structures built after 1960.

Resource Types

The Walker Naylor district is comprised of residential structures with architectural styles that are recognized by the State Historic Preservation Office. In determining the eligibility of individual resources a conservative approach was taken when determining eligibility. Noncontributing resources in the Walker Naylor district were deemed such even when they retained their setback, massing and form, but lacked original material in two categories, such as siding, roofing, or window material. Common alterations exhibited in the Walker Naylor district include vinyl or aluminum siding, vinyl or aluminum windows, and metal roofing. Some resources in the district exhibit additional alternations, such as changes to the size of window openings or additions to the front façade, often in the form of a filled-in porch. The following is a breakdown of the district's domestic architectural styles throughout the period of significance. They are presented in a rough chronological order.

Queen Anne (1880-1900)

The Queen Anne style is characterized by asymmetrical massing, wrap-around porches, and a variety of decorative surfacing materials. Towers are common features, as are a variety of window types and turned decorative elements. The style was quite popular in the Willamette Valley from 1885 through 1905, and is one of the most popular styles of homes in Forest Grove during this period. Compared to larger cities elsewhere in the country, Forest Grove Queen Anne homes tend to be smaller and restrained.

Five homes in the survey area are characterized as Queen Anne, with three located on the east side of the district on A Street, and two on the west side. The Queen Anne home at 2125 A Street (see Photo #11), the Crosley House, was constructed c. 1895 and is recognized on the National Register of Historic Places as one of the most elaborate in Forest Grove. While it, like other elaborate homes in Forest Grove, does not compare in size to its counterparts elsewhere in the country, it demonstrates impressive features, including an encircling porch with tapered round posts and spindles along the porch frieze on the north end of the west façade and a projecting gable on the south end. This façade also displays multi-textured wall surfaces, a primary feature of Queen Anne style construction, mixing horizontal and vertical siding with fish scale shingles and exposed studs.

Colonial Revival (1900-1940)

Colonial Revival houses started appearing at the turn of the twentieth century in Oregon. The full complement of classical decorative elements was used, including columns, dentil courses, modillions, Palladian windows, and pilasters. These were applied to symmetrical forms.

In the 1920s, Colonial Revivals found their way into catalogs in a bungalow form. Naturally symmetrical with minimal classical detailing, they usually were side gabled with multi-light sashes. Designers in the late 1930s and 1940s used the Colonial Revival-derived "Cape Cod Cottage" style by either applying its elements to minimal traditional dwellings or recreating colonial antecedents. Colonial ornament is still applied to buildings today, although the detail is minimal.

¹¹ While Clark makes a great case for its association with the founding of Tualatin Academy, only Walker Naylor demonstrates the significant number of university professionals who lived in the neighborhood throughout the period of significance. Painter's Woods provides numerous examples of merchants and other professionals who lived in the district, but does not make mention of University professionals until 1959, after its period of significance.

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Of the revival styles in the late-nineteenth and early-twentieth centuries, the Colonial Revival was popular in Forest Grove. There are 6 properties classified as Colonial Revival in the district. They range in date from c.1904 to c.1930 and appear near A and B Street, with the highest concentration near the northwest corner of the district on A St. and 23rd Avenue. An example of an early Colonial Revival house is the W.W. McEldowney House at 2240 A Street. Built in c.1904, it is detailed with classical elements, featuring a large, two-tier portico and smooth shaft columns with plain capitals extending to the second story.

English Cottage (1910-1940)

In addition to revivals of early American building types, there was also a resurgence of the English Cottage. These are typically ground-hugging structures with steep roofs, brick or stucco and half-timber walls, and round-top doorways. Unique features of the style include the shingled imitation of rolled eaves on a thatched roof and the arched-passage buttress on the outside of the front of houses, on one end.

The one example of an English Cottage house in Walker Naylor is the Roy and Iva McCurdy House at 2038 B Street (see Photo #14) from 1932. The primary (east) façade is notable for its projecting gable with stone and random-coursed brick construction, and an arched window. The roof is steeply pitched and shingled in a simulated thatch style, with catslides on either end of the projecting gable. The entrance portico features an arched doorway and conical roof.

Craftsman (1905-1930s)

The term "Craftsman" is derived from the house designs published by Gustav Stickley in his *Craftsman Magazine* from 1901 to 1916. Craftsman houses are generally one-and-a-half or two stories in height and often feature a low-pitched roof, wide eaves with exposed rafter tails and brackets, many different window types, and a variety of decorative surfacing, such as shingles, brick, clinkers, river rock, and stone. A front porch is critical to the style, as it was to the Queen Anne; however, the Craftsman integrates the porch into the building, allowing for a smoother transition from the inside to the outdoors. The porches are wide and are frequently delineated by solid rails with truncated, tapered columns.

There are five large Craftsman houses in the district, with the highest concentration found on the south end of the neighborhood along the east end of 21st Avenue. The Oscar Brown House at 2335 A Street is a fine example that employs all of the traits of a Craftsman. It is two stories with a forward-facing cross-gable roof and lower gable over a deep porch spanning the width of the house. It has classic Craftsman features, such as tapered porch posts, exposed rafters, knee brackets, and extended ridge beams.

Craftsman detailing was often applied to Bungalow forms during the same period. In contrast to the form of the larger sized Craftsman style houses, the Craftsman-style Bungalow is smaller. However, they are both characterized by an open floor plan, the use of natural materials, and simplicity of design, and feature low-pitched roofs, wide eaves with exposed rafter tails, knee brackets, and deep porches. Simple Craftsman Bungalows were popularized by trade publications and plan books. They were often small- to moderately-sized dwellings, with 1 to 1.5 stories constructed of readily available materials. The Bungalow type enjoyed enormous popularity in Oregon primarily because it arrived at a time of tremendous growth in the state. The Bungalow was economically accessible to many people and its construction materials were readily available.

Bungalows with Craftsman ornament are the most common house form in the district, totaling 48 properties. Bungalows are distributed throughout the neighborhood and feature horizontal board and moderate porches. A fine example of a Craftsman Bungalow, with Craftsman features scaled-down to a simpler, more affordable home, can be seen at 1824 22nd Avenue, built in 1932. It is one story and symmetrical with a deep, gabled porch and tapered porch posts. It features brackets and extended ridge beams, and has large, casement windows with transoms flanking the porch.

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Minimal Traditional (1920s-1940s)

In response to the Great Depression of the 1930s, houses became generally smaller and less elaborate, but still favored traditional forms and influences. Minimal Traditional houses are simplified, less expensive versions of the eclectic period revival houses of the 1910s and 1920s. For example, houses may exhibit Tudor-type roofs with a reduced pitch or feature some simplified classical or colonial detailing. The type remained popular in the period immediately following World War II, when resources were still limited and rapid construction was necessary.

Minimal Traditional buildings generally have one or 1.5 stories, with low-to-medium roof pitches and minimal eaves. When structures are side gabled they often feature a smaller front-facing gable. Porches are reduced and often limited to a covering over the front door.

There are 18 Minimal Traditional houses in Walker Naylor. They appear throughout the district, with the highest concentration on C Street. A notable example is 2018 C Street (see Photo #16), built in 1945. It is a single-story structure with a side gable and small pedimented portico over a raised entrance on the primary (east) façade. It features horizontal wood siding and double garage doors with six lights.

World War II Era Cottage (1930-1950)

The World War II Era Cottage appeared shortly before the beginning of World War II and continued to be built in great numbers for many decades. The economic depression of the 1930s led to this simple style of architecture, which often lacked decorative detailing. During World War II there was a shortage of materials and housing. After the war, with the peacetime economy just beginning to start up, materials were still in short supply with demand for housing exacerbated by returning GI's who were establishing new families. As a response to this situation, new houses were built rapidly and with little ornamentation, often in large subdivisions. These houses were also small, corresponding to the small size of young families, but designed with future additions in mind. Because of their simplicity and low cost, these homes also made the dream of home ownership possible for an unprecedented number of people.

World War II Era Cottages typically have only one story covered by a hipped or gabled roof with minimal eave overhangs. Many versions of this style include a front facing gable and a large exterior chimney, influenced by the Tudor style. The overall shape is square or rectangular.

World War II Era Cottages were fairly popular throughout western Oregon and Forest Grove. There are 6 World War II Era structures spread throughout the district. One example is at 1718 21st Avenue. It is a small, one-story house with a square footprint and little ornamentation. It has a hip roof with slight overhangs and an exterior chimney. The primary façade features 12-light casement windows, and glass-block sidelights on the front door.

Ranch (1930s-1950s)

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

Ranch type homes did not make their debut in Forest Grove until the late 1940s. There are 21 Ranch homes in Walker Naylor. They were built throughout the district as infill on lots that were previously larger, and as new construction, and are in highest concentration on 21st and 23rd Avenues. One of many fine examples is found at 1803 22nd Street, built c. 1950 (see Photo #8). It is a sprawling, one-story, asymmetrical structure with a

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low-pitched roof. The primary façade incorporates both Roman brick and wood siding, and features a recessed entry with picture windows on either side. The house also features an attached double garage, ideal in the era of expanded car ownership.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1858-1959

Significant Dates

1872, City of Forest Grove Incorporated

1873, Walker and Naylor's Additions Platted

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Multiple

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Period of Significance (justification)

The Walker Naylor Historic District retains sufficient integrity to convey its historic period of development from 1858 through 1959, when there is a distinct break with the architecture typical of the original neighborhood. The period of significance begins with the construction of the first home in the district. Houses were constructed continuously throughout the period, with episodes of rapid development that reflected specific events and trends in Forest Grove's history. The period of significance ends in 1959, at the close of a post-war building boom that had resulted in the neighborhood becoming mostly built-out. Only 20 properties (14 percent) were constructed after the period of significance.

Criteria Considerations (explanation, if necessary)

Not Applicable.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Walker Naylor Historic District is eligible for the National Register under Criterion A for local significance in the area of community planning and development. The district illustrates the impact of important events, trends, and institutions that affected the development of Forest Grove throughout the period of significance, 1858-1959. From its early history, the neighborhood's close proximity to major transportation routes, business core, Pacific University, and other institutions made it a desirable place to live. Subsequently, the area became a bell weather of the town's fortunes. Initially settled by the town's professionals and businessmen who constructed many homes on large semi-rural lots, by the early twentieth century a regional boom fueled by demand for agricultural and forest products resulted in a burgeoning downtown and increasing enrollments at Pacific University. As Forest Grove became more urban during this period a 49-year trend of relatively steady growth and densification began in Walker Naylor, tracking the town's transition from a rural agricultural settlement to a small city and the growth of the community's institutions. By the end of the period of significance in 1959 the neighborhood had been largely built out and few homes were constructed after this period.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The growth and development of the Walker Naylor neighborhood physically reflects the influences of important institutions, demographic changes, and historic trends and events that shaped Forest Grove through its founding, subsequent early-twentieth century building boom, and a later period of post-war infill. Walker's Addition and Naylor's Addition were included in the first recorded plat of the town of Forest Grove after the town incorporated in 1872. Soon after, the area began to lose its semi-rural character as the practice of tending gardens and raising live stock on large lots gave way to a more urban character with the subdivision of lots close to the town's business core and Pacific University for single-family housing for the area's professionals. Additional development during the late-nineteenth century occurred along route to the Wilson River Stage Road, a significant gateway into Forest Grove. The neighborhood's association with this historically significant transportation route and subsequent development in relationship to the road connects it to important facets of transportation history that influenced the neighborhood and Forest Grove throughout the period of significance. The proximity of the Walker Naylor Historic District to Pacific University and other important Forest Grove institutions made the area a highly sought-after neighborhood in which to live and/or invest. As a desirable area, the Walker Naylor neighborhood saw a boom in home construction during the first two decades of the twentieth century that coincided with the maturation of the business core and the growth of the university.

Construction within the Walker Naylor district slowed in the 1920s and declined even more in the 1930s. Nevertheless, new residents moved to the neighborhood, and some built houses, signaling that Walker Naylor remained a highly desirable place to live. This significance is highlighted by a dip in Forest Grove population in

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the 1920s and the economic difficulties brought about by the Great Depression in the 1930s. The former Wilson River Stage route, which had become an important road to the timber industry by the 1920s, was paved in the 1930s, and affected the demographics of the neighborhood in subsequent decades. Infill occurred during these decades as lots were further divided across the district. A second building boom occurred in Walker Naylor that corresponded with a national post-war building boom. This building surge also affected the demographics of the neighborhood, as more working class people were able to afford to purchase a home. At the culmination of the boom in 1959, the Walker Naylor district was largely built-out. As a close-in residential neighborhood where a variety of prominent citizens, professionals, and working class families lived, throughout its history it has been connected to many facets of the city's history.

Developmental history/additional historic context information (if appropriate)

Early Forest Grove, 1840s and 1850s

The earliest people in the Forest Grove region were the Tualatin band (Atafaliti) of the Kalapuya Indians. The first white settlers to the region came in 1841 as missionaries and were followed by other pioneers drawn to the area for its fertile soil. The large parcels of land awarded through the Donation Land Claim system caused these early settlers to live at great distances from one another; nevertheless, by the 1850s the Congregational Church and Tualatin Academy (later Pacific University in 1854) provided the emerging town a nucleus.

The first settlers in the Forest Grove area were missionaries Alvin T. and Abigail Smith. Led by Harvey Clark, the Smiths were a part of a group of independent missionaries who traveled overland in 1840. The Smiths settled on a land claim just south of present day Forest Grove on September 29, 1841. The Clarks and the Smiths were among the wave of missionaries who came to Oregon beginning in the 1830s and who aided in clearing the way for the American migrations of the 1840s and 1850s.

Drawn by reports from missionaries and explorers of fertile farm land and a diminishing Indian population, many Americans began migrating to the Willamette Valley in overland wagon trains in 1842. In response to the population growth, a provisional government was organized in 1843, which established procedures for granting Donation Land Claims. Free, white, adult males could obtain up to 640 acres at a minimal cost, if any. The Tualatin Plains was a destination for many new arrivals from the middle and eastern United States. Bordered by the Tualatin Mountains to the north and east, and the Chehalem Mountains to the south, this basin provided flat prairie land that was ideal for agricultural development. Forest Grove had an ideal location within the plains because it was just north of the Tualatin River.¹²

Other settlers began arriving in the Forest Grove area shortly after Smith. For example, Thomas G. and Sarah Naylor settled on 562 acres, much of what is now Naylor's Addition, on July 1, 1844. Others relocated to Forest Grove from elsewhere in Oregon. Harvey Clark settled a claim just east of Naylor's in 1845. Elkanah and Mary Richardson Walker relocated from a different land claim on the Tualatin Plains to one in Forest Grove, north of Clark's and Naylor's, in 1849 (See Figures E and F). With Oregon an official territory of the United States as of 1848, Congress passed the Donation Land Act of 1850, which legalized claims set up under the provisional government and continued this system of land acquisition with slightly reduced claim sizes. This system caused residents to be dispersed throughout a large area (See Figures E and F). For example, by 1854 the 36 square miles surrounding Forest Grove was owned by only 25 to 30 landowners.¹³

Although residents lived at some distance from one another, two Forest Grove institutions were created in the 1840s and blossomed in the 1850s that helped the emerging town form a spatial and symbolic focus. In 1845 the First Congregational Church moved to the Forest Grove area, with Harvey Clark as the pastor.¹⁴ The original log cabin structure, located at the corner of Main and 21st Avenue, was replaced in 1859 by a New

¹² Peter Edwards, *Forest Grove: A Historic Context* (City of Forest Grove Community Development Department, 1993) 6-7.

¹³ *Ibid.*, 8, 11, 79.

¹⁴ Elkanah Walker of Walker's Addition also served as a pastor of the Congregational Church. Pinyerd, *Historic Context Statement*, 79.

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England-frame style building. Its adjacent church commons, located on the south half of the block bordered by College Way, Main Street, and Pacific Avenue, served as the town square until the twentieth century.

As area landowners discovered they shared a common interest in religion and education, religious and civic leaders came together in 1848 to "establish an association of ministers and churches of the Congregational and Presbyterian denominations, and to found an Academy which should grow into a College."¹⁵ This led to the Tualatin Academy charter in 1849 (See photo, Figure R). Reverend Harvey Clark, Elkanah Walker, and William Stokes donated land that formed the campus. They also donated lots to the Academy located in what is now the area of Naylor's and Walker's additions. Proceeds from these lots helped the Academy meet expenses, such as the construction of College Hall, which was built in 1850 and still stands on the Pacific University campus.¹⁶

Walker Naylor District, 1858-1900

The Walker Naylor district developed hand-in-hand with the city of Forest Grove. Forest Grove's population increased during the second half of the nineteenth century. Aided in part by the growth of Pacific University, by 1870 the city's industry was no longer dominated by local agriculture but instead included merchants and professionals. The physical development of the Walker Naylor neighborhood reflects this shift through the style and location of the homes. While the earliest residents settled on large lots and grew their own food, during the last quarter of the century settlement increased close to the town's business core, Pacific University, and along a significant transportation route into town. When the area was platted in 1873, the irregularity of the block sizes in the district may be accounted for by an attempt to situate the neighborhood between existing landmarks while negotiating the topography of the land.

Walker Naylor District Before Platting, 1858-1872

Of all the oldest residential neighborhoods in Forest Grove, the Walker Naylor district was the closest to Pacific University. Likewise, it was only steps away from the Congregational Church, with its commons that served as a town square. In 1860, the post office moved next to the square from its original location south of the district at Reverend Harvey Clark's home, cementing this area as the center of the community. The earliest Walker Naylor home owners were drawn to the area for the appealing combination of large tracts of land and proximity to the Forest Grove institutions that were establishing themselves, including Pacific University, and a modest commercial center. The district's early home owners lived one to three acres apart from one another on large parcels of land that were big enough to grow food and raise livestock. At the time of construction of the oldest home in the district, local agriculture continued to dominate Forest Grove's industry. The community had a population of less than one hundred citizens, roads were unimproved, and it was common for livestock to roam the streets.

Nevertheless, residents were prospering and some built large, stylish homes. Stephen Blank's house, a Greek Revival home at 2117 A Street, is one example. Built between 1858 and 1859, the home originally faced 21st Avenue at A Street and is the oldest residence in the district. Stephen Blank and his wife Parthena (McMillen) migrated to Forest Grove in 1852 from Illinois and purchased three acres of land on Elkanah Walker's Donation Land Claim.¹⁷ Blank then platted his property and created Walnut Street through it, which became 21st Avenue. Through oral tradition, Walker Naylor residents believe the Blank home to be a former stagecoach inn; it is commonly known as the "Old Stagecoach Stop."¹⁸ This idea is supported by a listing of

¹⁵ James R. Robertson, "Origin of Pacific University," *Oregon Historical Quarterly*, Volume VI, June 1905, 116; "Clark District Nomination," National Register Nomination by Michelle L. Dennis, April 17, 2002, Section 8, Page 2.

¹⁶ Pinyerd, *Historic Context Statement*, 9.

¹⁷ Prior to his move, Blank was a farmer and carpenter. Once in Forest Grove he worked in logging camps, then at a grocery and meat market, until finally opening a successful sash and door factory in approximately 1858. Blank was active in Forest Grove's business sector during its formative years. Gladys Haynes, "Blank, Stephen and Parthena M. House." National Register Nomination. June 1988.

¹⁸ City of Forest Grove, Washington County Cultural Resource Inventory. April, 1984.

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"hotel operator" in the 1870 census.¹⁹ Wagon roads to Portland and Hillsboro date to at least as early as 1852, and by 1870 Forest Grove enjoyed daily stagecoach service to Portland.²⁰ In 1868, Stephen Blank invested in another tract of land in the northwest corner of the district that would ultimately connect Forest Grove to Tillamook, Oregon, by way of the Wilson River Stage Road in 1893.²¹

The Walker Naylor neighborhood continued to grow during the 1860s and 1870s. The area attracted residents who sought large plots of land in proximity to Pacific University and the emerging business core. In fact, John T. Smith, the father of the very first graduate of Pacific University, moved to the Walker Naylor neighborhood in 1862 and owned half an acre. Harvey Scott, John's son, graduated from Pacific University in 1863, and went on to become a notable editor of the *Oregonian* newspaper from 1866-1872.²² Another example is B.F. McMillen, one of the first property owners of the 1862 home at 1706 22nd. A carpenter by trade, McMillen was likely drawn to the area for the work generated by an increasing population in Forest Grove, which tripled in one decade, to 396 by 1870. Indeed, McMillen was one of eight carpenters, 9 percent of Forest Grove's working population, listed in the 1870 census. McMillen lived on 22nd Avenue from 1866 until 1879 while his children attended school.

Some of Walker Naylor's first residents were rural land owners who built second homes in the district. The Henry T. Buxton family was an example of a nearby Donation Land Claim owner that bought property in Walker Naylor to be closer to the Academy and to business and political pursuits in town.²³ By 1851, the Buxtons also owned property within Thomas G. Naylor's Donation Land Claim, in the area that later became Naylor's Addition, Blocks 4 and 5.²⁴ In 1871, Buxton built the home at 2234 B Street. Although he continued to own his farm, he moved his family to the Walker Naylor district in 1873 to take advantage of the educational opportunities at Pacific University for his children. In 1881 he also operated a furniture manufacturing business at 2030 Main Street, just blocks from his property.²⁵

¹⁹ The National Register Nomination for the Stephen and Parthena M. Blank House notes that the Blank house was known to have been a boarding house for students of Pacific University, but questions its use as a stagecoach inn. It suggested that the association with Blank's house as a stagecoach stop may have come about on account of the second owner, W.H. Crosley, who was a carriage maker. This contradicts oral testimony passed down from an elderly son of the Reverend Elkanah Walker to a recent owner, who said Stephen Blank operated the home as a stagecoach stop. The 1870 entry of Stephen Blank as a hotel operator is different from the 1900 census entry, for example, that lists Blank as a retired farmer who had boarders that attended Pacific University living with him. This, combined with the home's proximity to a main thoroughfare through town, supports the assertion that Stephen Blank operated a stagecoach inn from his home during the 1870s; Pinyerd, *Historic Context Statement*, 55; "Stephen Blank, Pioneer, Lived Here 62 Years," *News-Times*, 20 August 14; "Pioneer Woman Passes to her Reward," *News-Times*, 30 December 1915.

²⁰ General Land Office (GLO) map, 1852; Edwards, 18.

²¹ In 1877, he sold a portion of this property to F. Doughty, who constructed the imposing Queen Ann at 2336 Gales Way in c. 1888.

²² The title search for 1803 22nd revealed Scott as a property owner. The John T. Scott house is no longer extant. "Painter's Woods District Nomination," National Register Nomination by Kimberli Fitzgerald, 2008. Oregon State Historic Preservation Office and City of Forest Grove Historic Landmarks Board.

²³ In 1841, Henry T. Buxton, Sr. and his son, Henry T. Buxton, Jr. migrated to the Tualatin Plains, where they each farmed separate Donation Land Claims in the Forest Grove area. Historian David Pinyerd described Henry Buxton, Jr. as an "enterprising and progressive farmer," noting his interest in raising Shorthorn cattle. (Pinyerd, *Historic Context Statement*, 59). Buxton married and began his family of thirteen children at this location. Henry T. Buxton, Jr. increasingly became involved in civic activities and business. In 1858 he helped to organize the first school district in his neighborhood, serving sixteen years as its first clerk, and in 1884 he served as Forest Grove's second mayor. He served as County Commissioner and in 1892 was elected to the Oregon Legislature.

²⁴ Pinyerd, *Historic Context Statement*, 59; Indian School publication; It is likely that the Buxtons constructed houses that are no longer extant on this property. 1870 census lists both Sarah Buxton (widow of Sr.) and Buxton Jr. in separate houses within the area; "Death of Henry Buxton, Jr. *Hillsboro Argus*. 20 January 1899.

²⁵ 1881 Business Directory, cited in Pinyerd, *Historic Context Statement*, 58. Another farming family that moved to the Walker Naylor area to take advantage of Pacific University was that of Jerome A. and Ellen Porter, who built the house at 2119 B in 1872. Jerome Porter purchased Henry Buxton Sr.'s Donation Land Claim in approximately 1860, where he operated a farm, sold real estate, and raised livestock. In 1872-73 the Porters moved into town and enrolled their three children, Nellie, Avery and Cary, in the Tualatin Academy. In 1892 Porter and his wife's nephew, William Styles Ingles, built the Ingles and Porter building at 2036 Main Street, which is located in the business district just outside of the Walker Naylor boundary. Note, this house originally faced 21st on the corner of B Street. It was moved by a later owner circa 1913, Sanborn Fire Insurance Maps, 1902, 1912; Pinyerd, *Historic Context Statement*, 73; "Death of Jerome Porter," *Hatchet*, 21 May 1896.

An additional family that moved for the education opportunities was the Latourette family at 2314 A Street, who built their home so that their sons could live in town while attending the school. This house is no longer extant. Pinyerd, *Historic Context Statement*, 14.

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The Walker Naylor district was home to another very significant person in Forest Grove history during this early period, Alvin T. Smith (See Figures L and Q). Smith and his second wife, Jane M. Averill, moved to Walker Naylor from their house on South Elm Street in the 1870s. Commonly referred to as the founder of Forest Grove and one of the founders of Tualatin Academy, Smith was a very prominent citizen. He served as a missionary with Marcus Whitman, was a magistrate in Oregon's provisional government, and was deeply involved in political affairs. Alvin and Jane married in 1869, after the death of his first wife, Abigail. Jane was thirty-six years younger than her husband, and therefore lived at the house at 2104 B Street for many years after his death in 1888.²⁶

A common characteristic of each of these early Walker Naylor properties is that residents were largely self-sufficient, with land enough to raise food and livestock. In general, the homes dating to this period are large, but relatively plain with some Classical Revival or Victorian-period features. It is interesting to note that with the exception of the Blank house and the Porter house—houses closest to the city center—properties constructed in the district through the 1870s retained their large lot sizes as late as the 1930s and account for the later development of those areas. In fact, a stable that once served the Smith house was depicted in a Sanborn map dated 1939.

Walker Naylor District Post-Platting, 1873-1900

The maturation of the town in the 1870s led to changes in settlement patterns in the Walker Naylor district during the last quarter of the nineteenth century that are reflected in the block and street design and in the style and location of extant homes. The town gained important services in the 1870s, such as a fire department and a newspaper. Forest Grove also experienced a diversification of employment by the 1870s, influenced in part by the presence of the university and improvements in transportation, which aided the growth of industry. In addition to farmers, residents increasingly included merchants and professionals. In 1860, 81 percent of residents identified themselves as farmers, while the 1870 census shows that only one-third of the population stated farming as their occupation.²⁷

With the town's steady growth and diversification of employment came the incorporation of Forest Grove in 1872. That year the State Legislature granted a charter to the Town of Forest Grove.²⁸ On November 17, 1873, the Plat of the Town of Forest Grove was filed with the county for the first time. It included blocks that were originally a part of the Town of Forest Grove as determined in 1850, as well as Naylor's Addition and Walker's Addition (See Figure G).²⁹ The boundary of Walker's Addition and a preliminary boundary for Naylor's Addition had been determined on August 26th 1872 plat map (See Figure H). By the time the Plat of the Town of Forest Grove was recorded in 1873, new streets had been platted, block numbers were added, and the boundary of Naylor's Addition expanded. One notable characteristic of Walker's Addition and Naylor's Addition, as platted in 1873, is the high number of irregular blocks as compared to the original Forest Grove blocks. A regular Forest Grove block was determined to be one-square-acre in size and divided into four equal lots. Likely to accommodate existing landmarks such as the university and the church while negotiating the land's topography, the majority of blocks in Walker's Addition and Naylor's Addition were noted as irregular, with some considerably so. Many blocks were rectangular in shape and only contained two lots. By contrast,

²⁶ Pinyerd notes that the Smiths lived at his house on S. Elm until 1875, when they moved to 2104 B Street (Pinyerd, *Historic Context Statement*, 76). A.T. Smith is listed on the 1870 census in close proximity to others in the Walker Naylor area. His diary states: "Went to the grove and got my deed from S.H. Marsh for a part of my lot which I had from Elkanah Walker" (February 8, 1871) and "Came home and got my deed from S.H. Marsh corrected and made legal" (February 17, 1871) and "Went to the store and blacksmiths and then mowed some grass. H. Buxton came with his mower in the afternoon" (June 7, 1872). Henry Buxton was a Walker Naylor resident who lived immediately to the north of the Smith lot. These entries suggest that Smith was finalizing ownership of his property in Walker Naylor in 1871 and improving the land, perhaps with the intention to build, with his neighbor Henry Buxton in 1872. *Diaries of Alvin T. Smith 1840-1888*, Oregon Historical Society.

²⁷ Pinyerd, *Historic Context Statement*, 16.

²⁸ Gilbert, 19th Century Forest Grove History, cited in Pinyerd, *Historic Context Statement*, 12.

²⁹ "Plat of the Town of Forest Grove with Additions Thereto," November 17, 1873, book 1, page 17 of the County Plat Records. Walker's Addition to the Town of Forest Grove was filed for record on August 26th 1872 and appears in Book 1, page 13 (See Figure H). Although Naylor's Addition is referred to on the accompanying plat map, it is not officially recorded until November 17, 1873 along with the original town plat and a newly-drawn Walker's Addition plat.

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few of the original Forest Grove blocks were named irregular, and all were square in shape. None of the full blocks included in the Clark district, for instance, were irregular.

As Forest Grove developed, a business core emerged near the southeast corner of the Walker Naylor district. This area attracted businessmen and scholars who wished to be close to the town center and university. No longer interested in subsistence farming, these newcomers did not mind smaller lots because they benefited from their close proximity to the general merchandise, drug, and other businesses that lined present-day Main Street between 21st and 19th Avenues, just steps from the Walker Naylor district. Subdivided lots in this area became valuable, leading speculators to the area. In order to keep valuable land within the family, it was common for extended families to live on adjacent properties during the early years of Walker Naylor's history.

The Crosleys, who purchased the "Old Stagecoach Stop" from Stephen Blank, are an example of this new type of Walker Naylor resident. In 1892, W.H. and Flora Crosley purchased the Blank home, which was still on the corner of 21st and A. Stephen Blank then moved to the west side of B Street, although he still owned property on the east side, adjacent to his former house. In 1895 Blank subdivided the lot directly north of the Old Stagecoach Stop and sold the southern portion to W.H. Crosley, who moved the Old Stagecoach Stop there in order to build a grander home in its place.³⁰ At approximately the same time, W.H. Crosley's son, Harry, purchased the northern part of Blank's subdivided lot to construct the house at 2125 A St. (see Photo #11).³¹

Further improvements in Forest Grove that are reflected in the Walker Naylor district involve transportation. Improvements in transportation helped the city to mature and gain greater employment diversity. Wagon roads to Portland and Hillsboro, which had existed at least as early as the 1850s, had been an essential means of transporting people to Forest Grove and helped Pacific University to thrive. Historian David Pinyerd points out that by the time the railroad "attempted to come through," Forest Grove was well established and had daily stagecoach service, potentially reducing the need for a local rail stop.³² Forest Grove was fairly unique in having a school as a central focus. The school was expanding in the 1870s, as evidenced by a more than doubling of their instructors, from two to five.

Prior to the railroad coming to town in 1869, however, industry in Forest Grove grew slowly due to difficulty in transporting goods to market. The land route to Portland for freight was prohibitively expensive for crops like grain because of the steep climb over the Tualatin Mountains. The Tualatin River water route, via steamboat service offered by Joseph and Edward Kellogg in the late 1860s, was unreliable and difficult to maneuver. The Willamette Valley Railroad eventually came to Forest Grove in 1869, but established its stop one mile south of town because town trustees and merchants refused to pay a \$30,000 fee the Willamette Valley Railroad company required for a terminal in town. This location spared the developing business core and surrounding areas the heavy industrial development associated with railroads, which could have detracted from the desirability of the Walker Naylor neighborhood.³³

Even after the railroad came, stagecoach service continued to be an essential part of Forest Grove's early growth. Stagecoach service was a necessity in the nineteenth century in areas where railroad lines were inconvenient to construct, such as over Oregon's Coast Range. The Trask Toll Road, completed in 1872, was one early route that provided stagecoach service over the range, taking passengers between Yamhill and Tillamook, Oregon. Another essential Washington County stagecoach was the West Side Stage Company Route, passing from Hillsboro to Portland over the Tualatin Mountain Range from the 1870s until 1904.³⁴

³⁰ This house is no longer extant and was located just outside the boundary of the district.

³¹ "Harry A. Crosley House," National Register Nomination by Maren Bjork, 1993. Extant houses in the district along south A and B streets, such as 2119 B Street, 2117 A Street, 2925 A Street, and 2122 A Street sufficiently demonstrate the early settlement of the southeast corner of the district. Early Sanborn maps indicate that numerous houses existed along the eastern portion of 22nd Avenue that are no longer extant. Sanborn Fire Insurance maps, 1888, 1894, 1912.

³² Pinyerd, *Historic Context Statement*, 11-12.

³³ *Ibid.*; Edwards, 15-12.

³⁴ Map: West Side Stage Co., 1870s-1904. Harold Cramer Smith, Oct. 1979. Washington County Museum;

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A significant stagecoach route traveled into Forest Grove by way of the Walker Naylor district. Some of the district's earliest homes are located on this route. By the last quarter of the twentieth century, Gales Creek Road linked Forest Grove to Gales Creek, a community seven miles northwest of Forest Grove that did not have its own mail stop until 1874. This gateway into Forest Grove achieved greater significance in the 1890s, with the completion of the Wilson River Stage Road in 1893. Traveled by stagecoach and ox cart, this toll road extended from Tillamook, Oregon to Gales Creek, thereby opening up transportation to the coast and making valuable timberlands more accessible.³⁵ The entry point of this route into Forest Grove was located in the northwest sector of the Walker Naylor district. Gales Creek Way, the extension of Gales Creek Road into town, connected with 23rd Avenue to take travelers toward Pacific University and Forest Grove's town center. Early homes along this route include the imposing Queen Anne at 2336 Gales Way (c. 1890), the c. 1890 house at 1723a 23rd, and the C.V.B. Russell house at 2250 A Street (c. 1885).³⁶

Though the Walker Naylor district was becoming an established neighborhood of Forest Grove at the end of the nineteenth century, other neighborhoods in Forest Grove experienced construction surges earlier than Walker Naylor. Both the Clark district and the Painter's Woods district experienced increased construction as early as the 1890s. Within a large portion of the Clark district a part of the original Town of Forest Grove (1852), growth occurred earlier. The platting of the South Park Addition in 1891, combined with the area's proximity and access to the rail transportation opportunities in Carnation, caused the Painter's Woods district to experience a boom in construction in the 1890s.

Nevertheless, by the end of the century, the Walker Naylor district was establishing itself as a desirable residential neighborhood. The homes built during this time tended to be large, similar to the houses built in the district before the area was platted. As the century came to a close, an increasing number of Walker Naylor residents constructed more elaborate homes in the Queen Anne style. These homes were not plain, farmer residences, but town homes built to demonstrate the status of the owner.

The trajectory of the neighborhood as a residential one is reflected in the history of the Indian Industrial School, located on 45 acres adjacent to the northwest boundary of the district. Specifically, the school's relocation from the area in 1885, motivated by want for agricultural land, highlights that Walker Naylor had already characterized itself as a residential community tied to professional and educational opportunities.³⁷ The Indian Training School in Forest Grove was only the second Indian school in the United States. Founded in 1880 as part of a national movement to assimilate native peoples into American culture, the goal of the institution was to reach assimilation by educating and housing Native American children off the reservations (See Figure S). Although the school was well-supported by the staff of Pacific University and the greater community, the institution sought to relocate in 1885 because it needed more land.³⁸ Though Henry Buxton

Map: The Wilson River Stage Road in Tillamook and Washington Counties, Oregon. George Luebke, R. L. Benson, Oct. 1968. Washington County Museum.

³⁵ State of Oregon, Department of Forestry, *Tillamook State Forest Trail Guide: Historic Hiking Loop, Nels Rogers, Wilson River Wagon Road, Gravelle Brothers Trails and University Falls*. June 2009.

³⁶ Other non extant houses along this route include the former Latourette-Atwell-Mcgilvra house (1873), which burned in 2007/2008, and five additional houses along 23rd shown on the 1912 Sanborn Fire Insurance Map.

³⁷ Cynthia Staughan, "Indian Education and Acculturation: The Forest Grove Industrial Training School 1880-1895," 1991.

³⁸ Stephen Dow Beckham's *The Indians of Western Oregon: This Land was Theirs* (Coos Bay, OR: Arago Books, 1977) suggests that "white residents of Forest Grove had protested so strongly about the 'savages' in their town that the school had to move." No primary sources were cited to support this. The primary sources consulted for the present nomination, including *The Indian Citizen* newspaper, and the *Minutes of the Pacific Board of Trustees* contradict this assertion. In addition to the Staughan source, an article by Cary C. Collins, teacher and Native American historian, supports reasoning for relocation to be need for more land. Cary C. Collins, "Through the Lens of Assimilation: Edwin L. Chalcraft and Chemawa Indian School." *Oregon Historical Quarterly*, Winter 1997-98.

The staff of Pacific University was welcoming to the school and supportive of its role in assimilating Native Americans. In May of 1881 the Pacific University Board of Trustees made a resolution that the president of the University and the president and secretary of the trustees serve as Supervising Committee of the Indian School. (*Minutes of the Pacific Board of Trustees*, May 31, 1881.)

Likewise, the historical record suggests that Walker Naylor residents were supportive of the school in a variety of ways. For example, Levi C. Walker and his wife Bell taught together at the school. Levi was the son of Elkanah Walker, the addition's original Donation Land Claim owner, and lived a block from the school near 23rd Avenue and B Street. (*Hillsboro Argus*, 11 February 1909; 1880 Census; "Ordinance to Provide for the Improvements..., 1891." The 1911 Wilkes map has Walker as the owner of 2323 B. Street.

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Jr., a Walker Naylor resident who owned the adjacent property, offered to rent his farm of 317 acres to the school, the federal government decided to move the school to an area with more opportunity for growth.³⁹

Further evidence that the Walker Naylor district was becoming a desirable residential neighborhood is reflected in an 1891 city ordinance to improve the quality of Forest Grove's roads. The ordinance called for improvement of this area, impacting at least seventeen properties in the Walker Naylor district along 21st, 22nd, and 23rd Avenues and B Street. The ordinance indicated that, "a sufficient assessment shall be made against each lot abutting improvement. Streets shall be cleared of debris, uneven [surfaces]."⁴⁰

Walker Naylor's First Building Boom, 1900-1919

The growth and development of the Walker Naylor district experienced a significant boost during an early twentieth century building boom. Forest Grove had a steady rise in population during the first part of the twentieth century, growing from 1,300 in 1900 to 1,915 by 1920. This growth was influenced in part by a regional economic boom following the Lewis and Clark Exposition in Portland in 1905. Expansion in industry, infrastructure improvements in transportation, and Progressive Era reforms characterized the growth of the community, which, in turn, caused the business core and Pacific University to flourish. It is in this context that the Walker Naylor district experienced a building boom that lasted into the century's second decade.

The building boom in Walker Naylor was influenced in great part by the growth of Forest Grove's economy and transportation systems. Logging and dairying were two industries that emerged at the turn of the century that added economic development to a city previously dominated by local agriculture and Pacific University. Due in part to the opening of the Wilson River Stage Route, many sawmills opened in town by 1905. The first was Schramel and Davies Lumber, which was founded in 1902 and located at the corner of Main Street and 22nd Avenue, less than a block from the district (See Figure O).⁴¹ Though a 1905 document by the Forest Grove Board of Trade notes that much of the forest near town had been cut away, it states that there were "immense bodies of the best of timber in the hills," illustrating Forest Grove's prime location for mills.⁴² In 1902 the Pacific Coast Condensed Milk Co. opened a large factory near the train depot in Carnation. The company was known for its famous "Carnation Cream," and doubled capacity within a few years.⁴³ These industries help to diversify and strengthen the commercial development of Forest Grove. Two people linked to the creamery business lived in the Walker Naylor district during the first decade of the nineteenth century. Oscar Brown, a cheesemaker who had worked at the Tillamook Cheese Factory in Tillamook, Oregon, was one. Brown built two large and stylish homes on the northern end of A Street: a striking Queen Anne at 2325 A St. in c. 1900, and a grand Craftsman at 2335 A St. in c. 1915.

In order to get to work, Oscar Brown likely benefited from the streetcar that skimmed the district at the corner of 21st Avenue and A Street. E.W. Haines opened the line in 1906 to connect the city's business core to Carnation (See Figure N).⁴⁴ Other improvements in transportation contributed to the growth of Forest Grove and the Walker Naylor neighborhood. E.W. Haines' streetcar ceased to operate in 1911 due to competition from a new network of interurban railroads beginning in 1908 with the Oregon Electric line from Portland to a Forest Grove depot at 19th Street and Ash Street. In 1912 the Southern Pacific Railway Company added to Forest Grove's accessibility when it began to electrify its line from Portland to Forest Grove and down the western Willamette Valley through McMinnville and Independence to Corvallis. Opportunities for business and

Wilkes and Sons Map, 1911.)

³⁹ *The Indian Citizen*, December, 1884. The federal government issued a request for land to communities throughout the state. In addition to offerings from Newberg and McMinnville, Salem offered to donate 171 acres of land, including a train spur leading to the school. Students moved to their new school to Salem in groups from December of 1885 until May of 1886. For more information see Staughan, 32-33.

⁴⁰ *Ordinance to Provide for the Improvement of the Streets and Avenues of the City of Forest Grove*, 8 April 1891.

⁴¹ Pinyerd, *Historic Context Statement*, 33.

⁴² *Forest Grove, Oregon*, 1905, 10.

⁴³ *Ibid.*; *Forest Grove, Oregon* (Board of Trade, 1905) 9.

⁴⁴ 1900 Census. Edwards, 22.

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pleasure alike were afforded to the public as Forest Grove became accessible to the entire Willamette Valley.⁴⁵

As was common throughout urban centers in the United States, Progressive-Era ideas of urban beautification and organization were influential locally and impacted the desirability of the district. In 1903, Forest Grove residents initiated a beautification campaign to help grapple with growth. They made efforts to clean up the city by creating a city resolution against profane language and smoking, demolishing old barns, cleaning up weeds, and grading streets.⁴⁶ Forest Grove undertook further city planning efforts with street paving in the 1910s. Automobile transportation was becoming more popular and dirt roads were not only an eyesore, they were often muddy and hard to navigate in rainy Western Oregon. By 1912, twenty-seven blocks within the city were paved and had concrete sidewalks. The paving reduced dust and provided easier access to downtown businesses, resulting in commercial growth along Pacific Avenue.⁴⁷ One of the primary areas for street paving in Forest Grove was in Walker Naylor. Sewer plans from 1915 reflect that a route was paved through the district following Gales Creek Way, east on Third Ave. (23rd Avenue), and south down A Street and Main Street.⁴⁸ This area was a primary thoroughfare into Forest Grove, part of the old stagecoach route connecting Gales Creek to downtown Forest Grove. Businesses, some owned by residents in Walker Naylor, lined Main Street south of 22nd Avenue at this time.

These significant changes in Forest Grove influenced the Walker Naylor district. As the area in Walker Naylor closest to the city's business core became built out by 1910, the many speculators and property owners who owned large parcels of land and resided in outer parts of the district began to sell portions to others who understood the value of investing and residing in an area so close to Pacific University and the town's business center. This pattern of development is reflected in the homes dating to this time period and in the irregularity of lot shapes and sizes as lots divided. During this period houses in the Walker Naylor district were largely built for the same merchants and professionals who contributed to the growing commercial district and the thriving Pacific University. Just as buildings downtown and at the university were displaying the growing affluence of the town, the same was true for some residences in the Walker Naylor district. While houses built during the boom were not as large as the homes constructed in previous decades, houses from this period offer a good representation of the popular styles of the era, such as Craftsman and Colonial Revival style architecture.

The building boom in the Walker Naylor district corresponded with a boom in construction of commercial buildings in the downtown core, further illustrating a connection between the two. By the turn of the century, brick buildings were a requirement in the commercial core, owing to an 1892 city ordinance promoting fire safety. In the decade of the 1910s, substantial new buildings were appearing at the rate of approximately one a year. Further growth of this commercial area was influenced by the Congregational Church's 1913 decision to open the town square for development, providing additional valued real estate in the center of town.⁴⁹ Walker Naylor's construction boom also coincided with numerous additions to the city plat. Between 1905 and 1913 fourteen additions offered Forest Grove residents a variety of choices of places to live.⁵⁰ With so many housing options, the construction boom in the Walker Naylor district during this time highlights the neighborhood's desirability.

The neighborhood's prime location continued to attract prominent and aspiring businessmen and community professionals who built and purchased houses that reflected their means. By 1900, John and Emily Anderson purchased the "Old Stagecoach Stop" from W.H. Crosley. Like the former owners, the Andersons continued to house Pacific University students as boarders. Another similarity with the former owners was a background in wagon making. John Anderson was listed as a clerk in the 1900 census, but by 1910 was a merchant who

⁴⁵ Edwards, 22; Clark Nomination, 5.

⁴⁶ Pinyerd, *Historic Context Statement*, 24.

⁴⁷ *Ibid.*, 27.

⁴⁸ Sewer Plans, Forest Grove – Oregon, July, 1915.

⁴⁹ Edwards, 21.

⁵⁰ *Ibid.*, 22.

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owned a men's clothing store in the Miller/Anderson Building at the corner of Main and Pacific Streets, two blocks from his home on A Street. In approximately 1915 the Andersons built another home across the street at 2130 A Street. Another neighborhood newcomer owned a business at Main and Pacific at this time. Huston Johnson of Johnson's Livery Stable lived three blocks away at 2006 C (c. 1910) with his wife, Amy, and son, Carl.

Two doctors moved to the district during this building boom. Dr. John S. Bishop, a native of the Hawaiian Islands, moved to 1706 22nd Avenue with his wife, Alice, by 1900. Bishop was a homeopathic physician, who reportedly performed the first recorded cesarean section in the Pacific Northwest.⁵¹ Later in the decade, local physician and surgeon W.R. Taylor constructed the large Colonial Revival house at 2212 A Street in 1919. Taylor's office was located at the Nixon building at 2012 Main Street.⁵²

Emma Penfield was a Walker Naylor resident notable during this period for her association with the origins of a library in Forest Grove. Emma, who lived with her parents, Henry N. and Katherine B. Penfield, at the modest c. 1910 home at 1722 22nd, operated a stationary shop just outside of the district at 21st Avenue and College Way. Through her shop she garnered support for a tax supporting a public library, which went into effect 1908. By 1909 the Rogers City Library operated at the site of her store, with her book collection serving as the seed of its holdings (See Figure U).⁵³ The public library was soon joined by the Carnegie Library at Pacific University. Built in 1912, its construction illustrates that the growth of Pacific University kept pace with the growth of the town. Philanthropist Andrew Carnegie awarded a \$20,000 grant to build the library in the southwest corner of campus, just blocks from the Walker Naylor district. Private donations of \$12,500 supplemented the grant, and the prominent Portland architectural firm Whidden and Lewis was secured to construct it.⁵⁴

The proximity of the district to Pacific University continued to influence the neighborhood's development in the early twentieth century.⁵⁵ Not only did students and their families seek out the district, during this time period it became a popular place for university professors to reside. On 23rd Ave. in particular, house after house was owned by professors at Pacific, including the University's president, William N. Ferrin, who built an imposing Colonial Revival home at 1907 23rd Ave. in approximately 1900. Ferrin was an English professor at Pacific as early as 1885 and president from 1903 until 1914. Ferrin's colleague, Homer Atwell, owned the modest Craftsman home nearby at 1724 23rd Avenue. Frank C. Taylor, professor of Greek and Latin, moved into the home at 1723a 23rd Avenue in 1908 during the 1910s.⁵⁶

In addition to professors, the variety of occupations among residents residing in the Walker Naylor neighborhood during the first decade of the twentieth century reveal diversity. Occupations represented in the district include a real estate agent, a retired minister, two salesmen, a civil engineer, two teamsters, a druggist, a telephone lineman, two carpenters, a housekeeper and a janitor.⁵⁷ The janitor, Samuel L. Shaw, worked at Lincoln School, a new elementary school that served the growing Walker Naylor district and surrounding community (See Figure L). The school was constructed in 1909-1910 at the corner of University Avenue and Main Street.

While Walker Naylor still retains its original block and street design, the size and shape of its lots have changed dramatically since it was platted into lots a quarter-acre in size. Property owners, both resident and absentee, began to sell off portions of their land as property values increased. The evolution of cheesemaker Oscar Brown's property highlights this aspect of Walker Naylor's history. Originally attracted to the district in 1894 for the educational opportunities for his three sons, Oscar Brown purchased approximately two acres of property between A Street and B Street north of 23rd Avenue. His family lived in a small barn-like dwelling in

⁵¹ 1928 telephone directory, cited in Pinyerd, *Historic Context Statement*, 60; Census 1900-1930.

⁵² David Pinyerd, *Intensive Level Survey of Walker's and Naylor's Addition*, City of Forest Grove, 1998.

⁵³ Census, 1910-1920; Pinyerd, *Historic Context Statement*, 72.

⁵⁴ Edwards, 24.

⁵⁵ Of the oldest Forest Grove neighborhoods, the Walker Naylor district is the closest in proximity to Pacific University.

⁵⁶ Census 1900, 1910.

⁵⁷ *Ibid.*

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the center of their property while his three sons attended school and he constructed their much larger house at 2325 A Street, which was completed c. 1900 (See Figure P).⁵⁸ The Browns divided and sold their property as their land increased in value. In 1909 Brown sold his house to Henry Janson for \$6,000. Oscar built a large Craftsman house on their remaining property at 2335 B Street, which was completed c. 1915. The Browns lived there until 1920.⁵⁹

One outcome of the way property within the Walker Naylor neighborhood was divided and sold was irregularity in lot size, which can still be seen throughout the neighborhood today. Other historic neighborhoods in Forest Grove, such as the Clark district, had a similar block evolution; however, given that the Walker Naylor neighborhood was originally platted with a high number of irregular blocks, it is especially affected by this pattern of development. In addition, the angled approach of Gales Creek Way into the district adds to the irregularity of lot shapes in that area. The development of lots 1 and 4 of Naylor's Addition Block 4 is an example of the way in which the division of lots from quarter-acres to smaller sizes affected the neighborhood. W.D. Smith, a painter, purchased this land in the 1880s and sold it for a significantly higher price in 1908, probably to Alice Gibson, a schoolteacher and the wife of retired farmer, Septimus Gibson. Many people owned subdivided lots carved out from this portion of the block by 1911, but Alice Gibson still owned the remainder. Gibson's holdings on that Block, which included homes that fronted C Street, 22nd Avenue, and B Street, had a very irregular boundary.

The Gibsons highlight another aspect of development within the Walker Naylor neighborhood; there was a relatively high instance of absentee owners, suggesting use of homes as rental properties. While the Gibsons owned three homes within the Block, the Gibson family resided only in one of those locations, a large home with Queen Anne elements at 2212 B Street, constructed c. 1910. The other two were smaller houses and were likely rental properties, which provided a way to hold onto valuable property while receiving some income from it. One likely renter in the neighborhood during this time was Martin W. Vanmeter, who was listed as living in the district in the 1910 census as a day laborer doing city work, but was not listed as a property owner on a 1911 Wilkes property ownership map.

Another strategy for holding onto valuable property was by keeping it in the family. Many property owners who were new to the neighborhood at the turn of the century had personal relationships with the original settlers to the neighborhood, creating a close-knit community of extended families and peers. For example, as the children of original property owners came of age, it was common for parents to construct houses and deed property to them. The relationship between the Russell and McEldowney families is a good example of this dynamic in the Walker Naylor district. Charles V.B. Russell and his wife Matilda came to Forest Grove in 1894, likely purchasing the home and adjacent property at 2250 A Street at this time.⁶⁰ Charles was a shoe dealer operating a downtown business on Main Street. Eleanor Russell, a daughter of Charles and Matilda, married Wilbur W. McEldowney and acquired property adjacent to the Russell's in 1903, likely as a gift from the Russells. The couple constructed a home at 2240 A Street shortly thereafter.⁶¹

Wilbur McEldowney was the son of William H. and Anna McEldowney. The senior McEldowney was a prominent farmer in Washington County.⁶² William remarried in 1882, and by 1907, likely on account of being introduced to the area's great investment potential by his son, William and Eliza McEldowney owned a large

⁵⁸ The original small barn house is no longer extant. It is probable that a number of the houses represented on the 1912 Sanborn map that have since been demolished may have been housing similar to Brown's small barn house, that is, quasi-temporary structures built to house residents while their permanent home was constructed (See Figures K1-K4).

⁵⁹ Census, 1900, 1910. Sanborn Fire Insurance Map, 1912.

⁶⁰ *Forest Grove Press*, 15 September 1901, indicates that Charles V.B. Russell was a shoe dealer on Main Street since 1894. A turn-of-the-century postcard at the Washington County History Museum identifies the house at 2250 A Street to be the Russell house. The Wilkes map, 1911 confirms this.

⁶¹ Wilbur Russell began his career as a cashier at the Forest Grove National Bank and later became a prominent businessman and executive banker. A 1926 phone directory lists Wilbur as a cashier. (Pinyerd, *Historic Context Statement*, 70.)

⁶² Anna was the granddaughter of Henderson Luelling, who was significant for introducing the first fruit trees to Oregon in 1847. "Henderson Luelling and Seth Lewelling, Pioneers of Horticulture in Oregon," Eighth Biennial Report of the Board of Horticulture of the State of Oregon (Salem: J. H. Whitney, 1905).

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portion of Walker's Addition Block 3.⁶³ The McEldowneys moved into the home formerly owned by Jerome A. and Ellen Porter on the corner of 21st Avenue and B Street. In 1901 his daughter (and Wilbur's sister), Mary Helen, married a doctor, Melville Cox Strickland. The Stricklands moved to 1815 21st Avenue, a property adjacent to her father's, in 1913. The following year Wilbur and Eleanor moved from their house on A Street to a house next door to his sister at 1811 21st Avenue, at which time Matilda Russell once again became the owner of 2240 A Street. The ownership of this cluster of homes by the same family likely contributed to the homes' similar style as Craftsman houses. At some point after 1912, the original house on the corner of 21st and B Street was moved to its present location at 2119 B Street, and the McEldowney family constructed another in its place, at 1805 21st Avenue (see Photo #6).

Forest Grove and Walker Naylor, 1920-1939

Construction within the Walker Naylor district slowed in the 1920s and continued to decline in the 1930s. Nevertheless, new residents moved to the neighborhood, and some built homes, signaling that Walker Naylor remained a highly desirable place to live. Infill occurred as lots were further divided across the district.

The population of Forest Grove declined slightly in the 1920s, dipping from 1,915 in 1920 to 1,859 in 1930. Despite this, 19 houses, or 13 percent of the houses in the district, were constructed during the 1920s. This suggests that during this decade of prosperity, some Forest Grove residents moved from other neighborhoods into the sought-after neighborhood of Walker Naylor. Most built modest but attractive Bungalows.

Forest Grove fared well during the Great Depression compared to other cities. The untapped forests of the Oregon Coast Range continued to play an important part in the Forest Grove economy. The Stimson Lumber Company opened in the mid-1930s in nearby Scoggins Valley to use timber harvested from the unfortunate Tillamook Burn in 1933; this was a source of employment for Forest Grove residents.⁶⁴ The paving of the Wilson River Highway (also known as Oregon Route 6), which followed the route of the Wilson River Stage Route of the previous century, was a boon to the industry.⁶⁵ The undertaking was a New Deal WPA project of the Great Depression, and in addition to providing temporary jobs to the unemployed, the highway paving provided all-weather, year-round access to timber, thus stimulating the industry.⁶⁶

This road paving introduced a new demographic to the Walker Naylor district. Gales Way, in the northwest corner of the district, connects Forest Grove with this highway that was so important to the timber industry. The 1920 and 1930 censuses indicate an increase in the number of Walker Naylor residents employed in the timber industry, with occupation descriptions such as sawmill laborer, logging (rigging and chasing), timber feller, and lumberman.

The Walker Naylor district also continued to be a neighborhood occupied by people associated with the university and with downtown businesses. John Ray Giltner of Giltner Grocery on Main Street was a newcomer in the 1930s, for instance. Giltner lived in a 1932 Bungalow at 1824 22nd Avenue (see Photo #9), just blocks away from his store.⁶⁷

Walker Naylor's Second Building Boom and Infill, 1940-1959

The years of World War II and the immediate post-war period brought a housing boom to Walker Naylor. World War II had a significant impact on Forest Grove and was a contributing factor to development in the Walker Naylor district. Similar to other historic Forest Grove neighborhoods, new construction in Walker

⁶³ Pinyerd, *Historic Context Statement*, 70; Wilkes and Sons Map, 1911.

⁶⁴ Clark Nomination. It is notable that over half of the houses built in Walker Naylor in the 1930s (6 of 11) were located on lots where previous houses had been. This was not true of the 1920s, when only one home replaced a demolished one. The Great Depression may have been a factor in this.

⁶⁵ The portion of Oregon Route 6 that extends from Forest Grove to Gales Creek is now known as Oregon Highway 8.

⁶⁶ Edwards, 25.

⁶⁷ Pinyerd, ILS.

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Naylor occurred as infill. In addition, the few remaining stretches of undeveloped streets were built up during this time with Minimal Traditional, World War II Cottage, and Ranch style architecture. The architectural styles present in the neighborhood represent national trends and are also a physical representation of a continuing shift in demographic, as government programs helped to democratize home ownership during this time.

Cities of the western United States were transformed by World War II. The federal government needed open spaces and raw materials to train troops and build war products, resulting in a federal investment of \$40 billion in West Coast industrial growth.⁶⁸ A substantial growth in population in West Coast cities accompanied the rise in industry in the early 1940s. War-time jobs were readily available, resulting in population booms which were accompanied by housing deficits in many Western cities. Portland was an active participant in this trend. War-time industries of shipbuilding, aluminum production, and shipping itself resulted in a population increase of 22 percent from 1940-1950, compared to a 1.2 percent increase the previous decade.⁶⁹ The housing shortages caused by the population surge were met, in part, with federal financing of war-time housing centers, such as Vanport, and by rapid construction of small, low-priced tract homes.

World War II's influence on Portland had a significant impact on Forest Grove. The changes in Portland were felt by the small town's residents, as the surplus of workers sought housing as far away as Forest Grove. This caused Forest Grove's population to increase from roughly 2,500 residents in 1940 to 4,500 by the end of the decade.⁷⁰ This population surge and increased access to funding through the Federal Housing Authority and the G.I. Bill of Rights resulted in an increase in owner-occupied, single-family dwellings in Forest Grove. By 1946, the number of building permits issued in the city was three times the number in 1938 to accommodate the greater demand for housing in the area. Bailey's Addition, located in southern Forest Grove just to the east of the Painter's Woods district, was added to the original city plat in 1946 as one way to accommodate the need for housing.⁷¹

The Walker Naylor neighborhood experienced the post-World War II housing boom with the construction of homes on the remaining available lots until the district was built out by the end of the 1950s. Although some homes were constructed as infill between older homes, some blocks have stretches of mid-century homes, notably on the northern half of C Street between 22nd and 23rd Avenues, and the majority of the block of C Street between 21st and 22nd. These areas were once a part of the large lots belonging to the earliest Walker Naylor residents who had subsistence farms. Examples include the second-oldest home in the district at 1706 22nd, the Buxton house at 2234 B Street, and the Smith house at 2104 B Street. The 1939 Sanborn map illustrates that these areas were among the only vacant quarter blocks remaining in the district.⁷²

By 1959, the end of the period of significance, the occupations of Walker Naylor residents were very diverse, with a variety of white-collar and blue-collar jobs represented. This reflects a democratization of home ownership experienced in many cities across the nation brought about by federal programs like the G.I. Bill of Rights. As in the past, newcomers to the neighborhood included professors at Pacific University, such as a professor of optometry who lived at the Ranch-style home at 1634 21st (built c. 1950), and a psychology professor at the Minimal Traditional style home at 2206 B Street (built c. 1945). Some of the new arrivals to the neighborhood were also business owners, such as the owner of Reeher Realty who lived at the Minimal Traditional style home at 2235 C Street (built c. 1940) and a grocery owner who resided at 2313 A Street, a Ranch style home built in 1952. The neighborhood also drew a diversity of working-class occupations during this period. For example, two of the neighborhood's new homeowners were carriers for the U.S. Postal Service. A Greyhound bus driver lived at 2023 C Street, a garbage collector resided at the Ranch-style home

⁶⁸ Gerald D. Nash, *The American West Transformed: The Impact of the Second World War* (Bloomington: Indiana University Press, 1985) 17.

⁶⁹ *Portland Fact Book 1981: A Collection of Information and Data* (Portland: Bureau of Parks, 1981) 3.

⁷⁰ Edwards, 27.

⁷¹ Painter's Woods District Nomination

⁷² Another stretch of houses constructed during this period is located along 21st Avenue at the eastern edge of the district. The mid-century homes here replaced earlier homes, some that were constructed as early as 1888. Sanborn Fire Insurance Maps 1888, 1892, 1902, 1912.

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at 2138 A Street (see Photo #12) (built c. 1950), and a school custodian and lunchroom worker lived at the modest Minimal Traditional house at 2239 C Street (built c. 1945).

The Walker Naylor district was also home to workers in a new industry developing in Washington County. The seeds of what later was to be known as the "high tech" industry began to shape the county in the 1950s. Tektronix, a Portland company that began in the 1940s by perfecting the manufacturing of oscilloscopes, moved to Hillsboro in 1951. Historians Gordon B. Dodds and Craig E. Wollner note the significance of Tektronix's move as a factor in Washington County's economy shifting away from rural-based industries to industries based on technology. This new class of professionals, high-tech workers, began to move to Forest Grove in the 1950s. The Walker Naylor district was home to three Tektronix employees, such as Norma J. Samuel. Norma and her husband, Bill, built the Ranch-style house at 2217 A in 1957.

Conclusion

The first settlement in the Walker Naylor district occurred when farming was the dominant means of livelihood for most people in the area. The physical features of the neighborhood represent many different aspects of Forest Grove history from this time until the district was built out in the 1950s. The Walker Naylor district is unique in the way its lot sizes are often irregularly shaped and not uniform in size. The Walker Naylor district is one of few Forest Grove neighborhoods that were platted as the Town of Forest Grove in 1873, when property owners were interested in large tracts of land, and therefore lot sizes were large. Furthermore, Walker's Addition and Naylor's Addition, which comprise a majority of the district, included a significant number of blocks that were not the standard size and shape as the rest of the town. As the area developed, subdivided lots were carved out of the existing lots and often produced lots with irregular boundaries. This is in contrast to the modern subdivisions of Forest Grove, starting with the South Park Addition in 1891, which were platted with uniform lots in appropriate sizes for single family dwellings. The district is also unique in its very close proximity to important Forest Grove institutions, such as Pacific University and the city center. During a turn-of-the-century building boom, for instance, residences in the district were largely built for the same businessmen and professionals who contributed to the commercial core and taught at the university. One exceptional facet of the Walker Naylor district is its link to transportation history as the gateway into Forest Grove from the Wilson River Stage Road, which connected the town to Tillamook, Oregon in 1893 and played an important role in the timber industry, especially after its paving in the 1930s. Even as the overall population of Forest Grove declined in the 1920s and 1930s, construction occurred in the Walker Naylor district, signaling the continued desirability of the district. A second building boom in the district coincided with a national post-war housing boom that democratized home ownership in the United States. Washington County's rural-based economy was just beginning to transition to a high-tech economy during this time. As available building sites in Walker Naylor declined, newcomers to the neighborhood reflected these historic trends of the 1940s and 1950s, as an increasing number of working class families as well as workers at Tektronix moved into the neighborhood.

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Oregon State Directory. Portland: J.K. Gill, 1881.

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Forest Grove, Oregon. City Directory. Loveland, Colorado: Johnson Publishing, 1959.

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Historic Resources Survey Number (if assigned): Not Applicable

Walker Naylor Historic District
Name of Property

Washington Co., OR
County and State

10. Geographical Data

Acreage of Property 32 acres

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	10	490766	5041285	3	10	491173	5040690
	Zone	Easting	Northing		Zone	Easting	Northing
2	10	490766	5040690	4	10	491173	5041285
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The Walker Naylor district's northern boundary approximates the original northern city boundary and includes the southernmost portion of Gales Way, properties along B Street south of Covey Run Drive, and properties along A Street south of 2235 A Street. The eastern boundary includes lots on the east side of A street, with an exclusion of several properties between 23rd and 2223 A Street. The southern boundary is roughly 21st Avenue, with some inclusions along C Street and 21st Avenue in the southwest corner and some exclusions along 21st Avenue in the southeastern corner. The western boundary includes properties along both sides of C Street, properties between 22nd Place and 23rd Avenue. See district boundary map, Figure B.

Boundary Justification (Explain why the boundaries were selected.)

In 1998 Forest Grove's Historic Landmarks Board initiated a survey of the Walker Naylor district that focused exclusively on blocks that were within the original town plat, specifically, Walker's Addition and Naylor's Addition. This survey was updated in 2008-2009, with a first round of surveying that retraced the 1998 survey, and a later round of survey that extended the survey boundaries to include the blocks around the perimeter of the plat. Based on this extended survey, the boundary of the Walker Naylor district was determined to follow closely the boundaries of Walker's Addition and Naylor's Addition, with some inclusions and exclusions. Although outside of the original town plat, the northwest corner of the district was added because its resources were within the period of significance (1858-1959) and maintained integrity. This part of the district includes the diagonal street, Gales Way, which contributes to Walker Naylor's irregular outline. As a historically significant main route into Forest Grove, this road is one defining physical feature of the neighborhood.

The boundaries of the Walker Naylor district include those properties that retain sufficient historic integrity and were constructed during a prolonged development period beginning with the construction of the first building in 1858 through 1959 when the neighborhood was built out. The historic residential character of the neighborhood is conveyed through its rectilinear block-and-street design, mature landscaping, and collection of one- and two-story wood-frame homes in a variety of historic styles. Excluded from the residential district are commercial buildings at the southeast corner of the district along 21st and Pacific Avenues and Main Street. Other parts of the plat were excluded because the area has been encroached upon by modern construction, lacked a sufficient number of contributing buildings to merit inclusion, or did not share the same feeling and association as the rest of the district. This is especially the case in the northwestern corner of the district, with the development of two cul de sacs and construction of modern buildings., 22nd Place and Rodlun Court. Rodlun Court becomes Covey Run Drive as it runs eastward. Although the east side of D Street and adjacent properties are within the historical boundaries of Forest Grove and a part of Naylor's Addition, this area was not included because the area is heavily infilled with modern construction and the few remaining historic homes in this area lacked integrity. Residences fronting Main Street and Pacific Avenue at the northeast and southwest corners of the district were excluded because the broad thoroughfares and lack on contributing resources lent these areas a distinctly different character than that the district.

Walker Naylor Historic District
Name of Property

Washington Co., OR
County and State

11. Form Prepared By

name/title Sara Paulson & Elizabeth Provost with the Forest Grove Historic Landmarks Board
organization _____ date August 2010
street & number 3414 NE 64th Ave telephone 503.481.4420
city or town Portland state OR zip code 97213
e-mail libbyprovost@gmail.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Walker Naylor Historic District

Washington Co., OR

Name of Property

County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Walker Naylor Historic District

City or Vicinity: Forest Grove

County: Washington County

State: Oregon

Name of Photographer: Margaret Marcusen

Date of Photographs: February 2009

Location of Original Digital Files: 2999 SW Homesteader Road, West Linn, OR 97068

Photo #1 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0001)
Streetscape, B Street, camera facing southwest

Photo #2 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0002)
Streetscape, C Street at 22nd Avenue, camera facing northeast

Photo #3 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0003)
Streetscape, C Street at 22nd Avenue, camera facing southwest

Photo #4 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0004)
Streetscape, 23rd Avenue at A Street, camera facing northwest

Photo #5 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0005)
Streetscape, corner of 23rd Avenue and A Street, camera facing southwest

Photo #6 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0006)
1805 21st Avenue, south elevation, camera facing north

Photo #7 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0007)
1711 22nd Avenue, south elevation, camera facing north

Photo #8 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0008)
1803 22nd Avenue, south elevation, camera facing north

Photo #9 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0009)
1824 22nd Avenue, north elevation, camera facing south

Photo #10 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0010)
1718 23rd Avenue, north façade (left), west elevation (right), camera facing southeast

Photos Continued:

Photo #11 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0011)
2125 A Street, west elevation, camera facing east

Walker Naylor Historic District
Name of Property

Washington Co., OR
County and State

Photo #12 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0012)
2138 A Street, east elevation, camera facing west

Photo #13 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0013)
2304 A Street, east elevation, camera facing west

Photo #14 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0014)
2038 B Street, east elevation, camera facing west

Photo #15 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0015)
2140 B Street, east elevation, camera facing west

Photo #16 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0016)
2018 C Street, east elevation, camera facing west

Property Owner: (Complete this item at the request of the SHPO or FPO.)

name Multiple
street & number _____ telephone _____
city or town Forest Grove state Oregon zip code 97116

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

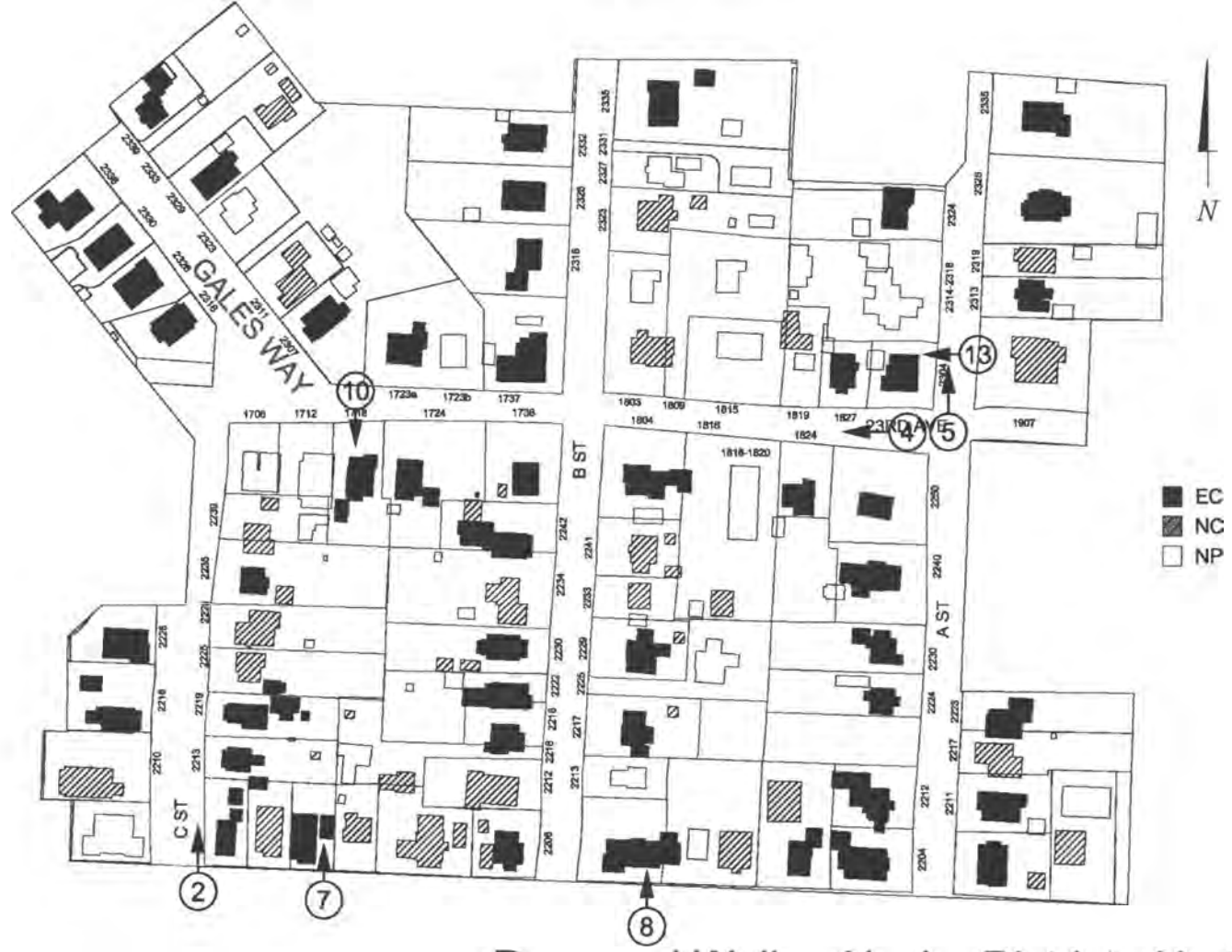
National Register of Historic Places
Continuation Sheet

Walker Naylor Historic District
 Name of Property
 Washington Co., Oregon
 County and State
 N/A
 Name of multiple listing (if applicable)

Section number Additional Documentation Page 33

PHOTO LOCATION MAP - NORTH, PAGE 1

Surveyed By: Sara Paulson, Libby Provoost and Kimberli Fitzgerald - October 2010



Proposed Walker Naylor District - North
City of Forest Grove

United States Department of the Interior
National Park Service

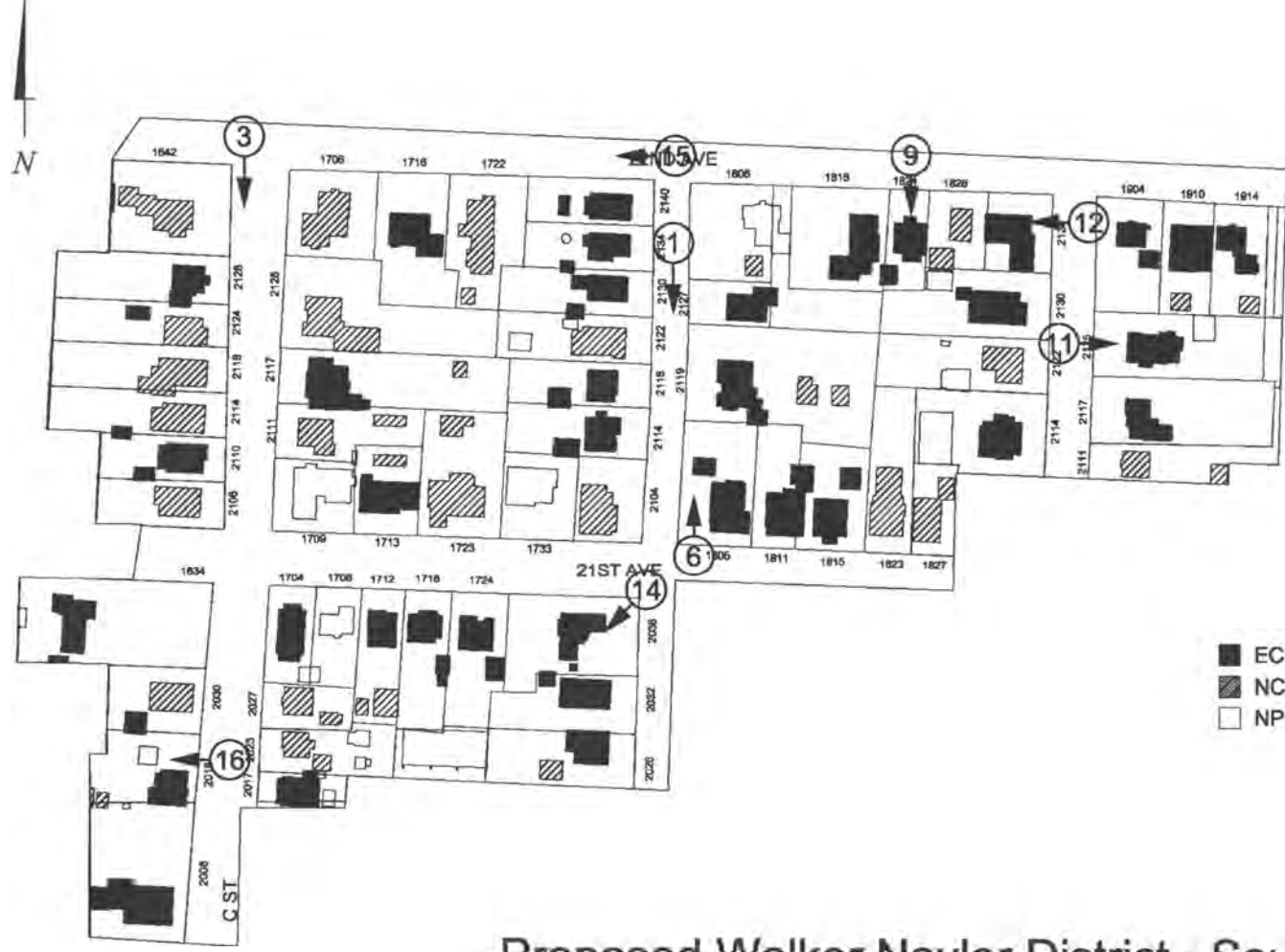
National Register of Historic Places Continuation Sheet

Walker Naylor Historic District
Name of Property
Washington Co., Oregon
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 34

PHOTO LOCATION MAP - SOUTH, PAGE 2

Surveyed By: Sara Paulson, Libby Provost and Kimberl Fitzgerald - October 2010



Proposed Walker Naylor District - South City of Forest Grove

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Walker Naylor Historic District
Name of Property
Washington Co., Oregon
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 35

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 FIGURE F: Cadastral Map, 1860
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 FIGURE V: Historic Photo 11, Electric streetcar at 21st Ave.
 FIGURE W: Historic Photo 12, Lumber Trade Building, c. 1913

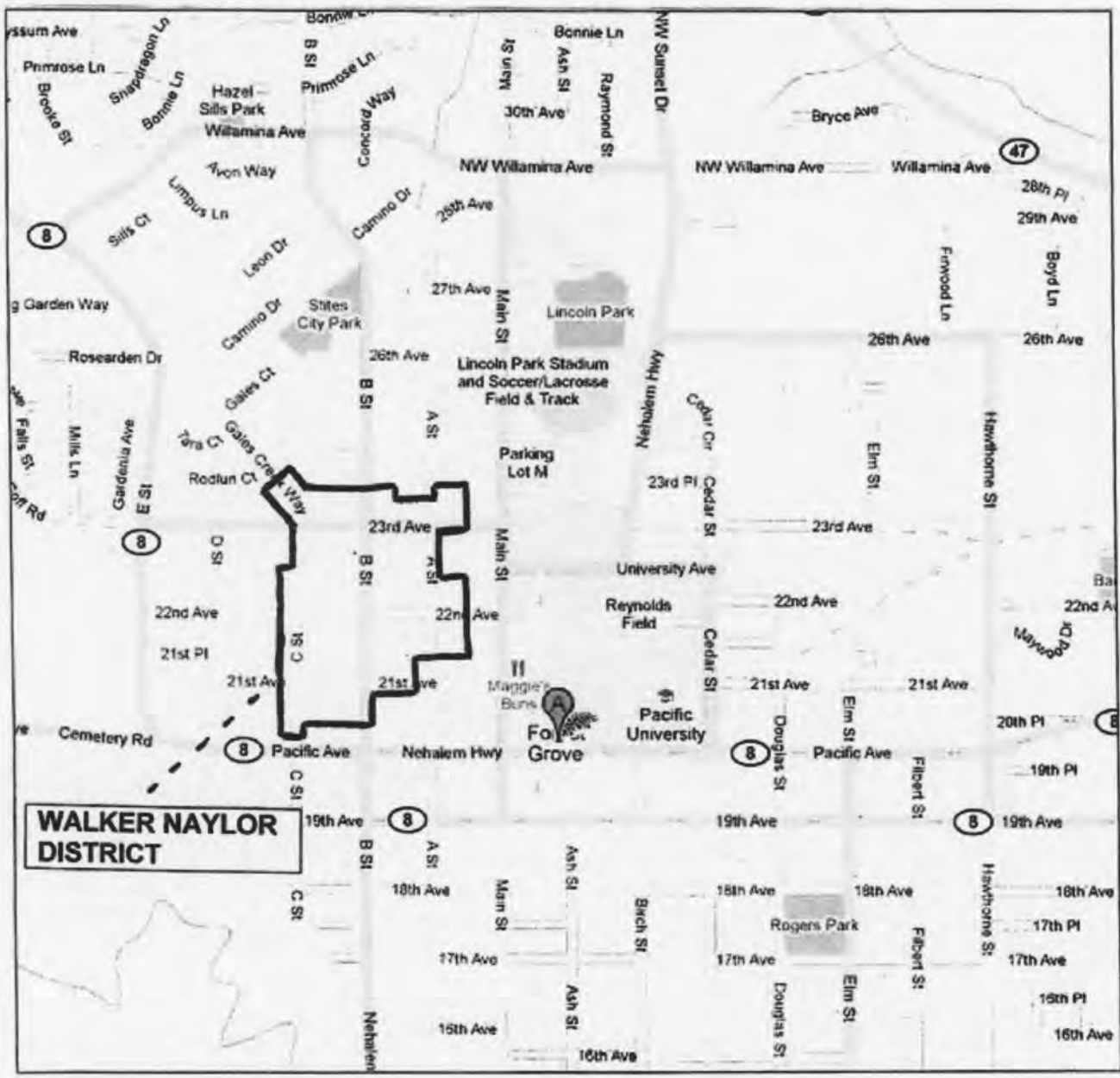
United States Department of the Interior
National Park Service

Walker Naylor Historic District
Name of Property
Washington Co., Oregon
County and State
N/A
Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 36

FIGURE A: VICINITY MAP, FOREST GROVE



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Walker Naylor Historic District

Name of Property
Washington Co., Oregon

County and State
N/A

Name of multiple listing (if applicable)

Section number Additional Documentation Page 37

FIGURE B: PROPOSED WALKER NAYLOR HISTORIC DISTRICT MAP - NORTH, PAGE 1

Surveyed By: Sara Paulson, Libby Provost and Kimberli Fitzgerald - October 2010



Proposed Walker Naylor District - North
City of Forest Grove

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Walker Naylor Historic District
Name of Property
Washington Co., Oregon
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 38

FIGURE B: PROPOSED WALKER NAYLOR HISTORIC DISTRICT MAP – SOUTH, PAGE 2

Surveyed By: Sara Paulson, Libby Provoost and Kimberli Fitzgerald - October 2010



Proposed Walker Naylor District - South

City of Forest Grove

United States Department of the Interior
National Park Service

Walker Naylor Historic District
Name of Property
Washington Co., Oregon
County and State
N/A
Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 39

FIGURE C: WALKER NAYLOR HISTORIC DISTRICT PROPERTY STATISTICS, PAGE 1

Historic Building Report/Counts 8/1/2010 (All Properties Inventoried)

Page 1 of 2

Evaluation Counts - Walker Naylor Historic District

Evaluation	Quantity	% of Total
eligible/contributing	82	57%
eligible/significant	3	2%
not eligible/non-contributing	40	28%
not eligible/out of period	20	14%
Total:	145	

Construction Date Decade Counts - Walker Naylor Historic District

Decade	Quantity	% of Total
1850s	1	1%
1860s	1	1%
1870s	3	2%
1880s	2	1%
1890s	2	1%
1900s	8	6%
1910s	39	27%
1920s	19	13%
1930s	12	8%
1940s	23	16%
1950s	14	10%
1960s	7	5%
1970s	3	2%
1990s	5	3%
2000s	6	4%
Total:	145	

Original Use Counts - Walker Naylor Historic

Original Use	Quantity	% of Total
DOMESTIC	145	100%
Total:	145	

Material Counts - Walker Naylor Historic District

Materials	Quantity	% of Total
BRICK	1	1%
METAL	10	7%
STUCCO	1	1%
SYNTHETIC SIDING	29	20%
WOOD	104	72%
Total:	145	

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Walker Naylor Historic District
Name of Property Washington Co., Oregon
County and State N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 40

FIGURE C: WALKER NAYLOR HISTORIC DISTRICT PROPERTY STATISTICS, PAGE 2

Historic Building Report/Counts 8/1/2010 Page 2 of 2 (All Properties Inventoried)











Style Category Counts - Walker Naylor Historic District

Style Categories	Quantity	% of Total
VICTORIAN ERA		
Queen Anne	5	
Victorian Era: Other	1	
Category Total:	6	4%
OTHER		
Other / Undefined	6	
Category Total:	6	4%
MODERN PERIOD		
International	1	
Minimal Traditional	18	
Ranch (Type)	21	
WWII Era Cottage (Type)	6	
Category Total:	46	32%
LATE 20TH CENTURY		
Late 20th Century: Other	6	
Category Total:	6	4%
LATE 19TH/20TH CENT. PERIOD REVIVALS		
Colonial Revival	6	
English Cottage	1	
Late 19th/20th Period Revivals: Other	4	
Tudor Revival	1	
Category Total:	12	8%
LATE 19TH/20TH CENT. AMER. MOVEMENTS		
Bungalow (Type)	48	
Craftsman	5	
Late 19th/20th Amer. Mvmts: Other	13	
Category Total:	66	46%
CLASSICAL REVIVAL		
Classical Revival: other	2	
Greek Revival	1	
Category Total:	3	2%
Total:	145	

Architectural Survey Data for Walker Naylor Historic District
Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date		
1634 21st Ave	1	EC	c.1950	Horizontal Board	Ranch (Type)	Single Dwelling	4/13/2009			
1704 21st Ave	1	EC	c.1920	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009			
1708 21st Ave	1	NP	c.2004	Synthetic Siding: Other/Undefi	Other / Undefined	Single Dwelling	5/20/2009			
1709 21st Ave	1	NP	1972	Vertical Board	Ranch (Type)	Single Dwelling Ranch w/Garage	5/20/2009			
1712 21st Ave	2	EC	c.1920	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009			
				<i>Comments: Two NC outbuildings: 1 garage, 1 shed</i>						
1713 21st Ave	1	EC	c.1950	Horizontal Board	Ranch (Type)	Single Dwelling	4/13/2009			
				<i>Comments: 1 NC shed</i>						
1718 21st Ave	1	EC	1947	Metal: Other/Undefined	WWII Era Cottage (Type) Ranch (Type)	Single Dwelling	5/20/2009			
1723 21st Ave	1	NC	c.1950	Horizontal Board	Ranch (Type)	Single Dwelling	4/13/2009			
				<i>Comments: Vinyl windows</i>						
1724 21st Ave	2	EC	1941	Horizontal Board	Bungalow (Type) Late 19th/20th Period Revivals:	Single Dwelling	5/20/2009			
1733 21st Ave	2	NP	1974	Vinyl Siding	Late 20th Century: Other	Multiple Dwelling	5/20/2009			
1805 21st Ave	2	EC	c.1915	Horizontal Board	Craftsman	Single Dwelling	5/20/2009			
				<i>Comments: Vinyl windows,</i>						

Architectural Survey Data for Walker Naylor Historic District
Oregon State Historic Preservation Office


Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date		
1811 21st Ave	3	EC	1914	Horizontal Board	Craftsman	Single Dwelling	5/20/2009			
				<i>Comments: 1 contributing garage.</i>						
1815 21st Ave	2	EC	c.1910	Horizontal Board	Bungalow (Type) Craftsman	Single Dwelling	5/20/2009			
1823 21st Ave	2	NC	c.1910	Horizontal Board	Bungalow (Type) Colonial Revival	Single Dwelling	4/13/2009			
				<i>Comments: Remodeled entrance and dormer; vinyl windows</i>						
1827 21st Ave	2	NC	c.1920	Synthetic Siding: Other/Undefi	Bungalow (Type)	Single Dwelling	5/20/2009			
				<i>Comments: vinyl windows and synthetic siding; 1 NC garage</i>						
1641-1645 22nd Ave	1	NP	1962	Synthetic Wood Siding	Ranch (Type)	Multiple Dwelling	5/20/2009			
1642 22nd Ave	2	NC	c.1935	Horizontal Board	Late 19th/20th Period Revivals:	Single Dwelling	5/20/2009			
				<i>Comments: Significant remodel, three car garage attached.</i>						
1703 22nd Ave	2	EC	c.1910	Horizontal Board	Late 19th/20th Amer. Mvmts: Ot Vernacular	Single Dwelling	5/20/2009			
				<i>Comments: 1 contributing garage</i>						
1706 22nd Ave	2	NC	1862	Vinyl Siding	Classical Revival: other	Single Dwelling	5/20/2009			
				<i>Comments: Vinyl windows; vinyl siding; metal roof.</i>						
1709 22nd Ave	1	NP	c.2006	Vertical Board Shingle	Other / Undefined	Single Dwelling	3/10/2010			
				<i>Comments: Vinyl windows. 1 NC shed.</i>						
1711 22nd Ave	1	EC	c.1910	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009			
				<i>Comments: 1 contributing garage.</i>						

Architectural Survey Data for Walker Naylor Historic District
Oregon State Historic Preservation Office









Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date
1716 22nd Ave	2	EC	c.1945	Horizontal Board	Minimal Traditional	Single Dwelling	5/20/2009	
1717 22nd Ave	2	NC	c.1900	Horizontal Board	Late 19th/20th Amer. Mvmts: Ot	Single Dwelling	5/20/2009	
				<i>Comments: Significant remodel, vinyl windows. 1 NC shed.</i>				
1721 22nd Ave	2	NC	c.1915	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009	
				<i>Comments: Significant remodel, siding replaced, vinyl windows. 1 NC two-story garage that is shaped like the house is connected by a breezeway.</i>				
1722 22nd Ave	1	NC	c.1910	Horizontal Board Brick:Other/Undefined	Late 19th/20th Amer. Mvmts: Ot Queen Anne	Single Dwelling	4/13/2009	
				<i>Comments: Material - V-rustic drop, new windows, carport added. 1 NC shed</i>				
1803 22nd Ave	1	EC	c.1950	Horizontal Board	Ranch (Type)	Single Dwelling	4/13/2009	
				<i>Comments: Vinyl windows.</i>				
1806 22nd Ave	2	NP	1995	Synthetic Siding: Other/Undefi	Late 20th Century: Other	Single Dwelling	5/20/2009	
1816 22nd Ave	1	EC	1953	Asphalt Shingle Siding	Ranch (Type)	Single Dwelling	5/20/2009	
1817 22nd Ave	2	NC	c.1925	Horizontal Board	Late 19th/20th Period Revivals:	Single Dwelling Bungalow	4/13/2009	
				<i>Comments: Addition on east side of house. 1 NC garage.</i>				
1824 22nd Ave	2	EC	1932	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009	
				<i>Comments: 1 contributing garage.</i>				
1827 22nd Ave	1	EC	c.1920	Horizontal Board	Bungalow (Type)	Single Dwelling	4/13/2009	
				<i>Comments: One large NC two-story garage with address 1827 B 22nd. House is 1827 A 22nd.</i>				













Architectural Survey Data for Walker Naylor Historic District
Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
1828 22nd Ave	2	NP	1999	Synthetic Siding: Other/Undefi	Late 20th Century: Other	Single Dwelling	5/20/2009		
				<i>Comments: 1 NC garage.</i>					
1903 22nd Ave	1	EC	c.1915	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009		
				<i>Comments: 1 NC shed.</i>					
1904 22nd Ave	1	EC	c.1945	Horizontal Board	WWII Era Cottage (Type)	Single Dwelling	5/20/2009		
				<i>Comments: 1 contributing garage.</i>					
1910 22nd Ave	1	EC	c.1945	Horizontal Board	Minimal Traditional	Single Dwelling	4/13/2009		
				<i>Comments: 1 NC garage.</i>					
1913 22nd Ave	2	NC	1943	Vinyl Siding	Late 19th/20th Period Revivals:	Multiple Dwelling	5/20/2009		
				<i>Comments: 2 NC buildings: separate apartment buildings. Aluminum windows.</i>					
1914 22nd Ave	1	EC	c.1945	Vinyl Siding	WWII Era Cottage (Type)	Single Dwelling	4/13/2009		
				<i>Comments: 1 contributing garage connected to house by a breezeway. 1 NC outbuilding.</i>					
1706 23rd Ave	1	NP	1969	Horizontal Board	Ranch (Type)	Single Dwelling	5/20/2009		
				<i>Comments: 1 NC garage.</i>					
1712 23rd Ave	1	NP	1972	Horizontal Board	Ranch (Type)	Single Dwelling	5/20/2009		
1718 23rd Ave	2	EC	c.1925	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009		
				<i>Comments: 1 contributing garage.</i>					
1723 23rd Ave	2	EC	c.1890	Horizontal Board	Late 19th/20th Amer. Mvmts: Ot Vernacular	Single Dwelling	7/24/2009		
				<i>Comments: Actual address 1723 A 23rd Ave.</i>					












Architectural Survey Data for Walker Naylor Historic District
Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
1723 23rd Ave	1	NP	1997	Synthetic Wood Siding	Late 20th Century: Other	Single Dwelling	7/24/2009		
				<i>Comments: Actual address 1723 B 23rd Ave; 1 NC garage.</i>					
1724 23rd Ave	2	EC	c.1913	Horizontal Board	Craftsman	Single Dwelling	5/1/2009		
				<i>Comments: 1 NC outbuilding constructed same date as house with new large concrete addition to back.</i>					
1737 23rd Ave	2	EC	1917	Horizontal Board	Bungalow (Type)	Single Dwelling	8/21/2009		
				<i>Comments: 1 contributing garage.</i>					
1738 23rd Ave	2	EC	c.1930	Horizontal Board	Bungalow (Type)	Single Dwelling	4/13/2009		
				<i>Comments: 1 NC garage.</i>					
1803 23rd Ave	2	NC	c.1945	Vinyl Siding	WWII Era Cottage (Type) Ranch (Type)	Single Dwelling	4/13/2009		
				<i>Comments: 1 NC oversized carport; vinyl siding.</i>					
1804 23rd Ave	1	EC	c.1950	Horizontal Board	Ranch (Type)	Single Dwelling	4/13/2009		
				<i>Comments: 1 NC new outbuilding.</i>					
1809 23rd Ave	1	NP	c.2005	Vinyl Siding	Other / Undefined	Multiple Dwelling	5/20/2009		
1815 23rd Ave	1	NP	1963	Horizontal Board	Ranch (Type)	Single Dwelling	4/13/2009		
1816 23rd Ave	2	NC	c.1945	Horizontal Board	Minimal Traditional	Single Dwelling	8/21/2009		
				<i>Comments: 1 NC garage; vinyl windows.</i>					
1818-1820 23rd Ave	1	NP	c.1965	Vertical Board	Ranch (Type)	Multiple Dwelling	8/21/2009		
1819 23rd Ave	1	NC	c.1930	Vertical Board	Minimal Traditional	Single Dwelling	5/20/2009		
				<i>Comments: Vinyl windows; metal roof. 1 NC outbuilding.</i>					










Architectural Survey Data for Walker Naylor Historic District
Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / H.S Dates	Listed Date		
1824 23rd Ave	2	EC	c.1910	Metal: Other/Undefined	Bungalow (Type)	Single Dwelling	5/20/2009			
				<i>Comments: Contributing garage.</i>						
1827 23rd Ave	2	EC	c.1925	Horizontal Board	Colonial Revival	Single Dwelling Bungalow	5/20/2009			
				<i>Comments: Contributing garage.</i>						
1907 23rd Ave	3	NC	c.1900	Horizontal Board	Colonial Revival	Single Dwelling	4/13/2009			
				<i>Comments: Remodel into multiple dwelling.</i>						
2111 A St	1	NC	c.1945	Vinyl Siding	Minimal Traditional	Single Dwelling	8/21/2009			
				<i>Comments: Vinyl windows; vinyl siding.</i>						
2114 A St Thompson-Potwin House	2	EC	c.1910	Horizontal Board Vertical Board	Colonial Revival Queen Anne	Multiple Dwelling	8/21/2009			
				<i>Comments: Two apartments buildings, one contributing, one not. 1 NC outbuilding</i>						
2117 A St Blank, Stephen & Parthena M, House Old Stage Coach Stop	2	ES NRI	1858 c.1888	Wood:Other/Undefined	Greek Revival	Single Dwelling	8/21/2009	7/14/1988		
				<i>Comments: Contributing garage</i>						
2122 A St	2	NC	c.1900	Horizontal Board	Late 19th/20th Amer. Mvmts: Ot Vernacular	Single Dwelling	8/21/2009			
				<i>Comments: 1 NC garage. Shed dormer added, vinyl windows.</i>						
2125 A St Crosley, Harry A, House	2	ES NRI	c.1895	Wood:Other/Undefined	Queen Anne	Single Dwelling	8/21/2009	9/9/1993		
				<i>Comments: Contributing barn garage</i>						
2130 A St	2	EC	c.1915	Horizontal Board	Bungalow (Type)	Single Dwelling	8/21/2009			
				<i>Comments: 1 contributing garage.</i>						
2138 A St	1	EC	c.1950	Shingle	Ranch (Type)	Single Dwelling	8/21/2009			

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2204 A St Broderson, A E, House	1	EC	1924	Horizontal Board	Late 19th/20th Period Revivals:	Single Dwelling Bungalow	8/21/2009		
				<i>Comments: Vinyl windows. 1 contributing garage.</i>					
2211 A St	2	EC	c.1910	Horizontal Board	Bungalow (Type)	Single Dwelling	8/21/2009		
				<i>Comments: 1 NC new outbuilding</i>					
2212 A St Taylor, Dr W R & Eunice, House	2	ES NRI	1919	Stucco Wood:Other/Undefined	Colonial Revival	Single Dwelling	8/21/2009	8/10/2005	
				<i>Comments: 3 contributing outbuildings: Garage, gazebo, garden shed</i>					
2217 A St	1	NC	1957	Vinyl Siding	Ranch (Type)	Single Dwelling	5/20/2009		
				<i>Comments: New siding & vinyl windows.</i>					
2223 A St	1	EC	1952	Horizontal Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling	5/20/2009		
2224 A St	2	EC	c.1925	Horizontal Board	Bungalow (Type)	Single Dwelling	8/21/2009		
				<i>Comments: 1 contributing garage.</i>					
2230 A St	2	EC	c.1920	Shingle	Bungalow (Type)	Single Dwelling	5/20/2009		
				<i>Comments: 1 NC large garage</i>					
2240 A St McEldowney, Wilber & Eleanor, House #1	2	EC	c.1904	Horizontal Board Wood:Other/Undefined	Colonial Revival	Single Dwelling	5/20/2009		
				<i>Comments: 1 contributing garage.</i>					
2250 A St	2	EC	c.1885	Horizontal Board Wood:Other/Undefined	Queen Anne	Single Dwelling	5/20/2009		
2304 A St	1	EC	c.1945	Vinyl Siding	WWII Era Cottage (Type)	Single Dwelling	5/20/2009		
				<i>Comments: 1 contributing garage.</i>					
2313 A St	1	EC	1952	Horizontal Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling	5/20/2009		
				<i>Comments: 1 contributing garage. Vinyl windows</i>					

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2314-2318 A St Latourette-Atwell-Mcgilvra House	1	NP	c.2008	Horizontal Board Wood:Other/Undefined	Other / Undefined	Single Dwelling	5/20/2009		
									<i>Comments: 1 NC garage dates to 1940s/1950s, has new siding. 1 NC new apartment/cottage between house & garage.</i>
2319 A St	2	NC	c.1915	Cement Fiber Siding	Bungalow (Type) Classical Revival: other	Single Dwelling	5/20/2009		
									<i>Comments: 1 contributing garage. Vinyl windows; altered porch.</i>
2324 A St Kines House	2	EC	c.1935	Brick:Other/Undefined	Tudor Revival	Single Dwelling	5/20/2009		
									<i>Comments: 1 contributing garage.</i>
2325 A St Brown, Oscar, House #1	3	EC	c.1900	Horizontal Board Shingle	Queen Anne	Single Dwelling	5/20/2009		
									<i>Comments: 1 NC shed.</i>
2335 A St Brown, Oscar, House #2	2	EC	c.1915	Horizontal Board	Craftsman	Single Dwelling	5/20/2009		
									<i>Comments: 1 contributing garage.</i>
2026 B St	2	EC	c.1920	Metal: Other/Undefined Stucco	Bungalow (Type)	Single Dwelling	5/20/2009		
									<i>Comments: Vinyl windows in dormer. 1 NC garage.</i>
2032 B St Sparks-LaMont House	2	EC	c.1917	Horizontal Board	Bungalow (Type) Craftsman	Single Dwelling	5/20/2009		
									<i>Comments: Vinyl windows.</i>
2038 B St McCurdy House	2	EC	1932	Shingle Brick:Other/Undefined	English Cottage	Single Dwelling	5/20/2009		
2104 B St	2	NC	c.1870	Vertical Board	Late 19th/20th Amer. Mvmts: Ot Vernacular	Single Dwelling	5/20/2009		
									<i>Comments: Significant remodel.</i>
2114 B St McEldowney, Wilbur & Anna, House #2	2	EC	c.1935	Synthetic Wood Siding Stucco	Minimal Traditional Tudor Revival	Single Dwelling	5/20/2009		
									<i>Comments: 1 contributing garage</i>

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date
2118 B St	2	EC	c.1945	Horizontal Board	Minimal Traditional	Single Dwelling	4/13/2009	
				<i>Comments: Aluminum windows, 1 contributing outbuilding.</i>				
2119 B St Porter House	2	EC	1872 1873	Horizontal Board Wood:Other/Undefined	Classical Revival: other	Single Dwelling	5/20/2009	
				<i>Comments: 2 NC outbuildings: garage, carport</i>				
2122 B St	2	NC	c.1903	Horizontal Board	Late 19th/20th Amer. Mvmts: Ot	Single Dwelling	4/13/2009	
				<i>Comments: Vinyl windows; dormer added. 1 NC two-story garage.</i>				
2127 B St	2	EC	c.1910	Horizontal Board	Bungalow (Type) Colonial Revival	Single Dwelling	5/20/2009	
2130 B St Crowther House	2	EC	c.1910	Vertical Board	Bungalow (Type)	Single Dwelling	5/20/2009	
				<i>Comments: Vinyl windows. 1 contributing garage.</i>				
2134 B St	1	EC	c.1925	Asphalt Shingle Siding	Bungalow (Type)	Single Dwelling	5/20/2009	
				<i>Comments: 1 contributing garage.</i>				
2140 B St	1	EC	c.1920	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009	
				<i>Comments: Vinyl windows. 1 contributing garage.</i>				
2206 B St	1	EC	c.1945	Vinyl Siding	Minimal Traditional	Single Dwelling	5/20/2009	
				<i>Comments: 2 NC outbuildings: garage and shed</i>				
2212 B St	2	NC	c.1910	Shingle	Late 19th/20th Amer. Mvmts: Ot	Single Dwelling	4/13/2009	
				<i>Comments: Converted to multiple dwelling. Vinyl windows.</i>				
2213 B St	1	NP	c.1960	Vertical Board	Ranch (Type)	Single Dwelling	5/20/2009	
2216 B St	1	NP	c.1965	Horizontal Board Vertical Board	International	Single Dwelling	5/20/2009	
				<i>Comments: 1 NC shed.</i>				



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2217 B St	2	EC	c.1950	Horizontal Board	WWII Era Cottage (Type) Ranch (Type)	Single Dwelling	4/13/2009			
				<i>Comments: 1 NC shed.</i>						
2218 B St Parson, Paul, House	2	EC	c.1915	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009			
2222 B St	2	EC	c.1910	Horizontal Board	Late 19th/20th Amer. Mvmts: Ot	Single Dwelling	5/20/2009			
				<i>Comments: 2 NC outbuildings: shed and carport</i>						
2225 B St	1	NP	2002	Vertical Board	Other / Undefined	Multiple Dwelling	5/20/2009			
2229 B St	2	EC	c.1910	Horizontal Board	Late 19th/20th Amer. Mvmts: Ot Vernacular	Single Dwelling	5/20/2009			
				<i>Comments: 1 NC shed.</i>						
2230 B St	2	EC	c.1915	Vinyl Siding	Bungalow (Type)	Single Dwelling	5/20/2009			
				<i>Comments: 2 NC outbuildings.</i>						
2233 B St	1	NP	1999	Synthetic Siding: Other/Undefi	Late 20th Century: Other	Single Dwelling	5/20/2009			
2234 B St Buxton House	2	NC	1871	Horizontal Board Wood:Other/Undefined	Victorian Era: Other	Single Dwelling	5/20/2009			
				<i>Comments: Converted to multiple dwelling. 1 NC shed.</i>						
2241 B St	1	NC	1933	Metal: Other/Undefined	Minimal Traditional	Single Dwelling	4/13/2009			
				<i>Comments: 1 NC shed.</i>						
2242 B St	2	EC	c.1915	Metal: Other/Undefined	Bungalow (Type)	Single Dwelling	5/20/2009			
				<i>Comments: Vinyl windows, 1 NC large garage.</i>						
2318 B St	2	EC	1947	Horizontal Board	Minimal Traditional	Single Dwelling	8/21/2009			
				<i>Comments: Exterior vinyl storms on windows</i>						

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date		
2323 B St	2	NC	c.1910	Horizontal Board Vertical Board	Late 19th/20th Amer. Mvmts: Ot	Single Dwelling	4/13/2009			
				<i>Comments: T-1-11 on lower. 1 NC large, two-story garage in back.</i>						
2326 B St	2	EC	1911	Horizontal Board	Bungalow (Type)	Single Dwelling	8/21/2009			
				<i>Comments: 1 contributing garage.</i>						
2327 B St	2	NP	c.2003	Horizontal Board	Other / Undefined	Single Dwelling	5/20/2009			
2331 B St	1	NP	c.1990	Synthetic Siding: Other/Undefi	Late 20th Century: Other	Single Dwelling	5/20/2009			
2332 B St	2	EC	c.1940	Horizontal Board	Bungalow (Type)	Single Dwelling	8/21/2009			
				<i>Comments: 1 contributing garage.</i>						
2335 B St McNutt House	2	EC	c.1930	Horizontal Board	Colonial Revival	Single Dwelling	5/20/2009			
				<i>Comments: 2 NC outbuildings: garage and shed</i>						
2006 C St	2	EC	c.1910	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009			
				<i>Comments: Vinyl windows.</i>						
2017 C St	2	EC	c.1905	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009			
				<i>Comments: Vinyl windows. 1 NC garage.</i>						
2018 C St	2	EC	c.1945	Metal: Other/Undefined	Minimal Traditional	Single Dwelling	4/13/2009			
				<i>Comments: 1 NC carport.</i>						
2023 C St	1	NC	c.1945	Vinyl Siding	Minimal Traditional	Single Dwelling	4/13/2009			
				<i>Comments: Remodel; vinyle windows. 3 NC outbuildings.</i>						

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date
2027 C St	2	NC	c.1945	Vinyl Siding	Minimal Traditional	Single Dwelling	5/20/2009	
				<i>Comments: 1 NC garage. Vinyl siding.</i>				
2030 C St	2	NC	c.1910	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009	
				<i>Comments: 1 contributing garage. Converted to multiple family.</i>				
2106 C St	2	NC	c.1910	Vinyl Siding	Late 19th/20th Amer. Mvmts: Ot	Single Dwelling	4/13/2009	
				<i>Comments: Remodel, vinyl windows, vinyl siding.</i>				
2110 C St	1	EC	c.1910	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009	
				<i>Comments: 1 contributing garage.</i>				
2111 C St	1	NC	1958	Vinyl Siding Brick:Other/Undefined	Ranch (Type)	Single Dwelling	5/20/2009	
				<i>Comments: Vinyl siding, 1 NC shed.</i>				
2114 C St	1	NC	c.1930	Metal: Other/Undefined	Bungalow (Type)	Single Dwelling	5/20/2009	
				<i>Comments: 1 contributing shed, Metal siding.</i>				
2117 C St	1	EC	c.1950	Horizontal Board	Ranch (Type)	Single Dwelling	4/13/2009	
				<i>Comments: 1 NC shed.</i>				
2118 C St	2	NC	c.1910	Shingle	Bungalow (Type)	Single Dwelling	5/20/2009	
				<i>Comments: Vinyl windows, porch remodel.</i>				
2124 C St	2	NC	c.1920	Metal: Other/Undefined	Bungalow (Type)	Single Dwelling	5/20/2009	
				<i>Comments: Vinyl windows, metal siding, 1 contributing garage.</i>				
2125 C St	2	NC	c.1945	Metal: Other/Undefined	Minimal Traditional	Single Dwelling	4/13/2009	
2128 C St	2	EC	c.1930	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009	
				<i>Comments: Attached garage.</i>				



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2210 C St	2	NC	c.1905	Horizontal Board	Queen Anne Craftsman	Single Dwelling Foursquare (Box)	4/13/2009			
				<i>Comments: Converted to multiple family.</i>						
2213 C St	2	EC	c.1910	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009			
				<i>Comments: 1 NC shed.</i>						
2218 C St	2	EC	c.1915	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009			
				<i>Comments: 1 contributing garage.</i>						
2219 C St	1	EC	c.1915	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009			
				<i>Comments: 1 NC shed.</i>						
2225 C St	1	NC	c.1945	Metal; Other/Undefined	Minimal Traditional	Single Dwelling	5/20/2009			
				<i>Comments: Remodel; metal siding. 1 contributing garage.</i>						
2226 C St	2	EC	c.1910	Shingle	Bungalow (Type)	Single Dwelling	5/20/2009			
				<i>Comments: Alteration on front façade in front porch area on siding, vinyl windows</i>						
2229 C St	1	NC	1957	Vertical Board	Ranch (Type)	Single Dwelling	5/20/2009			
				<i>Comments: Vinyl windows</i>						
2235 C St	2	EC	c.1940	Horizontal Board	Minimal Traditional	Single Dwelling	5/20/2009			
				<i>Comments: 1 NC garage.</i>						
2239 C St	2	NC	c.1945	Vinyl Siding	Minimal Traditional	Single Dwelling	5/20/2009			
				<i>Comments: Vinyl windows; vinyl siding. 1 NC large garage.</i>						
2307 Gales Way	2	EC	c.1920	Horizontal Board	Bungalow (Type)	Single Dwelling	7/24/2009			
				<i>Comments: New door, vinyl windows. 1 contributing garage.</i>						

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2311 Gales Way	2	NC	c.1930	Horizontal Board	Late 19th/20th Amer. Mvmts: Ot	Single Dwelling	7/24/2009			
				<i>Comments: New vinyl windows, new dormer, altered entry; 1 NC garage.</i>						
2318 Gales Way	3	EC	c.1920	Horizontal Board	Craftsman	Single Dwelling Foursquare (Box)	7/24/2009			
2323 Gales Way	1	NP	c.1960	Vertical Board Roman Brick	Ranch (Type)	Single Dwelling	7/24/2009			
2326 Gales Way	2	EC	1914	Horizontal Board	Bungalow (Type)	Single Dwelling	7/24/2009			
				<i>Comments: Altered windows, new door. 1 contributing outbuilding.</i>						
2329 Gales Way	2	EC	c.1920	Horizontal Board	Bungalow (Type)	Single Dwelling	7/24/2009			
				<i>Comments: Vinyl windows on first floor. 1 contributing garage.</i>						
2330 Gales Way	2	EC	c.1920	Horizontal Board	Bungalow (Type)	Single Dwelling	7/24/2009			
				<i>Comments: 1 NC garage.</i>						
2333 Gales Way	1	NC	c.1920	Vinyl Siding	Bungalow (Type)	Single Dwelling	3/10/2010			
				<i>Comments: 2 NC outbuildings.</i>						
2336 Gales Way Rodlun House	2	EC	c.1888	Horizontal Board Shingle	Queen Anne	Single Dwelling	7/24/2009			
				<i>Comments: New addition on back done appropriately.</i>						
2339 Gales Way	1	EC	1946	Synthetic Siding: Other/Undefi	Minimal Traditional	Single Dwelling	7/24/2009			
				<i>Comments: 1 NC garage.</i>						

Total Resources Identified: 145

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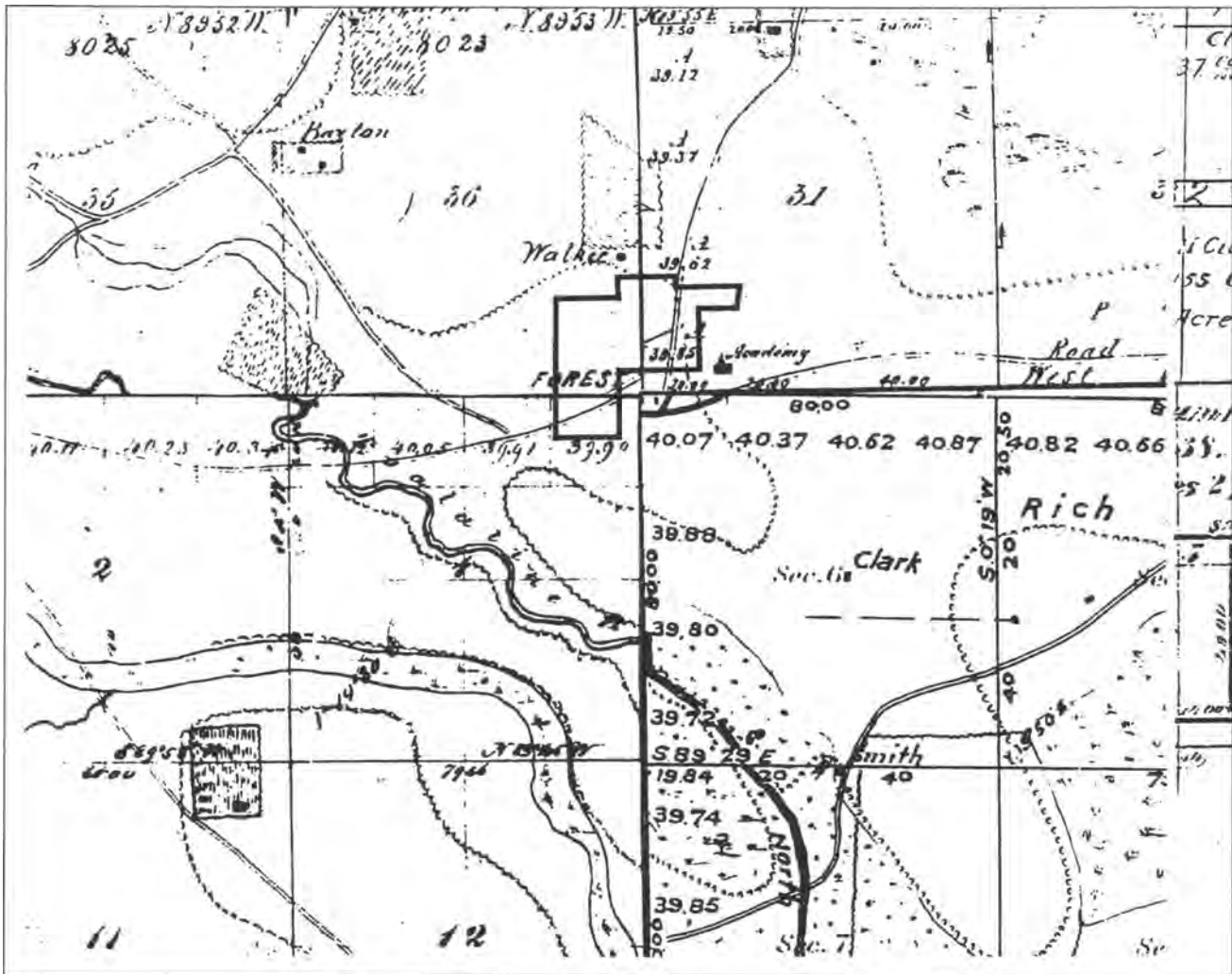
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FIGURE E: GENERAL LAND OFFICE (GLO) MAP, 1852

A rough outline of the survey area is delineated by a heavy black outline. Tualatin Academy is visible just east of the survey area. Walker's cultivated land is visible just north of the survey area. *Pinyerd, Morelli Collection*



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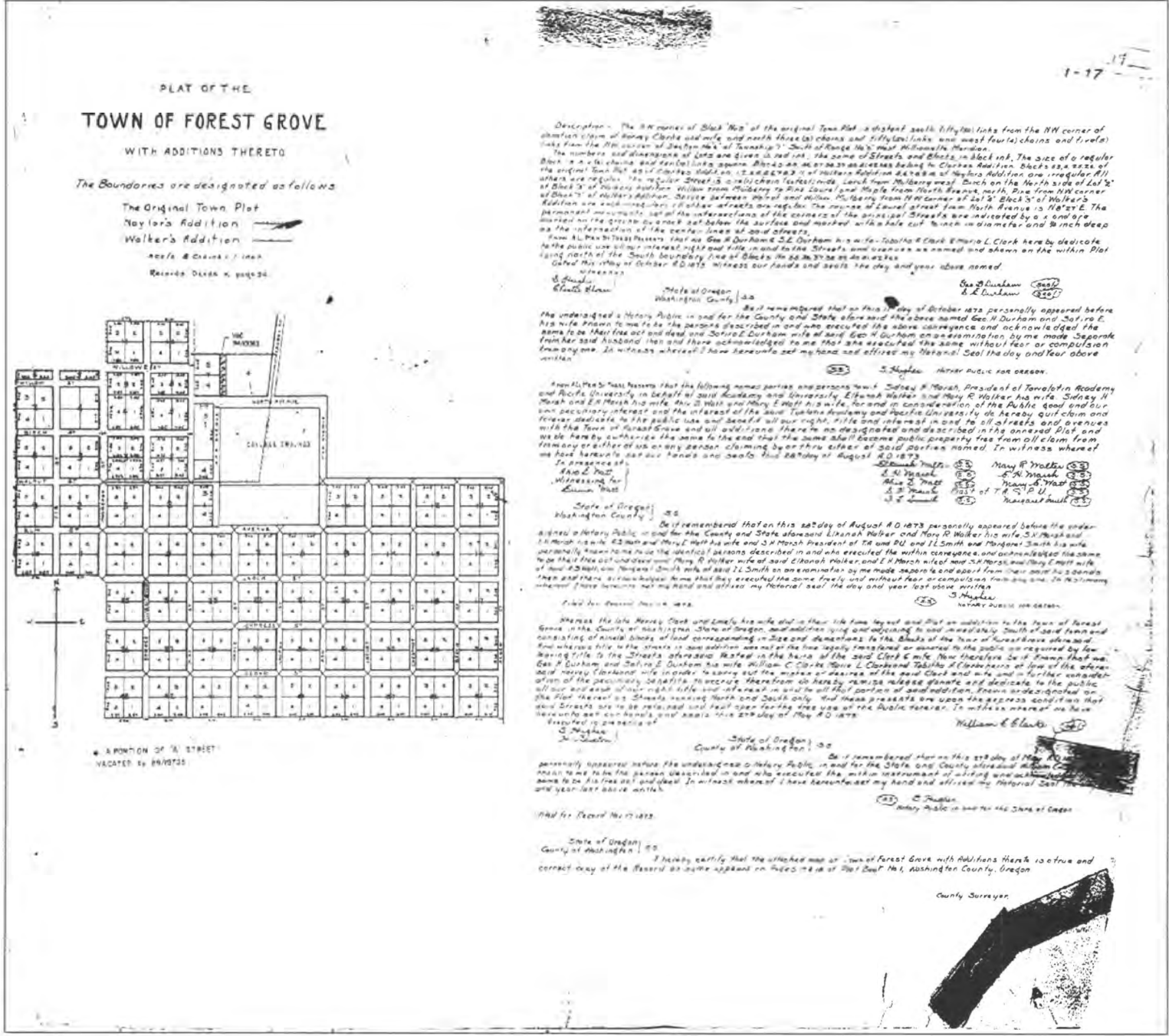
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FIGURE G: FOREST GROVE CHARTER & ORIGINAL PLAT MAP, 1872



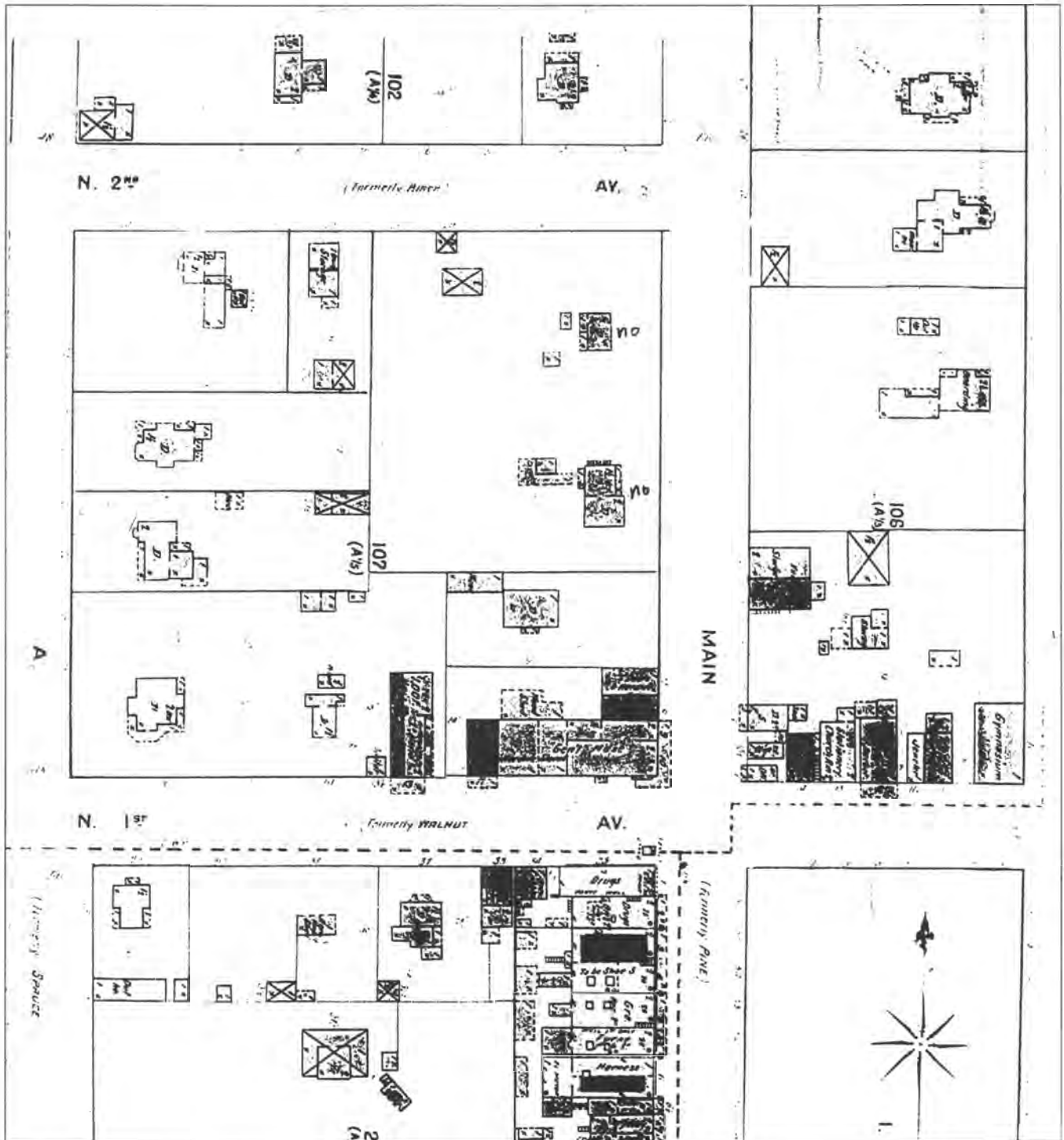
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FIGURE I: SANBORN FIRE INSURANCE MAP, 1902
This map excerpt shows the southeast corner of the Walker Naylor district.



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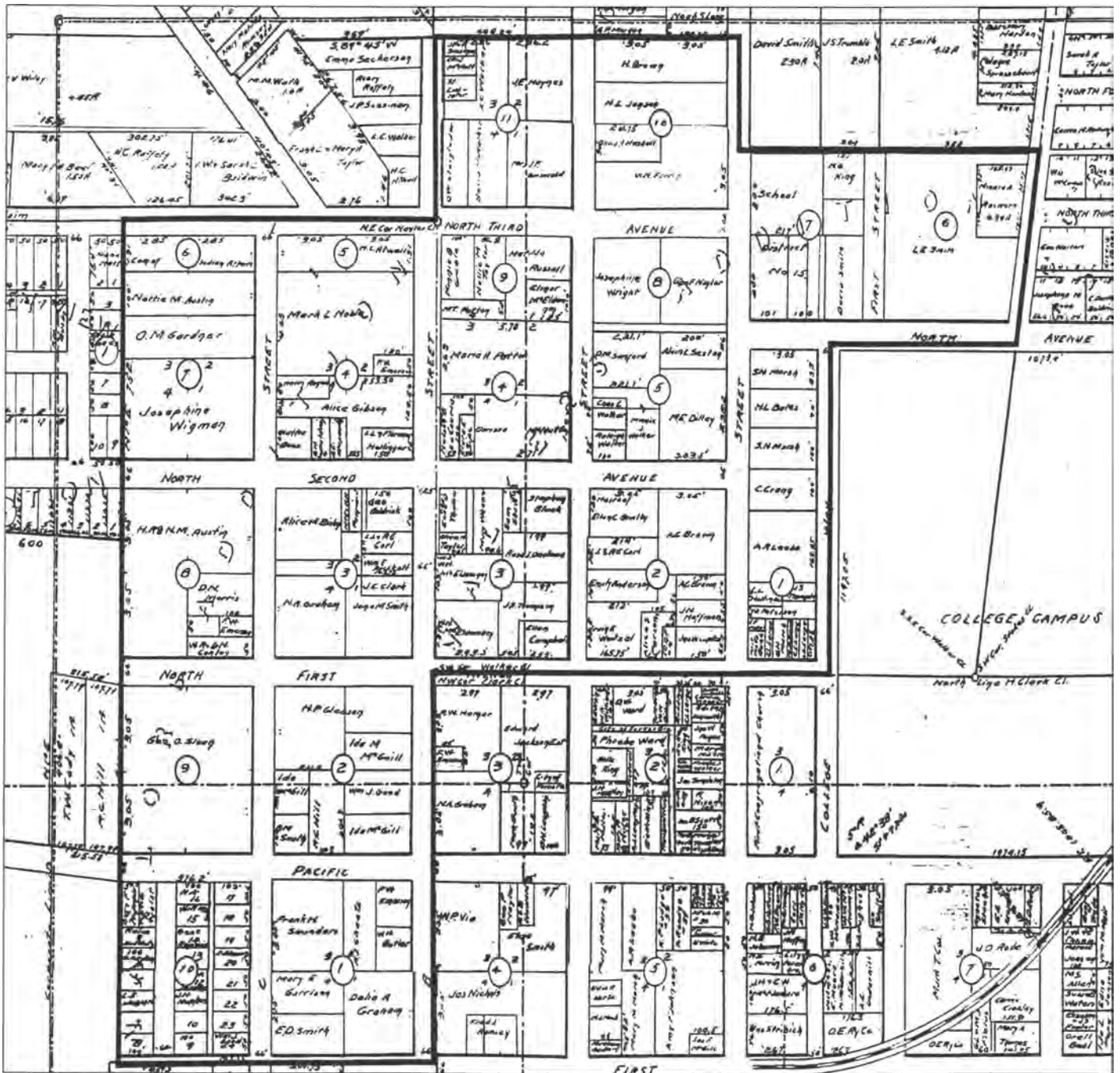
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FIGURE J: WILKES MAP, 1911

A rough outline of the survey area is delineated by a heavy black outline. *Pinyerd, Morelli Collection*



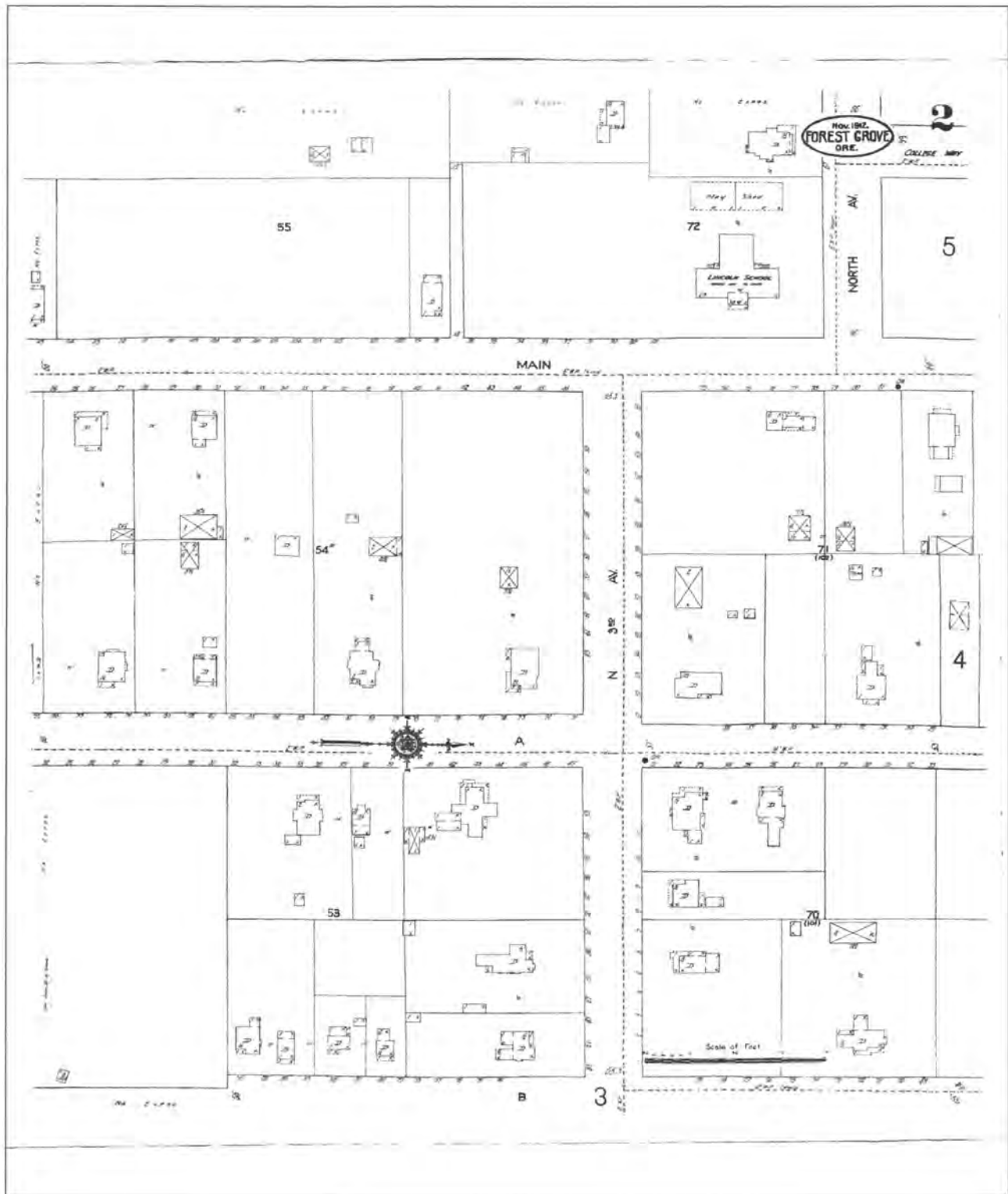
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FIGURE K-1: SANBORN FIRE INSURANCE MAP, 1912, SHEET 2



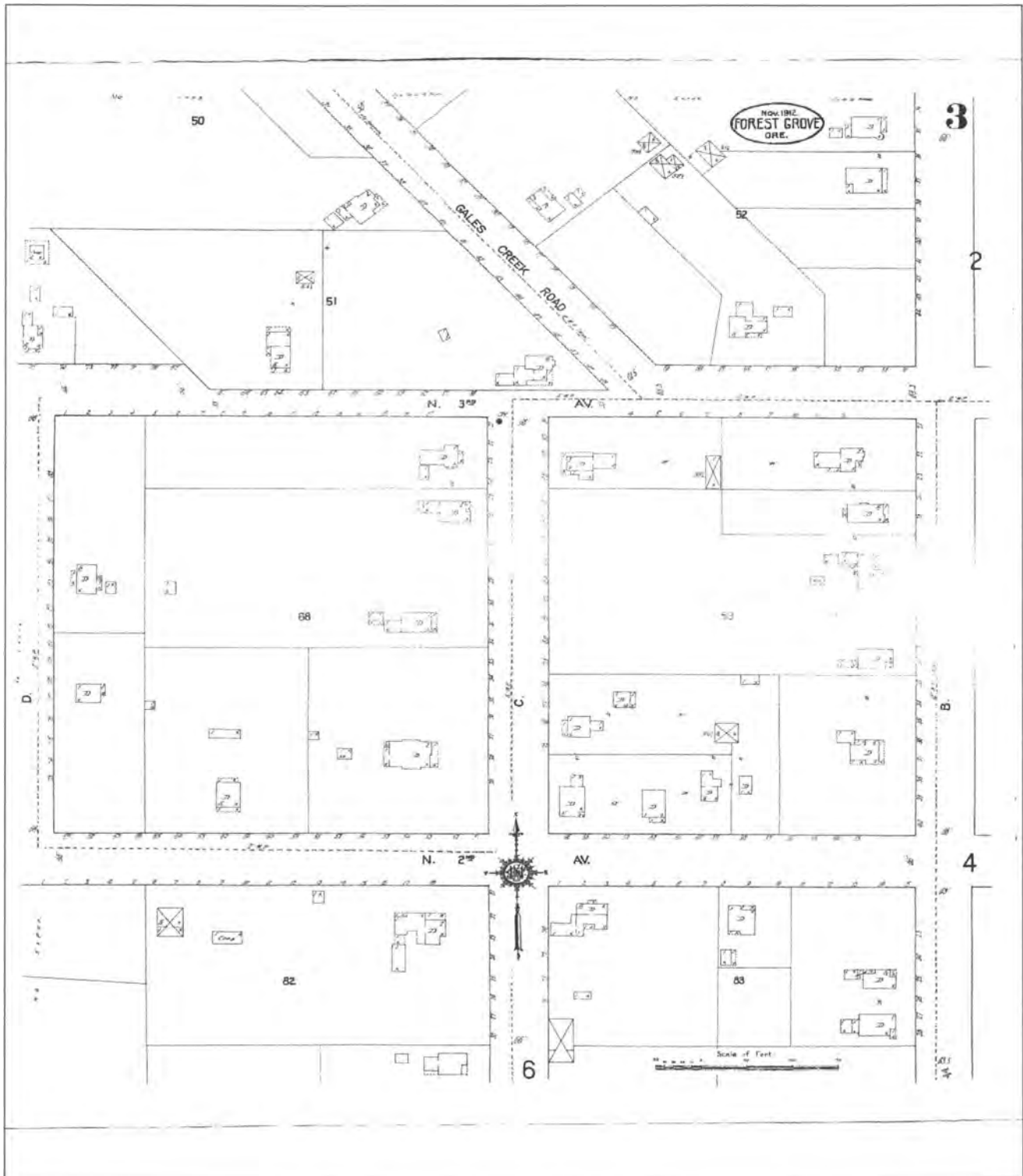
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FIGURE K-2: SANBORN FIRE INSURANCE MAP, 1912, SHEET 3



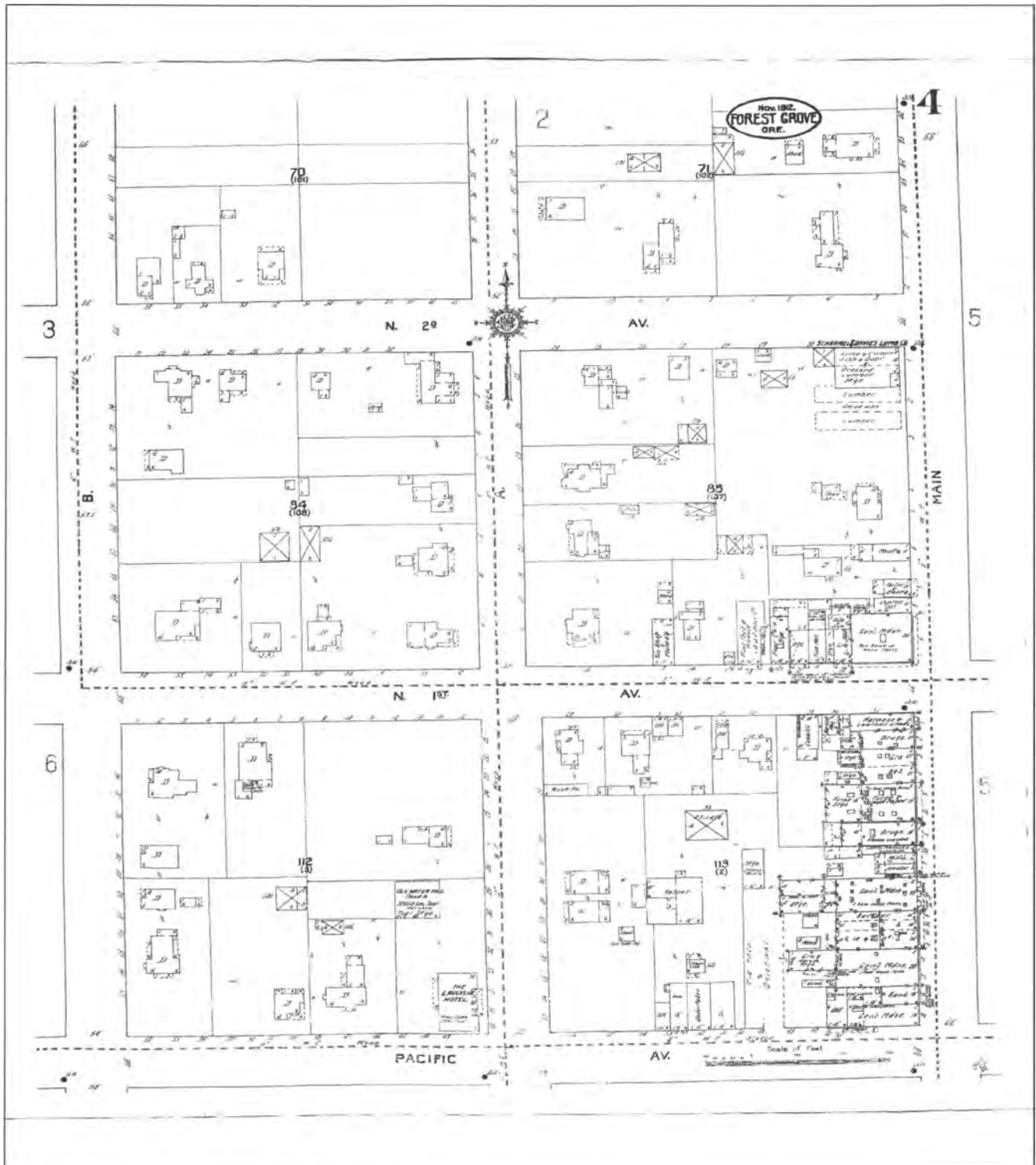
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FIGURE K-3: SANBORN FIRE INSURANCE MAP, 1912, SHEET 4



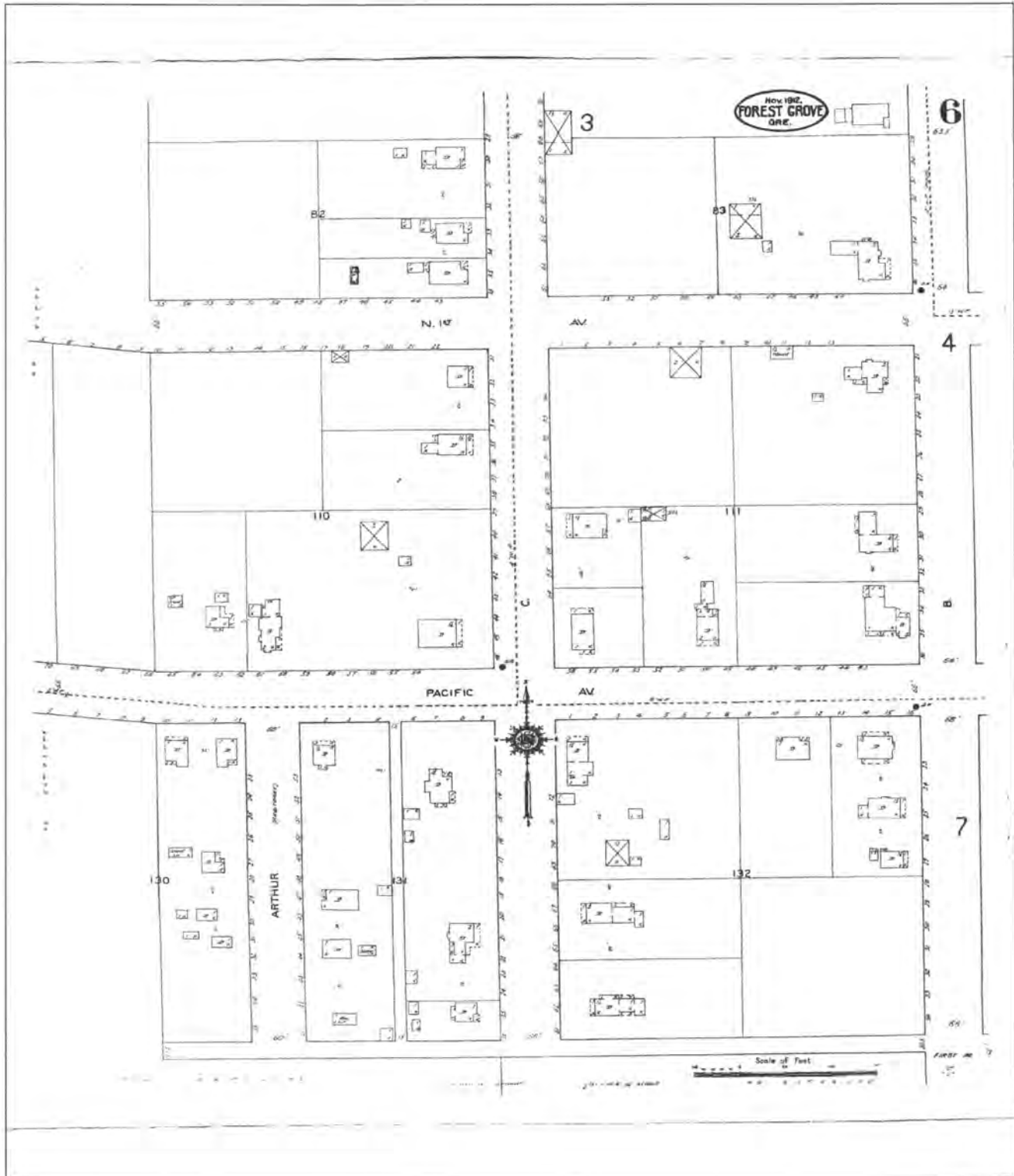
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FIGURE K-4: SANBORN FIRE INSURANCE MAP, 1912, SHEET 6



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FIGURE L: HISTORIC PHOTO 1

Scene looking NW from city water tower c. 1910. 21st Ave is in the foreground, B. St. at left. From left to right along 21st is the Smith House (2104 B St.) at left, the Porter House (2119 B St.), Mary Strickland House (1815 21st Ave.) still under construction, and 1823 21st Ave. The Porter House was moved around the corner to 2119 B St. to make room for the two McEldowney houses at 1805 and 1811 21st Ave.



FIGURE M: HISTORIC PHOTO 2

Aerial facing east, depicting eastern edge of district. Pacific University is at the top. 21st and 22nd avenues are bisected by A Street. *Pacific University, PUApic-8528*



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FIGURE N: HISTORIC PHOTO 3

Postcard, 1905. Features C.V.B. Russell House (2250 A St.), constructed c. 1885.
Washington County Museum, 10156



FIGURE O: HISTORIC PHOTO 4

"Old Stagecoach Stop," 1895. The Stephen & Parthena Blank House (2117 A St.) was constructed in 1858.



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FIGURE P: HISTORIC PHOTO 5

Oscar Brown House c. 1900. 2325 A Street. *Pinyerd, Morelli Collection*



FIGURE Q: HISTORIC PHOTO 6

The Alvin T. and Jane Smith House at 2104 B St. This photo was taken c. 1915.
Pinyerd, Morelli Collection



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FIGURE R: HISTORIC PHOTO 7
Tualatin Academy, c. 1850. *Washington County Museum, 9528*

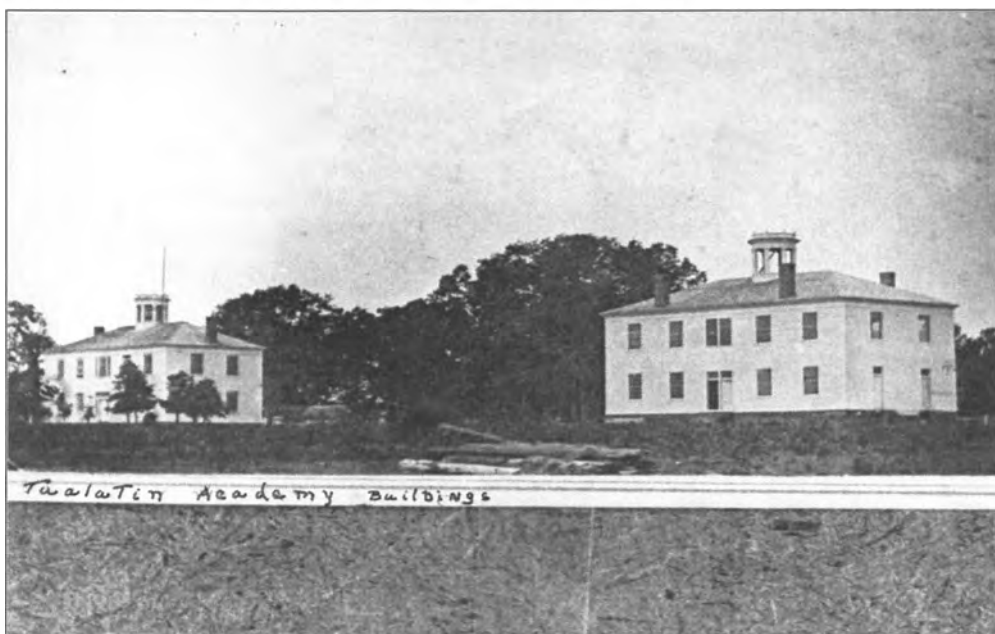


FIGURE S: HISTORIC PHOTO 8
Indian Training School, c. 1880. *Pacific University, PUApic-8607.*



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FIGURE T: HISTORIC PHOTO 9

First Lincoln School, constructed 1909-1910 on the corner of University Street and Main Street. Demolished in the mid-1930s. *Pinyerd, Morelli Collection*



FIGURE U: HISTORIC PHOTO 10

21st Avenue, looking east from the corner of College Way, c. 1906. Emma Penfield's bookstore (known as Rogers City Library in 1909) is on the right. *Washington County Museum, 9959.*



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National Register of Historic Places Continuation Sheet

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FIGURE V: HISTORIC PHOTO 11

Electric streetcar, prior to 1911, at the end of the line on 21st and Main Street.
Pinyerd, Morelli Collection



FIGURE W: HISTORIC PHOTO 12

Lumber Trade Building, c. 1913, from the corner of 22nd and Main Street looking S.W.
Washington County Museum, 82.



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Walker Naylor Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: OREGON, Washington

DATE RECEIVED: 1/17/11 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 3/04/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000155

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 3-3-4 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



OR Washington County
Walker Naylor Historic District 001



OR Washington County
Walker Naylor Historic District 002



OR Washington County
Walker Naylor Historic District 003



OR Washington County
Walker Naylor Historic District 004



OR Washington County

Walker Naylor Historic District 005



OR Washington County
Walker Naylor Historic District 006



OR Washington County
Walker Naylor Historic District 007



OR Washington County
Walker Naylor Historic District 008



OR Washington County
Walker Naylor Historic District 009



OR Washington County
Walker Naylor Historic District 010



OR Washington County
Walker Naylor Historic District 011



OR Washington County
Walker Naylor Historic District 012



OR Washington County
Walker Naylor Historic District 013



OR Washington County
Walker Naylor Historic District

014



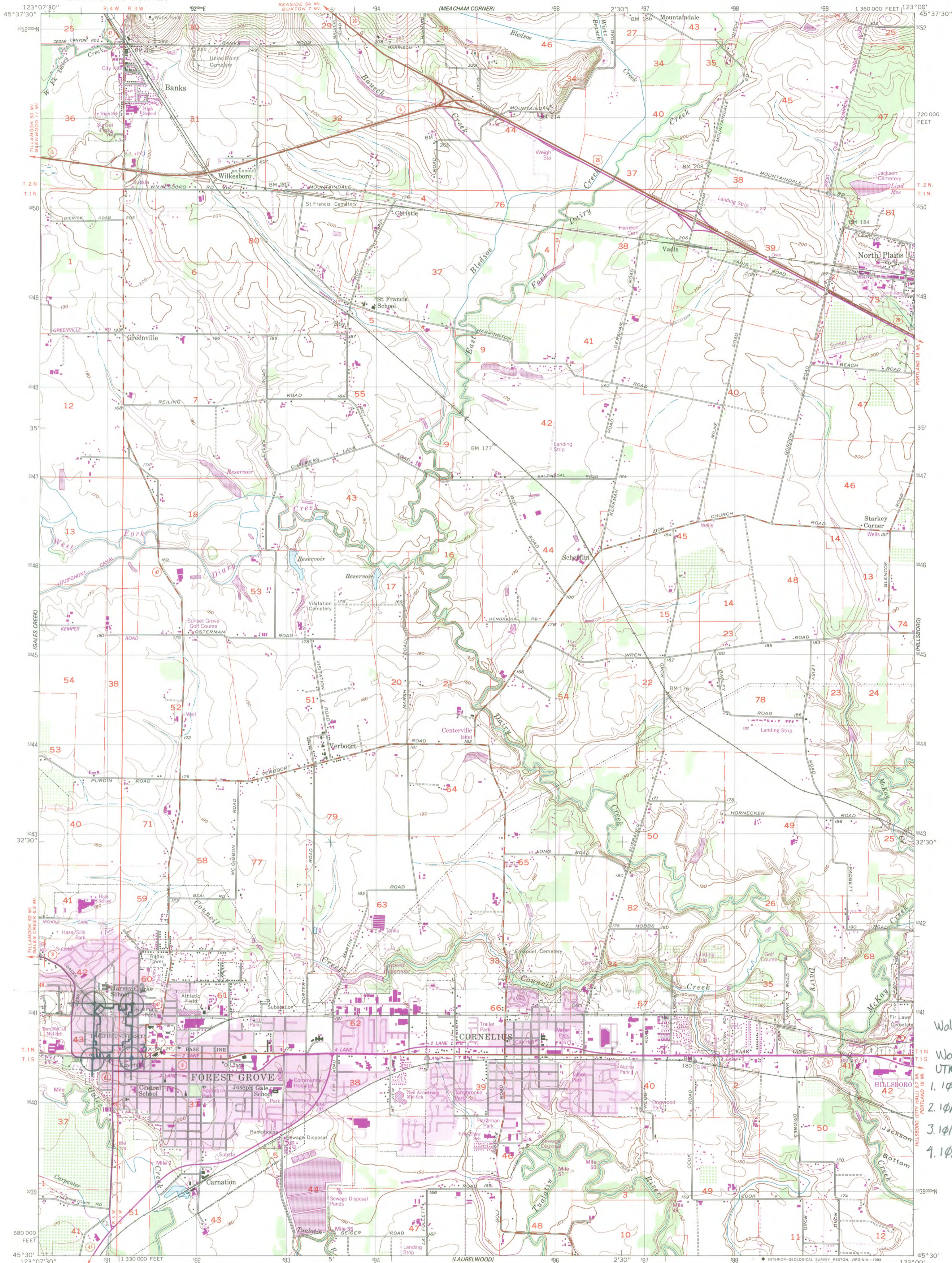
OR Washington County
Walker Naylor Historic District

015



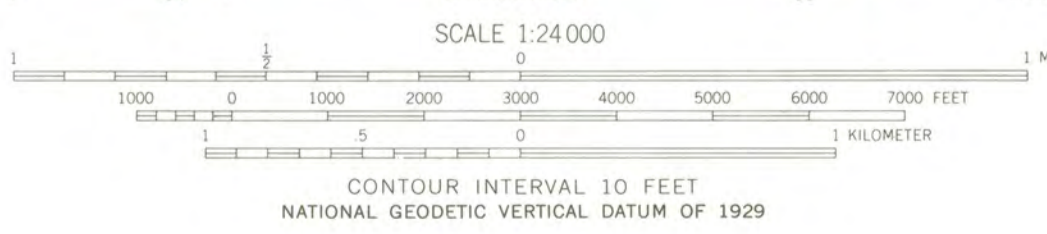
OR Washington County

Walker Naylor Historic District 016



Walker Naylor Historic District
Washington Co, OR
UTM References w/Lat/Long
1. 101490766/5041285
45.52504/-122.11824
2. 101490766/5040690
45.51968/-122.11824
3. 101491173/5040690
45.51968/-123.11302
4. 101491173/5041285
45.52504/-122.11302

Produced by the United States Geological Survey
Control by USGS, NOS/NOAA, and OSHD
Compiled from aerial photographs taken 1954. Information shown in purple has been updated from aerial photographs taken 1987 and field checked. Map edited 1992. Conflicts may exist between some updated features and previously mapped contours
North American Datum of 1927 (NAD 27). Projection and 10 000-foot grid ticks: Oregon Coordinate System, north zone (Lambert Conformal Conic). 1000-meter Universal Transverse Mercator grid, zone 10
The difference between NAD 27 and North American Datum of 1983 (NAD 83) for 7.5 minute intersections is given in USGS Bulletin 1875. The NAD 83 is shown by dashed corner ticks



ROAD CLASSIFICATION	
Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U.S. Route	State Route

FOREST GROVE, OREG.
45123-E1-TF-024

1956
REVISED 1992
DMA 1375 II SE-SERIES V892

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



Oregon

John A. Kitzhaber, MD, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE, Ste C

Salem, OR 97301-1266

(503) 986-0671

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www.oregonheritage.org

January 12, 2010

Ms. Carol Shull
National Register of Historic Places
USDOI National Park Service - Cultural Resources
1201 "Eye" Street NW, 8th Floor
Washington, D.C. 20005



Re: National Register Nomination

Dear Ms. Shull:

At the recommendation of the Oregon State Advisory Committee on Historic Preservation, I hereby nominate the following historic property to the National Register of Historic Places:

WALKER NAYLOR HISTORIC DISTRICT
[DISTRICT]
FOREST GROVE, WASHINGTON COUNTY

We appreciate your consideration of this nomination. If questions arise, please contact Ian Johnson, National Register & Survey Coordinator, at (503) 986-0678.

Sincerely,

Roger Roper
Deputy State Historic Preservation Officer

Encl.

