

WASHINGTON COUNTY CULTURAL RESOURCE INVENTORY

PRESENT OWNER: Mr. and Mrs. Morris Pilcevich **RESOURCE NO.:** 309/913
ORIGINAL OWNER: _____ **T** 1S **R** 3W **Sec.** 6 1/4 NW
ARCHITECT/BUILDER: _____ **TAX LOT #:** 2300
LOCATION: 2020 Main Street, Forest Grove, OR **CONDITION:** good
COMMON/HISTORIC NAME: Grove Furniture Co. Building **CONSTRUCTION DATE:** 1892
USE: PRESENT Furniture Store **THEME:** Arch.: 19th Cent.
ORIGINAL General Merchandise Business: Commerce & Industry
TYPE: Building

Description of the resource and statement of historical significance:
 (Continue on back if necessary)

Architectural Description:

The Grove Furniture Store is located in an imposing two story building on the west side of Main Street. Nearly square in plan, there is a newer one story attachment on the rear elevation. Where visible, the brick pattern alternates between ten rows of stretcher bond and one row of headers. Excepting the two pilasters, the brick on the front facade has been covered with painted sheet metal. Modillions and detailed moldings decorate the two story brick plasters, which have three foot rock buttressing at the ground level.

Other decorative elements include the course of dentils at the building's midline, and the full cornice featuring scrolled brackets set in groups of three. A wood fan projection above the cornice has been removed. The most impressive elements of this building are the three square bays with one over one double hung sash window on the second story of the front facade. Curbed and beaded projections appear at the top and bottom of each bay, as do framed wood horizontal panels and wood brackets. Windows on the rear second story are boarded-up. The first floor recessed entry has seven plate glass, fixed windows supported by wood posts and sash. Wood panels have replaced the mezzanine level windows. The two front entry doors have single glass lights, wood frames, and transom lights. This is the last building on Main Street that still has its original wood floor elevated above the sidewalk level. (OVER)

Sources Consulted:

- *Report and Recommendations of the Historic/Open Space/Cultural Preservation Committee. City of Forest Grove, July 1978.
- *Lang, Herbert O., History of the Willamette Valley, Portland, OR., Himes and Lang, 1885. pp. 711-12

Recorded by: McLaughlin/Gould Date: May 1984

PRESENT OWNER'S ADDRESS
 (If different from above): _____

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CONTEXTURAL DESCRIPTION:

The Grove Furniture building is sited on the west side of Main Street, in the historic downtown core of Forest Grove. It sits in the middle of the block, part of a solid row of commercial buildings of various architectural style and age.

ARCHITECTURE AND HISTORICAL SIGNIFICANCE:

Built in ca. 1892, the building was owned and occupied by J.W. Caples, and his partner A.B. Thomas by 1895. Their jointly owned general merchandising store, known as Caples and Thomas General Merchandising & Dry Goods, was noted in a local 1895 newspaper as the most elegant store in Forest Grove.

Born in Ohio in 1840, J.W. Caples came to Oregon in 1850. For twelve years he was engaged in general merchandising in the Washington Territory. He then came to Forest Grove in the Spring of 1883 to form a mercantile business. In 1866 he married Harriett Gilson and had five children. Not much is known about A.B. Thomas except that in 1895, his daughter Ida May, was married to J.W. Caples' son, Jesse, at his home in Forest Grove.

By 1905, as depicted in a photograph, the building housed Hoffman and Allen Company general merchandising store. In that same year A.G. Hoffman had bought out F.A. Watrous, the former partner of Mr. Allen. How long the Watrous and Allen business was located here prior to 1905, is unknown.

Hoffman and Allen continued in business together until February of 1913, at which time A.G. Hoffman secured the entire interest of the store, changing the name of the business to the A.G. Hoffman Co. establishment. According to a February 17, 1913 Forest Grove Press news article, "the deal involved a large sum of money and the transfer of one of the largest stocks of general merchandise." C.E. Jay of Portland was hired by Hoffman to act as his experienced salesman. The article also states that the building was to be thoroughly renovated, including a new front. (For a detailed biography on A.G. Hoffman, please refer to form 313/917.)

Although the front facade is somewhat altered by metal covering on the second floor, the building retains its original decorative wood detailing and style, thus preserving its integrity as an elaborately detailed example of 1890's commercial style architecture. It is also an important resource in its association with several of the prominent merchants of downtown Forest Grove.

SOURCES: Cont'd.

*Washington County Tax Assessor Records.

*Forest Grove Press, February 17, 1913, and June 19, 1913.

*Sanborn Fire Insurance Maps: 1892, 1902 and 1912.

**CITY OF FOREST GROVE INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM**

Name : Caples and Thomas Building
Address: 2020 Main Street
Resource #:

T/R/S: T 1., R. 3 W. Sec. 6
Map No.: 1S 3 6BB Tax Lot: 2300
Quadrangle: USGS Forest Grove 7.5'

Statement of Historical and Architectural Significance:

The Thomas and Caples [Grove Furniture] Building is one of the best preserved buildings in downtown Forest Grove. One of the many structures built in or around 1893, the building was placed on the National Register of Historic Places in 1985.

The building was first owned and occupied by merchants Arthur B Thomas and John W. Caples. Thomas was born in 1848 in Iowa, his wife Mary was born in 1847 in Illinois. Caples was born in Ohio in 1840. Caples came to Oregon in 1850 and then worked as a merchant in Washington Territory. He married his wife Harriet [Glisan] in 1866 and came to Forest Grove in the Spring of 1883.

By 1905, the building housed Hoffman and Allen Company general merchandising store. A. G. Hoffman had bought out Allen's former partner Mr. Waltrous. (A Miles Waltrous[b. 1869 in Pennsylvania] shows up as a day laborer in the 1910 census. This may not be the Waltrous who partnered with Allen) Marion S. Allen was born in Iowa in 1862. He married Lulu in a second marriage for both of them and took in her two children.

In February 1913 A. G. Hoffman bought out the entire interest of the store and changed the name of the business to A. G. Hoffman Co. Hoffman renovated the building after acquiring it outright and expanded its operation.

Hoffman was born in 1859 in Colfax, Indiana. He attended public school in Indiana and Missouri. He attended college at Vapriso Normal and Purdue University. He taught school and worked at banks in Nebraska before turning to the mercantile business and stock raising. He moved to Forest Grove in 1904, whereupon he joined forces with Allen in the mercantile business. He built an eclectic Queen Anne/Craftsman style house at 1703 Main in 1905.

Sources: Forest Grove Inventory of Historic and Cultural Places, 1985.
US Bureau of the Census, 1900.
US Bureau of the Census, 1910.



**CITY OF FOREST GROVE INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM**

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**CITY OF FOREST GROVE INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
WASHINGTON COUNTY, OREGON**

Historic Name: Caples and Thomas Building
Common Name: Grove Furniture Building
Address: 2020 Main Street
City: Forest Grove
Zoning: CBD
T/R/S: T. 1S ., R. 3 W. Sec. 6
Map No.: 1S 3 6BB **Tax Lot:** 2300
Addition: Original Town Plat
Block: 2 **Lot:** 1 **Quad:** USGS Forest Grove 7.5'

Date of Construction: 1893
Original Use: Commercial
Present Use: Commercial
Architect:
Builder:
Theme: Commercial
Style: Italianate
Building **Structure** **Site**

Plan Type/Shape: Rectangular
Foundation Material: Unknown
Roof Form and Materials: Flat
Wall Construction: Brick

Number of Stories: 2
Basement (Y/N): N
Structural Frame: Masonry.

Primary Window Type: 1/1 Double hung sash
Exterior Surfacing Materials: Brick, sheet metal
Decorative Features: Numerous, including cornice, brackets set in groups of three, modillions along belt course, 3 projecting window bays with curved and beaded projections are set the the top and bottom of each bay. Two story brick pilasters are decorated with modillions and feature rock buttressing at the ground level.

Other : Recessed entry with wainscoating on front elevation with plate glass fixed windows in wood frames and an original glazed pair of entry doors with transom lights. Retains original wood floor above street level.

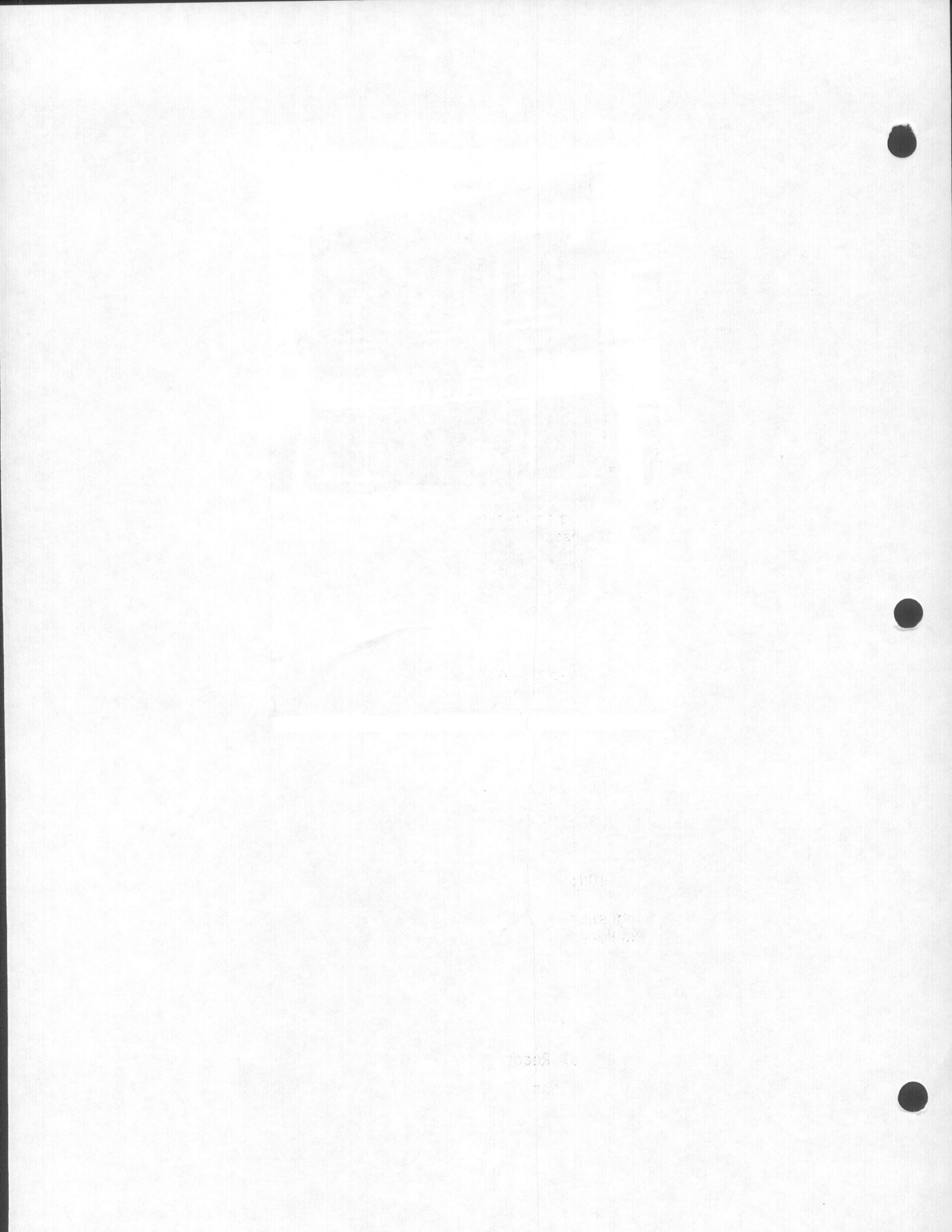
Condition: Good Fair Poor Moved ____ (Date):
Integrity: Virtually Intact Minor Alterations Major Alterations

Exterior Alterations/Additions (Dated): Rear brick addition added, windows covered. Multi-pane front elevation windows replaced by 1 pane fixed windows on first floor. Sheet metal applied to brick on front elevation.

Noteworthy Landscape Features:

Resource No. 309/913





OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY SHEET



***** Historic Name: Woods and Caples
 * Dry Goods and General Mer-
 * chandise
 * Common Name: Grove Furniture
 * _____
 * _____
 * Address: 2020 Main Street
 * Forest Grove, Oregon 97116
 * _____
 * Owner: Mordechai and Brenda
 * Pilcevich
 * _____
 * Address: 3004 N.W. Forest Gale Dr
 * Forest Grove, Oregon 97116
 * _____
 * Lot 1 Block 2
 * Addition Original plat
 * Plat Original plat
 ***** Tax Lot 2300

Date of Construction 1893
 Present use/function Commercial Original use/function Commercial-general
 Area of significance/study theme: historic style, commerce merchandise
 Architectural style: Victorian; commercial Arch./Bldr., if known ---

Plan type/shape: rectangular No. of stories: two, plus mezzanine
 Foundation material: wood and concrete Basement (y/n): dirt
 Roof form & materials: flat, cornice in tact; tar
 Wall construction: brick Structural frame: wood, stone, iron
 Primary window type: panels; three bays ea w/dbl hung sash 1/1
 Primary exterior surfacing materials: brick, stone
 Outstanding decorative features: cornice with large modillions at ends; skylights;
projecting bays; Victorian trim (leaf and lion motif)
 Condition: Excellent X Good Fair Deteriorated Moved (date)

Associated Structures: one outbuilding; common wall on the south side of main building

Exterior alterations/additions (dated): 1) outbuilding constructed between 1902 and 1912
2) front recessed in approximately 1913, 3) mezzanine built in approximately
1948

Known archeological features of site: N.A.

Noteworthy landscape features: N.A.

Recorded by: _____ Date: _____
 Negative No. _____ Slide No.: _____

*NR property
1987 CO*

State Inventory No. 392

