

OREGON STATE HISTORIC PRESERVATION OFFICE HISTORIC RESOURCE RECORD

Instructions

Use this form to enter a property into the Oregon Historic Sites Database or to request that staff evaluate a property for inclusion in the National Register of Historic Places.

To have a property evaluated for its potential for listing in the National Register, please complete all blanks and write neatly. Provide as much information about the exterior and interior as possible, such as the number of stories, cladding materials, and general room layout, under "General Description." Under "Building History," include any information about the architect, builder, original owners and subsequent occupants, and historic activities or events that occurred at the property. If available, attach historic photos, newspaper clippings, obituaries, and other documentation to help the reviewer better understand your property. Use additional sheets if necessary.

IMPORTANT: Submit current exterior (all sides) and interior color photographs (entry, living room, dining room, kitchen, master bedroom, hallway spaces, etc). If the property has outbuildings, include these photos too.

Mail completed forms to National Register Program, Oregon State Historic Preservation Office, ATTN: Robert Olguin, 725 Summer St. NE, Salem, OR 97301 or email them to ORSHPO.NationalRegisterProgram@oregon.gov with "HRR" in the subject line. Emailed submissions must be under 10MB in size and include digital photos of the property. Mail submissions must include printed photos. HRRs are reviewed within three weeks of submission.

All materials submitted to the Oregon State Historic Preservation Office become property of the State of Oregon and are available as public records. Materials submitted to the SHPO will not be returned.

Applicant Information

Name Banks Historical Society Date 2-1-25
Mailing Address 13480 NW Main Street
City/State/Zip Banks, OR 97106
Phone Number 503-207-2888 E-mail aylahofter@gmail.com

Property Information

Historic Name, if known Banks Union High School Dist. 1
Street Address 13050 NW Main Street
City/Town Banks, OR 97106 County Washington

Owner Information

Complete if the applicant is not the owner. Response will be sent to the applicant and owner. Private property cannot be listed in the National without owner consent.

Name/Institution Banks School District #13
Contact Name Brian Sica - Superintendent
Mailing Address 42350 NW Trellis Way, Banks, OR 97106
City/State/Zip Banks, OR 97106
Phone Number _____ E-mail _____

Application Type

☒ Add this property to
Oregon Historic Sites Database

Staff will enter the data submitted in the Oregon Historic Sites Database, file this application in archive and may make a determination of eligibility for the National Register, but will not respond to the applicant.

☒ Evaluate this property for inclusion in the
National Register of Historic Places

Staff will enter the data submitted in the Oregon Historic Sites Database, file this application in our permanent archive, and will make a determination of eligibility for the National Register, and respond to the applicant with specific instructions on how to nominate the property to the Register.

Property Name and Address: Banks District Office, 13050 NW Main St

Exterior Description

~~see attached sheet~~ Brick - Gregorian @ double shaded windows

Construction Date 1919 Note source (estimated, deed, other record(s)) see historic documents

Original use. ☐ Domestic ☐ Commercial ☐ Government ☐ Industrial ☐ Agricultural

Check all that apply

☒ Other: School

Siding material(s). ☒ Horizontal Wood ☐ Vertical Board ☒ Brick ☐ Stone ☐ Asbestos ☐ Vinyl

Check all that apply

☐ Other: doors & windows are framed

Write a general exterior description, including building shape, height, roof type, and any special features.

Brick with white trim - see photos
Some old remodeling - Panel ceiling, 10,000 sq. ft. total

Write a general interior description, including general layout, major rooms, and any special features.

great central meeting room, wood floors 1st & 2nd floor
offices around the hall
up stairs offices, classroom

List known or probable alterations and the approximate date the work was done.

Upgraded elec ? year 1970
Roof repair ? year
Painted plaster walls - mural done ? year

Building History

Please explain what events and persons are associated with this property and whether the building's architecture or the construction methods used to build it are noteworthy. Use additional pages if necessary.

See historical records included.

The referenced 1970 addition is not attached, attached does not mean shared walls, they were separate add on shed & walkways.

This historic school meets many criteria for National Registration.

1) on original site.

2) served public needs.

3) unique architecture for the era.

4) Mural painted to note history.

5) on City, County inventory, but no protection provided.

6. Petition signed by community with comment to save.

ARCHITECTURAL DESCRIPTION

Banks Junior High School is a two story building, rectangular in plan with attachments. It has a flat roof with a parapet wall on all elevations. Below the parapet is a simple wooden entablature which is broken on two fronts of the west facade. The building is sided with common bond brick. The prominent central entry on the west facade is accentuated by two wooden pilasters of the Tuscan order which support an entablature. The doors have five fixed lights and a transom. Above the entry a lunette window of twenty lights is trimmed by a soldier course of brick. Casement windows of 10/8 lights are grouped in bays of three on the west facade. Twenty double hung sash windows of 6/6 are on the north elevation. The school has a concrete foundation and a two foot watertable. Concrete steps lead to the main entry. An addition was made to the rear (east facade of the building) in the 1970's.

☐ Other: doors & windows are white

Write a general exterior description, including building shape, height, roof type, and any special features.

Brick with white trim - see photos
Some old remodeling - pencil ceiling, 10,000 sq. ft. total

Write a general interior description, including general layout, major rooms, and any special features.

great central meeting room, wood floors 1st & 2nd floor
offices around the hall
up stairs offices, classroom

List known or probable alterations and the approximate date the work was done.

Upgraded elec ? year 1970
Roof repair ? year
Painted plaster walls - mural done ? year

Building History

Please explain what events and persons are associated with this property and whether the building's architecture or the construction methods used to build it are noteworthy. Use additional pages if necessary.

See historical records included.

The referenced 1970 addition is not attached, attached does not mean shared walls, they were separate add on shed & walkways.

This historic school meets many criteria for National Registration.

1) on original site.

2) served public needs.

3) unique architecture for the era.

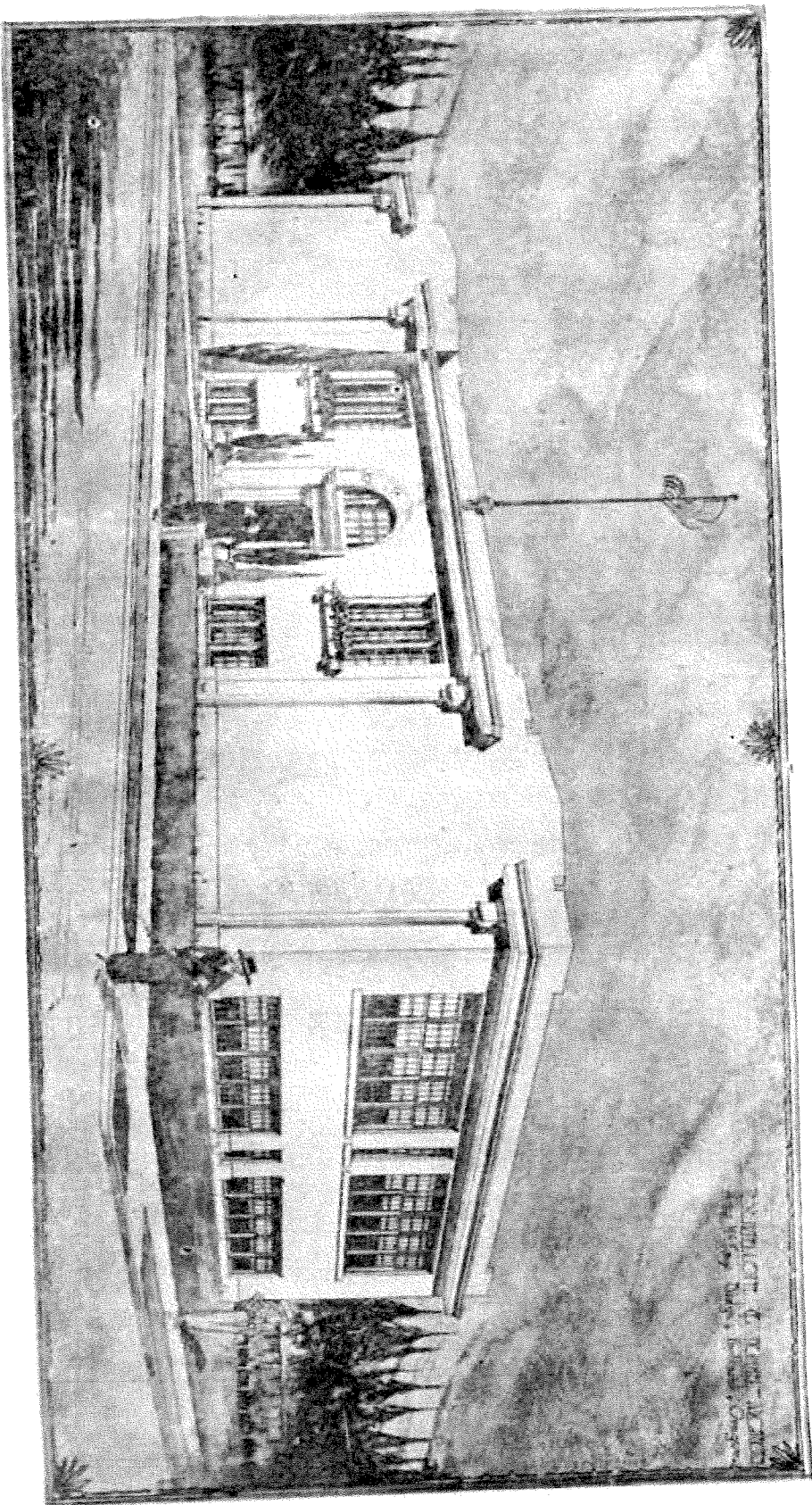
4) Mural painted to note history.

5) on City, County inventory, but no protection provided.

6. Petition signed by community with comment to save.

- #1 Rendering of school photo / drawing
- #2 1a Feasibility Study
Announcements of school 1919 & 1927
- 2a History of Banks Union High School
- #3 ~~Dad~~
- #4 School History 1923-24 school year
- #5 Memories 1926
- #6 Teacher Roster 1919-1950
- #7 New Times Article 1973 building improvements
- #8 Historic Resources ^{Banks} City Inventory
- #9 Banks Comp. Plan. Amend 1989
- #10 Banks H.S. publication excerpts
- #11 Wash. Co. Cultural Resource Inventory
- #12 Banks Community Flyer
- #13 Signed Petition to Save School
- #14 SAPO profile
- #15 2023 School Assessment
- #16 Geology Report 2006 ?
- #17 Preliminary Floor Plan
- #18 Books from BHS
- #19 School Bond Wording - photo Old Bld.!
- #20 Aerial View BHS.

~~12950~~



BANKS UNION HIGH SCHOOL

Exhibit #1a

Great Photos
Floor Plan
Adm. Bld.
built 1919



Soderstrom Architects

Feasibility Study
Banks District Office
Banks School District
Banks, Oregon



TABLE OF CONTENTS

I Executive Summary

a. Introduction - Team Members	3
b. Recommendation: Building Uses	4
c. Recommendation: Baseline Upgrades	5

II Facilities Condition Assessments

a. Building Information	6
b. Campus Map	7
c. Existing Plans	8
d. Building Photos	10
e. Rapid Visual Evaluation	12
f. Structural Deficiencies Report	13

III Feasibility Study - Media Center Concept

a. Architectural Overview	14
b. Concept Program	15
c. Concept Plans	16
d. Opinion of Probable Costs	19

EXECUTIVE SUMMARY

Introduction: Team Members

Soderstrom Architects was hired in 2023 to provide the Banks School District with a Feasibility Study for the Banks district office and community gym (barn) building. The following is a list of people and consultants contributing to the assessment process who have provided their time and effort to help everyone understand District needs and concerns.

District Administration:

Dr. Brian Sica, Superintendent
Ron Frame, Board Member
Will Moore, Board Member

District Project Management:

Scott Rose, Senior Project Manager, R & C Management

Architectural:

Marlene Gillis, President, Soderstrom Architects
Andy Bonesz, Project Manager, Soderstrom Architects
Marjan Javdan, Design Professional

Structural:

Ron Vandehey, Principal, Miller Engineering
CJ Marquardt, Associate Engineer, Miller Engineering

Southside View



EXECUTIVE SUMMARY

Recommendation: Building Uses

The use of this building for a district office, meeting space, and storage serves the current needs of the school district. However, the student enrollment projections and valuable square footage that this building occupies on campus lead us to conclude that it will either need to be adapted to serve the high school student population, or demolished to create space for a more functional expansion of the high school.

In evaluating student uses for this building we considered classrooms, a cafeteria, or a media center. Below are the key considerations that lead to our final recommendation:

- **Student Use: Classrooms:** The existing spaces are undersized and narrow, which makes use as a standard general education space challenging. Additionally, future HS expansion will likely abut this building on either side, limiting daylight entering the spaces.
- **Student Use: Cafeteria:** The structure of this building does not readily support conversion to a large, communal eating space. Separate eating spaces support the creation of cliques / hierarchies that can cause feelings of exclusion. Additionally, the location of this building at front of the site creates a logistical challenge for the food delivery receiving space and waste services access.
- **Student Use: Media Center:** The central, tall, skylit space would function well as a reading room with perimeter bookshelves. The perimeter spaces are well sized for student meeting rooms, the career center, computer labs and breakout spaces.

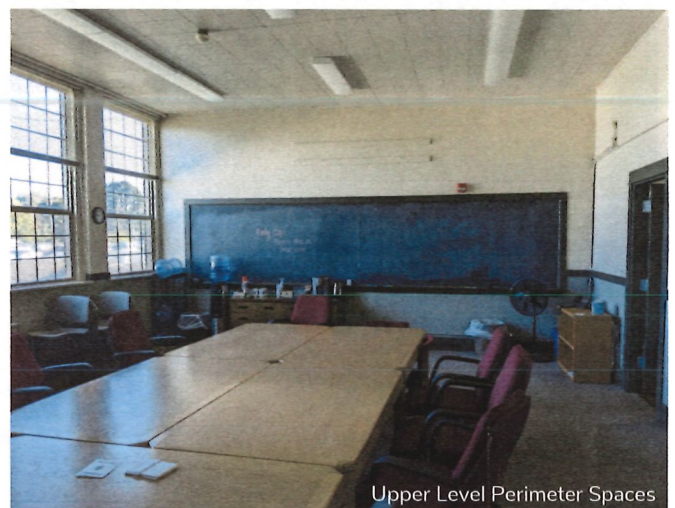
It is the conclusion of this report that the most effective use for the district office structure would be to convert it to a media center to support future expansion of the high school.



Original Main Entry



Central Gathering Space



Upper Level Perimeter Spaces

EXECUTIVE SUMMARY

Recommendation: Baseline Upgrades

All options for future use of this building will need to accommodate the following upgrades:

Mechanical and Plumbing Systems: Replace existing antiquated radiant heat and provide forced air ventilation, heating, and cooling.

Electrical Systems: Upgrade existing service and panels for added capacity, add outlets in the space.

Exterior Windows: All exterior windows fully replaced with new, historically-appropriate units.

Building Envelope: Repairs to roof, gutters, and downspouts to address persistent water issues. Replacement of materials damaged by water intrusion, particularly the wood cornices and portions of siding. Cleaning and sealing of the brick.

Safety: Added exterior lighting.

Accessibility: Resolve level change issues within the first floor and building entry points. Remove non-compliant exterior egress stairs with new interior stairwells. Install elevator between floors.

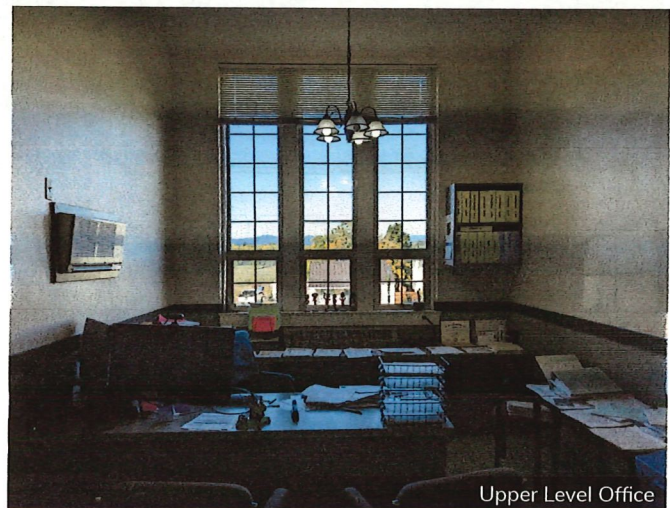
Interior: Replace casework, finishes, repaint to provide a 'refresh.'

Hazardous Material Remediation: Specialty Contractor to investigate and remediate mold and moisture issues, particularly along the South side exposure of the building.

Structural Upgrades: The brick walls are inadequate for both in-plane and out-of-plane loads. The roof and floors are not adequately attached to the walls. Tall parapets are not adequately braced. Drag strut collectors are needed around opening in upper floor.



Lower Level Corridor



Upper Level Office



Lower Level Restroom

FACILITY CONDITION ASSESSMENT

Building Information



The district office serves as administrative space on the upper level, and a large meeting space and storage on the lower level. It's a two-story wood framed brick building that is being considered for seismic and functional upgrades, and potential reprogramming. It sits at the front of the site and represents a value to the district for its historic nature and distinct architectural character.

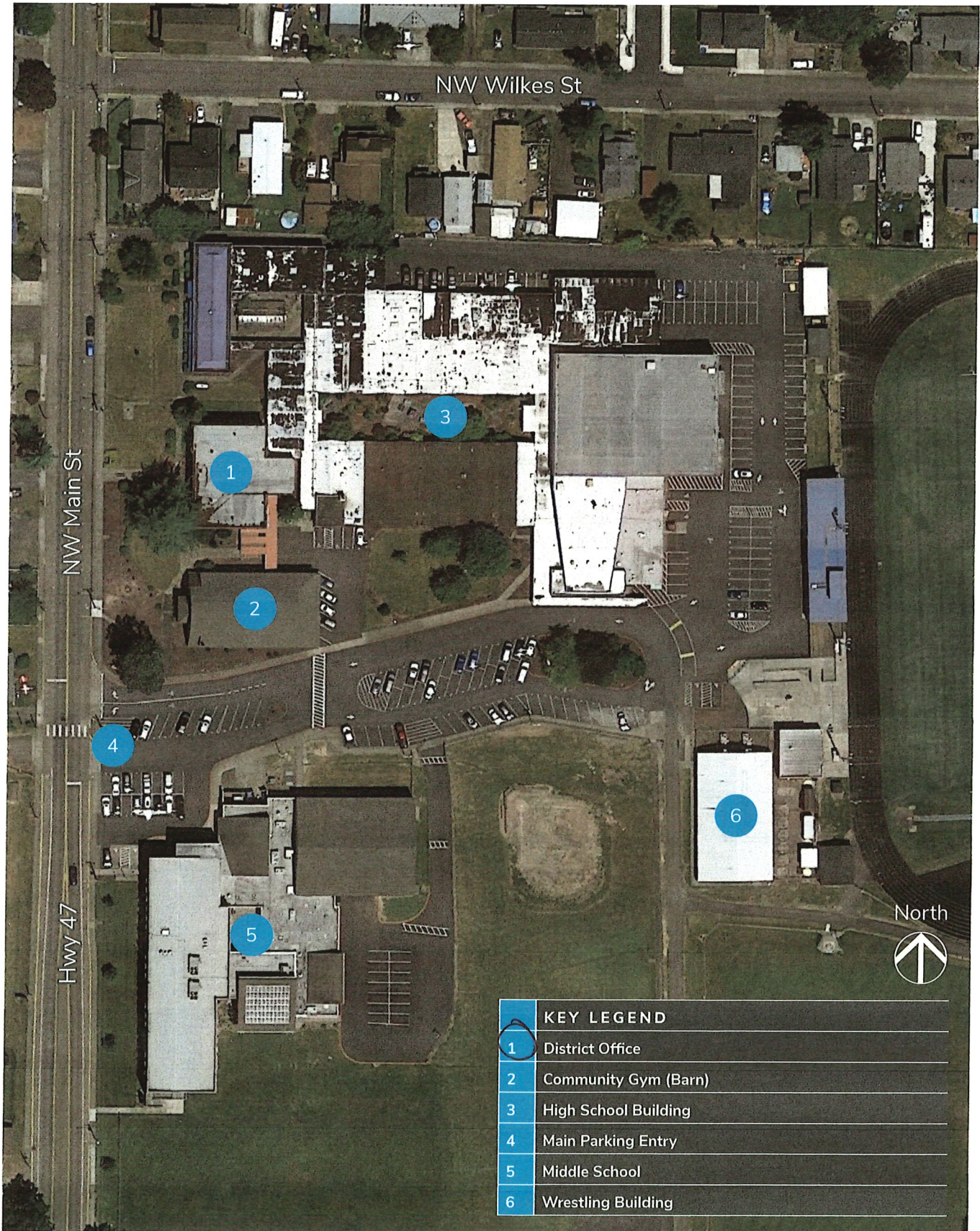
This building currently houses nine district staff members of various departments, which would need to be relocated as a result of this work:

- District Administration (4)
- Facilities Management (1)
- Information Technology (2)
- Student Services (2)

Site Name:	Banks School District
Building Name:	District Office
ODE Building ID:	22400000
Building Type:	Administrative Offices
Staff:	9 Administrators
Building Address:	12950 NW Main St, Banks, OR 97106
County:	Washington
Gross Square Footage:	10,500
Site Acreage:	.4 acres / 17,500 SF (pro- rated for portion of campus)
Year Built:	1919
Additions/Renovations:	Unknown
Number of Floors:	Two (2)
Primary Structure:	Wood Framed, Brick Veneer
Roof Type:	Built-Up Membrane
Replacement Budget:	\$7,000,000

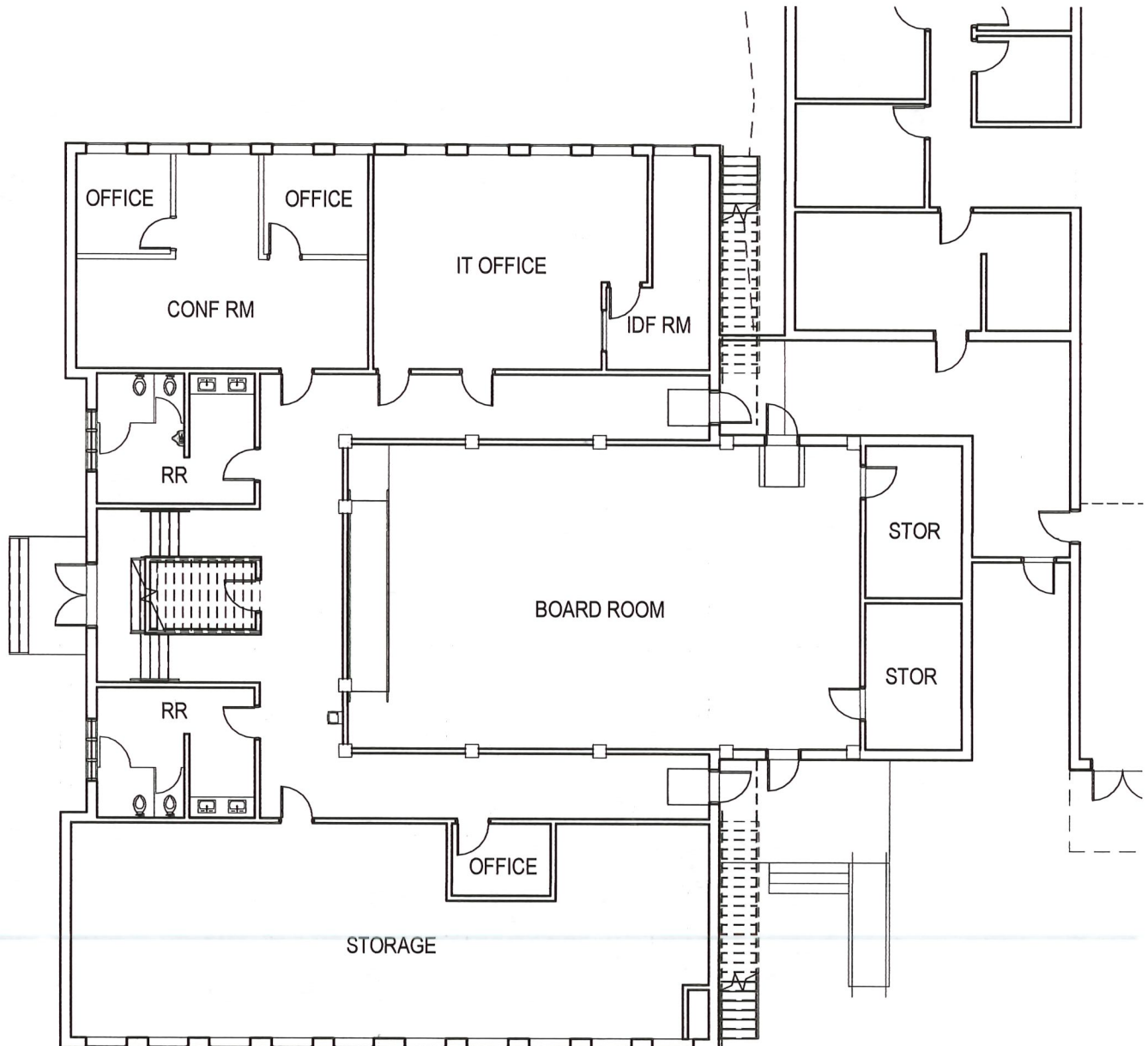
FACILITY CONDITION ASSESSMENT

Campus Map



FACILITY CONDITION ASSESSMENT

Existing Plans: Lower Level



FACILITY CONDITION ASSESSMENT

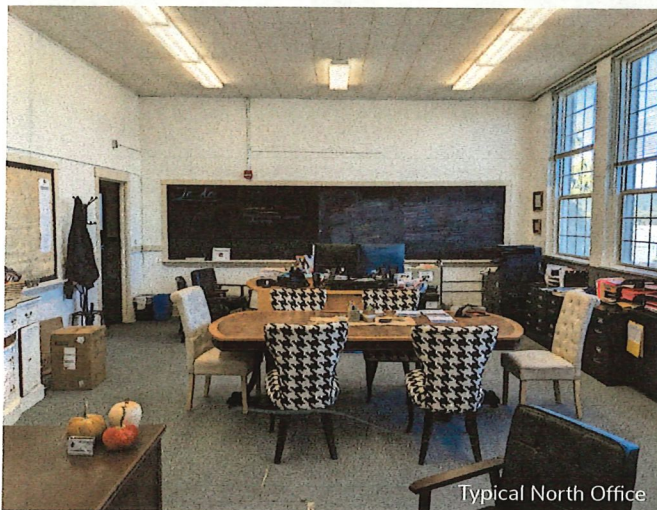
Building Photos



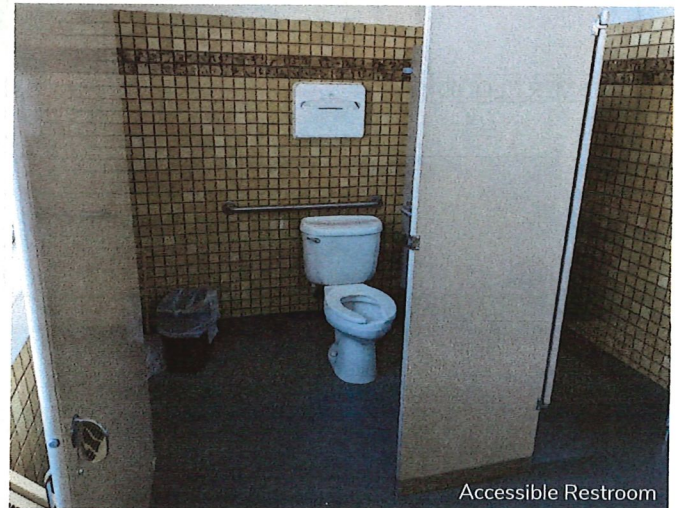
South Exterior Egress Stair



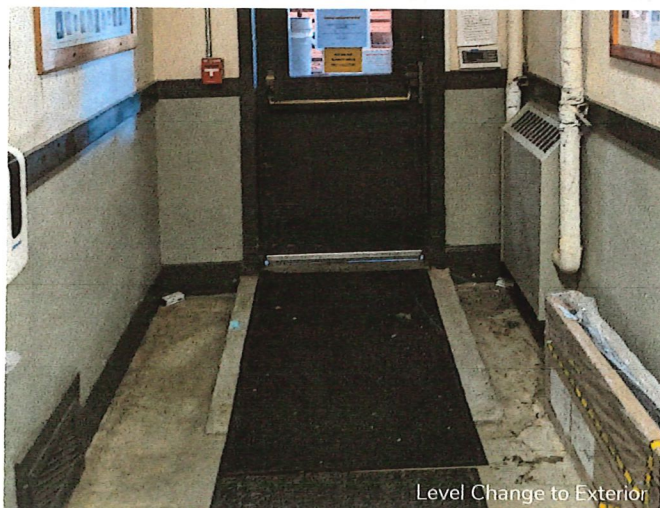
North Exterior Egress Stair



Typical North Office



Accessible Restroom



Level Change to Exterior



South Side Mold Evidence

FACILITY CONDITION ASSESSMENT

Updated Rapid Visual Evaluation

Rapid Visual Screening of Buildings for Potential Seismic Hazards

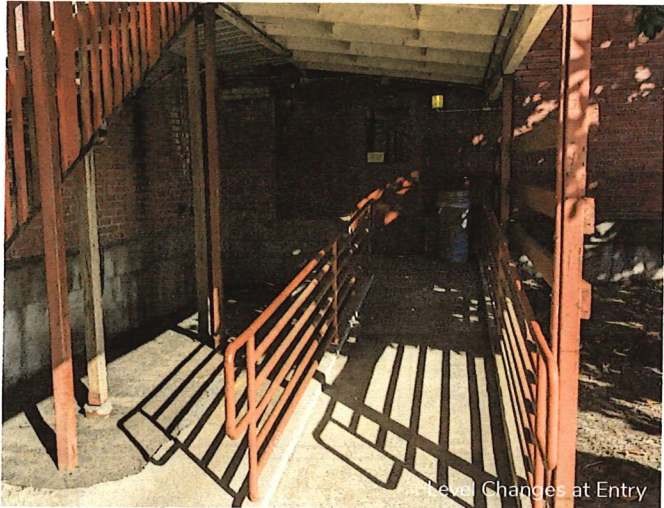
FEMA-154 Data Collection Form

HIGH Seismicity

	Address: <u>450 S Main Street, Banks, OR</u> Zip <u>97106</u> Other Identifiers _____ No. Stories <u>2</u> Year Built <u>1920</u> Screener _____ Date <u>11-13-23</u> Total Floor Area (sq. ft.) <u>10,000 sqft +/-</u> Building Name <u>District Office</u> Use <u>Offices</u>																																																																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">OCCUPANCY</th> <th colspan="2">SOIL</th> <th colspan="6">TYPE</th> <th colspan="6">FALLING HAZARDS</th> </tr> <tr> <td>Assembly</td> <td>Govt</td> <td>Office</td> <td>Number of Persons</td> <td>A</td> <td>B</td> <td>C</td> <td>D</td> <td>E</td> <td>F</td> <td>☐</td> <td>☒</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>Commercial</td> <td>Historic</td> <td>Residential</td> <td>0 - 10</td> <td>Hard</td> <td>Avg.</td> <td>Dense</td> <td>Stiff</td> <td>Soft</td> <td>Poor</td> <td>Unreinforced</td> <td>Parapets</td> <td>Cladding</td> <td>Other:</td> </tr> <tr> <td>Emer. Services</td> <td>Industrial</td> <td>School</td> <td>11 - 100</td> <td>Rock</td> <td>Rock</td> <td>Soil</td> <td>Soil</td> <td>Soil</td> <td>Soil</td> <td>Chimneys</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>101-1000</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		OCCUPANCY		SOIL		TYPE						FALLING HAZARDS						Assembly	Govt	Office	Number of Persons	A	B	C	D	E	F	☐	☒	☐	☐	Commercial	Historic	Residential	0 - 10	Hard	Avg.	Dense	Stiff	Soft	Poor	Unreinforced	Parapets	Cladding	Other:	Emer. Services	Industrial	School	11 - 100	Rock	Rock	Soil	Soil	Soil	Soil	Chimneys							101-1000										
OCCUPANCY		SOIL		TYPE						FALLING HAZARDS																																																															
Assembly	Govt	Office	Number of Persons	A	B	C	D	E	F	☐	☒	☐	☐																																																												
Commercial	Historic	Residential	0 - 10	Hard	Avg.	Dense	Stiff	Soft	Poor	Unreinforced	Parapets	Cladding	Other:																																																												
Emer. Services	Industrial	School	11 - 100	Rock	Rock	Soil	Soil	Soil	Soil	Chimneys																																																															
			101-1000																																																																						
BASIC SCORE, MODIFIERS, AND FINAL SCORE, S																																																																									
BUILDING TYPE	W1	W2	S1 (MRF)	S2 (BR)	S3 (LM)	S4 (RC SW)	S5 (URM INF)	C1 (MRF)	C2 (SW)	C3 (URM INF)	PC1 (TU)	PC2	RM1 (FD)	RM2 (RD)	URM																																																										
Basic Score	4.4	3.8	2.8	3.0	3.2	2.8	2.0	2.5	2.8	1.6	2.6	2.4	2.8	2.8	1.8																																																										
Mid Rise (4 to 7 stories)	N/A	N/A	+0.2	+0.4	N/A	+0.4	+0.4	+0.4	+0.4	+0.2	N/A	+0.2	+0.4	+0.4	0.0																																																										
High Rise (> 7 stories)	N/A	N/A	+0.6	+0.8	N/A	+0.8	+0.8	+0.6	+0.8	+0.3	N/A	+0.4	N/A	+0.6	N/A																																																										
Vertical Irregularity	-2.5	-2.0	-1.0	-1.5	N/A	-1.0	-1.0	-1.5	-1.0	-1.0	N/A	-1.0	-1.0	-1.0	-1.0																																																										
Plan Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5																																																										
Pre-Code	0.0	-1.0	-1.0	-0.8	-0.6	-0.8	-0.2	-1.2	-1.0	-0.2	-0.8	-0.8	-1.0	-0.8	-0.2																																																										
Post-Benchmark	+2.4	+2.4	+1.4	+1.4	N/A	+1.6	N/A	+1.4	+2.4	N/A	+2.4	N/A	+2.8	+2.6	N/A																																																										
Soil Type C	0.0	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4																																																										
Soil Type D	0.0	-0.8	-0.6	-0.6	-0.6	-0.6	-0.4	-0.6	-0.6	-0.4	-0.6	-0.6	-0.6	-0.6	-0.6																																																										
Soil Type E	0.0	-0.8	-1.2	-1.2	-1.0	-1.2	-0.8	-1.2	-0.8	-0.8	-0.4	-1.2	-0.4	-0.6	-0.8																																																										
FINAL SCORE, S															1.0																																																										
COMMENTS The structure is a two story unreinforced brick building. The lateral system for the structure is unreinforced brick. The vertical system consists of wood framing with exterior brick bearing walls and a concrete foundation. Main items to address are the bonding of the exterior brick with structural foam to new interior light framed shear walls to support the building for in-plane and out-of-plane loads. Plywood sheathing along with drag struts will need to be added at the roof and upper floor levels. There are also some areas of tall parapets that will need to be braced. There are proposed structural modifications to the structure as part of a remodel.																																																																									

FACILITY CONDITION ASSESSMENT

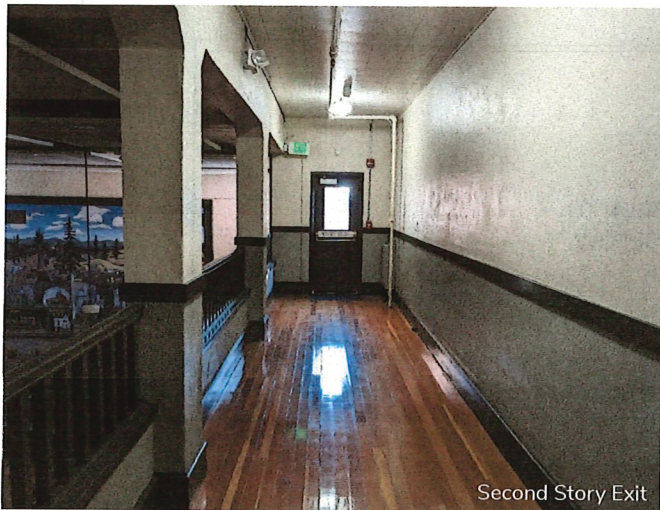
Building Photos



Level Changes at Entry



Water Damage in South Offices



Second Story Exit



Double-height Meeting Space



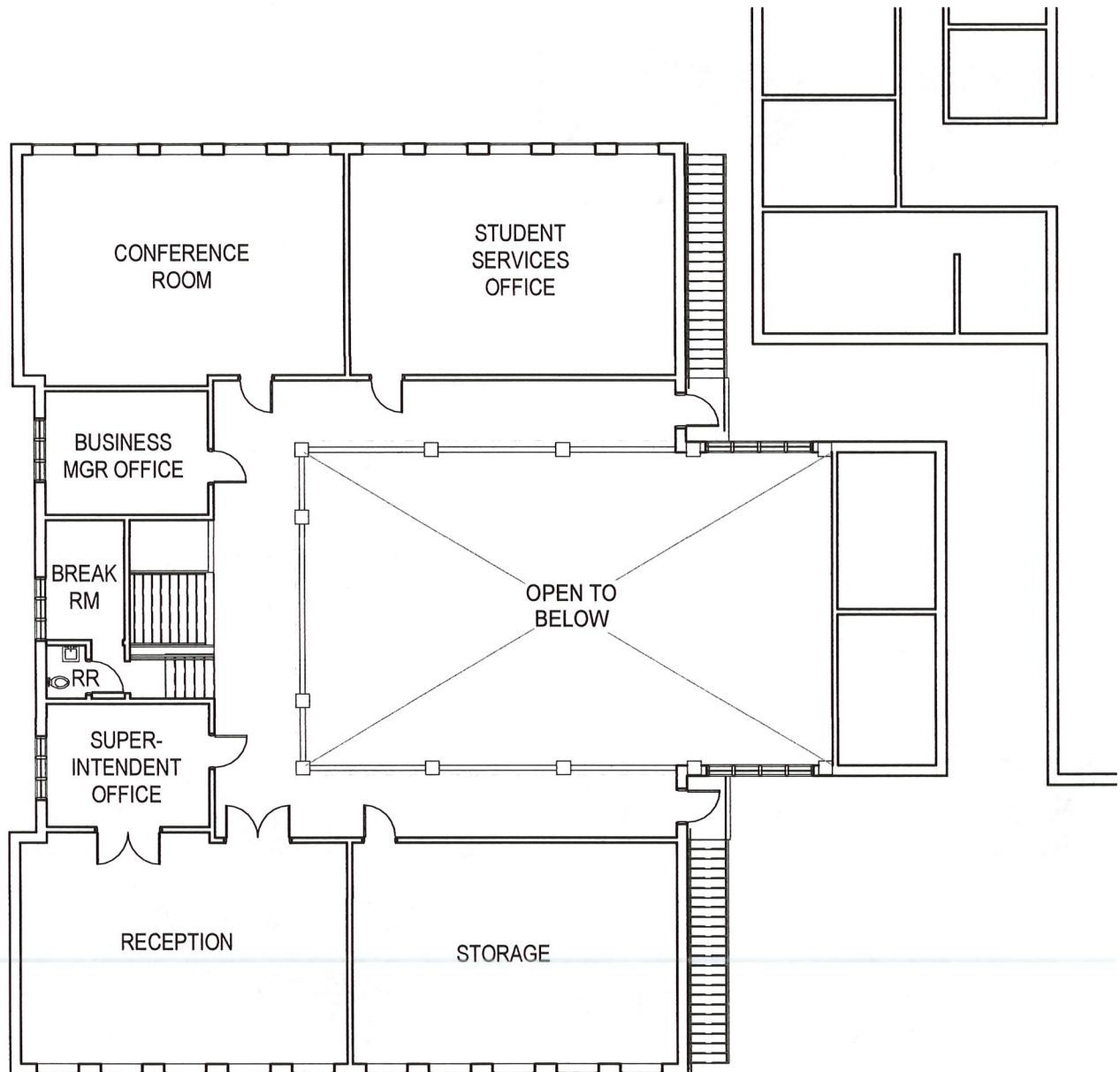
Break Room



Office Space

FACILITY CONDITION ASSESSMENT

Existing Plans: Upper Level



FACILITY CONDITION ASSESSMENT

Structural Deficiencies Report

Background

As requested, Ronald G. Vandehey, S.E. and Charles J. Marquardt, P.E. of Miller Consulting Engineers, Inc. (MCE) visited the Bank School District on September 19, 2023, to perform a seismic evaluation of the district office building. This information will assist Soderstrom Architects with future planning and budgeting for this work. MCE performed the role of structural consultant only for the scope of this evaluation.

The evaluation of the structures has been completed based on the FEMA 154 Rapid Visual Assessment. MCE utilized non-destructive visual observations of the structures and available construction documents.

The district office building is located at 12950 NW Main St., Banks, Oregon. The building was originally constructed in 1920 and is approximately 10,300 square feet. There are no noted geological concerns associated with the site. There were some non-structural deficiencies that were observed, including unrestrained heavy materials and unbraced pendulum lights. Since the goal is not only to seismically upgrade, but to also remodel the structure, it is assumed that the non-structural items will not be, and were not, included in the report.

Observations

The building is a two story unreinforced masonry (URM) structure supported by a concrete foundation. There are areas of tall URM parapets that will require bracing. The roof and floors are not adequately attached to the walls around the perimeter for both in-plane and out-of-plane loads. There are elevation changes at the roof diaphragm and a large opening on the upper floor diaphragm. Drag strut collectors will be needed at the elevation changes and openings to transfer seismic loads.

Recommendations

New light framed walls bonded to the brick with SR Foam will be needed to brace the brick walls for both in-plane and out-of-plane forces. New perimeter footings will be needed below the new light framed walls. The areas of tall brick parapets will need to be braced back to the roof. Both roof and the upper floor will need to have plywood added to them. The plywood could be placed either on the underside of the ceilings or on the top of the framing. Drag struts consisting of strapping and steel framing will be needed to connect the lateral elements together.

Limitations

The information contained in this report is for the exclusive use of the Banks School District. Miller Consulting Engineers, Inc. assumes no responsibility or liability for any use of this report by other parties. This report relates solely to the stated purpose of this investigation; and no representations concerning other aspects (if any) of the circumstance, structure or site are included. The conclusions (if any) are based on the above stated visual observations, and no destructive testing or monitoring was performed. Specific construction details exceed the scope of this report. No guarantee or warranty, expressed or implied, is provided.

Opinions of Probable Construction Cost

In providing opinions of probable construction cost, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions of the Contractor's method of pricing, and that the Consultant's opinions of probable construction costs are made on the basis of the Consultant's professional judgment and experience. The Consultant makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Consultant's opinion of probable construction cost.

FEASIBILITY STUDY - MEDIA CENTER REUSE

Architectural Overview

Background

The Banks High School district office was constructed in 1919 as 2-story unreinforced masonry structure. The original use of the structure was a stand-alone high school and classroom building, but it has been adapted to serve primarily as the district office. The upper level contains district administrative offices and the student center for the high school. The lower level contains district restrooms, storage, maintenance, and IT offices.

Observations

While originally intended to support classroom functions, the spaces are undersized and too narrow to function as a general education classroom. The modern uses described above are well-functioning, but several of the spaces are not used due to moisture and mold issues. Additionally, the large amount of storage space is not an ideal use for what could be additional spaces serving the high school students.

As an older building, the district office does not meet the latest building codes, most critically in areas of life-safety and accessibility. Entering the building and moving between levels relies on non-compliant stairs and ramps. Secondary means of egress from the upper level is accomplished on exterior egress stairs, which are worn and not meeting required accessibility clearances nor providing a continuous path of travel to a public way. There are also non-compliant level changes at the emergency exit door thresholds. The lower level restroom appear to be fully accessible, however they contribute a limited fixture count which caps the number of occupants to use the building.

The layout of this building creates issues of safety and supervision, as the multiple entries on the lower level are separated from the front office on the upper level.

Moisture and mold issues are readily identified, especially on the interior walls of the South side of the building. These issues are limiting occupant uses of the areas affected, and require further investigation to diagnose the causes and extent of the problem.

While the exterior of this building has a unique architectural character, it occupies valuable real estate at the top of the campus, bordering the main public road and views of the approach. In order for the high school to expand West, this building would most likely need to be bordered on three sides by new construction, creating further limitation on it's use and also on the future expansion possibilities.

Recommendations

Based upon our observations of this building, the recommendation would be to perform a heavy renovation to convert the district office into student spaces for the high school, while addressing the deficiencies identified in this study. An ideal use would be a new high school media center, with a career center and student meeting spaces. The following pages provide additional detail on this use, the anticipated upgrades, and costing information.

Alternatively, and looking at the long-term needs of the high school site, there is a strong argument that this land would be better utilized for a comprehensive expansion of the high school, allowing a more unified and effective future addition to be placed.

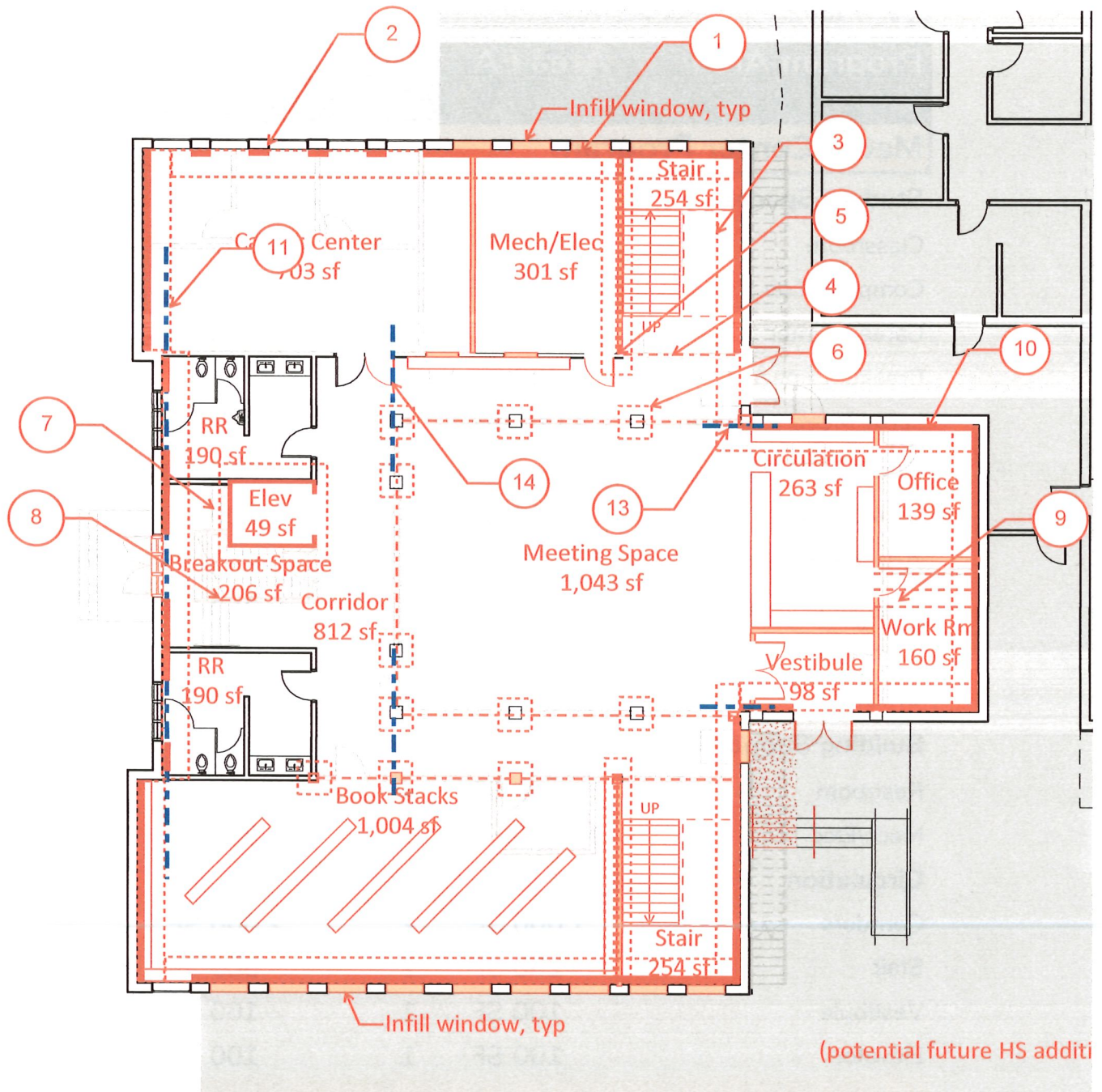
FEASIBILITY STUDY - MEDIA CENTER REUSE

Concept Program

Program Area	Area EA	Qty	Subtotal
Media Center Program			
Student Spaces			
Classroom	1,000 SF	1	1,000 SF
Computer Lab	1,000 SF	1	1,000 SF
Career Center	700 SF	1	700 SF
Breakout Space	200 SF	2	400 SF
Large Meeting Space	1,000 SF	1	1,000 SF
Book Collection			
Book Stacks	1,000 SF	1	1,000 SF
Administrative			
Circulation Desk	250 SF	1	250 SF
Work Rm	200 SF	1	200 SF
Office	150 SF	1	150 SF
Building Support			
Restroom	190 SF	4	760 SF
Mech/Elec	300 SF	1	300 SF
Circulation			
Corridors	1,000 SF	2	2,000 SF
Stair	250 SF	2	500 SF
Vestibule	100 SF	1	100 SF
Elevator	100 SF	1	100 SF
Total Program Area:			9,460 SF

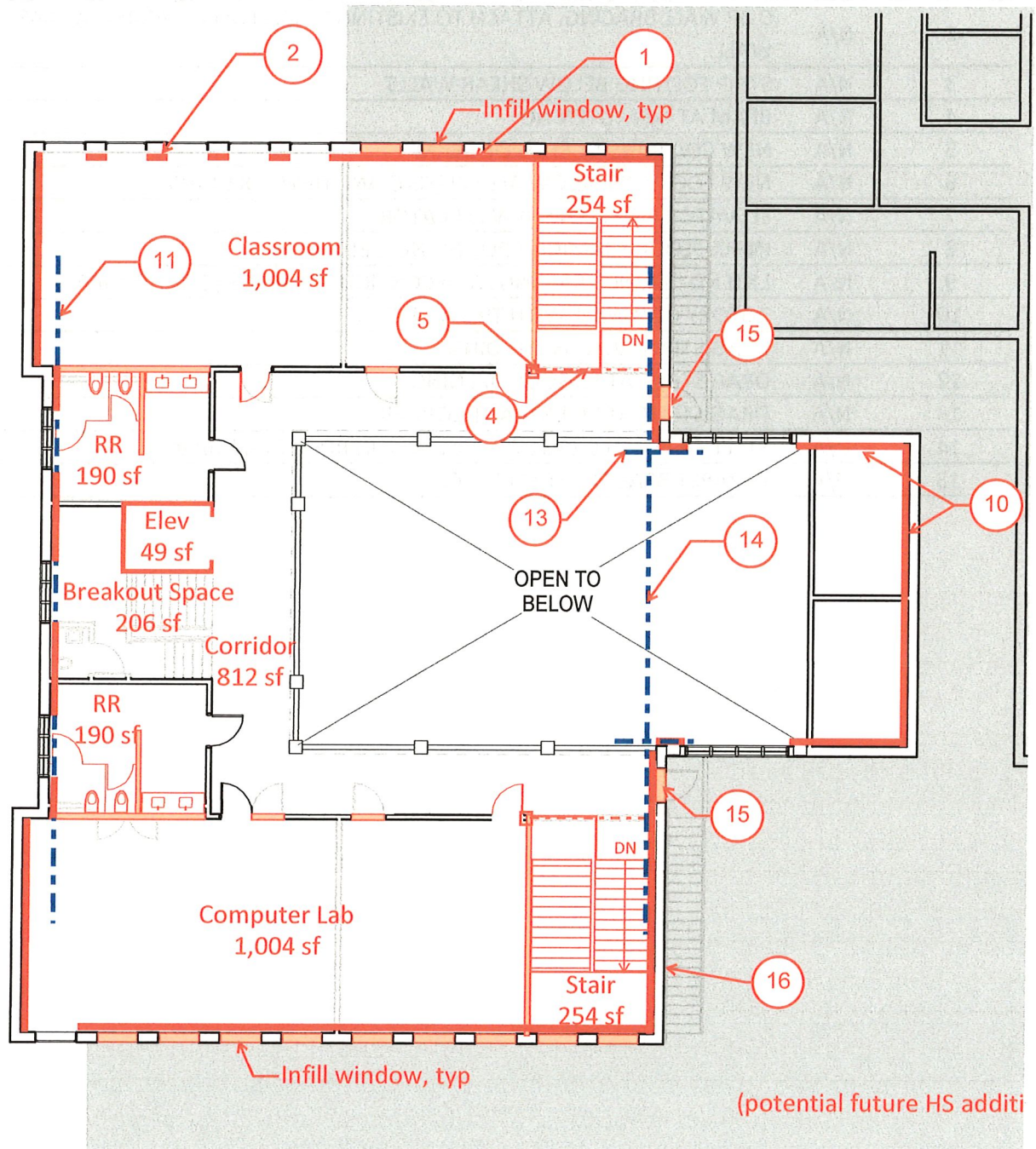
FEASIBILITY STUDY - MEDIA CENTER REUSE

Structural Concept Plan: Lower Level



FEASIBILITY STUDY - MEDIA CENTER REUSE

Structural Concept Plan: Upper Level



FEASIBILITY STUDY - MEDIA CENTER REUSE

Structural Keynote Legend

KEYNOTES:

#	DETAIL	DESCRIPTION
1	N/A	SHEARWALL WITH SR FOAM
2	N/A	OOP WALL BRACING. ATTACH TO EXISTING SLAB, FLOOR FRAMING AT BASE OF WALL.
3	N/A	STRIP FOOTING BELOW SHEAR WALLS
4	N/A	BEAM AT NEW OPENING
5	N/A	NEW COLUMNS AT ENDS OF BEAM
6	N/A	NEW FOOTINGS BELOW ALL EXISTING AND NEW COLUMNS
7	N/A	ELEVATOR PIT BELOW NEW ELEVATOR
8	N/A	INFILL FLOOR FRAMING AROUND NEW ELEVATOR
9	N/A	EXTEND CEILING FRAMING AT RECONFIGURED SPACE (EXTEND JOISTS)
10	N/A	2 STORY OOP WALL WITH TIES AT 4' O.C.
11	N/A	DRAG STRUT ACROSS BUILDING
12	N/A	DRAG STRUT AT EDGE OF OPENING
13	N/A	DRAG STRUT AT RE-ENTRANT CORNER
14	N/A	STEEL FRAMING DRAG STRUT AT STEP IN ROOF DIAPHRAM
15	N/A	PARAPET BRACING AT 4'-0" O.C.

FEASIBILITY STUDY - MEDIA CENTER REUSE

Opinion of Probable Cost

Item #	SCOPE DESCRIPTION	PROBABLE COST OPINION		
		Unit	Cost per Unit	Totals
District Office Renovation to Media Center				
SITE DEVELOPMENT				
01	Replace existing sidewalks	2,800 SF	\$15 per SF	\$42,000
02	Expand stair and ramp		Allowance	\$20,000
BUILDING ENVELOPE				
03	Mold remediation (by specialty Contractor - likely rebuild large portion of South Exterior wall)		Allowance	\$350,000
04	Replace exterior windows	44	\$2,000 per EA	\$88,000
05	New doors, frames, and hardware	16	\$6,000 per EA	\$96,000
06	Infill existing openings	32	\$1,000 per EA	\$32,000
07	Replace rotting wood siding and cornices		Allowance	\$75,000
08	Clean, repoint and seal existing brick where needed		Allowance	\$75,000
INTERIOR RENOVATION				
09	Renovate existing for new media center spaces	7,500 SF	\$200 per SF	\$1,500,000
10	Refresh existing ADA Restroom finishes	380 SF	\$125 per SF	\$47,500
SAFETY + SECURITY				
11	Added exterior lighting for increased security		Allowance	\$20,000
ACCESSIBILITY				
12	Slab modifications for level changes	2,000 SF	\$25 per SF	\$50,000
13	Interior exit stairs (two new for egress)		Allowance	\$150,000
14	Elevator (hydraulic, machine room-less)		Allowance	\$250,000
15	Convert existing program area to new restrooms	380 SF	\$350 per SF	\$133,000
MECHANICAL SYSTEMS				
16	Allowance for system requirements	10,500 SF	\$75 per SF	\$787,500
PLUMBING SYSTEMS				
17	Allowance for system requirements	10,500 SF	\$25 per SF	\$262,500
FIRE ALARM & SUPPRESSION SYSTEMS				
18	Allowance for system requirements	10,500 SF	\$10 per SF	\$105,000
ELECTRICAL SYSTEMS				
19	Allowance for system requirements	10,500 SF	\$50 per SF	\$525,000
STRUCTURAL SYSTEMS				
20	Concrete work		Allowance	\$93,900
21	Wood framing		Allowance	\$791,300
22	SR foam		Allowance	\$90,800
23	Structural contingency for plan modifications		Allowance	\$250,000
Subtotal - Project Construction Costs:				\$5,834,500
Hazardous Materials Abatement (estimate):		10,500 SF	\$3.00 per SF	\$31,500
Project 'Soft' Costs (35%):				\$2,042,075
Inflation / Supply Chain Escalation Factor (5%):				\$291,725
Total Project Estimated Costs:				\$8,199,800



2nd floor looking...





A wall mural is a prominent piece in the old gymnasium at Banks High School.

Staff Photo: Jaime Valdez



← Front Stairway.jpg





Above 2nd floor...





2nd floor view of...





#2a

Banks Gets Union High School.

BANKS, Or., June 17.—(Special.)—Six out of seven school districts in Washington county voted, 227 to 117, to build the first union high school in this county in Banks.

11 comments



Like



Comment

Watch Your Mail
for Big Sale Bill
See All Papers
Next Week

14th Anniversary Sale

Starts Friday, September 9th
9:00 A.M.

OLD TIME STORE
Neilsen
"Washington County's Largest Department Store"
HILLSBORO, OREGON

Farmers Pass In Grain Inspection

Thirteen farmers in the county had grain that passed the first inspection for clean seed in examination made by the O. A. C. extension service.

The list is as follows:
Chris Rich, Greenacres, Wisconsin; Pedigree No. 1, Frank Evergreen, Roy, White Winter Wheat; Rechen Bros., Hillsboro route 1, White Winter Wheat; W. J. Enchode, Hillsboro route 4, Shadeland Climax Oats, and Hanschen barley; Omar Vuytke, Hillsboro, Senator Oats; Hugh Farshaw, Hillsboro route 1, White Winter Wheat; Hagg & Sons, Redville, Jenkins Club Wheat; Gray Winter Oats, Red Indian Oats, Hanschen barley and O. A. C. No. 7 barley; E. O. Varner, Cornelius route 1, Hanschen barley; William Hrenich, Forest Grove route 2, White Fawn Wheat; Eugene Delplancha, Forest Grove route 2, White Fawn Wheat; Alex. Bahalowsky, Forest Grove route 2, White Fawn Wheat; Jas. A. Sewell, Hillsboro route 1, Gray Winter Oats; W. B. Walker, Beaverton route 2, Gray Winter Oats.

Opening Dates of Schools Given Out

A list of twenty schools that have reported their starting date to the county superintendent's office was given out by Mrs. Emma Bryant, superintendent, Tuesday.

Those starting September 6 include Union high school No. 1 at Banks, union high school No. 2 at Tigard, Teard, Baysa, Kingston, Manning, Buxton, Timber, Durham, Garden Home, Raleigh and Glenwood.

Union high No. 3 at Hillsboro is opening on September 12, as well as the two Hillsboro grade schools. Other schools starting on that day are Gustaf, Fir Grove, Tualatin, Redville, Beaverton, Helvetia, Rahigh, Suedeville, North Plains, Prichett, Shrewsbury, Cooper Mountain, Midway and Alhambra-Huber.

The Forest Grove schools will open on September 19 as will Dilby, Fern Hill and Arcade. Middleton and Mountaineers start on September 26.

McMahon Arrested Self-Styled Cop

State Traffic Officer Frank McMahon of Hillsboro and Officer Alford of Astoria arrested Sam Thurston, 23, of Portland, at Seaside Saturday night on a charge of impersonating an officer. Officer McMahon was at the beach over the weekend on special duty.

Thurston was taken into court Tuesday and given a jail sentence. McMahon says the would-be officer was mounted on a motorcycle and, with a nasty looking uniform, was cutting quite a swath with the beach flappers. News dispatches from Astoria carried a story to the effect that the man was arrested by the Clatsop county sheriff.

Flies Here for an Operation Friday

Miss Mary Parsons of Eugene, sister of Mrs. George Newton of this city, flew to Hillsboro Friday morning in an airplane to undergo a throat operation in Dr. E. H. Smith's hospital. She returned Saturday after a successful operation. Dave Langmack of Eugene piloted the plane.

Pilot Langmack took up several Hillsboro people while here. Early Saturday morning he took Dr. Smith and Mrs. Beulah Wilson, head nurse at the hospital, for a 16-mile trip westward from here to visit Mrs. Wilson's homestead in the mountains.

100 Tons of Pears Wanted by Growers

One truck load of evergreen blackberries is leaving here daily from the receiving plant of the McMinnville Fruit Growers association, bound for the cannery at Hillsboro, where the fruit is being re-iced. The association will receive all evergreen berries brought to the plant in the McMinnville cannery company buildings, paying a standard price of four cents per pound to all association members and three cents to "outsiders."

Pears, especially Bartlett's, are being sought by the association, which will receive at least 100 tons of the fruit. Because of a limited con-

tract for only 25 tons of ripe pears, the receiving plant will be able to handle but a small lot of pears. The reason for this is, according to F. T. Peterson, manager of the plant, that the company at Hillsboro can secure all necessary shipments there without paying the additional cost of trucking.—McMinnville Telephone-Register.

Coffee Club's First Meeting Friday, 9th

The first full meeting of the Coffee club will be held at the chamber of commerce rooms on Friday, September 9, at 2:30 p. m.

Mrs. Charles Relyea of Dallas, state recording secretary, will be the principal speaker on the program and will explain how the club can prepare a picture library for the schools and children's picture scrap books for hospitals. She will show the picture library and picture books prepared by the Dallas club, which are said to be very interesting.

Important business will be transacted at this meeting and delegates will be elected to attend the county conventions during the year.

Mrs. C. E. Wells is leader for the afternoon and the hostesses are Mesdames Leonard Brown, T. C. Reynolds and W. W. Phillips.

Lodge to Observe 76th Anniversary

The Hillsboro Rebekah lodge will celebrate the seventy-sixth anniversary of the founding of the women's fraternity on the evening of September 13, W. O. Morley, Herbert Astel and Mrs. G. M. Heaton make up the committee for this event.

Rebekahs in the local lodge are serving 100 jars of fruit for the Odd Fellows' home at Portland. The distribution point for the jars is at the express office, with Mrs. Morley in charge.

At its meeting Tuesday night the lodge unanimously adopted a memorial and appropriated a special award for the work Mrs. A. L. Brock has done in aiding the sick members. It was done as a token of appreciation for Mrs. Brock on the part of the lodge. Mrs. Maude Powell was taken into the Rebekahs by reinstatement. There are six candidates waiting to take the Rebekah degree within the next few weeks in the local lodge.

Jury Cases Start On September 21

The September term of court will start September 21, at which time the jury has been ordered to report and jury cases are scheduled. Judge George R. Bagley, who has been spending his vacation working on his farm, will be in Tillamook for court the most of the first two weeks of the month. The judge and his secretary, Lee Hoen, are busy cleaning up the court business that has accumulated during their absence.

The grand jury is in session today. Orders were issued in the cases of Knoll A. Johnson vs. Michael Bay et al, and Len W. Gould vs. R. A. Wallis et al.

Held for Dead Officers
Howard Wright was arrested Tuesday by Deputy Sheriff Oscar Duley and is being held at the county jail for officers from Bend. Richard O'Brien was taken into custody by Deputy Duley and Fred Schendel Tuesday on a drunk and possession charge.

P. E. P. ANNOUNCES RATE REDUCTION

(Continued from Page One)
hours, per month, 8c per kilowatt hour; all over 30 kilowatt hours, per month, 3c per kilowatt hour. Minimum charge, \$1.00, and prompt payment discount, 5 per cent.

The above new schedule will effect an average reduction of 12.75 per cent. A new schedule for electric water heating in homes using electric ranges has also been filed.

Use Encouraged
What is known as a "demand and load factor" commercial lighting and heating schedule will supersede the present block rate, it being generally recognized that block rates for larger lighting loads are not equitable. The new commercial lighting schedule is designed to take care of non-inductive cooking and heating equipment, such as electric bake ovens, heavy duty ranges and cooking equipment, in addition to lighting service. This new schedule will effect an average reduction of approximately ten per cent.

The new power schedule is designed to encourage the use of electricity in industry and to take care of any large power consumers who may desire to locate in the territory. This schedule has a top step of 6c per kilowatt hour, as against 7c per

kilowatt hour at present, and goes as low as 1c per kilowatt hour for large users, as against 2c per kilowatt hour in the present schedule. The new schedules will reduce bills for electric service for at least 95 per cent of the customers served and will increase none.

AMERICAN DOLLAR IS GOOD ANYWHERE

(Continued from Page One)
that there would be another war soon.

The Wells were in Vienna at the time of the socialist riots and were only able to get out by leaving at 5 o'clock in the morning on a boat for Friburg, Czechoslovakia. During the riots they had to keep to their hotels and looking out of their windows saw tactical commanders to take care of the dead and the wounded. Mr. Wells said that within 12 hours after a general strike was called in the famous old city everything, including transportation, was stopped.

Charles Lindbergh was honored all over Europe for his New York to Paris airplane flight and did much to create good feeling with the United States, according to Mr. Wells.

Conditions in Europe have improved much in the last few years, principally in transportation and sanitation, Mr. Wells pointed out.

Business Picking Up
Mr. Wells is of the opinion that business is picking up in the east and with good crops and good prices to the farmer prospects look good here.

The Wells made the trip on a spring Mediterranean cruise on the S. S. Carinthia and left New York March 29. The local business man was very much impressed with the beauty of the country at Madeira and Nice. Places visited while on the tour included Gibraltar, Cadix, Malaga, Algiers, Philippeville, Tunis, Malta, Ragusa, Cattaro, Constantinople, Athens, Palermo, Naples and Genoa. They left the party at Nice April 29 and went to Italy and then around through central Europe. Germany appears to be recovering better than other countries that were in the war, in the opinion of Mr. Wells. They left England July 29 and arrived in New York the worst of the Sacco-Vanzetti demonstration.

PACIFIC TO OPEN ON SEPTEMBER 19

(Continued from Page One)

tion for the coming school year. Dorothy Bushart, Margaret Cady, Lowell McAlister and Eleanor Blacorn have entered their application for admittance to the university next month.

The Hillsboro students have taken active part in school affairs. Edward Olsen was a member of the varsity debate team; Emmor Cox represented the Portland Telegram in the journalism work; Edwin Ingles did outstanding work for Pacific in in-

tercollegiate oratory; and Victor Turner was chosen as business manager of the 1929 Heart of Oak, which is the school annual.

VENETIAN Fri., Sat., This Week

Oh! to be Chic with a Sheik for a Lover!

SIMPLE SIS
with LOUISE FAZENDA and CLYDE COOK
21st January 22nd (in 1st Street)



Wanted

EXPERIENCED
SALES PEOPLE
AT ONCE

Wells

Business Picking Up

Mr. Wells is of the opinion that business is picking up in the east and with good crops and good prices to the farmer prospects look good here.

The Wells made the trip on a spring Mediterranean cruise on the S. S. Carinthia and left New York March 29. The local business man was very much impressed with the beauty of the country at Madeira and Nice. Places visited while on the tour included Gibraltar, Cadix, Malaga, Algiers, Philippeville, Tunis, Malta, Ragusa, Cattaro, Constantinople, Athens, Palermo, Naples and Genoa. They left the party at Nice April 29 and went to Italy and then around through central Europe. Germany appears to be recovering better than other countries that were in the war, in the opinion of Mr. Wells. They left England July 29 and arrived in New York the worst of the Sacco-Vanzetti demonstration.

When the Plans are OK

—building material is the next thing to consider. Lumber forms a big part of the house, and should be selected with care. Don't waste good labor on poor material. Let a reliable yard furnish your lumber, and you will be sure of good quality at reasonable cost.

Britton-Foster Lumber Co.

The Big Yard Near Cannery

Don't Run Downstairs

Are you always upstairs when the telephone rings on the floor below?

An extension telephone, costing only a few cents a day, will save miles of walking and hours of time.

--Oregon Telephone Co.--

Build a Garage

Before the rainy season comes on We have First-Class Material for your needs

J. W. COPELAND YARDS
Second and Washington Streets
Telephone 301 L. P. Stranahan, Mgr.



Forest View Cemetery

Forest Grove, Oregon
Permanent up-keep of lots; full-time sexton; well watered; prices reasonable

Permanent flower containers furnished and set for 25 cents each

Concrete markers for individual graves furnished and set for \$1.50 up

Office: 18 First Avenue North, Forest Grove
TELEPHONE 2633

School Days are Here

Monday, September 12th

Place to buy School Supplies

Loose Leaf Note Books

CONKLIN FOUNTAIN PENS

All Prices — Guaranteed to Give Satisfaction

\$1 — Fountain Pens and Pencils for School Use — \$1

We have everything for School

Trade With Us

Hillsboro Pharmacy

You will find here the most complete line of School Supplies—Pencil Tablets, Composition Books, Pencils, Erasers, Scissors, Drawing Pads.

Loose Leaf Note Books

CONKLIN FOUNTAIN PENS

All Prices — Guaranteed to Give Satisfaction

\$1 — Fountain Pens and Pencils for School Use — \$1

We have everything for School

Trade With Us

Hillsboro Pharmacy

You will find here the most complete line of School Supplies—Pencil Tablets, Composition Books, Pencils, Erasers, Scissors, Drawing Pads.

Loose Leaf Note Books

CONKLIN FOUNTAIN PENS

All Prices — Guaranteed to Give Satisfaction

\$1 — Fountain Pens and Pencils for School Use — \$1

We have everything for School

Trade With Us

THE BEAVERTON TIMES
Beaverton, Oregon.
A Weekly Newspaper, issued Fridays
R. P. Jones, Editor and Publisher
Entered at the Beaverton (Oregon)
Postoffice as second-class mail mat-
ter.

SUBSCRIPTION RATES
In advance except by arrangement
with the publisher.
One year by mail..... \$1.00
Six months by mail..... .60

Advertising rates on application.

FRIDAY, MAY 2, 1919.

COUNTY WILL HONOR GRADUATES

**Industrial School Fair Will Precede
State Fair—County Superin-
tendent Writes Other Wash-
ington County School Notes**

About 150 teachers and a few
school board members were present
at the local institute at Beaverton
Saturday and all felt well repaid for
attendance. This is the last meet-
ing of the association for this school
year.

A county eighth grade graduation
will be celebrated in Hillsboro on
June 24th. The diplomas will be
presented at that time to those pass-
ing at the May and June examina-
tions.

Sherwood, Middleton and Cipole
districts have petitions out for the
formation of a union high school

district. Banks and surrounding dis-
tricts are considering the same propo-
sition. Both these sections are quite
isolated from high school privileges
and really need standard high
schools.

The Beaverton school held a so-
cial last Friday evening securing
\$75 to be used in improvements
needed in the school.

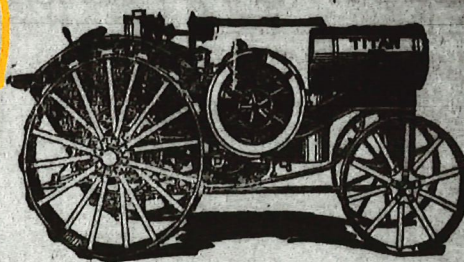
The Prickett school basket social
Friday evening netted over \$30.
The teacher and some of the older
pupils were out Monday spending
it for things needed in the school.
The Prickett school board met with
the County Superintendent at the
school house Monday planning im-
provements. The lighting system will
be changed and everything done
necessary to make their school
standard. A play shed and gravity
water system are also being consid-
ered.

The Washington County Industrial
Club School fair is now assured. It
will be held the Thursday and Fri-
day preceding the state fair.

There are sixteen standard indus-
trial clubs now organized with a
membership of 209. Besides this
there are about 250 enrolled in in-
dividual projects.

N. A. FROST.

L. B. Wilson spent Sunday at Sa-
lem with his father, who has been
ill for some weeks.
Front Page



The International Harvester Company's

Titan Tractor 10-20

Entire satisfaction guaranteed to every purchaser.

The Beeman Garden Tractor

1 1-4 h. p. on drawbar; 4 h. p. on pulley. Will do
anything that one horse can do—plow, harrow, drill,
cultivate, chop feed, drive wood saw or pull brush.
It's the small grower's friend.

We can save you money on farm implements of all
kinds. Our prices are right and we give the same
terms and cash discounts as Portland dealers.

See us for Fairbanks-Morse Gasoline
Engines

Chevrolet Automobiles and Trucks

STIPE'S GARAGE

Beaverton, Ore.

American Feed Company

BEAVERTON, OREGON

Between the Bank and the Livery Stable.

Flour, Feed, Hay and Grain

JUST IN—Mill run, Ground Barley, Barley and Oat Chops,
Whole Corn, Cracked Corn, Scratch Feed, Rolled Feed Oats, Sun-
ny Brook Feed, Alfalfa Meal, Best Pulp and Oyster Shell.

Baby Chick Feed, Calf Meal, Pasture Seed, Holstein Dairy
Feed, Linseed Oil Meal.

Fertilizer, lime, stock salt. All kinds of Garden Seeds.

Coming—Stock and Poultry remedies—Here the first of the
week.

CHAS. BERTHOLD, Prop.

BEAVERTON BAKERY

Confections and Cigars
Light Lunches Served

W. E. EVANS, PROPRIETOR

BANK OF BEAVERTON Beaverton, Oregon.

WHAT ARE YOUR BANKING NEEDS?

You will more fully appreciate
how we can be of service to you
when you realize that The Bank of
Beaverton has a Checking Depart-
ment, Savings Department, Safe De-
posit Boxes, Issues Travelers
Checks, Foreign Exchange, Trans-
mits Money to all parts of the World,
Handles Reliable Lines of Insurance
and Renders Notary Service.

Now remember whatever your re-
quirements—The Bank of Beaverton
may be depended upon to serve you.

BANK OF BEAVERTON Beaverton, Oregon.

SAFE DEPOSIT BOXES FOR RENT.

A HISTORY OF BANKS UNION HIGH SCHOOL

The years 1913 - 1914 mark the beginning of high school education in Banks. According to records in Mr. Bruce McCann's keeping, Mr. George S. Yates was a teacher and probably the principal of the 37 students. Charles Powne was the chairman of the school board.

There seems to be no other record of the high school until 1919 when the Banks Union High School District No. 1 was established by the unification of seven districts Nos 12, 13, 44, 56, 63, 75, and 86. Mr. J. F. Santee was principal of the 34 students enrolled. Miss Alice Stein was another teacher who that year conducted classes which were held in the old American Legion Hall. In order to arrange a satisfactory course of study, each teacher taught approximately ten subjects.

Lack of blackboard and scarcity of text books added to their difficulties. It is believed that there were electric lights but water was carried in by the bucket, and a large dipper served as a community drinking cup.

Graduation of 1920 was a great day of celebration for Banks Union High School. The first and only graduate was Dorothy Wilcox, now Mrs. Bernard Sellers.

In addition to the unification of the seven districts in 1919, the directors voted to purchase land in the southern part of the town and erect a building. The plot of ground is described as being located in Section 31, Township 2-North and Range 3-West, 1543 feet long by 431.5 feet wide and covering 15 acres. The ground area occupied by the building is 8002 square feet, and the playground area is 86,000 square feet.

The new brick building costing approximately \$38,000.00 was ready for the opening of school in the fall of 1920. About 90 students enrolled that year with teachers, Miss Kate Ronde, Miss Myrtle Sheehan and principal J.P. Santee. Athletics was begun in 1920 with track and basketball which was practiced in the hall over the Banks Mercantile. Other activities included debate and dramatics. A piano was purchased that year so that the students could enjoy music as well.

In addition to Dorothy Wilcox Sellers 1920, other familiar names of the earlier days of our school include a list of 1921 graduates: Verna Reddig, now teaching in Cornelius; Alice Moore of California, Nellie Turner, Lucetta Mawhinney, Alice Thurnheer, Bernard Sellers, Alice Moore. Names which are still familiar of the 1922 class are Leo Herb, Oliver Wescott, and Marie Tolke.

The first annual, MEMORIES was published in 1923. Those fortunate enough to own one of these prize possessions can see clearly that great progress was made in three years. Frm report made by Floyd Ennisit is revealed that the school was able to finish payments on the piano, money was raised for stage curtains, news was reported in the "Banks Herald", a tennis tournament was held, delegates were sent to typing contests at Corvallis and Hillsboro, a six page weekly school paper was published, a student body constitution was written, two or three plays were presented, students enjoyed participation in a glee club and a sewing club was organized with the project of a quilt being made to earn money for MEMORIES.

The subjects offered for 1922 - 23 were: algebra, latin, science, rhetoric, literature, civics, bookkeeping and shorthand. Mr. W.A. Johnston was the principal with a teaching staff of three other teachers. A special tax of 8.9 mills was levied that year.

MEMORIES was dedicated to the future classes thus:

*We the staff of this first annual dedicate the volume to
the future classes of the Union High School in Banks.*

An important change took place in 1924. Banks hired its first athletic coach, Mr. Melvin F. Johnston. It appears that the previous years the boys had to pay and provide transportation for a coach from Forest Grove. The boys did well that year at the 1924 Washington County Track Meet by bringing home a silver trophy cup for their achievement. Girls' athletics was also a special feature of the year with Mrs. Eva Moore as director.

It is interesting to note that from the 16 seniors graduating in 1925, 4 went on to college.

The next major development seems to have been the addition of the home economics department in 1936 with Miss Maxine Jewell as the first instructor and manual training taught by Mr. Robert Day. Speech classes were added about the same time. Also an addition of land to accommodate building space for a gymnasium was purchased from Mrs. H.A. Williams; and as a WPA project, the gym was completed in 1936 at a cost between \$5,000 - \$6,000.

In 1945 Districts # 76, 72, 98, 102, and 34 were added to Banks Union High School No 1.

Perhaps the greatest achievement in 1946 were the addition of agricultural classes and the F.F.A. Chapter under the supervision of Mr. Day, Principal. The first annual F.F.A. Parent-Son Banquet was held March 21, in the high school building.

The next year 1947 several improvements in school curriculum, activities and educational facilities included new football uniforms, a new tractor for the F.F.A. Chapter, a veteran's training program, the formation of a F.H.A. for the girls in homemaking, Butane gas for the science room, new busses, the organization of the Mothers and Dads' Club, the Thespians Troupe #828, a speech contest sponsored by the Knights of Pythias, the formation on a Pep Club and a program of intramurals sponsored by the pep club, who offered a cup to the winning class.

The most outstanding accomplishments of 1948-49 were F.F.A. and athletic activities. The F.F.A. won first place in the state judging contest and many ribbons in individual events. The Braves won the Sunset League Championship Trophy, made a good showing in basketball, improved records, in baseball and brought back track as a major sport. Boxing flourished during its second year under the direction of Jesse McNeill.

Under close direction of coach Leslie Peter and fine cooperation of the boys, sports made a sensational record in 1949-1950. The Braves became the runner up in the class "B" for the state football championship for the first time in the history of the school. Losing the game gave Banks second place and a beautiful trophy.

Another surprise came when the Braves blasted their way into the county finals by defeating Hillsboro in basketball. After defeating Hillsboro Banks won over Beaverton and Sherwood before being defeated by Hillsboro for the championship.

For a school our size we have had an unusually wide variety of clubs and activities for which the Oregon State Department of Education has given us considerable praise.

Again the F.F.A. Chapter made an outstanding record with projects and judging at the county and state fairs.

1950-1951 marks another major event in the life of the community and school by the addition of a well equipped new vocational building costing approximately \$70,000.00. This building accommodates the expanding home economics and agriculture departments with large classrooms, labor stories, lavatories, showers and a large shop.

A separate heating plant has been established to heat the three buildings. During the building project a new lighting system was installed in the main building.

On behalf of the community interests and needs of students, Mr. Tumbleson's careful supervision and special efforts to develop better educational opportunities and to obtain modern equipment will not go unnoticed by the careful observer.

Our present enrollment of 175 is the largest in the history of our school, and our senior class of 40 is the largest to graduate from Banks Union High School.

Big events this year include sports competition, the football banquet, the football dance, F.H.A. and F.F.A. banquets, the junior-senior prom, a talent show, two student body plays, and class night.

We started with two teachers and have added more as rapidly as possible to the present staff now numbering ten. For the increasing student body a more challenging curriculum has been provided; and this year particularly we have improved standards, equipment, and supervision of the library by adding half teacher to our staff.

The subjects taught this year are: general mathematics, algebra, biology, chemistry, typing, bookkeeping, geography, social economics, world history, health, physical education ,english, speech, journalism, agriculture, and home economics.

The best known activities throughout the years have been; school plays, junior-senior parties or proms, sports competitions for boys and girls, and field trips.

More recently special organizations added have been: F.F.A, F.H.A, G.A.A, Thespians, Junior Red Cross, Librarians Club, and Pep Club.

With few exceptions an annual, now called CHIEF, has been published since 1923, and the Clarion has continued to roll from the student press. Because of depletion of paper budget, this year's copies have been fewer in number.

Indications are that our enrollment will continue to increase for the next years. Acknowledging this fact, many interesting plans are being made for the future. This next year we shall have an additional part time instructor in music which is to include band and chorus. Periodically, music was offered in the past; the lack of it has been very noticeable. This activity should add much interest and enthusiasm to school events as well as adding a newer field for personal achievement.

From this history one may see readily the healthy growth and development made during the 38 years of our high school's existence. It is a record of which we may all be proud.

As students and faculty we are most grateful to the community for these educational opportunities, and we wish the best of good fortune to the future students of Banks Union High School.

Senior Class 51'

Mrs. Eunice Pope Sponsor

COST OF THE SCHOOLS

March 17 1873

Including the salary of the Superintendent, which is \$15. Per month, with the amounts paid teachers from District Tax, from rate bills and subscriptions, from State and County fund, the incidentals, the total cost of sustaining the schools for the year has been \$7,439.08. Dividing by 809 - the number of scholars in average attendance - we have \$9.18 as the cost of instruction per pupil. The reports give no date by which to ascertain the average rate per scholar of the whole number enrolled. A rough but probably fair estimate will place the amount at \$ 6.00, which is certainly not a very high rate.

BANKS HIGH SCHOOL, BANKS, OREGON

FORMED IN THE YEAR 1919

DISTRICT NUMBERS 12-13-14-34-44-56-72-98-102

COUNTY, WASHINGTON DISTRICT NUMBER U-1

LOCATION:

1. Building is located in the NW $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 31 Township 2N, Range 3W.
2. Approximate number of miles from nearest school of like level along traveled road 5.
3. Size: Length 1543 feet; Width 431-5 feet Across 16
4. Ground area occupied by building 86000 sq feet.
5. Enrollment: Pupils 1938 - 1939 B 83 G 53
6. Number of teachers 1938 - 1939 6

Levies for 1923

SPECIAL TAXES LEVIED, UNION HIGH SCHOOL #2 8.9 Mills

Exhibit
#3

KNOW ALL MEN BY THESE PRESENTS: that we, M. S. Woodman and Lovinda Woodman, husband and wife, of the County of Washington, State of Oregon, for and in consideration of the sum of four thousand five hundred fifty-one and 60/100 (\$4551.60) dollars, to us in hand paid by Union High School District No. 1 of Washington County, Oregon, the receipt whereof is hereby acknowledged, have bargained and sold and by these presents do grant, bargain, sell and convey unto the said Union High School District No. 1 of Washington County, Oregon, its successors in interest and assigns forever, all the following bounded and described real property, lying, being and situate within Washington County, Oregon, and more particularly described as follows, to-wit:

Beginning at a point on the west line of sec. 31, T. 2 N. R. 3 W. Will-Mer. Washington County, Oregon. Said beginning point being 80 feet north of the $\frac{1}{4}$ sec. corner on the west side of said sec. 31, and running thence on the west line of said sec. 31, north, 752.1 feet. Thence S. 88° 45' E. 1456.2 feet to the westerly boundary line of the right of way of the P. R. & N. R. R. Co. Thence on said right of way line S. 32° 18' E. 499.6 feet to the south line of the M. W. $\frac{1}{4}$ of said sec. 31. Thence with said south line of M. W. $\frac{1}{4}$ of said sec. 31, N. 89° 16' W. 1543.0 feet, thence north parallel with the west line of said sec. 31, 80 feet. Thence N. 89° 16' W. 166.0 feet to the place of beginning, containing 15.172 acres.

\$5.00 I.R.S. attached and cancelled.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining and also all our estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD the above described and granted premises unto the said Union High

School District No. 1 of Washington County, Oregon, its successors in interest and assigns forever. And we, M. S. Woodman and Lovinda Woodman, the grantors above named, do covenant to and with Union High School District No. 1 of Washington County, Oregon, its successors in interest and assigns forever, that we are lawfully sized in fee simple of the above described and granted premises, that they are free from all incumbrances, and that we will, and our heirs, executors and administrators shall warrant and forever defend the above described and granted premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 9th day of August, A.D. 1919.

Executed in the presence
of us as witnesses:

Ralph R. Kinton
J C Schuelmerich

M S Woodman
Lovinda Woodman

(seal)
(seal)

STATE OF OREGON

County of Washington..ss.

THIS CERTIFIES. that on this 9th day of August, A.D. 1919, before me the undersigned, a notary public in and for said county and state, personally appeared the within named M. S. Woodman and Lovinda Woodman, husband and wife, who are known to me to be the identical persons mentioned in and who executed the foregoing instrument and acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

(seal)

Ralph R. Kinton
Notary public for Oregon.
My commission expires on the 7 day of Nov.
A.D. 1920.

Filed for record Feb. 9, 1920 at 8 A.M.
Fred A. Everest, Recorder of Conveyances.

M.S. Woodman et ux

Aug 9, 1919

to

Feb. 9, 1920

Union High School District #1

Page

gbsc

Vol-116/349-350

Beginning at a pt on the W line of Sec. 31
T2N, R3W, WM, Wash County Ore. Sd beginning
pt being 80 feet North of the 1/4 sec cor on
the W side of sd Sec. 31 and running th on the
W line of sd Sec. 31, North 352.1 feet

th S 88°45' E 1456.2 feet to the Wly bndry line
of the r/w of the P.R. & N, RR Co.

th on sd r/w line S 32°18' E 499.6 feet to the
S line of the NW 1/4 of Sec. 31

th with sd S line of NW 1/4 of sd Sec. 31,
N. 89°16' W 1543.0 feet

th N parallel with the W line of sd Sec. 31,
80 feet

th N 89°16' W 180.0 feet to the pob, containing
15.172 acres

IRS \$5.00

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR, WASHINGTON COUNTY, OREGON

[illegible]

IN WITNESS WHEREOF, we the grantor above named hereunto set our hands and seals this

13th day of April 1936.
Executed in the presence of
Chas. L. Dunford
Newspaper Publisher
Sylvan Lake - Alta Canada

Joe Mueller
Pauline Mueller

Seal
Seal

Province of Canada.....ss.

BE IT REMEMBERED, That on this 13th day of April A.D. 1936, before me the undersigned, a Notary Public in and for said County personally appeared the within named Joseph Mueller and Pauline Mueller, husband and wife, who are known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial seal the day and year last above written.

Filed for record Apr. 16, 1936 at 2:15 P.M. My commission expires Dec. 31st, 1937
James H. Davis recorder of conveyances
7638 Minnie Williams to Union High School District #1 (Deed)

KNOW ALL MEN BY THESE PRESENTS, That I, Minnie Williams, widow of Banks in the State of Oregon, being of lawful age, in consideration of Two Hundred and no/100 Dollars to me paid by Union High School, District #1 of Banks in the State of Oregon, do hereby grant, bargain, sell and convey unto the said Union High School, District #1 their heirs and assigns, all the following bounded and described real property, situated in the County of Washington and State of Oregon, to-wit:

Lot J 1st. Addition to Banks 50% I.R.S. Att'd. & Can.

TO HAVE AND TO HOLD, the above granted premises with all the rights, easements and appurtenances thereunto belonging unto the said Union High School their heirs and assigns forever. And the said grantor does covenant to and with the said grantee heirs and assigns, that she is lawfully seized in fee simple of the above granted premises; that they are free from all encumbrances, and that I will and my heirs, executors and administrators shall warrant and defend the above granted premises, to the said grantee their heirs and assigns forever against the lawful claims and demands of all persons. IN WITNESS WHEREOF, The grantor above named, hereunto set my hand and seal this 2nd day of April 1936.

Witness to the execution hereof
Wm. L. Moore
Dorothy A. Stohler
STATE OF OREGON,
County of Washington.....ss.

Minnie Williams

Seal

THIS CERTIFIES, That on this 2nd day of April A.D. 1936, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Minnie Williams, widow, who is known to me to be the identical person described in and who executed the within instrument, and she acknowledged to me that she executed the same as a free act and deed, for the uses and purposes therein expressed. IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Filed for record Apr 16, 1936 at 4:15 P.M. My commission expires March 13, 1938
James H. Davis recorder of conveyances
7640 Elmer T. Connell, Estate of (Certified copy)

Endorsed Filed Oct. 3, 1933
A.A. Bailey, Clerk
F.O. McGrew, Deputy.

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR MULTNOMAH COUNTY
PROBATE DEPARTMENT

IN THE MATTER OF THE ESTATE OF

No. 36709

ELMER T. CONNELL, deceased.

PETITION FOR PROBATE OF WILL

TO THE HONORABLE GEORGE TAZWELL, JUDGE OF THE ABOVE ENTITLED COURT:

Comes now Helen S. Connell and respectfully shows to the court that Elmer T. Connell died in Multnomah County, Oregon, on the 18th day of August, 1933, and at the time of his death was a resident and inhabitant of Multnomah County, Oregon, and left an estate, consisting of an interest in real property in Multnomah County, Oregon, of the approximate value of

53859-6900

692581

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES
OFFICE OF COUNTY ASSESSOR, WASHINGTON COUNTY, OREGON

ACCOUNT NUMBER		2N 3W 31 13-25			
2N331BC	6900	WP	RGE	SEC	EDGE
MAP NO.	T.L. NO.	AERIAL P.		PREVIOUS DEED	
I & J					
LOT NO.	BLK. NO.	ADDITION		CITY	
ENTRIES		DATE OF ENTRY	DEED RECORD VOL.	PAGE	ACRES REMAINING
			159	17	

also

116 349 15.44

Was 13-10	170	606400			
ADD METRO S.D. TO PRESENT CODE	C.O.	0500	'72		
Was 13-20 1-17867 Prop 270			'73		
To School Dist #13	11-21-80	CF3368			
PT. PROPOSED PLAT OF: "ARBOR VILLAGE NO. 2"	9-16-98				
Less 15 Ac to TL 2N331CA 7000	2-12-99	98-14/790			
Add .03 Ac from "	2-12-99	98-14/791	15.32		

2N331BC 6900



802279

Exhibit
4



73% 6:07 PM

school year 1923-24 ? year written

ninty st.
1st yr.
70 st.
2nd yr.
60 st.
3rd year

SCHOOL HISTORY

In order that some permanent record may be made of the work done at Banks Union High School, the task is undertaken of writing a short history of the school from the time of its birth until the present. It is not intended to go into detail rather to give a tangible record of events which can be supplemented by the various reports compiled in the school.

A school history of this sort is quite likely to be a dry list of names, dates, events and minor happenings, but since it is written primarily for the student of the school and those interested in the school, it is hoped that their memories will add all that really belongs to this history and that in the future this book may bring back living experiences that the school has brought to its members.

In 1919 the first idea of a Union High School was first mentioned by Mr. Santee, the principal of the Grade School of Banks at that time. After a few meetings of the interested people of the community, it was decided to unite the seven districts surrounding Banks and to build a Union High School.

The first year the High School subjects were taught in the upper story of the K.O.T.M. Hall. Mr. Santee was principal and Miss Stein was one of the teachers. It was very difficult to arrange a course of study; each teacher taught about ten subjects.

A tract of land in the southern end of town was bought and a brick building was at once commenced. It was completed in time for the second year of school. The cost of erecting this building was nearly \$30,000.00.

The first year in the new building about ninety pupils enrolled with Mr. Santee, Miss Ronde and Miss Sheahan as teachers. The next year there was an enrollment of about seventy pupils with four new teachers, Mr. W. A. Johnston, Mrs. Abraham, Mrs. Darland and Miss Purvine.

This year we have an enrollment of about sixty pupils with Mr. Johnston, Miss Moreland, Mrs. Grant and Mrs. Curfiss as the faculty.

The first year while in our new building, several Basket Ball games and track activities were carried on. For the Basket Ball games we did our practicing in the hall above the Banks Mercantile. We soon found that if we intended to carry on such work we would have to have a gymnasium, for which we are still waiting. But the Track work has been carried through each year.

Owing to the fact that during the three years of existence, a great number have dropped out, only ten students have been graduated, but there are to be six more added to the list this year.

Floyd Ennis



Like



Comment

Exhibit
5

Memories

1926

Published by
Washington County Union High School
Banks, Oregon

TEACHERS EMPLOYEC IN U.H.S. DIST. No. 1

<u>YEAR</u>	<u>TEACHERS</u>	<u>SALARY</u>	<u>DIRECTORS</u>
1919	J.F. Santee	140	G.W. McGraw Claude Hutchens
1920	Kate Ronde Myrtle Sheehan	150 150	Board
1921	Mrs. Mary Darland Mrs. Paul Abraham Margaret Purvine W.A. Johnston	150 150 150 185	W.O. Galaway D.T. O'Neal
1922	W.A. Johnston Faith Curtiss Mildred Moreland Mabel Grant	180 135 135 135	W.O. Galaway J.H. Hulett
1923	Faith Curtiss W.A. Johnston Mrs. Mabel Grant Mildred Moreland	135 180 135 135	Claude Hutchens J.H. Hulett
1924	W.A. Johnston Mildred Moreland Melvin F. Johnston Mrs. Mabel Grant	180 135 135 135	Claude Hutchens N.C. Coffield F.H. Herb W.A. Johnston/Pro. Tem.
1925	Mildred Moreland W.A. Johnston Melvin Johnston Mabel Grant	125 180 135 135	J.H. Herb R.C. Cloffield
1926	W.A. Johnston Nora Pehrsson Franc. Gilbert W.G. Blanchette	180 130 130 130	R.C. Coffield, Clerk Frank Herb, Ch.
1927	W.A. Johnston Nora Pehrsson Agnes Swanson Dean Lonough	180 135 130 130	P.J. Vanderzanden J.H. Herb W.F. Hahn C.J. Powne M.J. Griffin W.E. Marr
1928	W.A. Johnston Agnes Swanson Nora Pehrsson Albert Windell	180 135 140 130	P.J. Vanderzanden J.H. Herb W.F. Hahn C.J. Powne M.J. Griffin W.E. Marr

<u>YEAR</u>	<u>TEACHER</u>	<u>SALARY</u>	<u>DIRECTORS</u>
1929	Anna McKelly's	130	P.J. Vanderzanden
	Inez Biersdorf	130	J.H. Herb
	Gertrude Watson	135	W.F. Hahn
	A.A. Croisant	180	C.J. Powne
			M.J. Griffin
			W.E. Marr
1930	A.A. Croissant	180	M.J. Griffen
	Robert W. Mills	130	P.J. Vanderzanden
	Marian McCoy	130	J.H. Herb
	Alice Lane	130	W.F. Hahn
	Gertrude K. Watson	140	C.J. Powne
			W.E. Marr
1931	Edna Thompson	125	Wm. E. Marr
	Alice Lane	130	Bruce F. McCann
	A.A. Croisant	180	J.H. Herb
	Benj. F. Sias	125	W.F. Hahn
	Doris Bailey	120	C.J. Powne
			P.J. Vanderzanden
			M.J. Griffin
1932-33	Doris Bailey	105	W.S. Hahn
	Benj. F. Sias	105	Bruce McCann
	Edna Thompson	105	
	A.A. Croisant	145	
	Alice Lane	105	
1933-34	Frank Sias	100	W.S. Hahn
	Lloyd Whitcomb	85	Bruce McCann
	Doris Bailey	85	
	Alice Lane	100	
	Hazel Paetsch	85	
1934-35	Frank Sias	110	Bruce McCann
	Alice Lane	90	Chas P. Sellers
	Haxel Paetsch	90	Remi Vuylsteke
	Lloyd Whitcomb	90	
	Doris Bailey	90	
1935-36	Frank Sias	125	Remi Vuysteke
	Doris Bailey	100	Bruce McCann
	Alice Lane	100	
	Robert Day	90	
	Hazel Paetsch	100	
1936-37	Alice Lane	115	Remi Vuysteke
	Frank Sias	150	Bruce McCann
	Martha Giltner	100	
	Robert Day	115	
	Maxine Jewell	100	

<u>YEAR</u>	<u>TEACHER</u>	<u>SALARY</u>	<u>DIRECTORS</u>
1937-38	Martha Giltner	125	Remi Vuysteke
	Ruth West	100	Bruce McCann
	Alice Lane	135	
	Frank Sias	175	
	Bruce Dowling	125	
	Albert Windell	125	
1938-39	Frank Sias	175	Remi Vuysteke
	Jesse Walker	150	Bruce McCann
	Martha Giltner	130	
	Alice Lane	135	
	Ruth West	120	
	Bruce Dowling	125	
1939-40	Jesse L. Walker	150	Remi Vuysteke
	Frank Sias	175	Bruce McCann
	Alice Lane	135	
	Edythe Sprague	120	
	Doris Darnielle	120	
	Charles Sikstrom	125	
1940-41	Jesse L. Walker	150	Remi Vuysteke
	Doris Darnielle	125	Bruce McCann
	Frank Sias	175	
	Edythe Sprague	125	
	Alice Lane	135	
	Charles Silstrom	130	
1941-42	Frank Sias	175	Remi Vuysteke
	Jesse Walker	150	Bruce McCann
	Alice Friday	135	
	Ethel Jensen	130	
	Doris Sias	135	
1942-43	Ethel Jensen	135	Remi Vuysteke
	Alice Friday	145	Bruce McCann -
	Marie Selig Verboort	130	clerk
	Milton Johnston	175	Arthur Smith
	Verle DeBond	130	
	Isa Hazel Wheeler	135	
1943-44	Alice Friday	300	Remi Vuysteke
	Marie Verboort	200	Bruce McCann -
	Verle F. Bell	200	clerk
	Ethel Jensen	240	Arthur Smith
	James F. Morrissy	300	
1944-45	Robert Day	300	Remi Vuysteke
	Alice Friday	210	Bruce McCann -
	Marie Verboort	200	clerk
	Earlene Bryan	222.22	Arthur Smith

<u>YEAR</u>	<u>TEACHER</u>	<u>SALARY</u>	<u>DIRECTORS</u>
1945-46	Alice Friday Robert Day Earlene Bryan Marie Verboort Pearl Ellis Don L. Klein	2090 yr 3500 yr 2200 2000 2090 266.66 mo.	Arthur Smith Bruce McCann - clerk C.P. Tolke
1946-47	Alice Friday Don L. Klein J.H. Tumbleson, Princ. Marie Verboort Florence Moore	2190 2500 3600 2100 2500	L.G. Aerts Bruce McCann, clerk
1947-48	Florence Moore J.H. Tumbleson, Princ W.E. Sawtell Iryle Crisman Georgia Kuluris Alice Hopkins William Cokely Robert Sterling Leslie Pete	2800 3600/58 ex. 3600 2800 2650 2800 3600 3720 3500	Ed Rieben Bruce McCann, clerk L.G. Aerts
1948-49	Warren Lund Robert Sterling Harriet Mjelde Georgia Paris J.H. Tumbleson, Princ Eunice Pope Leslie Pete William Cokely William McCluskey	250 mo 355.30 241.66 250 333.33/58 241.66 333.34 344.30 329.16	Earl Genzer Bruce McCann, clerk
1949-50	Leslie Pete Wm. McCluskey Mary Kilpatrick Eunice Pope J.H. Tumbleson, Princ Stanley Yates Harriet Mjelde William Cokely Robert Sterling Ila Michael ½ day	4200 3950 2900 3050 4200 2800 3400 4131.60 4263.60 1400	Earl Genzer Bruce McCann, clerk Earnest Marr

BANKS SCHOOL DISTRICT No 13 BUILDINGS

Fire 1980

Banks High School	1958, 1967 1976
Banks Junior High School	1949, 2014
Banks Grade School	1947 1976 1998
Buxton	1954 (Sold)
Manning	1949, Gym 1979 (Sold)

NEWLY REMODELED H.S.

class of 1973 Exhibit #7

Banks Junior High parents spark renovation of 54-year-old building

By BEV CLARK

If buildings could speak, the newly remodeled Banks Junior High School could relate some very interesting history. For the venerable brick school house has seen many changes in the 54 years it has stood on Main Street.

Five schools these days survive past the half-century mark. Most have been replaced with architectural marvels of glass and concrete. But at Banks the time-worn brick and the worn tracks of the steep wooden stairs still offer them an old tradition to today's young people.

Consider, if you will, the conditions of life in Western Washington County when the 26th century was in its youth and the need for a high school was being felt in the thriving community of Banks.

Transportation facilities, or lack thereof, hampered the possibilities for many students. Prior to the coming of the railroad about 1886, the town didn't even exist. But as soon as the railroad was established, the town began to grow. Within ten years it boasted a newspaper, the Banks Herald, general stores, a pharmacy, hardware stores, a blacksmith, a post office and even a doctor.

At one time Banks even had two 40-room hotels. It appears that the size of the hotels was influenced by a law requiring the management to provide 40 rooms in order to establish a saloon. Another entertainment feature was the Banks Theater which showed a movie and a serial twice a week, to the accompaniment of a volunteer band.

FOCUS



BANKS

It was a group called the Banks Junior High Parents Club. Late in the fall of 1973 several mothers, concerned over reports of conditions at the school, accepted an invitation from Principal Rich Thompson to come down and see just what was going on. From this group came the idea for a parents club concerned exclusively with the problems and possibilities of the junior high.

Tri-City adds 6-wheel truck to fire fleet

The Tri-City Rural Fire Department

One of the first actions at the club's second meeting in January, 1974, was appointment of several committees, among them a Building Improvement Committee chaired by Mr. and Mrs. Don Nordstrom, both Banks residents from the same building. Working with Thompson, the committee set about getting estimates for improvements to the physical plant.

Anyone familiar with school financing knows that January is a very late date to begin plans for a major addition to a school budget. However, somehow the proposal was put together and presented to the District 13 budget committee in February. Many junior high parents attended the budget committee meetings to urge inclusion of the remodeling funds in the budget.

In a school district where the past two years' budgets had passed by one vote margin, there was understandable reluctance to include such an ambitious project in the current budget. However, when the votes were counted, the proponents of the project were amply vindicated. The budget had passed by a margin of 305-159. And

work could begin on a face-lift for the Dorothy Dowager of Main Street. Acoustical ceiling tiles, all new wiring and heating system, a fresh coat of eye-pleasing paint (much of it applied by mothers who volunteered in the late summer rush to completion), attractive sound absorbing carpets, the old girl never looked better. And all this was done for \$45,000 only slightly more than the original cost of the entire building.

The best result of all is reports from teachers, staff and students of an improved atmosphere for learning and a new pride and school spirit. In our present society where families are scattered and moving vans transplant furniture but not roots, it is unusual to find a student who has received the 12 years of public education in one school district. Yet among the student body at Banks Junior High are some whose grandparents and many whose parents graduated from the same school when it was Banks Union High. Many of us who have fled the restless suburbs find this a somehow comforting thought.

Activity pace speed up reflected in news report

By BANKS HIGH SCHOOL JOURNALISM CLASS

They could use their own motions, or ones from the years before.

many endeavors. Prior to the coming of the railroad about 1900, the town didn't even exist. But as soon as the railroad was established, the town began to grow. Within ten years it boasted a newspaper, the Banks Herald; general stores, a pharmacy, hardware stores, a blacksmith, a post office and even a doctor.

At one time Banks even had two 40-room hotels. It appears that the size of the town was influenced by a law requiring the management to provide 40 rooms in order to establish a station. Another entertainment feature was the Banks Theater which showed a movie and a serial twice a week. To the accompaniment of a player piano, cowboy movies were always favorites. With only unpaved dirt roads between Banks and larger cities such as Forest Grove and Hillsboro, travel in the winter was nearly impossible. The Sunset highway was not built until the World War I years. In winter the mud would reach depths between six inches and two feet on the primitive roads. One history of the Scofield area mentions that during the winter the mud was so deep that a six horse team could not draw an empty wagon over the roads.

Obviously the citizens could not depend on being able to get to Forest Grove for medical help or any other necessities. The banks Herald for August 1921 records as a noteworthy item the fact that a local family had "moved" to Hillsboro and Forest Grove for the day.

Transporting school students to a makes school was out of the question so each small community maintained its own grade school, many being of the one-room variety.

With the advent of private roads about 1910 the dream of having a high school became a possibility. Although one history mentions a high school in Hillsboro, it is not clear if this project was found to account for this article. However, in 1919-20 Banks Union High School District No. 1 was established and classes were held in the old American Legion Hall while construction was begun on the handsome new brick high school. Several visits with Mr. and Mrs. Bernard Sellers provided

Tri-City adds 6-wheel truck to fire fleet

The Tri-City Rural Fire Department at Banks now has a six wheel drive truck which it expects to equip with a 750 gallon tank and pump for use in fighting brush fires and working over rough ground.

The equipment was obtained from Army surplus Monday at Fort Lewis by Jim Ward, Gardner Vanderzanden and Harley Barry.

The truck is now at the Banks fire hall awaiting the installation of additional equipment.

'Roy Gazette' staff issues first paper

By MRS. JERRY DEWICK
ROY

Santa Francis school printed its first copy of "THE ROY GAZETTE" that is published monthly by the 4th grade students of Santa Francis school. The staff includes Editor in chief, David H. Peterson, assistant editor, Tim Anderson, and other editors, Brian Anderson, and Mark Anderson, sports editor, Ray Peters, Manager, Allen St. John.

The paper features an editorial page as well as a sports, sports, poetry, humor and a Dear Gabby page and a feature page where clues to a mystery

beeline to include such an ambitious project in the current budget. However, when the votes were counted, the proponents of the project were amply vindicated. The budget had passed by a margin of 305-150 and

Activity pace speed up reflected in news report

By BANK HIGH SCHOOL JOURNALISM CLASS

BANKY BEAVES WIN
Thursday, Sept. 18, the Baby Beaves claimed a victory against the Clatskanie Beavers, 18-0.

The first touchdown was made by Tom Ewing. After the first half he was taken to the hospital, but nothing was found broken and he came back for the rest of the game.

The two other J.V. scorers were Alex Ramirez and Brian Peters.

—Pam Walker

SPRINT STICK SOUGHT
Friday, Sept. 20, at 3:03 screaming, yelling, pushing and shoving was all you could see. Everybody was rushing to the pep assembly in the gym to see who gets the spirit stick.

This is the scene that goes on at Banks High every Friday when there is a game. Students rush to get to the gym for the pep assembly to see if they can win the spirit stick.

The class which is the lucky winner, takes the stick to the game and keeps it until the next Friday.

The juniors won last week.

—Cheryl Glabers

FHA COMES TO AMERICA
All interested Future Homemakers of America members will be going to America for a district FHA meeting on Saturday, Oct. 1.

The meeting is an all day activity and the cost is \$1.25. The students will be traveling by either car or van, depending on how many are going.

—Lauri Waller
SHOCKING THUNDERBOLTS
Banks High school recently has had

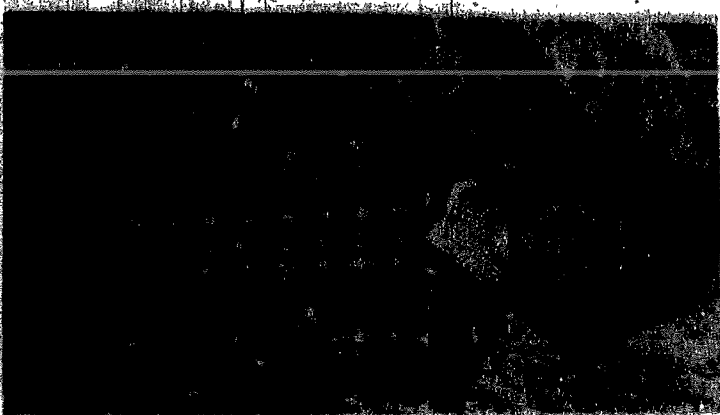
grad parents, and many whose parents graduated from the same school when it was Banks Union High. Many of us who have lived the restless suburbs find this a somewhat comforting thought.

They could use their own notions, or ones from the years before.

Five points were counted for originality, high kicks, appearance, eye contact, spirit, sharpness, arm motions and the beginning of the routine.

Judges were the Varsity Rally squad, Frankie Ashford and Mrs. Mann.

—Toni Hedlund



are drawn an empty wagon over the track.

Obviously the citizens could not depend on being able to get to Forest Grove for medical help or any other necessities. The Banks Herald for August 1921 records as a noteworthy item the fact that a local family had "succeeded in inflicting and Forest Grove for the day."

Transporting school students to a public school was out of the question so each small community maintained its own private school, many being of the one-room variety.

With the advent of private roads about 1911 the dream of having a high school became a possibility. Although the young men and women of the district were scattered over a wide area, some means was found for the school.

However, in 1912-13 Banks High School District No. 1 was established and classes were held at the home of Leggett Hall while construction work was begun on the bankside site. Banks High School opened with Mr. and Mrs. Leonard Selmer presiding over the first session of the building school.

The new textbooks ordered had not arrived by the time classes began in the fall of 1913. So Professor L. E. Selmer thought by lecturing from his own notes and knowledge until the books arrived. But Selmer and Miss Alice Selmer could manage approximately ten subjects that year.

In the spring of 1920 the first grammar school exercises were held in conjunction with the dedication of the new four room building. The first and only graduate in the class of 1920 was Dorothy Willcox Selmer, who later returned to teach many years in the Banks school.

In the fall of 1923 about 60 students enrolled for classes in the new building under the tutelage of Prof. Selmer and two teachers, whose salaries were listed at \$120 per month.

The proud athletic tradition of Banks began that year also. Bernard Selmer shared the memories of the first basketball played. Due to lack of a high school many of the students had been out of school several years since eighth grade graduation, so the Banks basketball team averaged in age from 19 to 21.

Roy Gazette staff issues first paper

By MRS. JERRY DRYCK
ROY

Saint Francis school printed its first copy of THE ROY GAZETTE, that is published monthly by the 4th grade students of Saint Francis school. The staff includes Editor, R. David, David, Fred, and several others. The paper features an editorial page as well as a sports, social, literary, and a Dear Giddy page, and a feature page where there is a literary theme of the month will be given. Friends of the Roy School are urged to contribute to save Campbell Soup labels, as the school is trying to save enough labels to get radio-station equipment as well as P.E. equipment. Christine and Melly Wade, flanked by Linda, Chae, and some 3 days last week, talking with Mrs. Cecelia Dryck. Mary Stevenson has spent over a week in Hingham hospital in traction for her back.

Vernon Vanderzanden of Saint Francis Parish and Mary Smith of Saint Paul were married last Saturday in Saint Anthony church in Tyndal, accompanied by the Rev. Fr. Paul. Paul Severel from the Roy area attended.

Vernonia Quilt Fair scheduled Oct. 5-13

There's a warm feeling in Vernonia this week as women of the area shake out and prepare to share some 200 quilts with hundreds of tourists expected.

SPORT STICK SOUGHT

Friday, Sept. 20, at 3:03 screaming, yelling, pushing and shoving was all you could see. Everybody was rushing to the pep assembly in the gym to see who gets the spirit stick.

This is the scene that goes on at Banks High every Friday when there is a game. Students rush to get to the gym for the pep assembly to see if they can win the spirit stick.

The class which is the lucky winner, takes the stick to the game and keeps it until the next Friday.

CHERRY GLADEN

THE CHERRY TO AMITY
All interested Young Homeowners of Amity members will be going to Amity for a Cherry Fair meeting on Saturday, Oct. 2.

The meeting is an all-day affair and the cost is \$1.25. The students will be traveling by either car or van, depending on how many are going.

DRIFT WALKER

Backs High school recently has had a problem due to the smoking in the girls' restrooms.

Mr. Smith and staff are getting aggravated. Bunkles and visitors using the restrooms receive the smell of stale smoke coming out through the cracks in the door.

To cope with the problem last year, Mr. Smith had the doors removed from the restrooms. He doesn't want to take the same action this year, but it looks as though he may have no choice.

CLARE CHATLEY

WEDNESDAY NIGHT INJURY
Wendell Davis, commonly referred to as H.D., by students of Banks High, returned to school after being seriously injured this summer. Harrison was riding his bicycle when hit by a horse.

He came out of the accident with his leg partially paralyzed. Harrison was told by doctors that he might not be able to walk again. He couldn't accept that, so he worked hard exercising his legs, and is now up and around with the aid of a walker.

There was not Harrison's first injury either. Last year, he was injured in a similar manner and had to use a walker to support his legs and a back brace.



TONY EVERTS will show his slide program of his recent trip to Washington, D.C. for the 4-H Community Night for the Banks area on Monday, Oct. 7 in the Banks High School cafeteria.

Banks area 4-H plans fun night on Monday, Oct. 7

Tony Everts will show his slide program of his recent trip to Washington, D.C. for a nationwide conference on the theme for this year's program, "4-H Gets It All Together," at the Banks High School cafeteria on Monday evening, Oct. 7, starting at 7:30 p.m.

The showing of Tony's pictures will be only part of a 4-H community night for the Banks area, which includes Roy, Manning, Buxton and Finber, according to Marlene Schneider, 4-H community coordinator for the Buxton-

legs, and is now up and around with the aid of a walker.

This was not Harrison's first injury either. Last year, he was injured in a similar manner and had to use a walker to support his legs and a back brace to support his back.

Although he is getting around better now, he will have to return to the hospital on Oct. 9 to have an operation which will relieve pressure on his spinal cord, which is giving him some problems.

— Matt Bays

1st BALLY SQUAD

Liz Biglum, Clare Chaffey and Diane Vandeker were chosen last Friday, Sept. 20, for the J.V. rally squad at Banks High school.

Five girls tried out, each having to do the school song and a yell twice.

The showing of Tony's pictures will be only part of a 4-H community night for the Banks area, which includes Roy, Manning, Burton and Timber, according to Marlene Selander, 4-H community coordinator for the Burton-Manning area.

There will be displays of a few of the many projects available to young people between the ages of 9 to 19 years of age. Club awards, recognition for achievements at county and state fairs, cooking demonstrations, songs and a skit will be a part of the fun evening.

Four-H members, families, interested friends and strangers are invited to share in the informative evening. For those who have wondered what 4-H is all about, the informative evening is designed to see how "4-H Gets It All Together."

There's a warm feeling in Vernonia this week as women of the area shake out and prepare to share some 200 quilts with hundreds of tourists expected to attend the second annual Quilt Fair sponsored by St. Mary Catholic Church of Vernonia.

The fair will be set up at the American Legion Hall where the 200 hand-made quilts, including many heirlooms, will be on display from 10 a.m. to 5 p.m. daily, Oct. 5-13.

A quilting bee will be in progress every day of the nine-day event for anyone interested in learning the quilting technique. Quilt patterns and supplies will also be available, and even some of the quilts on exhibit will be offered for sale. A \$1 donation admission entitles the visitor to return as often as wished — to enjoy the quilts at a leisurely pace. Refreshments are also served throughout the day.

Purpose of the fair is primarily financial, with proceeds going into a building fund toward the goal of replacing the 50-year-old structure that is St. Mary Catholic Church. The building is beyond repair and must be replaced. However, aside from the financial aspect, the women of St. Mary say they simply "love quilts and the warm and friendly people we meet during these fairs."

Last year, many who came to the Quilt Fair brought quilts of their own to share with the Vernonia hosts. This year the sponsors are inviting similar participation. Or, for those who would like to have their quilts on display the entire nine days of the fair, Mrs. David Brunman of Vernonia is the person to contact.

The welcome mat is out at Vernonia, and all quilt fanatics are invited to come and visit over coffee. Even those not interested in quilting in general will be interested in some of the fine heirloom quilts to be displayed.

Auction Sale

EVERY MONDAY — 7 P.M.

Sunset & Commerce
BANKS, OREGON

General Merchandise — Household Goods —
Appliances — Tools — Antiques, — Etc.

ROCKY'S PLACE WILL BUY IT!

Bu. Phone 524-5545 ... Res. Phone 357-2536

CONSIGNMENTS WELCOME

Pickup and Delivery Available
ANYTIME — ANYPLACE

R.S. (Rocky) Cook, Auctioneer

cell squad. Due to lack of a high school many of the students had been out of school several years since eighth grade graduation, so the Banks basketball team averaged in age from 19 to 21. They played such schools as Hillsboro and Forest Grove and although the team lost all its games that year, Mr. Sellers reported that they played a tough brand of basketball. One of their starters, Ed Githers, stood 6'5" and weighed about 225 pounds. The highlight of the year for the team was a trip to Tillamook. Since the present highway was not in existence, the team took the train to Tillamook the day before the game. Mr. Sellers commented that the train trip and hotel stay in Tillamook were quite an experience for the wide-eyed barnboys from Banks.

Since its construction over 50 years ago, the old Banks High School building has stood firm before the assaults of time and change. About 15 years ago the new high school was built, and since then the old school has had its second incarnation as a junior high school. Today about 175 seventh and eighth graders occupy the veteran structure.

However, by the 1970's time and wear and tear had taken their toll on the building. The ancient steam heating system hissed, cracked and produced two levels of heat — too hot and too cold. One science class met in a room whose only claim to running water was a coffee can wired to the end of the radiator, which obligingly dripped on a regular schedule. Past decorations had left the walls of classrooms and halls looking like a result of a 15 sale at an institutional paint store. But probably the worst aspect, from an educational standpoint, was the noise level. Normal sounds of student activity reverberated from plastered ceilings and cement and asphalt tile floors. The brave old building was looking a bit down-at-the-heels. And student morale and behavior seemed to be following close behind.

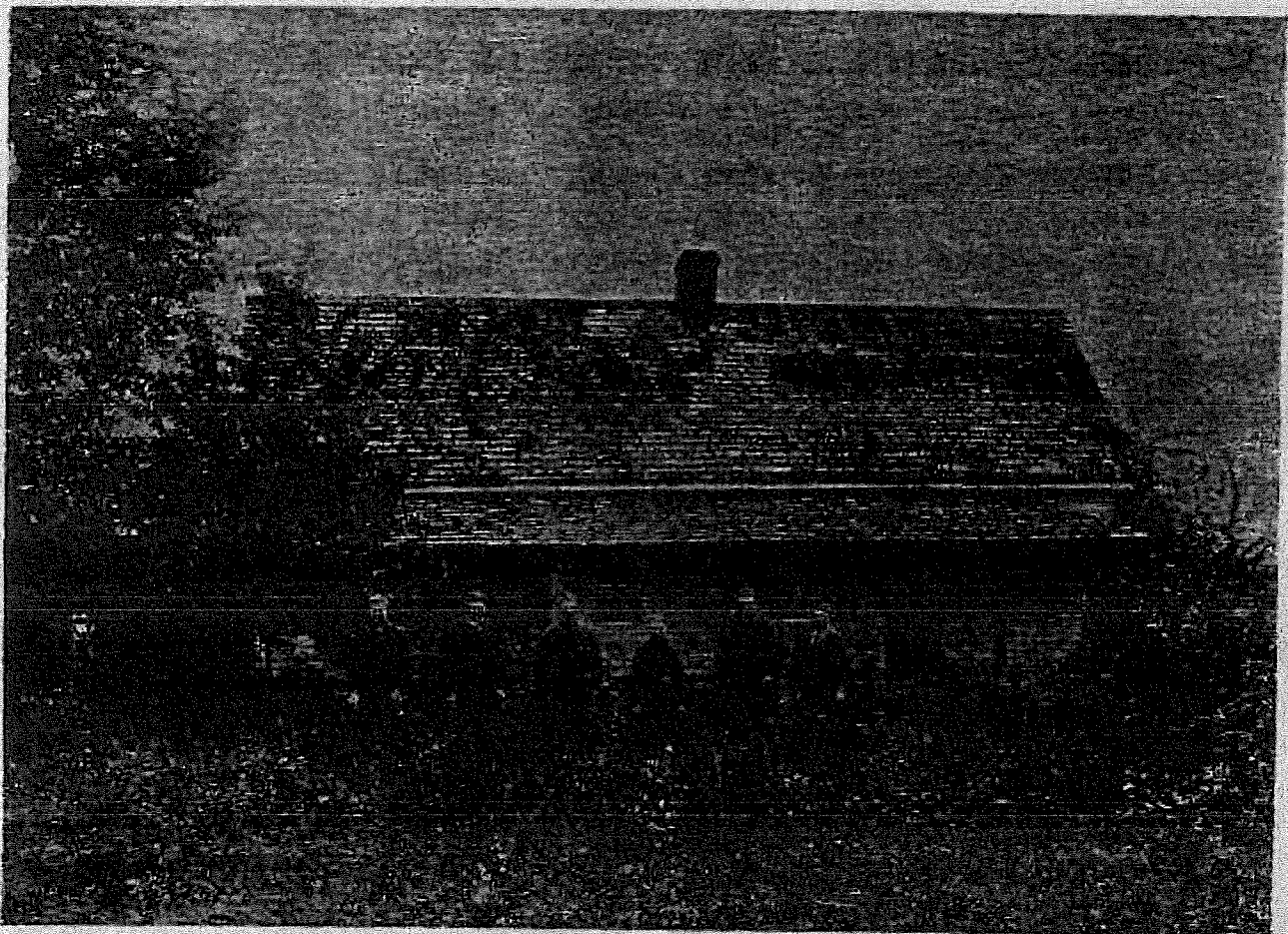
Into this rather dreary picture

Exhibit
City inventory p

PART II

HISTORIC RESOURCES

BANKS



JABEZ WILKES FAMILY, PIONEERS OF 1845, IN FRONT OF
HOME IN BANKS, c. 1880.

PART II: HISTORIC RESOURCES

1. INTRODUCTION

The following policy has been adopted in the City of Banks Comprehensive Plan:

"1. The City will protect natural resource areas and require that the long range availability and use of the following will not be limited or impaired by development.

- Historically and culturally significant sites/areas"*

(Page 10, City of Banks Comprehensive Plan, revised 12/88.)

Consistent with the above plan policy regarding historic resources and the requirements of OAR 660-023-0200, the City is updating its local cultural resources inventory.

In 1984, the Washington County Museum sponsored a project to conduct a *"Cultural Resources Survey and Inventory"* for the City of Banks. This survey provided a major first-time effort in producing a detailed inventory of historic buildings in Banks. The survey identified seven buildings as having historical significance:

- U.S. National Bank
- Banks Jr. High School
- Boy Scout Cabin
- Peppard/Moore Residence (281 S. Main St.)
- Stewart/Turner Residence (301 Park St.)
- Galloway House (160 Banks Rd.)
- Ruth's Beauty Shop (130 Main St.)

The survey provides an excellent source of information (much of which is still valid) regarding historically significant buildings and has not been incorporated into the comprehensive plan. It is noted, however, that the comprehensive plan was amended in 1989 to recognize four buildings which were identified in the inventory – U.S. Bank, Banks Jr. High School, Boy Scout Cabin, and Peppard/Moore Residence. These buildings were also designated with the City's Historic Resource Overlay Zone.

2. HISTORIC BUILDINGS UPDATE

As part of the 2002 Periodic Review Goal 5 update, the City has incorporated the "*Cultural Resources Survey and Inventory*" for Banks in its entirety (See Exhibit AA). Some of the information shown on the individual cultural resource inventory sheets is updated as follows:

- U.S. National Bank – The building presently houses City Hall and is owned by the City of Banks.
- Banks Jr. High School – The building presently houses administrative staff for the Banks School District.

- Peppard/Moore Residence – The building is presently owned by Ione Pilate.
- Galloway House - The building is presently owned by Carole Sue Plummer.
- Ruth's Beauty Shop - The building presently houses an accountant's office and is owned by Donald and Judith Olson.

In addition, the City considered other sources of information to help identify significant historic buildings. These informational sources included:

- *"Banks A Darn Good Little Town"* by Ann Fulton, Ph.D., 1995
- Washington County Museum
- Banks Historical Society
- State Historic Preservation Office (SHPO)
- Washington County Department of Land Use and Transportation (DLUT)

Generally speaking and with one addition, the same buildings identified in the *"Cultural Resources Survey and Inventory"* were referenced in most of the above sources. The one addition is the Banks Methodist Church, which was constructed in 1908. The historical significance of this church is quite evident from the information provided by the above sources as follows:

A. Excerpts from *"Banks A Darn Good Little Town"*

"The Methodist Church established the Banks church under its wing. Its organizing principle was that the religious doctrines would be Methodist, but it would also be a community church. The Banks church would welcome

windows sits on top of the tower; and a lantern with a cross finale is situated on the very top.

The church has a steep gable roof made out of composition shingles and the main building is clad with asbestos shingles. The upper part of the tower is covered with square-butt shingles and a band of fishscale shingles about two-thirds the way up the tower. The main entrance of the church is located on the south side of the tower, covered by a pedimented portico with vertical shiplap siding in the center. One wooden column supports the portico and there is a replacement metal door leading into the church. On the west side of the tower there is narrow, leaded, double-hung, 1/1 window with a fleur de lis design in the center.

Other fenestration of the building are two large, wood-frame, tripartite windows with simple wood tracery in their pointed arches on the south and west facades. There are 4/4 double-hung windows topped by a pediment; one on the south façade, three on the east façade. A brick chimney is located on the west façade. There are attached additions to the east and north facades."

(Architectural description provided by Laurel Schweitzer, Economic Development Coordinator, Banks Chamber of Commerce.)

3. Historic Resource Overlay Zone

As earlier indicated, four buildings identified in the historic inventory have already been designated with the City's *Historic Resource Overlay Zone*. Based on the prior discussion, it would appear appropriate for the remaining three buildings from the 1984 inventory, i.e., Stewart/Turner Residence, Galloway House, and Ruth's Beauty Shop, plus the Banks

CITY OF BANKS
Comprehensive Plan

August 1979
Amended April 1989

5. Open Space, Scenic and Historic Areas, and Natural Resources

Goal: To protect and enhance through proper use and development the open spaces, scenic and historic areas, and natural resources of the area.

- Objectives:
- a. Conservation of the area's natural resources should be promoted.
 - b. Sites and structures relating to the history of the State and the City of Banks should be identified, protected and enhanced.
 - c. Any publicly owned land including street rights of way should be examined for their potential use as open space before any disposition is made.
 - d. A pattern of open space utilizing drainageways, major utility easements and park areas should be promoted.

- Policies:
1. The City will protect natural resource areas and require that the long-range availability and use of the following will not be limited or impaired by development.
 - . Land needed or desirable for open space
 - . Mineral and aggregate deposits
 - . Energy resources
 - . Domestic water supplies/watersheds
 - . Water areas and wetlands
 - . Fish and wildlife habitats
 - . Ecologically and scientifically significant natural areas
 - . Agricultural land not needed for urbanization
 - . Historically and culturally significant sites/areas
 - . Areas of scenic value, areas valued for their aesthetic appearance
 2. The drainageways of the area will be preserved for a natural storm water system which will serve residents at a minimum cost and provide open space.
 3. All public facilities shall recognize their potential to contribute to open space system.

(Revised 12/88)

4. The proposed acquisition of rights of way, easements, or lands for any agency with the City will be reviewed for possible incorporation into an open space system.
5. Landscaped areas with benches will be encouraged in commercial, industrial and multiple family developments.
6. The city will continually explore ways to develop and maintain an open space network at a minimum cost to the public.
7. The city shall utilize a Historic Resource Overlay District to identify and protect significant historic structures.

(Replaces Page 10)

(Revised 4/89)

The National Recreation Association standards for a city of 1,000 is a 1.50 acre park and a 2.75 acre playground. These standards would indicate that the City of Banks will have abundant recreation area throughout the planning period. The City encourages emphasis on improving the quality of local recreational facilities rather than land acquisition.

(Replaces Page 35a)

RECREATION

The City has a large diversified recreational area of about 60 acres at the south end of the City facing both sides of Main Street. This land consists of the Sunset Chamber Grounds and the Banks School District property. The area is less than a 1/2 mile from any residence in the City (see Urban Facilities and Services map).

Sunset Chamber Grounds

The property (25.5 acres) is located inside the Banks city limits since 1980. The grounds are administered by the Sunset Chamber, a non-profit organization consisting of Washington County residents. The grounds has a large auditorium, gun club (skeet), two baseball diamonds and horseback riding area. The auditorium is used for social functions as dances and flea markets. The site is best known for the Banks Barbecue in August, which draws 5,000 - 8,000 people. Sunset Park also forms the City's primary open space area and, as such, is identified as a "goal 5" resource.

Banks School District

The School district property complex in Banks consists of the High School, Junior High School and an Elementary School on 35 1/2 acres. There are 3 softball diamonds, 2 tennis courts, 2 gymnasiums, a football field, dirt running track, and playground. The school district has no immediate plans for development of the 10 acres which were annexed in 1980. The property is currently used by Future Farmers of America for agricultural crops.

The Banks City Park at the corner of Main and Sunset streets is the site of the Banks Boy Scout cabin which is identified as a historic resource. The property is owned by the City of Banks.

Henry Hagg Reservoir

This recreational facility is 13 miles southwest of Banks and provides trout fishing, boat launching and picnic areas.

Citizen workshops indicated a need for more outdoor recreation and that the Sunset Chamber grounds should be upgraded. Primary recreation activities now are fishing and hunting. The Land Use Plan underscores the need to centralize the Sunset Chamber area and Banks School District property to residential growth. Future planning efforts to develop a bicycle/pedestrian system will help make this area more accessible to neighborhoods.

or site derives its historic significance. These criteria were arrived at by reviewing a number of historic resource protection ordinances from other cities, and by consulting with an expert in the area of historic preservation.

Based on the investigations and local criteria, the city determined that four buildings on the Washington County Cultural Resource Inventory (U.S. Bank, Banks Jr. High, Boy Scout Cabin, and Peppard/Moore residence) are significant; the first three by virtue of their function in local public life, and the fourth because it is the oldest of the buildings investigated, exhibits significant architectural detail and integrity, and is currently being restored to its original exterior appearance. The City of Banks has adopted a Historic Resource Overlay Zone and applied the zone to these four buildings to protect them from conflicting developments (Zoning Ordinance, Section 3.700 through 3.730). Additional buildings of historic significance may be added to the inventory in the future at the request of the owners.
(see following pages for a description of each historic building).

Other Resources

The Banks planning area does not have any known energy sources; ecologically or scientifically significant natural areas; outstanding scenic views and such wilderness areas, or wild and scenic waterways. There is no potential or approved Oregon recreation trail in the City of Banks, but a linear state park may be created in the future along the Banks-Vernonia Railroad right-of-way. This park would not extend all the way to the city limits, as currently proposed.

In summary, natural and open space resources in the City of Banks are limited to the Sunset Chamber Grounds and the ditch. In addition, the City contains a number of historic resources.

Mineral Resources

Whereas there may be minor occurrences of gravel and limestone underlying the area, it does not appear that they represent exploitable deposits under present or foreseeable future conditions.¹

Wetlands, Water Areas

A small wetland has been identified in the northwest corner of Sussex Park. Preservation of the wetland is regulated under the Oregon Fill and Removal Law. Administered by the Division of State Lands Removal/Fill permit No. 4976, issued October 13, 1988, establish conditions for maintaining national vegetation and buffer areas and for monitoring successful habitat establishment.

The ditch which runs through the school grounds and South Banks properties forms a natural drainageway and provides opportunities for a bicycle and/or pedestrian pathway linking the old part of town to the open space and recreational system in the South Banks area. The ditch is designated on page 59 as undevelopable. The South Banks Planned Development Manual identifies the ditch as a natural resource and open space area.

Efforts must be made to encourage the school district and adjacent land owners to participate in development of a continuous trail system and to maintain the natural drainageway.

Historical Resources/Cultural Areas

The 1984 Washington County Cultural Resource Inventory inventoried historic buildings in the Banks area. This 1984 inventory was taken as the starting point for the city's own investigation and evaluation of historic resources conducted as part of periodic review. The fieldnotes, criteria, and methodology of the Washington County inventory were evaluated, and field visits were made.

The local criteria for historic significance are set forth in the Historic Resource Overlay Zone in the Zoning Ordinance (section 3.720). To be of historic significance, a building or site must be (1) associated with a significant historic event or with a person, group of persons, or institution which made a significant contribution to the community, state, or nation; or (2) representative of a distinctive architectural style or building type, and include distinguishing architectural details, materials, or craftsmanship characteristic of a historic architectural style; and (3) the exterior appearance must be generally unaltered from the period from which the building

1. "Banks Sewerage Facility Plan", Unit Sewerage Agency, Oct. 1977

EDUCATION GETS AN UPGRADE

A NEW GRADE SCHOOL

By 1905 Banks had outgrown its one-room schoolhouse on Main Street. The townspeople voted to build a new schoolhouse just south of the old one — it would sit back from the road and have a yard for the children to play in. The Wilkes family provided land from their donation claim with the stipulation that if the school should ever close, the land would revert back to the family. The school board selected one of the most modern school designs of the time — a large, dignified building with a bell tower, a central hall with a cloak room and two class rooms, one for the lower grades and one for the upper grades.

With all the growth that followed over the next decade, it was clear by 1914 that the new schoolhouse was too small — 89 students occupied the lower grade classroom and there were 35 in the upper grades. Also, by this time the county had introduced a school standardization program that incentivized schools to upgrade their schoolhouses and playgrounds — if Banks could become a “Standard School” it would receive more money from the county. The PTA was on the task. They enlarged the school to create a larger, square structure with a bell tower and they added a play shed to the existing yard.

THE PUSH FOR A HIGH SCHOOL

There was also considerable community interest in establishing a high school, and in 1915 Oregon passed a state law that spelled out the conditions for establishing a union high school district. In order for the school to be established, voters in all of the affected districts would need to support the idea. School supporters in Banks circulated a petition for an election and went to work promoting the idea to the area’s rural residents, many of whom were still skeptical that anything more than a grade school education was needed. They organized a school rally and picnic — complete with bands, foot races and concessions — on August

28, 1915 and they invited Governor James Withycombe to speak.

Dr. Munford, an earnest advocate for the high school, introduced the governor and Withycombe addressed the crowd with a message that stuck just the right note. A farmer’s son himself and a boyhood friend of Banks resident Joe Schulerich’s, he appealed to the audience by talking about how the high school would create equality between urban and rural schools and help staunch the flow of children leaving the family farm. He also addressed the critical issue of expense, and while there would be an initial bond to pay for the construction, he insisted the high school would not continue to raise taxes.



*Banks School Bus, late 1920s, run by Cliff Sandy.
An improvement over "The Skunk."*

The high school vote, held on April 15, 1916, passed easily and the district supported a bond issue of \$25,000 in 1919. The district bought a fifteen-acre site southeast of town and started construction that same year on a dignified, Georgian-style brick structure and Banks became the first town in Washington County to have a union high school.

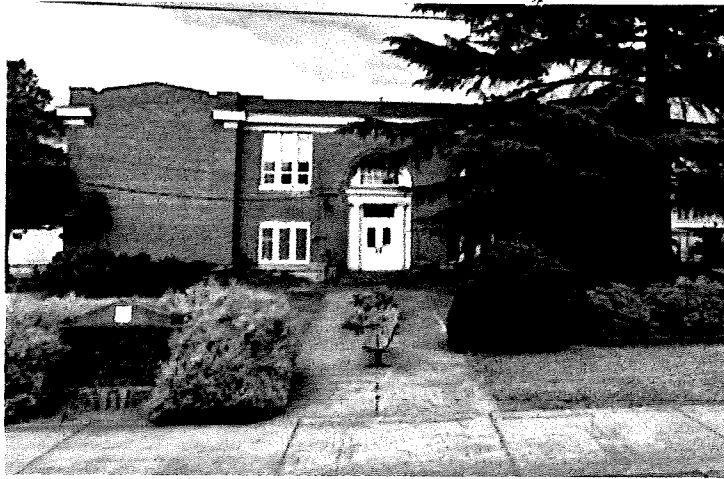
The Banks Union High School brought together seven older districts, and students came from nearby towns as well as farms, logging camps and from the Dutch Catholic settlements around Roy and Verboort. Students came on foot, by car and by a McKeen car known as the Skunk — a smelly gasoline-powered rail motor car that easily earned its name. There were between 25 and 30 students in the first graduating class of 1919 and Dorothy Wilcox Sellers was the first graduate. The first graduation ceremony was celebrated along with the building’s official dedication ceremony in 1920.

40 Baseball Field • 42585 NW Cedar Canyon Road (Duncan Automotive)

For the long walking tour...

41 Banks Union High School • 12950 NW Main Street

Today the Banks School District offices occupy this historic building that was built in 1919-1920. In 1915 Oregon passed a law that defined the conditions for establishing union high school districts. The residents of Banks enthusiastically embraced the idea and built this stately Georgian-style brick structure which became the first



union high school in Washington County. Banks Union High School brought together seven older districts, and students came from nearby towns, farms, logging camps and from the Dutch Catholic settlements around Roy and Verboort.

Cross Main Street to the west side and proceed south.

42 Sunset Park and Schlegel Hall • 12765 NW Main Street

In 1947 the Sunset Chamber of Commerce established Sunset Hall and Sunset Park, which, to this day, are home to the annual Banks Bar-B-Q as well as ball fields and community events. In January 1983 a fire broke out in the historic Sunset Hall and it burned to the ground. The new building, now named Schlegel Hall, was built in the late 1990s.

Turn around and return north on the west side of Main Street until you reach #27 to continue with the rest of the tour.

WASHINGTON COUNTY CULTURAL RESOURCE INVENTORY

RESOURCE NO.: 241/82

PRESENT OWNER: Banks School District #13 T 2N R 3W Sec. 31 $\frac{1}{2}$

ORIGINAL OWNER: Banks Union High School Dist. #1 TAX LOT #: 801

ARCHITECT/BUILDER: CONDITION: Good

LOCATION: Main Street, Banks CONSTRUCTION DATE: 1919-20

COMMON/HISTORIC NAME: Banks Junior High/High School

USE: PRESENT Jr. High School Education;
THEME: Formal Schooling

ORIGINAL High School TYPE: Building

* * * * *

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

ARCHITECTURAL DESCRIPTION

Banks Junior High School is a two story building, rectangular in plan with attachments. It has a flat roof with a parapet wall on all elevations. Below the parapet is a simple wooden entablature which is broken on two fronts of the west facade. The building is sided with common bond brick. The prominent central entry on the west facade is accentuated by two wooden pilasters of the Tuscan order which support an entablature. The doors have five fixed lights and a transom. Above the entry a lunette window of twenty lights is trimmed by a soldier course of brick. Casement windows of 10/8 lights are grouped in bays of three on the west facade. Twenty double hung sash windows of 6/6 are on the north elevation. The school has a concrete foundation and a two foot watertable. Concrete steps lead to the main entry. An addition was made to the rear (east facade of the building) in the 1970's.

CONTEXTUAL DESCRIPTION

Banks Junior High is situated east of Highway 47 in the town of Banks. To the north is a mixed use area. The commercial core of Banks stretches one half mile north on either side of Highway 47. The school is landscaped with a tended lawn, foundation shrubs, and a large evergreen tree.

(continued)

Sources consulted:

- . Washington County Museum Vertical Files: Banks.
- . News Times, Forest Grove, Oregon, October 3, 1974.

Recorded by: Demuth/McLaughlin Date: February, 1983

PRESENT OWNER'S ADDRESS

if different from above:

HISTORICAL SIGNIFICANCE

The present Banks Junior High was formerly known as Banks Union High School. The building was constructed as a high school in 1919-1920. The first graduation was held in the Spring of 1920. While the school was under construction, classes were held in the American Legion Hall.

The school building cost \$38,000 to construct. Professor J.F. Santee and Miss Alice Stein were the first instructors. This building served as a high school until 1959, when a new school was constructed. The former high school building was then used as a Junior High School. It is still in use as a Junior High School today.

During the 1970's a group of Banks citizens, concerned about the state of disrepair of the building, organized a building improvements committee. They requested money be set aside in the school budget for interior repair and remodeling. The budget increase was approved, and the building was repainted, carpeted, re-wired, and a new heating system was installed.

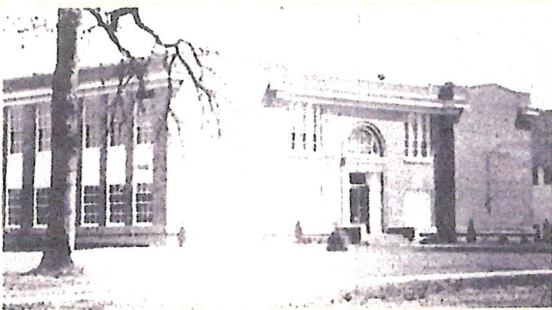
Banks Junior High School is a significant building architecturally as one of the few brick buildings in the area. It has unusual wooden architectural detail exhibited in the wood frieze, pilasters and lunette window above the entry. The building has maintained its original use as a school since 1920. It is an important historical feature in the City of Banks as the first high school.





Hello Banks Community,

With the new bond passed and the planning for a new school started, I would like to make a case for preserving our historic Banks High School. **My purpose in writing this letter is to speak up for the old high school building and hopefully save it from being demolished.** I believe there are quite a few people who feel the same way I do about preserving historic buildings—especially after the tragedy of losing the 150-year-old Wilkes House earlier this year. More on that can be found [HERE](#) and [HERE](#). The old Banks High School is our community's only historic brick building. And I personally feel it deserves a fighting chance!

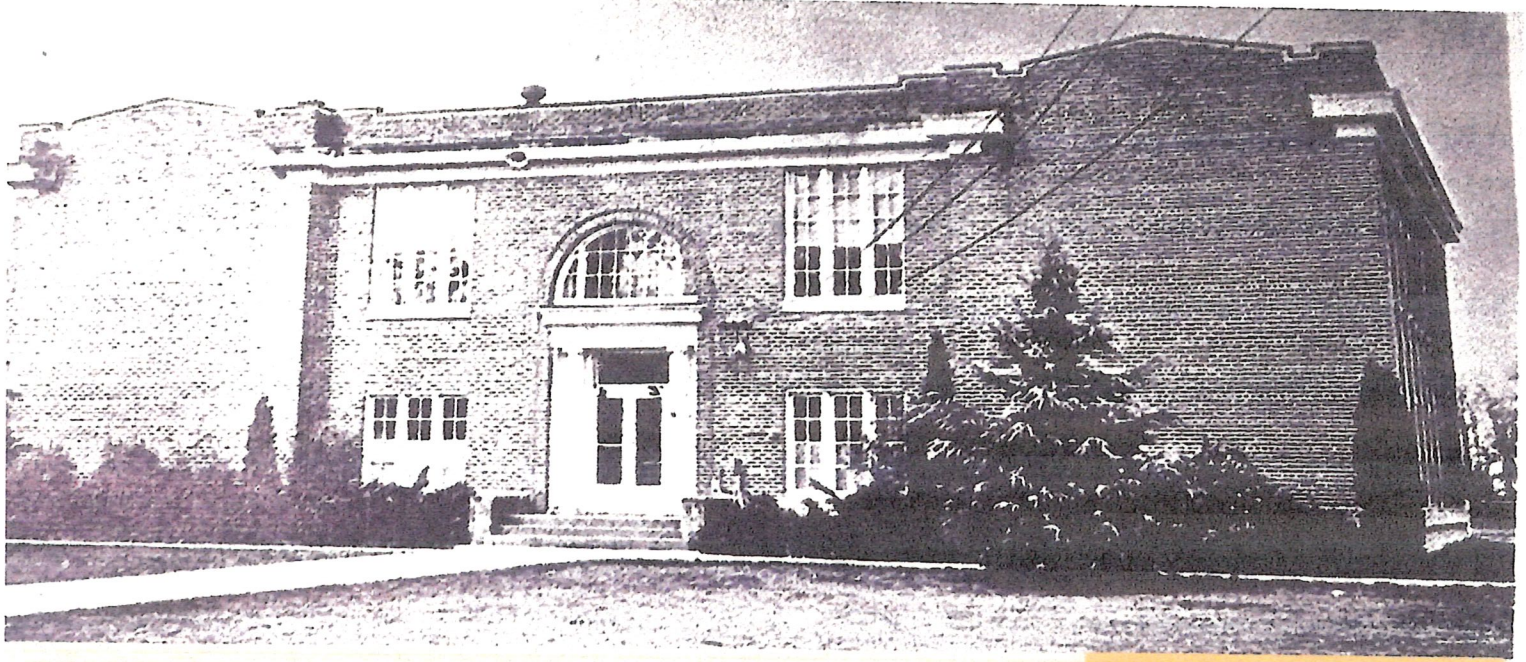


Just a little background on me, so you can understand where I'm coming from: I've lived in Banks for 20+ years. I LOVE Banks! I had 5 kids graduate from Banks High School. I also LOVE architecture! I grew up in a small Bavarian village in Europe where I developed a love for old buildings and history! I witnessed early on the rich cultural benefits that come to communities when people put in the effort to preserve and honor their historical buildings. What would Europe be like, if they had just torn down everything old?

I did a little digging to find some more information about the old high school. I could not find the exact date it was built (I asked the Banks Historical Society and they didn't know either), but according to this dated photo, which shows the high school behind the old-fashioned school bus, the school was built before the late 1920's. The Brick Gothic/Art Deco style matches many other buildings and schools built in the 1920's. This would mean that **the Old Banks High School building is at least 100 years old!**



HISTORIC BANKS HIGH SCHOOL



Yes, I am aware that there are serious concerns with the high school in its current state. It is not up to code, it leaks, it is not earthquake safe, and that is just the start. Also, it happens to be "inconveniently located" for the possible planned future bus flow. These are all valid issues that need to be addressed.

If you think of this building in its current dilapidated and unused state, it's no wonder people want to tear it down. **Instead, picture the building fully renovated, completely up to code, freshly painted, and pristinely restored! It truly has the potential to be a beautiful and useful landmark in our little town!**

We are the only country in the world that trashes its old buildings. Too late we realize how very much we need them.
-Jackie Kennedy



HISTORIC BANKS HIGH SCHOOL

I'm assuming that most people (not all) would LOVE to save the old building if it were financially feasible and if it could be integrated into the new high school plan. My hope is that with some creative out-of-the-box thinking that this historic high school can indeed become an integral part of our new high school campus and the Banks community

Idea 1:



Start the construction process by renovating the old building first (which could be done without disturbing student learning) and then use the newly renovated classrooms for some of the student body while parts of the current high school are under construction. That way the cost of renovation could possibly be off-set by not needing to build a separate district/classroom building or by purchasing portables.

Possible Issues:

- The cost to renovate might exceed the cost of new construction.
- Renovations costs can be unpredictable.



Possible Solutions:

- Calculate the "offset" expense (renovation is very likely to be within our budget)
 - Get a bid/estimate for reconstruction costs. **(this is currently in the works)**
 - Get a bid/estimate for purchasing portables or constructing a new building to house offices and classroom during the construction. **(calculate actual costs)**



In order to cover budget overages, tap into the many grants available for the restoration of historic buildings in Oregon.

- Preserving Oregon Grant
- Oregon Heritage Grants
- The Kingsman Foundation
- Oregon Community Foundation
- Oregon Cultural Trust
- Diamonds in the Rough Grant

Idea 2:



In addition to being used as temporary classrooms while the new high school is under construction, the classrooms in the newly renovated old brick HS building could continue to be used (permanently) even after the new high school addition is completed.

Possible Issues:

- The classrooms in the old school are slightly smaller than the current classrooms. (I'm actually not sure about this, since I haven't measured them. I've just heard it said. They didn't look that small to me)

Possible Solutions:

Take advantage of the smaller rooms by capitalizing on their size. These classroom would be ideal for the following:

- Smaller AP classes
- Elective classes
- Career Center
- ESL classes
- Special Ed
- Yearbook or other club office
- Counseling office
- Resource rooms
- District or high school offices
- THERE ARE SO MANY OPTIONS!



HISTORIC BANKS HIGH SCHOOL



Idea 2 Bonus:



The old high school has a **BEAUTIFUL**, spacious, central multi-purpose area (currently used for board meetings) which has unlimited potential. Here are some possible uses for this **AMAZING** space:

- **School Library**
- **Community Room**
- **Museum**
 - School art exhibits
 - Historical exhibits

★ **Student Lounge**

Comfortable living-room-like space for students to socialize, gather, eat lunch, hangout, have school club meetings, etc. (This is especially needed during our rainy months).



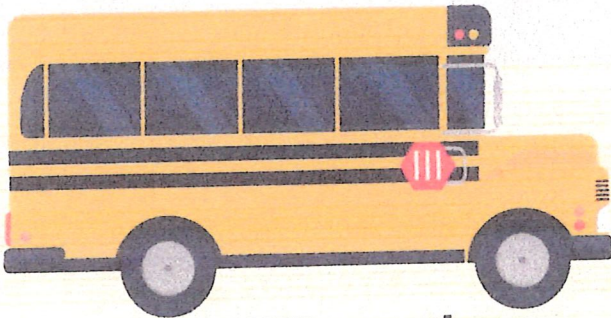
Idea 3:



Since our future campus designs are not yet set in stone, NOW is an optimal time to consider a campus design that works around (and even features) our Historic Banks High School Building.

Possible Issues:

- There are some current traffic-flow plans in the works that would interfere with the location of the historic brick high school building.



There is **ALWAYS** more than one way to solve a problem!



Possible Solutions:

Reevaluate the plans for the future campus design:

- Brainstorm on new and creative ways to use the current school grounds.
- Find new creative traffic-flow solutions that prioritize current safety standards AND the placement of the historic building.

By applying a little collaborative creativity and innovation to difficult or supposedly unsolvable problems, we can often discover solutions that exceed our expectations!

HISTORIC BANKS HIGH SCHOOL

Consider This!



The 1962 Columbus Day Storm (the greatest windstorm in the Northwest's recorded history) took out parts of the "new high school building" but did not destroy the historic brick building.



I'm not saying the high school isn't in dire need of seismic upgrades. I'm only pointing out that it has withstood many big storms as well as earthquakes (four of them have been 5.0M or greater). And it's still standing!

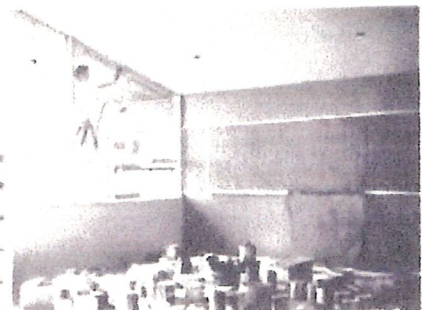


MY HOW THE WIND BLEW!

The October 12 storm caused an estimated \$100,000 damage to the new building, and destroyed old. At 1:50 the wind lifted the roof and caused extensive destruction to four rooms and extensive damage to most of the new wing and to the cafeteria.



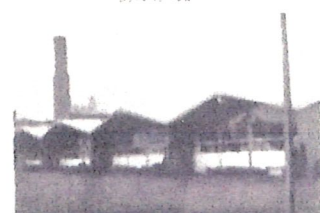
After the storm



After the storm

During the storm, Wood Raskes, Burke Vanover, Larry Sherratt, Tom Delano, Daniel Hamilton, Bob Sager, Bob Ahrens, and Fred Warner went into the school and saved thousands of dollars worth of books and furniture.

For five months students were provided with store rooms and other available space as classes continued in the old building.



By March 19 the students had moved back and were playing the student government game.



HISTORIC BANKS HIGH SCHOOL

Renovation

Renovating a building instead of tearing it down and rebuilding is generally considered more **cost-effective, environmentally friendly**, and can be **preferable when preserving historical character**, as it allows you to **reuse the existing structure and materials, minimizing waste** while potentially maintaining the building's unique features in a desired location.

Here are a few examples of renovations of
1920's School Buildings

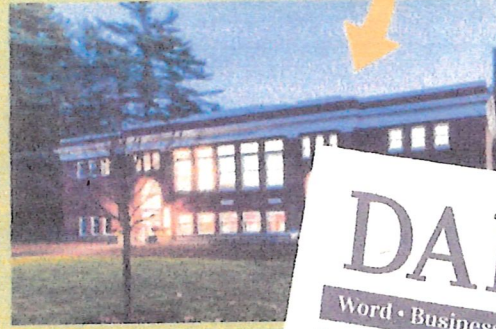
Links:

[PS 97](#)

[Longfellow](#)

[Bricolage Academy](#)

[Cameron Yoe HS](#)



Notice how the
addition on the
above school
matches the
historic original!



DAILY NEWS

Word • Business • Finance • Lifestyle • Travel • Sport • Weather

Now home to Bricolage Academy, historic
John McDonogh High School building gleams
after extensive renovation
([see article here](#))

An old high school building gets a new lease
on life, offering students new resources and
career ... ([see article here](#))

Final Thoughts

Like it or not, Banks is about to enter an **urban-sprawl** phase with almost **1000 new homes** planned on the golf course property, with another **150 homes** in the Westside expansion. That **doubles** the size of our town, which currently has just over 600 houses. **Along with all of this new growth, if we also demolish our existing historical buildings, Banks will lose its charm, its personality, and its small-town feel and will become just another generic nondescript sprawling town.**



How Do We Preserve Our Town?

We **NEED** to prioritize our heritage in order to keep our identity intact. **Right now the historic Banks High School is on the chopping block.** It is "inconveniently" located and it's "old". There are people on the school board and planning committees who just want it out of the way and who aren't willing to look into its potential value to our school district and our community.

Sure, demolition is the **EASIER** choice. One day the building is there, the next it's gone and the lot is wiped clean. It seems that on historic properties, they work even faster for fear that someone will try to stop them. **My hope is that we CAN creatively look at all of our options in order to give this old building of ours a chance to bless our community for another 100 years!!**

If community is "shared experience ... expressed in terms of a common physical place," old places are crucial. Old places are where people, time and place intertwine to form community. -Thompson Mayes



**Once it's gone, it's gone forever!
Don't let that happen to our town!
Let's give this old building of ours a chance
to bless our community for another**

100 years!!

SIGN PETITION

#13



Save Historic Banks School

Make your voice heard! Please fill out the form to support the community petition to save our 100-year-old high school from demolition!

We, the undersigned, urgently call for the preservation of our historic 100-year-old Banks High School building, which has served as a cornerstone of our community for over a century. This building is not only an architectural gem but also a symbol of our shared history and educational legacy. It has educated generations of students, hosted countless community events, and stood as a testament to the values of public education and civic pride. Demolishing this irreplaceable structure would erase a vital piece of our past, diminish our community's connection to its heritage, and undermine the small-town charm that defines us.

We propose that, instead of demolition, this historic building be renovated and repurposed for continued use. With thoughtful renovation, the building could serve as an additional space for a library or study area, a student community center, additional classrooms, resource rooms, counseling offices, or administrative offices. Its preservation and adaptive reuse would not only honor its legacy but also create a vibrant, sustainable environment that meets the needs of current and future generations. We believe that by preserving this historic high school, we can provide an inspiring, meaningful space that continues to serve our students and community for years to come.

We urge the local government and school board to consider this petition and take action to save this irreplaceable landmark.

Supporter's Name *

First Name

Last Name

Email Address *

example@example.com

Phone Number (not required)

Please enter a valid phone number.

Address

Street Address

--	--

Street Address Line 2

--

Reason for Supporting

--

Reminders: By submitting this form, you agree that the information provided is accurate and truthful to the best of your knowledge. Please provide relevant and accurate information to support the cause.

Submit

LOCATION AND PROPERTY NAME

address:	Main St Banks, Washington County	historic name:	Banks Union High School
assoc addresses:		current/other names:	Banks Jr High
location descr:		block/lot/tax lot:	
		township/rng/sect/qr sect:	1N 5E 22

PROPERTY CHARACTERISTICS

resource type:	Building	height (stories):	2.0	total elg resources:		total inelg resources:	
elig evaluation:	eligible/contributing	NR Status:					
prim constr date:	1920	second date:	1920	date indiv listed:			
primary orig use:	School	orig use comments:					
second orig use:							
primary style:	Georgian	prim style comments:					
secondary style:		sec style comments:					
primary siding:	Brck/Other/Undefined	siding comments:					
secondary siding:							
plan type:		architect:					
		builder:					

comments/notes:

GROUPINGS / ASSOCIATIONS

Not associated with any surveys or groupings.

SHPO INFORMATION FOR THIS PROPERTY

NR date listed:	N/A	106 Project(s):	None
ILS survey date:		Special Assess Project(s):	None
RLS survey date:		Federal Tax Project(s):	None

ARCHITECTURAL / PROPERTY DESCRIPTION

(Includes expanded description of the building/property setting, significant landscape features, outbuildings and alterations)

Refer to scanned documents links.

HISTORY

(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)

Refer to scanned documents links.

RESEARCH INFORMATION

Title Records	Census Records	Property Tax Records	Local Histories
Sandborn Maps	Biographical Sources	SHPO Files	Interviews
Outlines	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	

Local Library:	University Library:
Historical Society:	Other Repository:

Bibliography:

000000Base Information

Exhibit # 15

Item	Data	Notes / Explanation
District Name:	Banks SD 13	Pull-down menu of the 197 Districts
Site Name:	Banks School District	Typically the name that is used for the facility / campus
Building Name:	District Administration Building	If only one building on site, refer to "main"
Building ID:	22400000	Use the School Facilities Building Collection Building ID Number (BIN) Lookup Tool for the eight (8) digit number assigned to the building. To use the tool, first download a copy of it by selecting File -> Save As -> Download a Copy. At the top of the Lookup Tool, enter the District ID which you can find on the Entity ID tab.
Building Type:	Administrative Building	Pull-down menu - feeds FCI calculation
Physical Address of Building:	12950 NW Main Street, Banks, OR 97106	Informational only - does not link
Original Year of Building Completion:	1919	When was the original building completed and ready for use
Primary Structure Type:	URM - Unreinforced Masonry Bearing Walls	Pull-down menu of primary building construction / structure types
Secondary Structure Type:	W2 - Wood, Commercial and Industrial	Pull-down menu of secondary building construction / structure types
County:	Washington	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	11,816	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	0.4	This acreage is a pro-rated portion of the overall campus
Assessor Company:	R&C Management Group	
Assessor Name:	Scott Rose	
Contact (Phone):	503-312-5404	For follow up questions
Contact (E-Mail):	scott@randcmanagement.com	
Date of Assessment:	5/19/2023	Overwrite formula with the actual date of the assessment - use m/d/yyyy format

Version: 7/31/2023

General Guidance on Using the Facility Assessment Template

1	Before completing the template it is best to do an informal interview with the individual in charge of the facilities. This is especially helpful when completing the checklists e.g., ADA, Harmful Substances, etc.
2	Please ensure that you are interviewing the correct person to complete the checklists. For example, you may need to talk to the Internet Service Provider to complete the IT checklist.
3	It is recommended that you complete the assessment on-site. Enter percentages and levels of action on-site after the walkthrough and before leaving the facility.
4	In order for the template to accurately calculate information please complete the <i>Base Information</i> tab. Cells highlighted in yellow are required as the rest of the template will not calculate correctly without that information.
5	In order for the template to function properly do not change information on the READ ONLY tabs (worksheets e.g., "Building Type Budget-READ ONLY")
6	Make sure you hover over the upper right-hand corner of cells to view comments.
7	They determine the level of action. Pay attention whether a comment says "and" or "or"
8	Type a capital letter X or select X from the drop-down menu to indicate the LEVEL OF ACTION for a system that is present.
9	To indicate a system is <u>not</u> present, enter the numeric value zero "0" in the % of Building or Count column.
10	When entering data in the % of System or Finish Affected column (Column S), the data <u>must</u> be entered as a percentage of the system . For example, if resilient tile covers 50% of the building and 35% of it needs to be replaced, enter 35 in the % of System or Finish Affected column. This is true even if the system uses a different unit of measure rather than percentage of gross square feet. For example, there are 40 wood doors and 10 need to be replaced, then enter 25 in % of System or Finish Affected column (Column S).
11	When you are using your expertise to override the built-in cost model document, note that decision in the Notes column. Notes must be added so the state and districts know why you are overriding the template. Example, a system has a key component that needs to be replaced but that replacement is not accurately described in the LEVEL OF ACTION comments.
12	If you have a system not found in the template then add it at the bottom of the <i>Physical Condition Assessment</i> tab under OTHER .
13	If you know that costs have changed, override the cost on the <i>Physical Condition Assessment</i> tab ONLY and note it.
14	Please note that while gross square footage is used in the Automated Budget Estimate formula for most building systems, some systems will use a different unit of measure. Be sure to check the notes in Columns C, D, and/or E that indicate whether to enter count, total linear feet, surface area, etc.
15	For some systems in the % of Building or Count column (Column E) you will enter the quantity or number of units as described rather than the % of the building's gross square footage. This applies to B2030 Exterior Doors, B3020 Roof Openings - Access Hatch, C1020 Interior Doors, C20 Stairs, D10 Conveying, E1020 Institutional Equipment, G20 Site Improvements, G30 Site Mechanical Utilities, and G4010 Electrical Distribution - Generator.
16	Please create a different assessment Excel workbook for each building.
17	The default for portables is to list them in the <i>Renovations, Additions, & Prtb's</i> tab. If a district requests a full assessment of their portable classrooms, please create a separate assessment Excel workbook for each building.
18	If an ADA deficiency is listed in the <i>Physical Condition Assessment</i> tab, then include that in the final costs. However, please do not add costs to the final amounts simply to bring building into ADA compliance.
19	Please remember that this tool is to provide the districts and state with budget level estimates on costs of repairs to buildings. If after reviewing the total costs, including the built in soft cost multiplier, your expert opinion is that the costs are too low, please increase the costs and note it in the Notes column.

A. RENOVATIONS

Renovation Number	Date	Primary Structure Type	Secondary Structure Type (if applicable)	Square Footage	Usage
none					

B. ADDITIONS

Addition Number	Date	Primary Structure Type	Secondary Structure Type (if applicable)	Square Footage	Usage
none					

C. PORTABLE CLASSROOMS

Portable Number	Date Placed on Site	Age of Portable	Primary Structure Type	Square Footage	Notes
none					

000000ADA

District Name: Banks SD 13
 Site Name: Banks School District
 Building Name: District Administration Building
 Building ID: 22400000
 Date: 5/19/2023

ADA ASSESSMENT

* date of assessment

	YES	NO	N/	COMMENTS
1	x			
2	x			
3	x			
4	x			
5	x			
6	x			
7	x			
8		x		
9	x			
10	x			
11	x			
12	x			Note that this is for the Board room level - no access is provided to upper offices or meeting rooms
13		x		
14	x			
15	x			
16		x		
17	x			
18		x		
19	x			
20	x			
21	x			
22	x			
23	x			
24	x			

7/23 Assessment
 Exhibit #

0000001T

District Name: Banks SD 13

Site Name: Banks School District

Building Name: District Administration Building

Building ID: 22400000

Date: 5/19/2023

* date of assessment

INFORMATION TECHNOLOGY ASSESSMENT

	YES	NO	N/	COMMENTS
1				
Connectivity "speed" to the Facility:				
a. 10 Gbps or greater				
b. 1 Gbps or greater	x			
c. 100 Mbps or less				
d. 10 Mbps or less				
e. Less than 10 Mbps				
2				
Local area network connectivity "speed" at the individual building level:				
a. 10 Gbps or greater				
b. 1 Gbps or greater				
c. 100 Mbps or less	x			
d. 10 Mbps or less				
e. Less than 10 Mbps				
3				
Wireless Coverage:				
a. Facility Wide	x			
b. Secure?	x			
c. Type:				
i. AC	x			
ii. N	x			
iii. A/B/G	x			
4				
Building cabling:				
a. Fiber (to the desktop)				
b. CAT 6				
c. CAT 5 E				
d. CAT 5	x			
5				
Security:				
a. Access control	x			
b. Video Surveillance	x			
c. Central Communications Systems	x			

000000Harmful Substances

District Name: Banks SD 13
 Site Name: Banks School District
 Building Name: District Administration Building
 Building ID: 22400000
 Date: 5/19/2023

* date of assessment

HARMFUL SUBSTANCES ASSESSMENT

	YES	NO	N/	COMMENTS
1 Lead				
Has your facility been assessed for lead? If so when?	x			In last 5 years
Is there lead in your facility?	x			
Is lead abatement included in your future bond plans?		x		May demolish structure
2 Asbestos				
Has your facility been assessed for asbestos? If so when?	x			In last 5 years
Is there asbestos in your facility?	x			
Is asbestos abatement included in your future bond plans?		x		May demolish structure
3 Mold				
Has your facility been assessed for mold? If so when?	x			In last year w/PACE
Is there mold in your facility?	x			
Is mold abatement included in your future bond plans?		x		May demolish structure
4 Water Quality				
Has your facility been assessed for water quality (lead, etc)? If so when?	x			Every 3 years
Is there a water quality concern in your facility?		x		
Is water treatment included in your future bond plans?			x	
5 PCBs				
Has your facility been assessed for PCBs? If so when?		x		Lighting was changed out previously
Are there PCBs in your facility?		x		
Is PCB abatement included in your future bond plans?			x	
6 Radon				
Has your facility been assessed for Radon? If so when?	x			Every 3 years
Is there Radon in your facility?		x		
Is Radon management included in your future bond plans?			x	

0000001AQ

District Name: Banks SD 13
 Site Name: Banks School District
 Building Name: District Administration Building
 Building ID: 22400000
 Date: 5/19/2023

INDOOR AIR QUALITY ASSESSMENT

* date of assessment

	YES	NO	N/	COMMENTS
1	Is someone designated to develop and implement an indoor air quality management plan for your school district?			
2	Does your district have an indoor air quality management plan that includes steps for preventing and resolving indoor air quality problems?			
3	Are school buildings inspected once or twice each year for conditions that may lead to indoor air quality problems?			
4	Is a preventive maintenance schedule established and in operation for the heating, ventilation, and air conditioning (HVAC) system? Is the schedule in accordance with the manufacturer's recommendations or accepted practice for the HVAC system?			
5	Does the HVAC preventive maintenance schedule include the following?: checking and/or changing air filters and belts, lubricating equipment parts, checking the motors, and confirming that all equipment is in operating order.			
6	Is the maintenance schedule updated to show all maintenance performed on the building systems?			
7	Does the maintenance schedule include the dates that the building systems maintenance was performed and the names of the persons or companies performing the work?			
8	Are maintenance schedules retained for at least three years?			
9	Are damaged or inoperable components of the HVAC system replaced or repaired as appropriate?			
10	Are reservoirs or parts of the HVAC system with standing water checked visually for microbial growth?			
11	Are water leaks that could promote growth of biologic agents promptly repaired?			
12	Are damp or wet materials that could promote growth of biologic agents promptly dried, replaced, removed, or cleaned?			
13	Are microbial contaminants removed from ductwork, humidifiers, other HVAC and building system components, and from building surfaces such as carpeting and ceiling tiles when found during regular or emergency maintenance activities or visual inspection?			
14	Is general or local exhaust ventilation used where housekeeping and maintenance activities could reasonably be expected to result in exposure to hazardous substances above applicable exposure limits?			
15	Does the HVAC system have CO2 monitoring capability (demand control ventilation)?			
16	Are humidity levels maintained between 30% to 60% relative humidity?			
17	When a contaminant is identified in the make-up air supply, is the source of the contaminant eliminated, or are the make-up inlets or exhaust air outlets relocated to avoid entry of the contaminant into the air system?			
18	If buildings do not have mechanical ventilation, are windows, doors, vents, stacks, and other portals used for natural ventilation operating properly?			

000000Building Type Budget-READ ONLY

Budgeted Replacement Cost of Buildings by Type

Escalated to: 11/7/2025

NOTE:

These are building only costs and any site work should be added if required

Type	Inflated to Construction		Developed Budget*	Forwarded FCI Budget
	Raw Budget / SF [as of Q1 2023]	Midpoint Based on State Rate**		
Elementary School	\$500 / SF	\$572.84	\$791 / SF	0
Middle School	\$525 / SF	\$601.48	\$830 / SF	0
K-8 School	\$550 / SF	\$630.12	\$870 / SF	0
High School	\$600 / SF	\$687.40	\$949 / SF	0
Gymnasium Building	\$505 / SF	\$578.15	\$798 / SF	0
Pool Building	\$624 / SF	\$715.29	\$987 / SF	0
Vocational Building	\$473 / SF	\$541.84	\$748 / SF	0
Administrative Building	\$376 / SF	\$430.25	\$594 / SF	\$594 / SF
Maintenance Building	\$475 / SF	\$544.53	\$751 / SF	0
Storage Building	\$358 / SF	\$410.08	\$566 / SF	0
Warehouse	\$358 / SF	\$410.08	\$566 / SF	0
Food Services Building	\$557 / SF	\$638.65	\$881 / SF	0
Bus Shelter	\$340 / SF	\$389.91	\$538 / SF	0
Bus Garage	\$358 / SF	\$410.08	\$566 / SF	0
Athletic Grandstand	\$317 / SF	\$363.02	\$501 / SF	0
Large Greenhouse	\$150 / SF	\$171.85	\$237 / SF	0
Other Commercial	\$394 / SF	\$451.76	\$623 / SF	0
FCI Reference			593.74	

* Developed Budget is based on State Assigned factor on PSA Cost Table Sheet

** Inflation is to projected construction mid-point entered in the Physical Condition Assessment sheet.

Note:

Small, support outbuildings shall be assessed as "other" under the primary building assessment and not as their own building assessment.

Assumed raw budgets are extrapolated from RLB Cost Estimating Guide (escalated where appropriate), National Building Cost Manual, recent public bid results and in-house T&T/CBRE Heery estimates and benchmarking.

County Cost Factor for Physical Assessment Budget Calculation

Counties	Prevailing Wage Rate		Forwarded		Notes
	Regions	Cost Factor	Factor		
Clatsop	1	1.03	0.00	MEAN AVG SPLIT BETWEEN MULTNOMAH/POLK/LANE	
Columbia	1	1.03	0.00	See above	
Tillamook	1	1.03	0.00	See above	
Clackamas	2	1.11	0.00	See below	
Multnomah	2	1.11	0.00	Portland, per NATIONAL BUILDING COST MANUAL 2023	
Washington	2	1.11	1.11	See above	
Marion	3	0.99	0.00	Salem, per NATIONAL BUILDING COST MANUAL 2023	
Polk	3	0.99	0.00	See above	
Yamhill	3	0.99	0.00	See above	
Benton	4	0.97	0.00	See below	
Lincoln	4	0.97	0.00	See below	
Linn	4	0.97	0.00	See below	
Lane	5	0.97	0.00	Eugene, per NATIONAL BUILDING COST MANUAL 2023	
Douglas	6	0.97	0.00	EXTRAPOLATED SAME AS ABOVE, ADJACENT COUNTY	
Coos	7	0.97	0.00	EXTRAPOLATED SAME AS ABOVE, ADJACENT COUNTY	
Curry	7	0.97	0.00	EXTRAPOLATED SAME AS ABOVE, ADJACENT COUNTY	
Jackson	8	0.96	0.00	See below	
Josephine	8	0.96	0.00	Grants pass, per NATIONAL BUILDING COST MANUAL 2023	
Hood River	9	1.03	0.00	CARRIED SAME AS Clatsop/Columbia/Tillamook, same principle as previous entry	
Sherman	9	1.03	0.00	See above	
Wasco	9	1.03	0.00	See above	
Crook	10	1.03	0.00	See below	
Deschutes	10	1.03	0.00	Bend, per NATIONAL BUILDING COST MANUAL 2023	
Jefferson	10	1.03	0.00	See above	
Klamath	11	0.92	0.00	Klamath Falls, per NATIONAL BUILDING COST MANUAL 2023	
Lake	11	0.92	0.00	See above	
Gilliam	12	0.97	0.00	See above	
Grant	12	0.97	0.00	See above	
Morrow	12	0.97	0.00	See above	
Umatilla	12	0.97	0.00	Pendleton, per NATIONAL BUILDING COST MANUAL 2023	
Wheeler	12	0.97	0.00	See above	
Baker	13	0.92	0.00	MEAN AVG SPLIT BETWEEN UMATILLA/MALHEUR	
Union	13	0.92	0.00	See above	
Wallowa	13	0.92	0.00	See above	
Harney	14	0.86	0.00	See below	
Malheur	14	0.86	0.00	Adrian, per NATIONAL BUILDING COST MANUAL 2023	
Selected Factor		1.11			

NOTES

Regions established by the State of Oregon BOU Office

Relational rates between regions extrapolated from the National Building Cost Manual (2023)

Escalation Factor Summary				Escalation Indices for Estimate		Historical Cost Indices	
Current Quarter:	24-Q4	Escalation Factor	Escalation Indices for Estimate	Source	Historical Cost Indices	Instructions for Adding New Index Month	
Estimate Milestone	Date	Quarter	Factor	FRED Graph Observations		1. Search ppi code for latest observations. 2. Log new observations at bottom of Index Data. Copy down Quarter Column formula, ensure observation is in same date format. 3. Click into the 'Aggregated Quarterly Index Average' table (any field below the title). Go to the top toolbar and select 'Pivot Table > Refresh > Refresh All'.	
Original PCA Unit Rates	1/31/2019	19-Q1	165.83	Federal Reserve Economic Data			
Replacement Budget Rates	3/1/2023	23-Q1	229.29	https://fred.stlouisfed.org			
Date of Estimate	7/31/2023	23-Q3	234.90	Economic Research Division			
Bond Date	11/7/2023	23-Q4	237.84	Federal Reserve Bank of St. Louis		Aggregated Quarterly Index Average Quarter Average of PCU23622236222	
Bond Finish	11/7/2024	24-Q4	249.95	PCU23622236222			
Renovation Construction Start Date	11/7/2024	24-Q4	249.95	Producer Price Index by Industry: New School Building Construction, Index Dec 2005=100, Monthly, Not Seasonally Adjusted			
Renovation End Date	11/7/2026	26-Q4	276.07				
Renovation Midpoint	11/7/2025	25-Q4	262.69			Q1 Yearly Changes	
Replacement Construction Midpoint	11/7/2025	25-Q4	262.69				
Escalation Factors				Index Data			
Legend				Observation Date	PCU23622236222		
Historical Index based on Bureau of Labor Statistics PPI				1/1/2018	157.50	18-Q1	18-Q1
Projected Index Based on Quarterly Escalation of: 1.25%				2/1/2018	157.50	18-Q1	18-Q2
Quarter				3/1/2018	157.50	18-Q1	18-Q3
Escalation Factor				4/1/2018	159.40	18-Q1	18-Q4
Historical Index				5/1/2018	159.40	18-Q2	19-Q1
18-Q1	157.50	157.50	157.50	6/1/2018	159.40	18-Q2	19-Q2
18-Q2	159.40	159.40	159.40	7/1/2018	160.10	18-Q3	19-Q3
18-Q3	160.13	160.13	160.13	8/1/2018	160.20	18-Q3	19-Q4
18-Q4	164.47	164.47	164.47	9/1/2018	160.10	18-Q3	20-Q1
19-Q1	165.83	165.83	165.83	10/1/2018	164.50	18-Q4	20-Q2
19-Q2	169.97	169.97	169.97	11/1/2018	164.50	18-Q4	20-Q3
19-Q3	171.37	171.37	171.37	12/1/2018	164.40	18-Q4	20-Q4
19-Q4	172.07	172.07	172.07	1/1/2019	165.70	19-Q1	21-Q1
20-Q1	173.30	173.30	173.30	2/1/2019	165.80	19-Q1	21-Q2
20-Q2	174.37	174.37	174.37	3/1/2019	165.90	19-Q1	21-Q3
20-Q3	175.10	175.10	175.10	4/1/2019	169.20	19-Q2	21-Q4
20-Q4	174.10	174.10	174.10	5/1/2019	170.10	19-Q2	22-Q1
21-Q1	174.63	174.63	174.63	6/1/2019	170.60	19-Q2	22-Q2
21-Q2	176.73	176.73	176.73	7/1/2019	171.40	19-Q3	22-Q3
21-Q3	180.29	180.29	180.29	8/1/2019	171.40	19-Q3	22-Q4
21-Q4	189.99	189.99	189.99	9/1/2019	171.30	19-Q3	23-Q1
22-Q1	195.44	195.44	195.44	10/1/2019	172.00	19-Q4	23-Q2
22-Q2	204.34	204.34	204.34	11/1/2019	172.10	19-Q4	(blank)
22-Q3	216.32	216.32	216.32	12/1/2019	172.10	19-Q4	
22-Q4	223.84	223.84	223.84	1/1/2020	173.30	20-Q1	
23-Q1	229.29	229.29	229.29	2/1/2020	173.40	20-Q1	
23-Q2	232.00	232.00	232.00	3/1/2020	173.20	20-Q1	
23-Q3	234.90	234.90	234.90	4/1/2020	174.50	20-Q2	
23-Q4	237.84	237.84	237.84	5/1/2020	174.40	20-Q2	
24-Q1	240.81	240.81	240.81	6/1/2020	174.20	20-Q2	
24-Q2	245.82	245.82	245.82	7/1/2020	175.20	20-Q3	
24-Q3	246.87	246.87	246.87	8/1/2020	175.20	20-Q3	
24-Q4	249.95	249.95	249.95	9/1/2020	174.90	20-Q3	
25-Q1	253.08	253.08	253.08	10/1/2020	174.00	20-Q4	
25-Q2	256.24	256.24	256.24	11/1/2020	174.20	20-Q4	
25-Q3	259.44	259.44	259.44	12/1/2020	174.10	20-Q4	
25-Q4	262.69	262.69	262.69	1/1/2021	174.40	21-Q1	
26-Q1	265.97	265.97	265.97	2/1/2021	174.80	21-Q1	
26-Q2	269.30	269.30	269.30	3/1/2021	174.70	21-Q1	
26-Q3	272.66	272.66	272.66	4/1/2021	176.40	21-Q2	
26-Q4	276.07	276.07	276.07	5/1/2021	176.90	21-Q2	
27-Q1	279.52	279.52	279.52	6/1/2021	176.90	21-Q2	
27-Q2	283.01	283.01	283.01	7/1/2021	180.15	21-Q3	
27-Q3	286.55	286.55	286.55	8/1/2021	180.28	21-Q3	
27-Q4	290.13	290.13	290.13	9/1/2021	180.45	21-Q3	
28-Q1	293.76	293.76	293.76	10/1/2021	190.07	21-Q4	
28-Q2	297.43	297.43	297.43	11/1/2021	190.21	21-Q4	
28-Q3	301.15	301.15	301.15	12/1/2021	189.70	21-Q4	
28-Q4	304.91	304.91	304.91	1/1/2022	184.96	22-Q1	
29-Q1	308.73	308.73	308.73	2/1/2022	195.22	22-Q1	
29-Q2	312.59	312.59	312.59	3/1/2022	196.15	22-Q1	
29-Q3	316.49	316.49	316.49	4/1/2022	204.25	22-Q2	
29-Q4	320.41	320.41	320.41	5/1/2022	204.56	22-Q2	
30-Q1	324.45	324.45	324.45	6/1/2022	215.92	22-Q3	
30-Q2	328.51	328.51	328.51	7/1/2022	216.17	22-Q3	
30-Q3	332.62	332.62	332.62	8/1/2022	216.89	22-Q3	
30-Q4	336.77	336.77	336.77	9/1/2022	223.96	22-Q4	
				10/1/2022	223.94	22-Q4	
				11/1/2022	223.63	22-Q4	
				12/1/2022	226.86	23-Q1	
				1/1/2023			

SCHOOL SAFETY ASSESSMENT				
District Name: Banks SD 13				
Site Name: Banks School District				
Building Name: District Administration Building				
Building ID: 22400000				
Date: 5/19/2023				
* date of assessment				
	YES	NO	N/	COMMENTS
1 School grounds are fenced.	x			
2 There is one clearly marked and designated entrance for visitors.	x			
3 Signs are posted for visitors to report to main office through a designated entrance.	x			
4 Restricted areas are clearly marked.		x		
5 Shrubs and foliage are trimmed to allow for good line of sight. (3'-0"/8'-0" rule)	x			
6 Shrubs near building have been trimmed "up" to allow view of bottom of building.	x			
7 Bus loading and drop-off zones are clearly defined.			x	
8 There is a schedule for maintenance of:				
a. Outside lights	x			
b. Locks/Hardware	x			
c. Storage Sheds		x		
d. Windows	x			
e. Other exterior buildings		x		
9 Parent drop-off and pick-up area is clearly defined.		x		
10 There is adequate lighting around the building.		x		
11 Lighting is provided at entrances and other points of possible intrusion.	x			Partially
12 The school ground is free from trash or debris.	x			
13 The school is free of graffiti.	x			
14 Play areas are fenced.			x	
15 Playground equipment has tamper-proof fasteners.			x	
16 Visual surveillance of bicycle racks from main office is possible.			x	
17 Visual surveillance of parking lots from main office is possible.		x		
18 Parking lot is lighted properly and all lights are functioning.	x			Partially
19 Accessible lenses are protected by some unbreakable material.		x		
20 Staff and visitor parking has been designated.	x			
21 Outside hardware has been removed from all doors except at points of entry.		x		
22 Ground floor windows:				
a. have no broken panes;	x			
b. locking hardware is in working order.	x			
23 Basement windows are protected with grill or well cover.		x		
24 Doors are locked when classrooms are vacant.			x	
25 High-risk areas are protected by high security locks and an alarm system:				
a. Main office	x			
b. Cafeteria		x		
c. Computer labs	x			IDF closets
d. Industrial arts rooms			x	
e. Science labs			x	
f. Nurses office			x	
g. Boiler room			x	Steam boiler at high school feeds portions of this building
h. Electrical rooms	x			
i. Phone line access closet	x			
26 Unused areas of the school can be closed off during after school activities.		x		Upstairs is open during evening Board meetings
27 There is two-way communication between the main office and:				
a. Classroom		x		via phone
b. Duty stations		x		via phone
c. Re-locatable classrooms		x		via phone
d. Staff and faculty outside building		x		via phone
e. Buses		x		
28 There is a central alarm system in the school. If yes, briefly describe:	x			fire and burglar alarms
29 The main entrance is visible from the main office.		x		

000000Physical Condition Assessment

GENERAL INFORMATION		ASSESSMENT INFORMATION		ASSESSOR INFORMATION		ASSESSMENT DATE		ASSESSMENT TYPE		ASSESSMENT STATUS	
NAME	ADDRESS	CITY	STATE	ZIP	PHONE	EMAIL	DATE	TIME	TYPE	STATUS	
1. SCHOOL NAME: _____ 2. SCHOOL ADDRESS: _____ 3. SCHOOL CITY: _____ STATE: _____ ZIP: _____ 4. SCHOOL PHONE: _____ 5. SCHOOL EMAIL: _____ 6. SCHOOL TYPE: _____ 7. SCHOOL GRADES: _____ 8. SCHOOL ENROLLMENT: _____ 9. SCHOOL YEAR: _____ 10. SCHOOL DISTRICT: _____ 11. SCHOOL BOARD: _____ 12. SCHOOL PRINCIPAL: _____ 13. SCHOOL SUPERINTENDENT: _____ 14. SCHOOL BOARD MEMBER: _____ 15. SCHOOL BOARD MEMBER: _____ 16. SCHOOL BOARD MEMBER: _____ 17. SCHOOL BOARD MEMBER: _____ 18. SCHOOL BOARD MEMBER: _____ 19. SCHOOL BOARD MEMBER: _____ 20. SCHOOL BOARD MEMBER: _____ 21. SCHOOL BOARD MEMBER: _____ 22. SCHOOL BOARD MEMBER: _____ 23. SCHOOL BOARD MEMBER: _____ 24. SCHOOL BOARD MEMBER: _____ 25. SCHOOL BOARD MEMBER: _____ 26. SCHOOL BOARD MEMBER: _____ 27. SCHOOL BOARD MEMBER: _____ 28. SCHOOL BOARD MEMBER: _____ 29. SCHOOL BOARD MEMBER: _____ 30. SCHOOL BOARD MEMBER: _____ 31. SCHOOL BOARD MEMBER: _____ 32. SCHOOL BOARD MEMBER: _____ 33. SCHOOL BOARD MEMBER: _____ 34. SCHOOL BOARD MEMBER: _____ 35. SCHOOL BOARD MEMBER: _____ 36. SCHOOL BOARD MEMBER: _____ 37. SCHOOL BOARD MEMBER: _____ 38. SCHOOL BOARD MEMBER: _____ 39. SCHOOL BOARD MEMBER: _____ 40. SCHOOL BOARD MEMBER: _____ 41. SCHOOL BOARD MEMBER: _____ 42. SCHOOL BOARD MEMBER: _____ 43. SCHOOL BOARD MEMBER: _____ 44. SCHOOL BOARD MEMBER: _____ 45. SCHOOL BOARD MEMBER: _____ 46. SCHOOL BOARD MEMBER: _____ 47. SCHOOL BOARD MEMBER: _____ 48. SCHOOL BOARD MEMBER: _____ 49. SCHOOL BOARD MEMBER: _____ 50. SCHOOL BOARD MEMBER: _____ 51. SCHOOL BOARD MEMBER: _____ 52. SCHOOL BOARD MEMBER: _____ 53. SCHOOL BOARD MEMBER: _____ 54. SCHOOL BOARD MEMBER: _____ 55. SCHOOL BOARD MEMBER: _____ 56. SCHOOL BOARD MEMBER: _____ 57. SCHOOL BOARD MEMBER: _____ 58. SCHOOL BOARD MEMBER: _____ 59. SCHOOL BOARD MEMBER: _____ 60. SCHOOL BOARD MEMBER: _____ 61. SCHOOL BOARD MEMBER: _____ 62. SCHOOL BOARD MEMBER: _____ 63. SCHOOL BOARD MEMBER: _____ 64. SCHOOL BOARD MEMBER: _____ 65. SCHOOL BOARD MEMBER: _____ 66. SCHOOL BOARD MEMBER: _____ 67. SCHOOL BOARD MEMBER: _____ 68. SCHOOL BOARD MEMBER: _____ 69. SCHOOL BOARD MEMBER: _____ 70. SCHOOL BOARD MEMBER: _____ 71. SCHOOL BOARD MEMBER: _____ 72. SCHOOL BOARD MEMBER: _____ 73. SCHOOL BOARD MEMBER: _____ 74. SCHOOL BOARD MEMBER: _____ 75. SCHOOL BOARD MEMBER: _____ 76. SCHOOL BOARD MEMBER: _____ 77. SCHOOL BOARD MEMBER: _____ 78. SCHOOL BOARD MEMBER: _____ 79. SCHOOL BOARD MEMBER: _____ 80. SCHOOL BOARD MEMBER: _____ 81. SCHOOL BOARD MEMBER: _____ 82. SCHOOL BOARD MEMBER: _____ 83. SCHOOL BOARD MEMBER: _____ 84. SCHOOL BOARD MEMBER: _____ 85. SCHOOL BOARD MEMBER: _____ 86. SCHOOL BOARD MEMBER: _____ 87. SCHOOL BOARD MEMBER: _____ 88. SCHOOL BOARD MEMBER: _____ 89. SCHOOL BOARD MEMBER: _____ 90. SCHOOL BOARD MEMBER: _____ 91. SCHOOL BOARD MEMBER: _____ 92. SCHOOL BOARD MEMBER: _____ 93. SCHOOL BOARD MEMBER: _____ 94. SCHOOL BOARD MEMBER: _____ 95. SCHOOL BOARD MEMBER: _____ 96. SCHOOL BOARD MEMBER: _____ 97. SCHOOL BOARD MEMBER: _____ 98. SCHOOL BOARD MEMBER: _____ 99. SCHOOL BOARD MEMBER: _____ 100. SCHOOL BOARD MEMBER: _____											

Act. 136 of 1991 (Public Law 97-424) is signed by the President.

2006

#16

Banks High School

Wash_sch09B

Banks SD 13

Building Type	County	
School	Washington	
Street		
450 S Main St		
City	State	Zip
Banks	OR	97106
Latitude	Longitude	
45.6151	123.11391	
Tracking Code	Inspection Date	
RVS2006	7/7/2006	



Seismicity Zone: High

FEMA 154 Rapid Visual Screening Score Card

	Type	Basic Score	Vert Irreg	Plan Irreg	Pre-Code	Post-Bench	Soil C	Soil D	Soil E	RVS Score
Primary	URM	1.8	1.8	1.8	-0.2	0	0	-0.6	0	-0.5
Secondary	C3	1.6	-1	-0.5	-0.2	0	0	-0.4	0	-0.5
Tertiary		0	0	0	0	0	0	0	0	-0.5

Banks High School

Final RVS Score

Final Type

Final Score

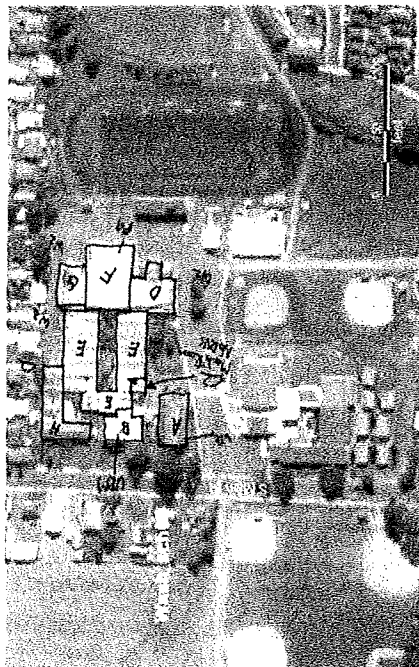
URM

-0.5

FEMA-154 Collapse Potential

Very High (100%)

Banks High School
450 S Main St
Banks, OR 97106



Enrollment	Year Built (Field Verified)	Year Built (Alt. Source)	Est. Decade Built
438		1945	1930
Total Area (square ft)	Number of Stories	Basement	Pounding Potential
79930	2	No	Yes

Plan Irregularities

Reentrant Corners: Other (Adjacent Build/Entity)

Reentrant Corners: T shaped

Lateral-Force-Resistance in One Direction Only

Vertical Irregularities

Steps in Elevation View: Single Change

Steps in Elevation View: Single Change (Adjacent Building/Entity)

None

Falling Hazards

Parapets: Unreinforced Around Entire Building

Other: Heavy cornice or other overhead decoration

Unreinforced Chimneys

Poor Conditions

None

None

None



N General Site



N General Site



W General Site



NW Primary Structural Type

SW Falling Hazard
Heavy Cornice

SW General Site



S Falling Hazard

wrong build date
wrong sq. footage



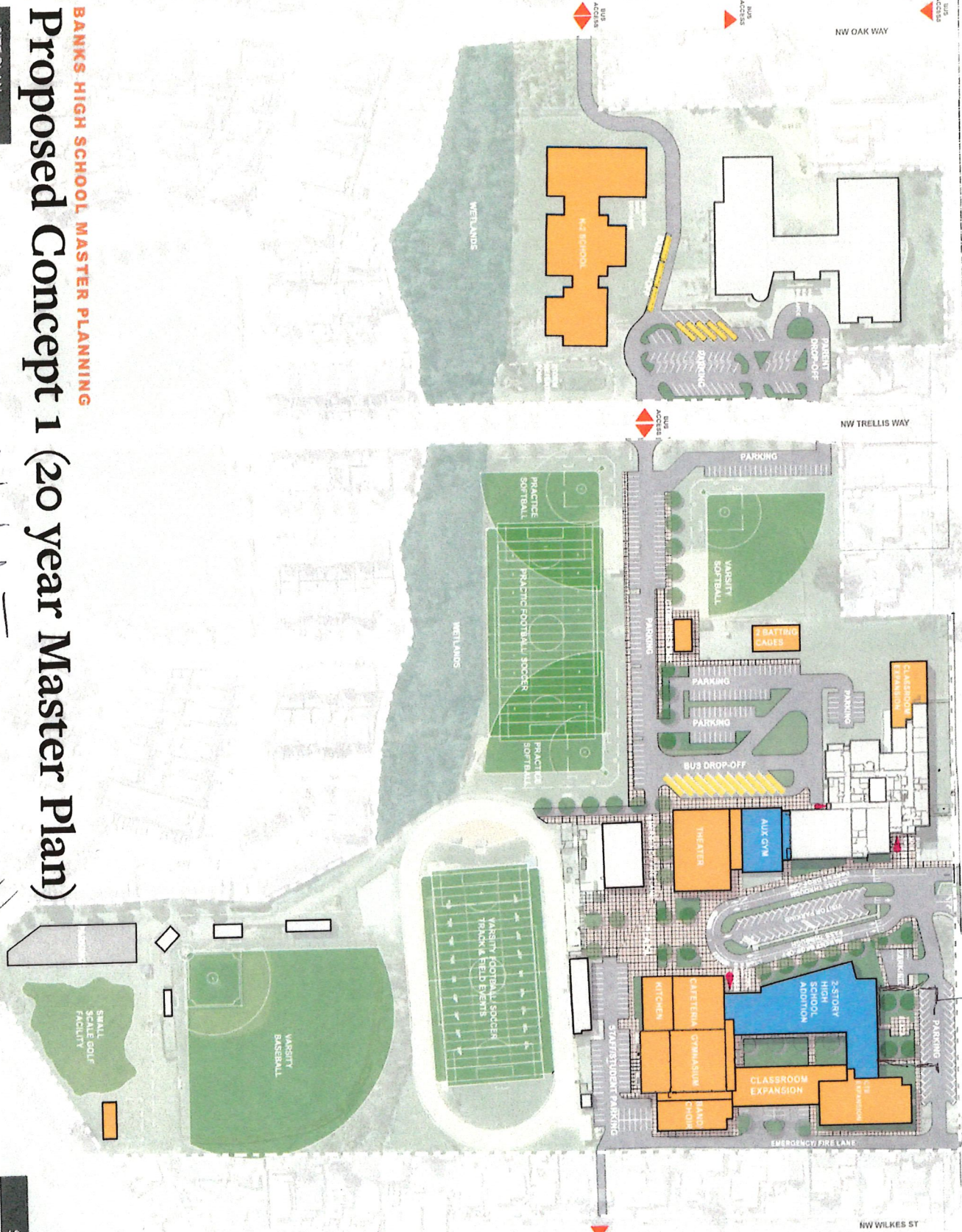
Exhibit 18

current bldg site

BANKS HIGH SCHOOL MASTER PLANNING Proposed Concept 1 (20 year Master Plan)

SITE PLAN

BRIC — Banks School District



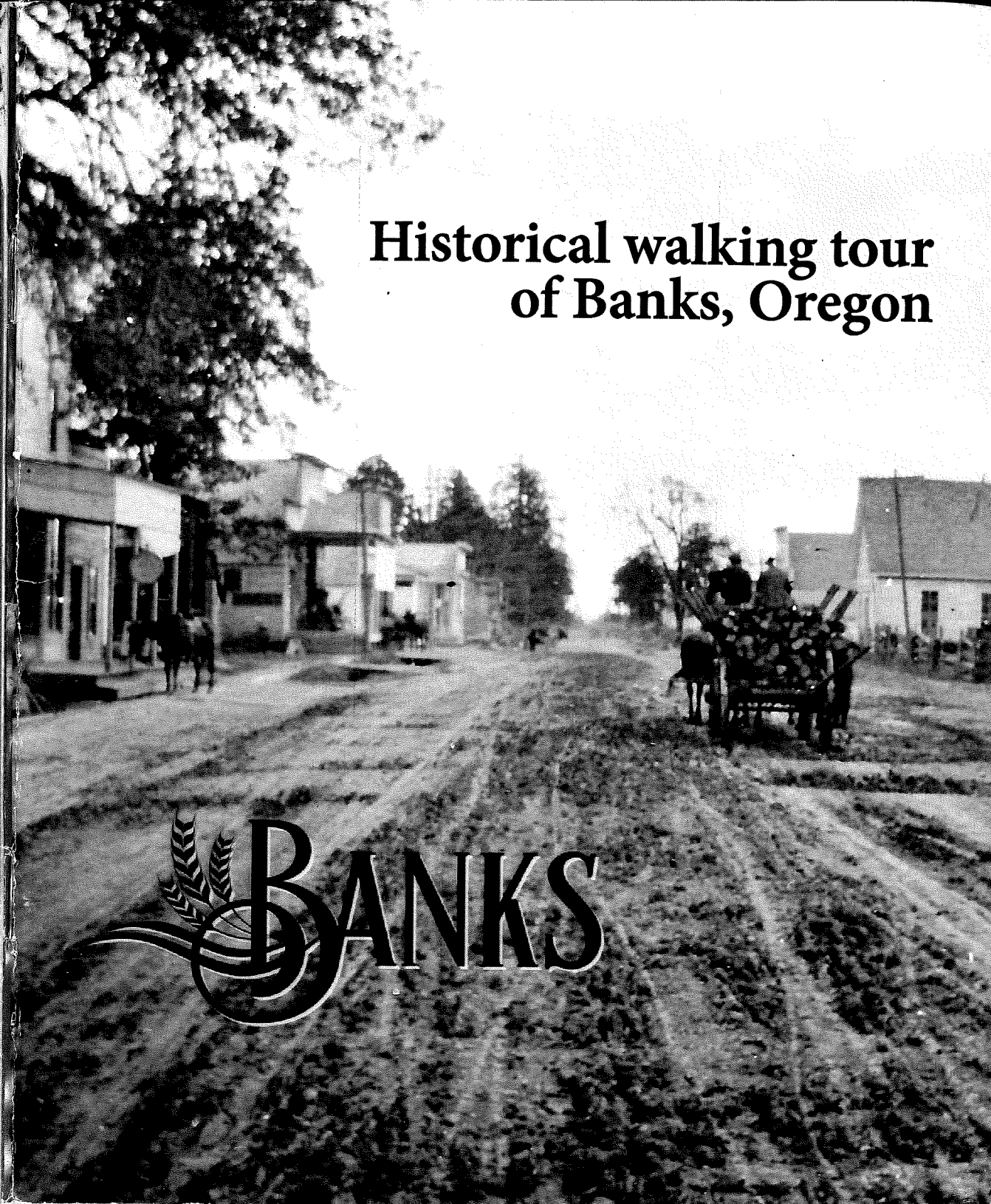
SCALE: 1" = 60'-0"

January 28th, 2025

Adopted Jan. 2025
New Old Union H.S. will be torn down
for parking spaces!



Historical walking tour of Banks, Oregon





Welcome to Banks!

The Banks Historical Society welcomes you!

This self-guided walking tour will give you a glimpse into the past, overlaying what was once a pioneer town at the forest's edge with the Banks of today. There are short and extended versions of the tour. Both begin and end at the Banks trailhead for the Banks-Vernonia State Trail.

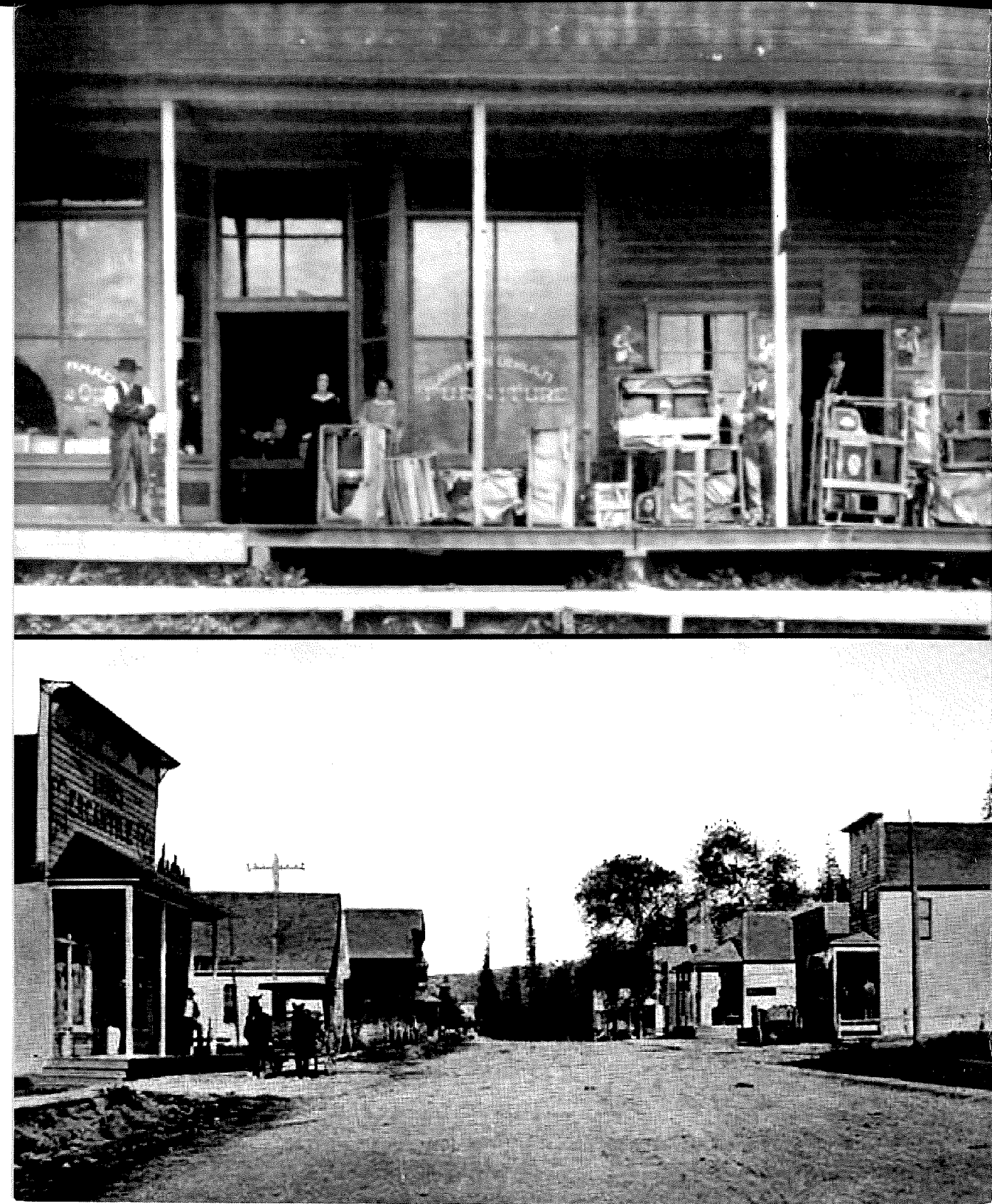
This walking tour is designed as a companion to the Banks Historical Society's book, *Banks: A Town on the Move*, published in celebration of the city's official 100th anniversary of incorporation in 2020. In the book you will learn more about the history of this area, from the Atfalati people who originally called this area home to the thriving community of today. You'll find more detailed descriptions of many of the town's original buildings along with stories of the hardworking, forward-thinking and sometimes colorful people who built the city of Banks.

The area where Banks sits today was originally the settlement of Wilkes, named after the area's first white settlers in 1847. Many of Banks' first buildings were moved here from the town of Greenville between 1901 and 1907, while others were built on site during that time. The town sustained growth throughout the 1910s and 1920s, and Banks even saw the construction of new buildings during the Great Depression, thanks to help from the WPA. New schools and modern housing developments round out the character of this town that maintains its original soul and character as an Oregon timber and agricultural town as well as a friendly place to call home.

Please note that most businesses have changed hands many times over the years, and we have not catalogued every building's many tenants. Wherever possible, we have indicated where the town's original buildings remain – either historically preserved or in remodel. The addresses provided are approximate. We have done our best to place the buildings based on research with multiple maps, photographs and historical descriptions. *

We hope you enjoy this walking tour. And be sure to visit us at www.bankshistory.org.

** If you have any corrections, changes or valuable additions to this map, please contact Jennifer Newton at 503-805-7540.*





01 R.D. Bodle Company & Sunset Packing Company • 14106 and 14175 NW Sellers Road (buildings just north of the Banks Trailhead)

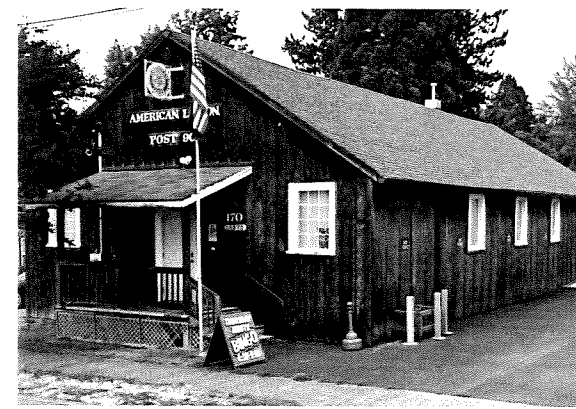
In the 1930s and 1940s Banks was known as “The Strawberry Capital of Oregon.” The set of long buildings behind the Banks Trailhead of the Banks-Vernonia State Trail once housed companies that packed locally-harvested strawberries into large barrels for shipment. Today these buildings are occupied by the Banks Bicycle Repair & Rental and the Banks Performing Arts Academy.

02 Ben Dooley’s Blacksmith Shop • 13982 NW Main Street (Shell Station)

Today this location serves motorists as a gas station, but back in the early 1900s it was Ben Dooley’s Blacksmith Shop. Dooley owned one of the earliest businesses serving the rural Wilkes community. When the town got a post office and was named Banks in 1902, Dooley built a new shop in this location, close to the soon-to-come railroad, and he built a house next to the shop. Blacksmiths of that era were skilled craftsmen who provided essential goods and services frontier settlements. They forged iron over hot coals, using an anvil, hammers and other tools to shape it into utensils for the home and farm – from coat hooks and hinges to nuts, bolts and tools. Blacksmiths made horseshoes, often served as farriers and were the service stations of the day, repairing wagons, carriages, sleighs and farming equipment. Dooley’s building sported a frontier-style, covered drive-through area where farmers could drive up their wagons, have them quickly serviced and be on their way.

03 Banks Theater • 13980 NW Main Street (Tan It and Farmer’s Insurance)

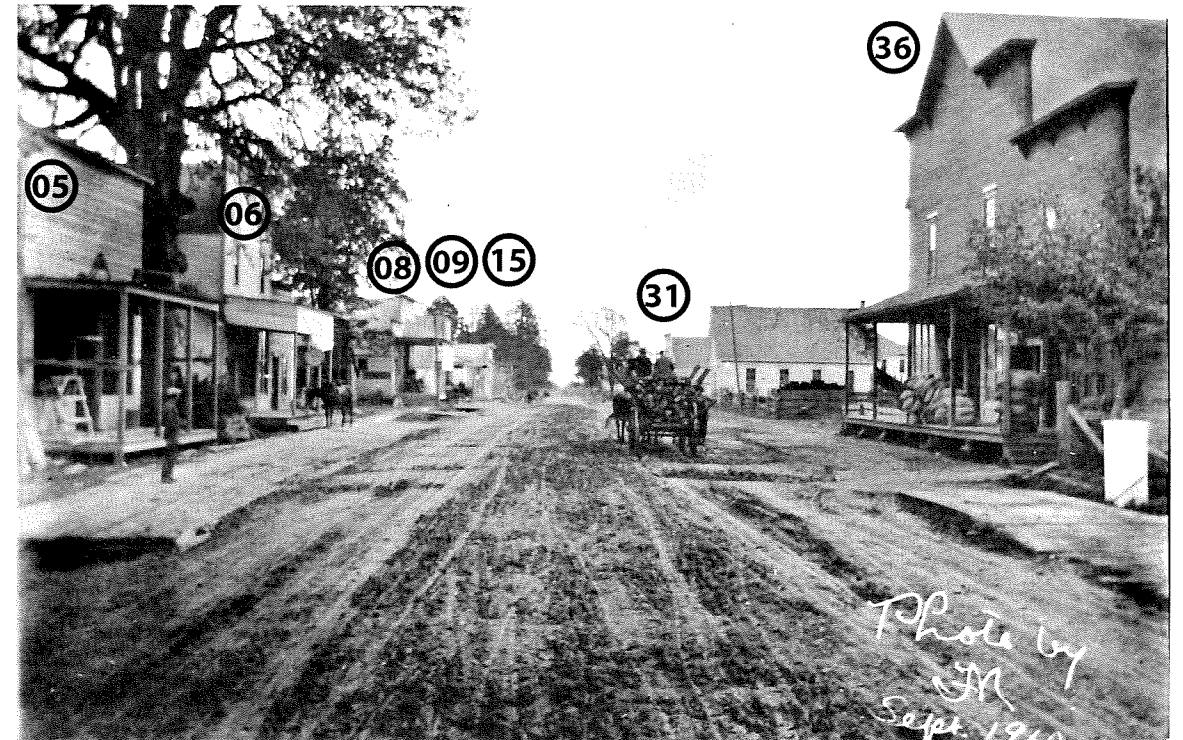
Up through the 1920s, silent films captivated audiences as Mrs. Tom Ingen accompanied them on the piano. The Banks Theatre used to show westerns on Tuesday and Thursday nights. This appears to be the original building, but the exact history has not been confirmed.



04 Maccabee Hall • 13970 NW Main Street (American Legion Post 90)

This building, now home to the American Legion Post 90, is one of the oldest buildings in Banks. It was moved here from Greenville around 1906 when the town moved north to meet the railroad. For many years it was the local meeting place for the Knights of the Maccabees, a fraternal organization. It also served as a community meeting place and, for a time, as the Banks high school.

Looking south on Main Street from this location



Left, front to back: McFarlane’s Hardware Store (05), Banks Pharmacy/Hotel (06), Willis/Wolford’s Hardware Store (08), Bob Banks’ Meat Market (09), the Washington County Bank (15) is the white, square building in the back on the corner of Market Street)

Right, front to back: McGraw/Parmley Hall (36), possibly the café, Kinton & Schulmerich’s (31).

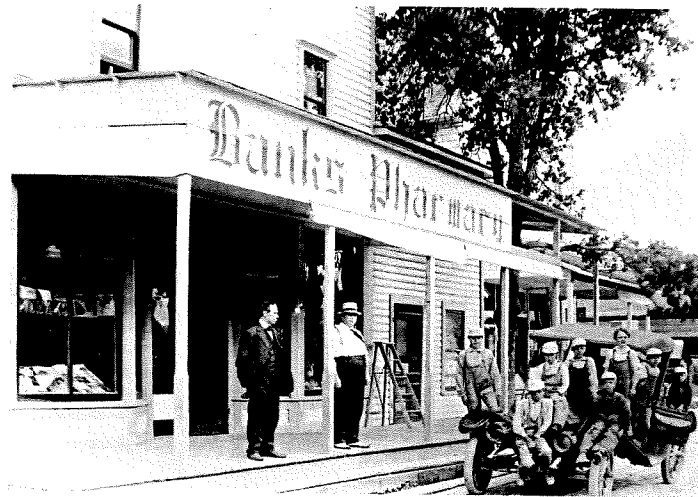


05 McFarlane's Hardware Store • 13870 NW Main Street
(Banks Hardware)

The historic building where Banks Hardware is located today has been a hardware store since it was built in the early 1900s. It was built by the McFarlane brothers, who operated McFarlane's Hardware Store as well as the McFarlane Lumber Company mill in Manning and the Banks Lumber Company lumberyard in Banks. The store was always a popular gathering spot for locals who traded stories and how-tos. Arthur McFarlane and his wife Florence ran the store until the 1940s. Since then the store has changed hands several times, with owners including Cecil Lodge, Ernie Vandehey and the Weaver family, who have owned the store since 1967.

06 Banks Pharmacy / Hotel •
parking area

A two-story building once occupied this space. A hotel operated in the upper story, where visitors could take in the view of the town from the balcony, and the drug store, first run by Dr. Berger and then Dr. Munford and his wife Flora, operated on the ground floor.



07 Planing Mill • 13820 NW Main Street (Bighorn Logging)

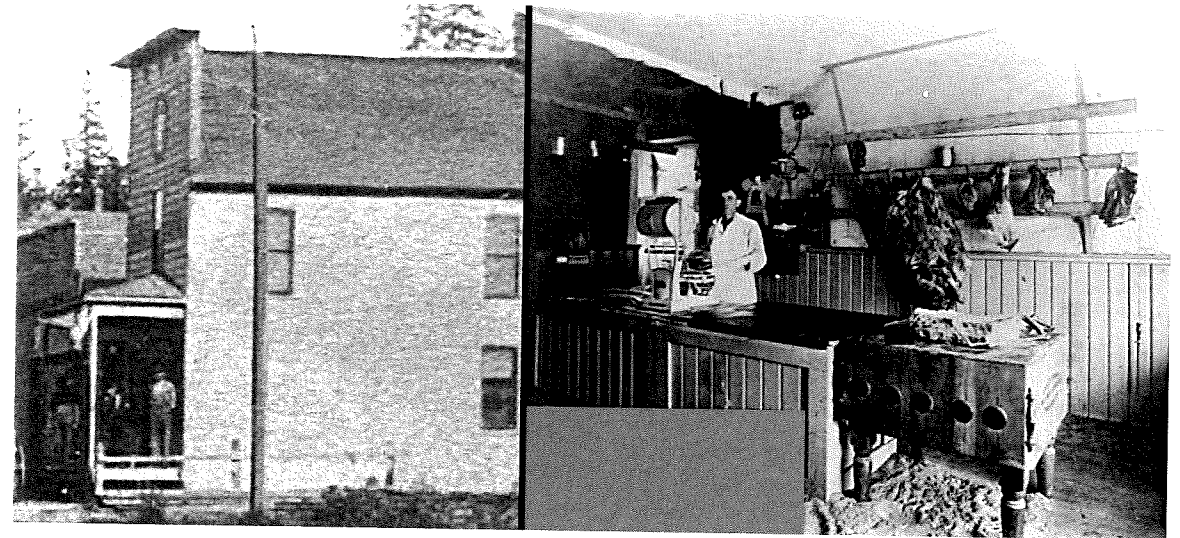
In the sawmill that once stood on this site, rough boards were planed and turned into finished lumber. Today a newer building occupies the location and is home to Bighorn Logging.

08 Willis Hardware / Wolford Hardware • parking area

A growing town, Banks once supported two hardware stores. This was originally the site of the Willis Hardware and Implement Company, the first hardware store in Banks. They sold furniture, sash and tools. Later the building was purchased by A. H. Wolford and became the Wolford Hardware store.

09 Bob Banks' Meat Market • 13750 NW Main Street (Dayspring Christian Fellowship)

The original building on this site was home to a meat market that sold butchered meats from the Banks farm and others in the area. Bob Banks was the son of the city's namesake, John Banks. By the 1950s it was Shaw's Market and in 1958 it was expanded to become Sunset Market. Jim Ward, a meat cutter at the market, and his wife Dorothy purchased it in 1970 and renamed it Jim's Supermarket. In 1985 Jim's moved to its current location in the Oak Village Shopping Center. Today the Dayspring Christian Fellowship occupies the building.



Turn left and proceed east on Market Street.

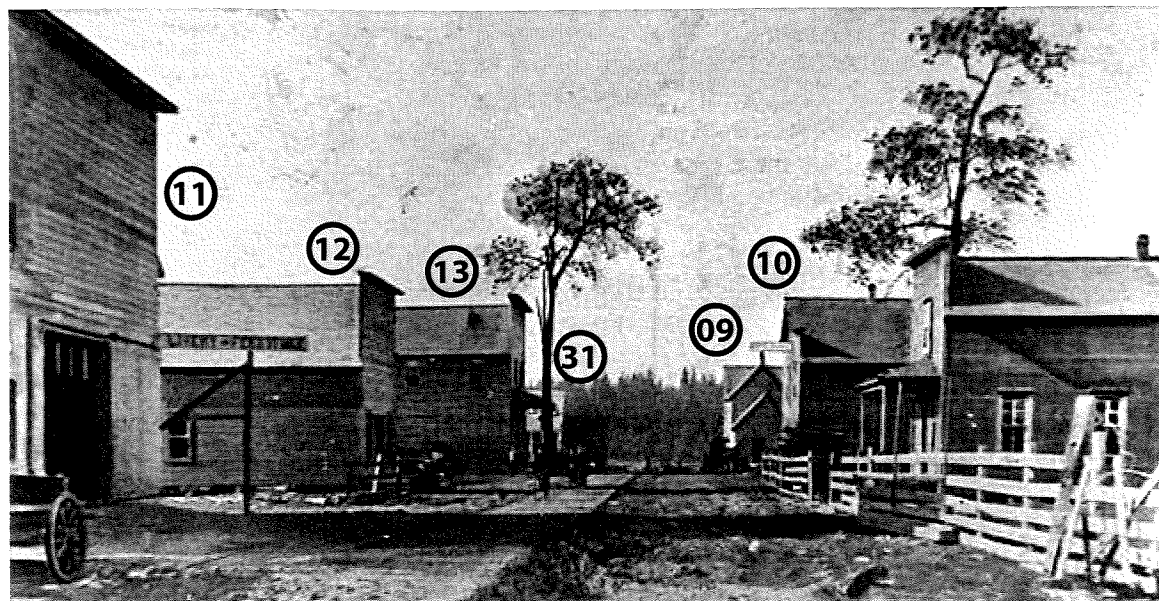
10 Schramel Hotel Banks & Saloon • 42461 NW Market Street (Banks Public Library)

People traveling by horse and buggy from outlying areas would come into Banks to do their shopping, take in some entertainment and stay the night before heading back home. The Schramel



and Miller hotels were fairly large, as they had saloons and there was a law at one time that any hotel with a saloon had to have at least 40 rooms. The Schramel Hotel was torn down and today the Banks Public Library and a private home occupy the area.

At the end of the street, cross and return west on the south side of Market Street.



Looking west along Market Street from the corner of Commerce Street and Market

Left, from front to back: Shipley's Livery/Japanese School (11), possibly the original post office (12), Atlee's General Merchandise Store (13) (the Washington County Bank would be just behind Atlee's Store), Kinton & Schulmerich's (31) is just visible on the other side of Main Street.

Right, from front to back: unknown, Schramel Hotel (10), Bob Banks' Meat Market (09) is on the corner facing Main Street.

11 Shipley's Livery Stable / Japanese School • 42370 NW Market Street

On this corner stood the first livery barn in Banks, built in 1907 by Charles Shipley. He provided horses for hire as well as a much-needed stagecoach service from the nearby train station. His brother-in-law took over the livery business in 1909 and it continued to operate through the 1920s. Throughout the 1930s this building was used for a Japanese language school and cultural center for the Japanese families who moved here and established successful strawberry farms here in the 1920s and 1930s. Their children attended the regular Banks schools and about 40-50 Japanese students from around the county also attended Japanese language school in this building every Saturday and Sunday. A few non-Japanese local students also attended classes here to learn about the language and culture. The Japanese families were integral members of the Banks community until, sadly, they were sent to relocation camps during World War II.

12 Banks Post Office • 42440 NW Market Street

The home that stands here today was originally the Banks Post Office. The first Banks Post Office opened in January 1902, giving the town its official name. It was housed in Turner's store. The postmaster decided to close the Banks Post Office in 1904 and the service was moved to Greenville. The Greenville Post Office was one of the buildings that was moved to Banks in 1907 where it re-opened on this same site. The original building was torn down and the building you see today was built in 1923.

13 W.S. Atlee's General Merchandise • 42460 NW Market Street



This site was once the location of Atlee's store, built in 1906 by Mary and Jarvis Atlee, grandparents of famous children's author Beverly Cleary. They sold general merchandise on the main floor and Mrs. Atlee, who was a talented hatmaker, operated a millinery shop on the second floor. The Atlees operated the business for more than 30 years and Beverly fondly remembered spending time there as a child.

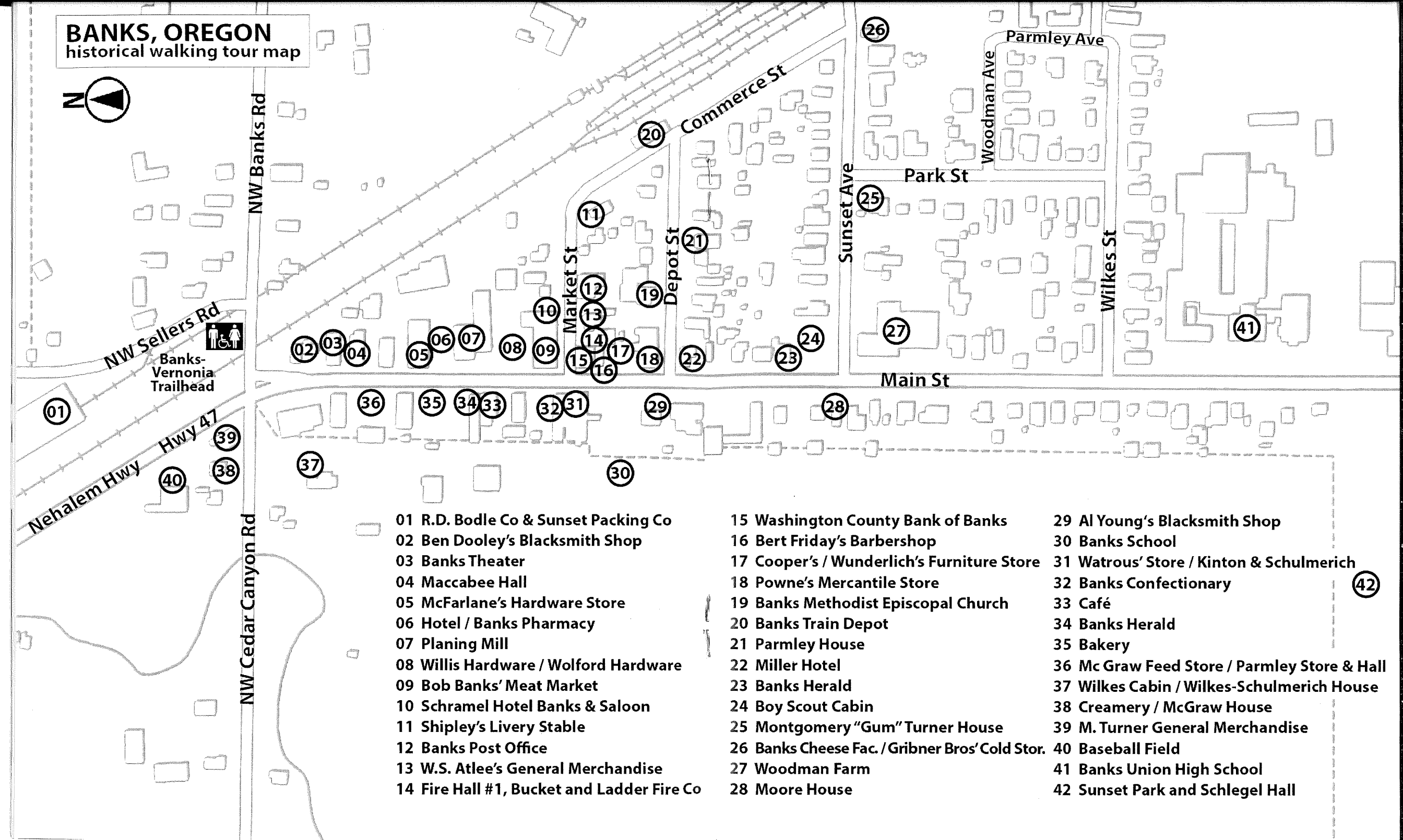
14 Fire Hall #1, Bucket and Ladder Fire Company • no address, next to 42460 NW Market Street

Two large fires in the town before 1913 inspired the creation of the first Bucket and Ladder Fire Company. They held a Firemen's Ball on September 11, 1913 to raise money and volunteers built the first fire house here that same year. The firemen, known as the "Fire Boys," were all volunteers from the town and their apparatus included two hand-pulled hose carts. The church bell served as the fire alarm, and there were so many fire calls the church bell cracked in 1915 and had to be replaced.

Turn left at the corner and proceed south on Main Street.

BANKS, OREGON

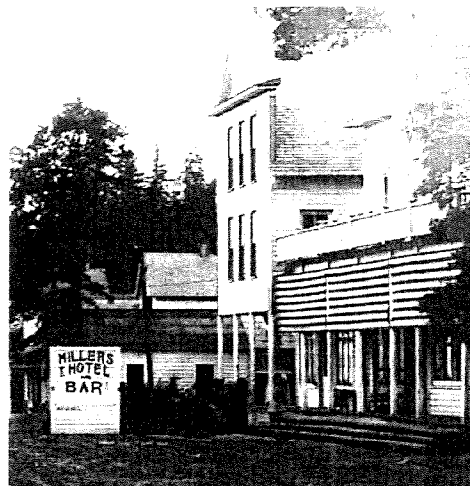
historical walking tour map



- | | | |
|--|---|--|
| 01 R.D. Bodle Co & Sunset Packing Co | 15 Washington County Bank of Banks | 29 Al Young's Blacksmith Shop |
| 02 Ben Dooley's Blacksmith Shop | 16 Bert Friday's Barbershop | 30 Banks School |
| 03 Banks Theater | 17 Cooper's / Wunderlich's Furniture Store | 31 Watrous' Store / Kinton & Schulmerich |
| 04 Maccabee Hall | 18 Powne's Mercantile Store | 32 Banks Confectionary |
| 05 McFarlane's Hardware Store | 19 Banks Methodist Episcopal Church | 33 Café |
| 06 Hotel / Banks Pharmacy | 20 Banks Train Depot | 34 Banks Herald |
| 07 Planing Mill | 21 Parmley House | 35 Bakery |
| 08 Willis Hardware / Wolford Hardware | 22 Miller Hotel | 36 Mc Graw Feed Store / Parmley Store & Hall |
| 09 Bob Banks' Meat Market | 23 Banks Herald | 37 Wilkes Cabin / Wilkes-Schulmerich House |
| 10 Schramel Hotel Banks & Saloon | 24 Boy Scout Cabin | 38 Creamery / McGraw House |
| 11 Shipley's Livery Stable | 25 Montgomery "Gum" Turner House | 39 M. Turner General Merchandise |
| 12 Banks Post Office | 26 Banks Cheese Fac. / Gribner Bros' Cold Stor. | 40 Baseball Field |
| 13 W.S. Atlee's General Merchandise | 27 Woodman Farm | 41 Banks Union High School |
| 14 Fire Hall #1, Bucket and Ladder Fire Co | 28 Moore House | 42 Sunset Park and Schlegel Hall |

22 Miller's Hotel • 13590 NW Main Street
(Banks Wellness Center)

In the early 1900s the area along this side of the road was occupied by the Miller Hotel. It was really an entire complex, comprised of four buildings joined together: a hotel, saloon, restaurant and the original residence of the Miller family. In 1913 the hotel burned down. Various buildings have occupied the site over the years and today the new building is home to the Banks Wellness Center.



23 The Banks Herald • 13520 NW Main Street
(building no longer there, private residence)

The town's first newspaper, The Banks Herald, and its printing office were once located in this general area and later moved across the street and further north. Founded in 1910 by H. A. Williams, who also served as publisher and editor, the first edition was published on November 17, 1910 and it covered local news and information about Banks and the surrounding communities until 1923.

24 Boy Scout Cabin • 13480 NW Main Street

In 1930 the local Boy Scout Troop #240, along with their fathers and other volunteers from the community, built this peeled-log cabin to serve as a meeting place for the troop. The building served the scouts for many years and was eventually donated to the city for use as a community center. Today it is home to the Banks Historical Society.



Turn left on Sunset street, proceed east to Park Street and cross to the south side.

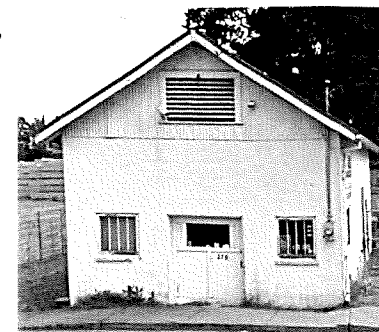


25 Montgomery "Gum" Turner House •
13445 NW Park Street (corner of Park and Sunset)

This historic home was once the home of Montgomery "Gum" Turner, the owner of the town's first general store, M. Turner General Merchandise (see #32), which he opened in 1901. This unique house, which was built around 1910, is in the style of Dutch Colonial Revival.

26 Banks Cheese Factory / Gribner Brothers' Cold Storage •
Corner of Commerce and Sunset

This building was originally a cheese factory that was built after WWI by the Banks Co-operative Creamery. It had large vats, a room for aging the cheeses and a generous reputation for giving tastes to the local children. The Banks farmers operated the cheese factory until the early 1930s and then rented the building to independent cheesemakers until the business went bankrupt 1935. At that point John and Ed Gribner purchased the building as a cold storage and packing plant for their growing floral supply business. They employed pickers from the local area and up and down the coast to supply fresh cut ferns and English holly, which they packed then shipped by railroad for the floral trade in the East. When gas-rationing during WWII forced the Gribner Brothers to stop the floral business, they turned their plant into a berry packing business.



Return west on Sunset Street back to Main Street.

27 Woodman Farm • 13430 NW Main Street

The majority of this block was originally occupied by the Woodman Farm. Today the Banks Fire Station occupies the corner lots.

For the short tour, please cross Main Street to the west side. For the long tour, please continue south on Main Street to 41.

28 Moore House • 13471 NW Main Street

This beautifully restored home, which was originally built between 1875 and 1878, was originally located in Greenville. William Lincoln Moore, the first mayor of the incorporated town of Banks, had it moved to its present location in about 1906.





Looking north on Main Street circa 1910

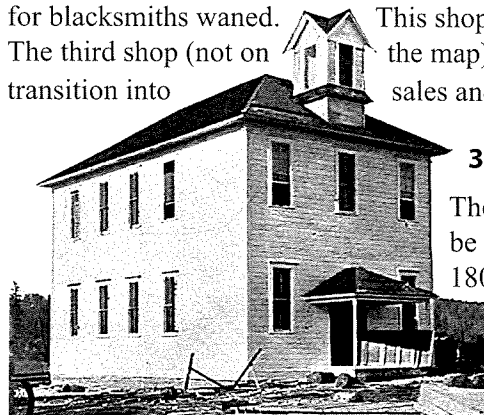
(The corner of Depot Street is on the right, just north of Miller's Hotel)

Left, from front to back: Al Young's Blacksmith Shop (29), Kinton & Schulmerich's (31), Parmley Hall (36).

Right, from front to back: Miller's Hotel (22), Powne's Mercantile (18), Wunderlich's Furniture Store (17), Bert Friday's Barbershop (16), Washington County Bank (15).

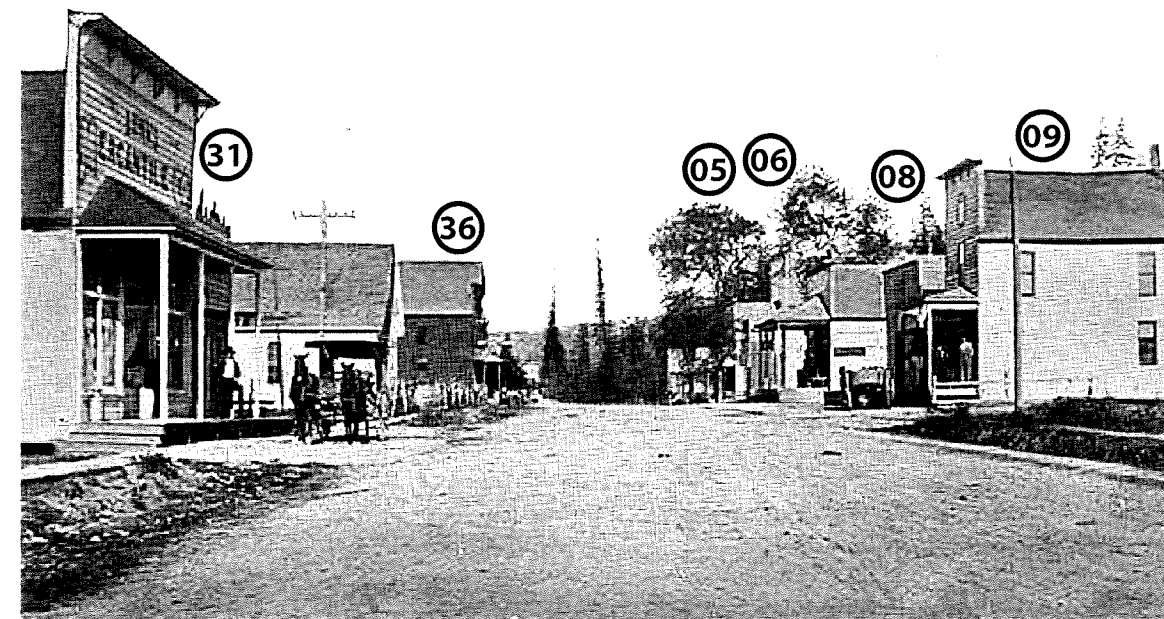
29 Al Young's Blacksmith Shop • 13621 NW Main Street (Cop's Towing)

Al Young ran the first blacksmith shop in Greenville. When Banks began to develop after 1901, he moved his shop to Banks and located it just south of the school. At one point there were three blacksmith shops in Banks, but as automobiles gradually replaced horses and wagons, the need for blacksmiths waned. This shop continued to operate under different owners until 1937. The third shop (not on the map) was owned by J. J. Smith, who successfully made the transition into sales and service of automobiles.



30 Banks School • lot north of 13621 NW Main Street

The area behind what is today a towing company used to be the site of the Banks grade school starting in the late 1800s. The first four grades were located on the first floor and the upper grades were on the second floor. The school was heated by wood stoves in the middle of each classroom.



Looking north on Main Street circa 1910

(The corner of Market Street is on the right. The Washington County Bank is either just out of frame on the right or this image was taken before it was built in 1909 at the SE corner of Main & Market.)

Left, front to back: Kinton & Schulmerich's (31), possibly the café, Parmley Hall (36).

Right, front to back: Bob Banks' Meat Market (09), Willis/Wolford's Hardware Store (08), Doc Munford's Pharmacy/hotel (06), McFarlane's Hardware Store (05).

31 Watrous' Store / Kinton & Schulmerich • 13711 NW Main Street (Banks Billiards)

In 1904, Fred Watrous built this building – which is now home to Banks Billiards – and opened a general merchandise store here. It soon became a landmark in the center of town. Over the next 30 years it changed hands (and names) several times, including Kinton & Schulmerich and, finally, Schulmerich & Wilson. The building later took on a second life as a pool hall. The tall false front of the building was cut down over the years and the front of the building was remodeled in the early 1960s to cover bullet holes after a gunfight.

32 Banks Confectionary • 13731 NW Main Street (Napa Auto Parts)

Mrs. Williams, wife of H. A. Williams, the publisher of the Banks Herald, operated a confectionery just north of what is Banks Billiards today. It is not known whether the current building is a significant remodel or a rebuild of the original building that once stood here or if the original building was slightly north of here.

33 Café • 13791 NW Main Street (Antiques)

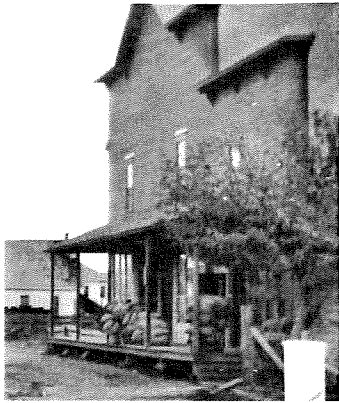
While we are not certain the exact location, the building that once stood in this area was originally the grade school, then it became a café owned by Mr. and Mrs. Jack Benefiel, who also ran the school buses in town.

34 Banks Herald • 13847 NW Main Street (Café 47)

The Banks Herald moved to roughly this location from site #23 at some point before 1923.

35 Bakery • parking lot

In the early 1900s a bakery was located roughly in this area.



36 McGraw Feed Store / Parmley Store & Hall •
13963 NW Main Street (Banks Business Center)

The building that once stood here was a large, two-story building with an imposing false front that was built in 1908 by the McGraw family. They ran a feed business on the first floor and opened up the big space on the second floor for community events. It was purchased by the Parmleys, and by 1912 Parmley Hall had become a landmark and center of social life for the community, as residents used the second floor for dances roller skating and even basketball. The building also served as the high school for a short time. Sadly, the building burned down in 1951.

37 Wilkes Cabin / Wilkes - Schulmerich House • 42571 NW Cedar Canyon Road

The original cabin built by the area's first pioneer settlers, Peyton and Anna Wilkes, was near the junction of what is today Cedar Canyon Rd. and Highway 47, by the West Fork of Dairy Creek.



In 1886, their son Jabez built a stately, two-and-a-half story home on the site. With its gabled roof and bull's eye window it was long considered the most beautiful home in the community. The Wilkes' sold this part of their claim to the Schulmerich family in 1897, and this was known for most of history as the Schulmerich House. The Schulmerich Dairy was just south of the home.

The home is no longer occupied and only the bull's eye window is visible from the street, but the bones of this great house still stand today.



38 Creamery / McGraw House •
42585 NW Cedar Canyon Road

The Banks creamery once stood near this site. This home was once owned by the McGraw family, owners of McGraw Feed Store #36.



39 M. Turner General Merchandise • 14025 NW Main Street (corner of Cedar Canyon)

In 1901 Montgomery "Gum" Turner built the first store in Banks – an impressive-looking false front structure – at this strategic location. He had worked for the railroad and knew this location would be near the forthcoming rail line as well as the main road to Buxton. Turner traded supplies with local farmers and stocked his store twice each week with merchandise he procured in Portland, and he often carried poultry, veal and pork from the local farms to the tables of city dwellers.

For the long walking tour...

41 Banks Union High School •

12950 NW Main Street

Today the Banks School District offices occupy this historic building that was built in 1919-1920.

In 1915 Oregon passed a law that defined the conditions for establishing union high school districts.

The residents of Banks enthusiastically embraced the idea and built this stately Georgian-style brick structure which became the first

union high school in Washington County. Banks Union High School brought together seven older districts, and students came from nearby towns, farms, logging camps and from the Dutch Catholic settlements around Roy and Verboort.



Cross Main Street to the west side and proceed south.

42 Sunset Park and Schlegel Hall • 12765 NW Main Street

In 1947 the Sunset Chamber of Commerce established Sunset Hall and Sunset Park, which, to this day, are home to the annual Banks Bar-B-Q as well as ball fields and community events. In January 1983 a fire broke out in the historic Sunset Hall and it burned to the ground. The new building, now named Schlegel Hall, was built in the late 1990s.

Turn around and return north on the west side of Main Street until you reach #27 to continue with the rest of the tour.

Historical Walking Tour of Banks, Oregon

a companion to the book...

Banks: A Town on the Move

The Historical Walking Tour of Banks, Oregon was compiled from historical maps and documents, past walking tours and historic photos. Locations and photo captions were updated with additional research by Jennifer Allen Newton, author of the walking tour, and James Newton, designer and mapmaker, with considerable support and input from Ray Deeth, Angie Dreyer, Melissa Hermens, Laurelen Jabbour, Marsha Kirk, Leslee Sipp and other members of the Banks Historical Society centennial committee.

Acknowledgements:

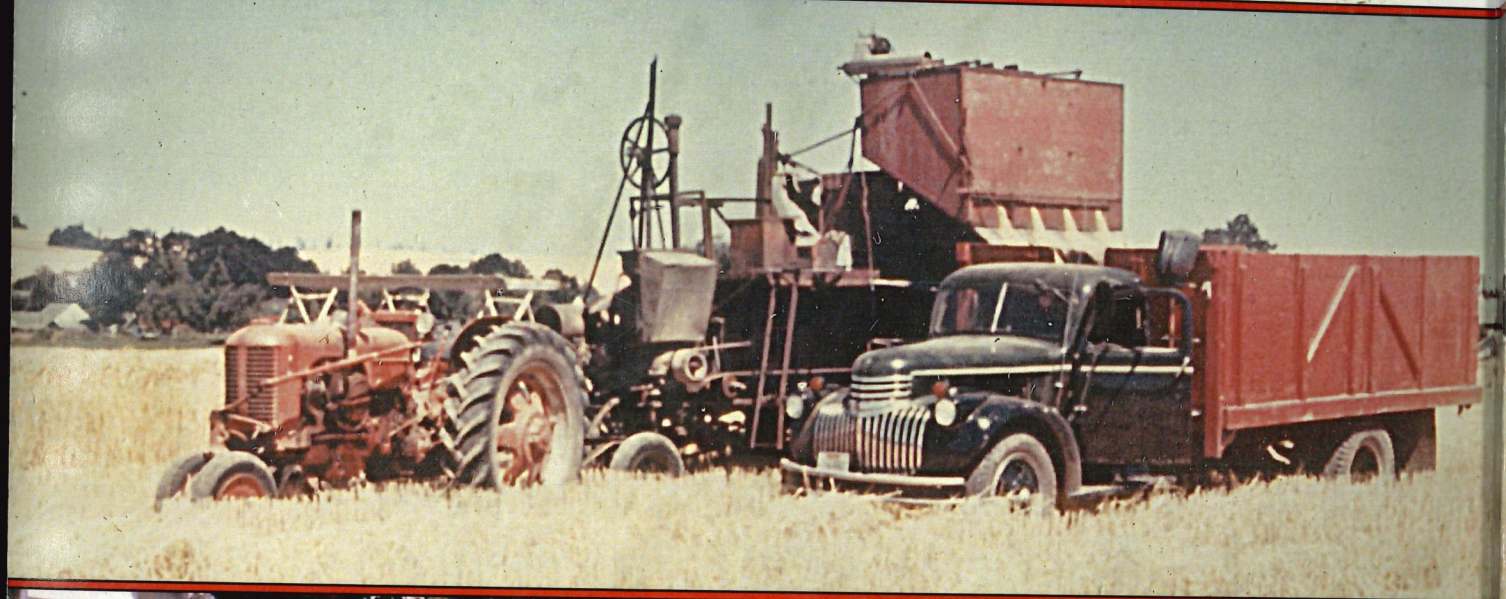
Unless otherwise noted, the stories, quotes, images and historical information contained in the Historical Walking Tour of Banks, Oregon and the book Banks: A Town on the Move were provided by the people of Banks, the Banks Historical Society, the Five Oaks Museum (formerly the Washington County Museum) and the 1995 book Banks, A Darn Good Little Town by Ann Fulton, PhD. Special thanks to Carrie Duyck, David Duyck, Will Moore, Bob Moore and Stewart Monroe for providing additional information and photographs.

About the Banks Historical Society:

Following their involvement in the celebration of the 100th anniversary of the naming of Banks (1902-2002), Ray Deeth and Kathy Jackson formed the Banks Historical Society in 2004. Ray and Kathy's extensive research, along with input from some of the earliest members, including Don Caldwell, Walter Gribner, Marion Steinbach and Clell Winters, was instrumental in the development of the Historical Society's information archives and photographs. This walking tour and book were possible thanks to them and the many other Banks Historical Society members over the years who shared their personal family histories of early settlers, citizens and business owners in Banks.

NOTES:





BANKS:

A Town on the Move

The story of the town
that came to town

A brief history of Banks, Oregon

Banks: A Town on the Move
a new book celebrating the history of Banks, Oregon

In celebration of the City of Banks centennial in 2020, the Banks Historical Society created this book that tells some of the stories of the community's history – from the region's earliest settlers to the present day. The book was researched and written entirely by volunteers, and all proceeds from the sale of this book benefit the Banks Historical Society.

Banks: A Town on the Move was written and designed by Banks residents Jennifer Allen Newton (author) and James Newton (design & layout) with considerable support and input from Ray Deeth, Angie Dreyer, Melissa Hermens, Laurelen Jabbour, Marsha Kirk, Leslee Sipp and other members of the Banks Historical Society centennial committee.

Acknowledgements:

Unless otherwise noted, the stories, quotes, images and historical information contained in *Banks: A Town on the Move* were provided by the people of Banks, the Banks Historical Society, the Five Oaks Museum (formerly the Washington County Museum) and the 1995 book *Banks, A Darn Good Little Town* by Ann Fulton, PhD. Special thanks to Carrie Duyck, David Duyck, Will Moore, Bob Moore and Stewart Monroe for providing additional information and photographs.

About the Banks Historical Society:

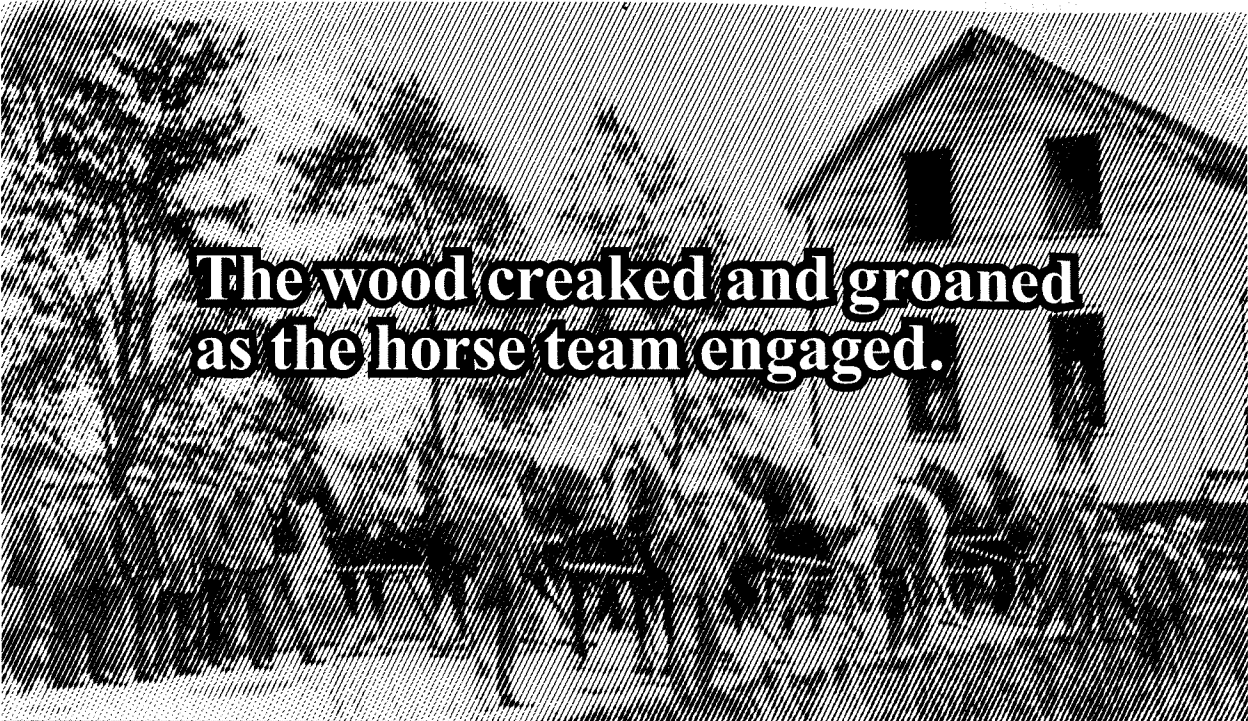
Following their involvement in the celebration of the 100th anniversary of the naming of Banks (1902-2002), Ray Deeth and Kathy Jackson formed the Banks Historical Society in 2004. Ray and Kathy's extensive research, along with input from some of the earliest members, including Don Caldwell, Walter Gribner, Marion Steinbach and Clell Winters, was instrumental in the development of the Historical Society's information archives and photographs. This book was made possible thanks to them and the many other Banks Historical Society members over the years who shared their personal family histories of early settlers, citizens and business owners in Banks. ***Banks: A Town on the Move*** is dedicated to them.

Table of Contents

Acknowledgments /About the Banks Historical Society	inside front cover
Introduction: The wood creaked and groaned...	page 3
Chapter 1: The Settlers 1847 - 1900	page 5
Chapter 2: A Town Emerges 1900 - 1920	page 14
Chapter 3: A City Matures 1920 - 1950	page 30
Chapter 4: A Focus on Community 1950 - 1970	page 36
Chapter 5: A Time of Change and Expansion 1970 - 1990	page 41
Chapter 6: A Timber Town and Recreation Hub 1990 – 2020	page 45
References	page 51

First printing:
July 2020





**The wood creaked and groaned
as the horse team engaged.**

The crowd stood by anxiously, shading their eyes from the hot summer sun. Little by little the large structure began to edge forward.

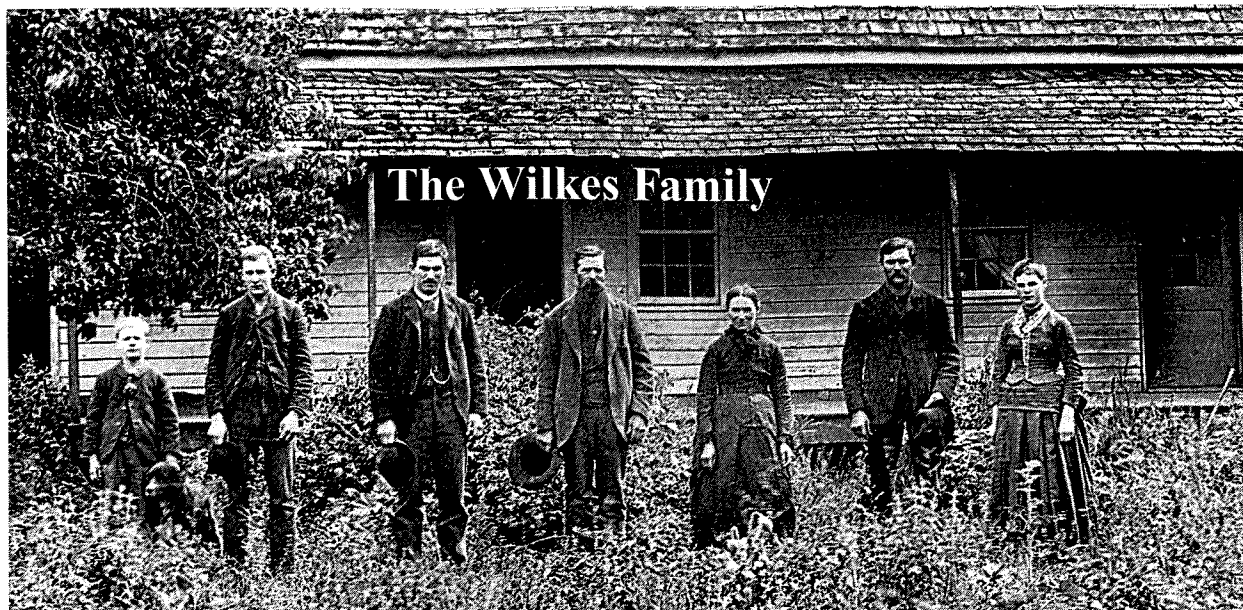
This crowd had seen many a field plowed by these dependable draft horses from the nearby farms. But this was the first time they'd seen an entire building on the move.

The process was slow and deliberate as the horses and their bulky cargo, resting on large log rollers, made their way down the two miles of dirt road from Greenville to the settlement now known as Banks. This was the first of many buildings — the better part of an entire town — that made the same move between 1900 and 1905. The Moore house. Two houses owned by the Creps family. Al Young's blacksmith shop. The Maccabee Hall and the post office. Each one took approximately a month to move.

Most buildings sustained a bit of damage — broken plaster, twisted door frames or the occasional broken window. Unlike the East Coast, where moving buildings had become almost commonplace with the rapid growth and industrialization of cities, most of the West lacked the urban perk of paved roads. But the industrialized world was coming. And when the good folks of Greenville realized it would be passing them by, they decided to move the town to meet the future.



THE ATFALATI PEOPLE



The Wilkes Family

O.G. Wilkes, J.B. Wilkes, L.E. Wilkes, Jabez Wilkes, Mary J. Wilkes, T.S. Wilkes, Elsie L. Wilkes Schumacher - c1880

The Wilkeses weren't the first Europeans to set foot on the Tuality Plains, but they were the first to make the upper west fork of Dairy Creek their permanent home.

Since the 1830s the Atfalatis had likely come across an array of white people passing through their lands: trappers, Hudson's Bay Company employees and missionaries (who tried, largely in vain, to convert the Atfalatis to Christianity).

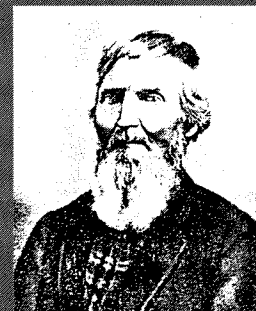
But it was the Oregon Trail and the Great Migration of 1843 that brought a flood of about 800 pioneers to the Tuality Plains, an area with rich soil and an abundance of trees with which to build homes and barns. It wasn't long before the grasslands, summer camps and trails of the Atfalatis along the northern edge of the plains gave way to the farms, logging camps, roads and railways that later became the town of Banks.

Among the earliest white settlers in the area were the family of Peyton and Anna Wilkes. A Virginia native and tanner by trade, Peyton served in the War of 1812 and married Anna Dallas in 1815. Over the next 30 years the Wilkeses raised seven children as they steadily moved westward in search of a better life.

In 1845, enticed by the opportunity to claim a section of land in the new Oregon Territory, they packed up three generations of their family, including their children Marmaduke, William, Archibald, Columbus, Florentine, Jabez and George and their families, and left Independence, Missouri on the Oregon Trail. Their journey, along with other pioneer families in their prairie schooners, was fraught with peril. The Wilkes family history tells of how they narrowly escaped a buffalo stampede on the plains. And near the Malheur River they tragically lost their 18-year-old son Marmaduke to mountain fever.



Anna Dallas Wilkes



Peyton Wilkes

They successfully tackled the dangerous Meek's Cut-off to cross the Blue Mountains and finally arrived in The Dalles. But to continue westward, the Wilkeses and their fellow pioneers had to make a choice. Up until that time, most westbound travelers put their prairie schooners on rafts and rode down the Columbia River — a treacherous voyage involving dangerous rapids, a significant portage and the high expense of renting rafts and hiring river guides.

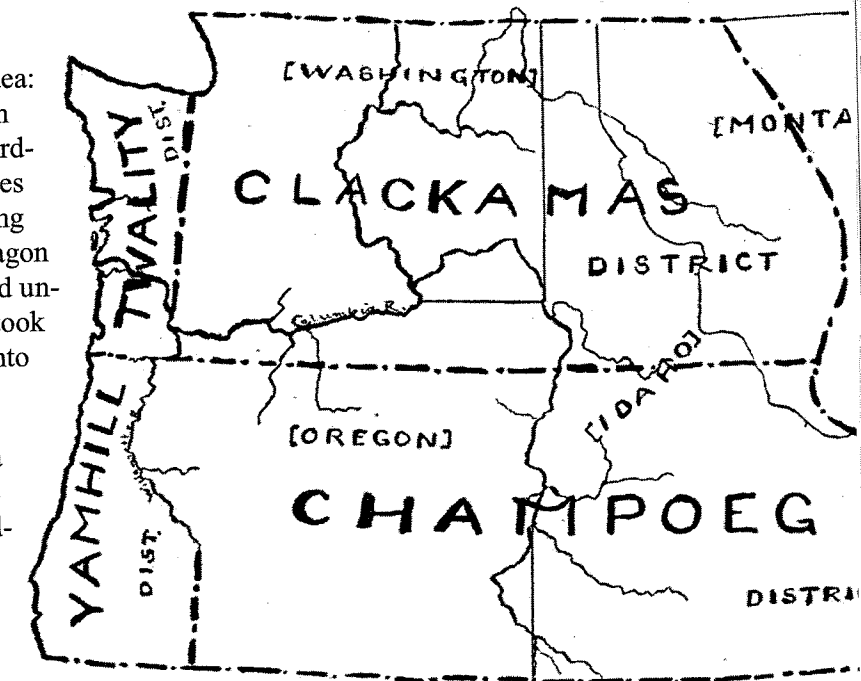
Fellow traveler Sam Barlow had a different idea: to make the trip by land, forging a new wagon trail around the south side of Mt. Hood. According to stories told by descendants, the Wilkeses joined with roughly 31 other families following Barlow's lead, hacking and burning a new wagon trail as they went through the dense forest and underbrush over the mountain's foothills. This took much longer than anticipated, putting them into the late fall and winter.

Family lore says that when they were hit by a three-day snowstorm that made it impossible to move forward, the Chief Factor of the Hudson's Bay Company, Dr. John McLoughlin, heard about their crossing and knew there was a very real chance they could get lost in a white-out or freeze to death on the mountain. He arranged for Noble Ellis, a sub-chief of the Klickitat tribe, to find the pioneers in the storm. He did just that, and led them down the mountain on foot and pack animals. They all survived the journey and arrived in the settlement of Oregon City, the end of the Oregon Trail, on Christmas Day 1845. There they rested, gathered information about the territory and strategized their next move. (Later, the Barlow Toll Road was improved and became the chosen route to enter the Willamette Valley.)

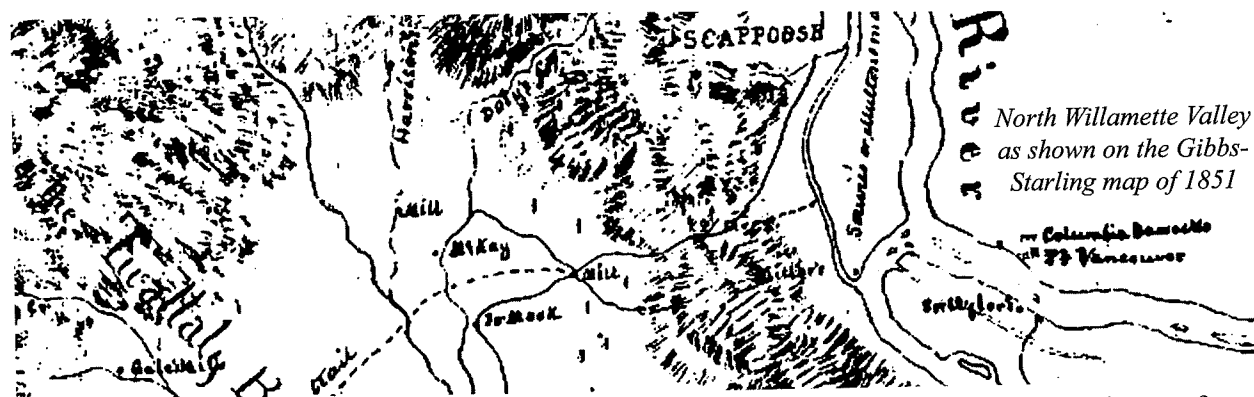
In 1847 the Wilkeses laid claim to 634.49 acres of land — nearly a section — that included the place where Banks would eventually grow.

They settled near Dairy Creek because the native oak trees supplied the bark Peyton needed for his tanning trade. The area was also replete with wildlife, from large predators like cougars and bears to deer, coyotes, skunks and beavers. Feral hogs, once owned by members of the Hudson's Bay Company, roamed the land. Owls and hawks were well fed with the plentiful mice, gophers, rats and squirrels. Huge flocks of geese, swans and sandhill cranes flew overhead, landing on the area's ponds and meadows. Peyton Wilkes' grandsons later remembered how the fields of the old homestead disappeared from sight beneath the beating wings of migrating ducks.

The Wilkes family quickly built a log cabin and a tannery on their claim — the first commercial enterprise in the area. Peyton and his sons made a living supplying other area pioneers with tanned hides and other leather goods until sons Archibald and Jabez got gold fever and left to seek their fortune in the California gold fields shortly after 1849.



Provisional Government of Oregon
district boundaries - c1843



The family gradually turned their land into a farm, raising peaches and other crops. Peyton was a skilled horticulturist and grafted wild crabapple trees with tame apple scions that survived for many years in the woods around the old Wilkes home. He also served as the resident amateur physician and dentist for other settlers in the area, helping people with everything from surviving the mumps to managing toothaches.

Peyton and Anna had a reputation for being gentle people with abundant energy. Peyton was described as a fun-loving man with an unflappable manner and a distinctive rapid-fire walk. He enjoyed socializing and imbibing in a glass of spirits on occasion. Their grandchildren recalled that they were quick to lend a helping hand to anyone who needed it, and their home, which was located at the intersection of the main roads running east-west and north-south, became a well-known resting place where travelers could spend the night.

"The old log cabin was a haven of refuge for all who chose to avail themselves of its hospitality, and here reigned Grandma Wilkes, undisputed queen whose hands were never idle," they said.

Anna Wilkes was described as "the purest and sturdiest of womanhood." She spent her days caring for her children and doing farm chores. She sewed and knitted and was known for her flaky biscuits that she made with home-grown flour she ground in her burr mill. She also made baked beaver tails that were described as moist and delicious.

In addition to caring for her own family, Anna served as a midwife, delivering many babies for the

growing pioneer community. She was known for being particularly skilled at helping with difficult deliveries and neighbors credited her with saving tiny babies who might otherwise have died.

LIVING IN HARMONY WITH THE ATFALATIS

Each spring the Atfalatis returned to their summer camp, which was now on the Wilkes' land claim. Anna Wilkes was known to have spent time with the Atfalatis there, befriending them, observing their ceremonies and, most likely, learning their methods for preparing wild foods of the area.

The Wilkes family maintained a respect for the Atfalati people that carried through the generations. Son Jabez Wilkes, despite having fought with his brother George in the 1855 Yakima Indian Wars, was said to have maintained the conviction that "the Indians never did have a fair deal from the whites." History confirms that sentiment.

While there were no known battles between the settlers and the Atfalati people, there were plenty of battles between white settlers and other Native American tribes as settlers moved in and claimed land throughout the Oregon Territory. Government treaties were made in an attempt to slow down some of the fighting.

As part of the Champoeg Treaty of 1851 the Atfalatis agreed to give up their land for a payment of \$500 a year for 20 years. They were to receive an allotment of clothing and tools and a 12 square mile area near Wapato Lake (in today's Gaston)

for their use. But, due to the government's new policy of consolidating the Native American tribes, the U.S. Congress refused to ratify the Champoeg Treaty, and in 1855, with the Dayton Treaty, the Atfalatis gave up the last of their land and were moved to the Grande Ronde Reservation along the South Yamhill River.

A few Atfalatis managed to stay in the Tuality Plains, living in the woods. Others used reservation passes in order to go back to their home lands to visit and harvest crops. But by 1863 they had abandoned their big camp on Dairy Creek entirely. The Wilkes' grandchildren recalled that during those years a few of the Atfalatis used to come back to gather hazelnuts and pay their respects to Grandma Anna Wilkes. By 1890 there were only 28 Atfalatis left, according to the Grand Ronde census, and eventually there were none.

PIONEER LIFE

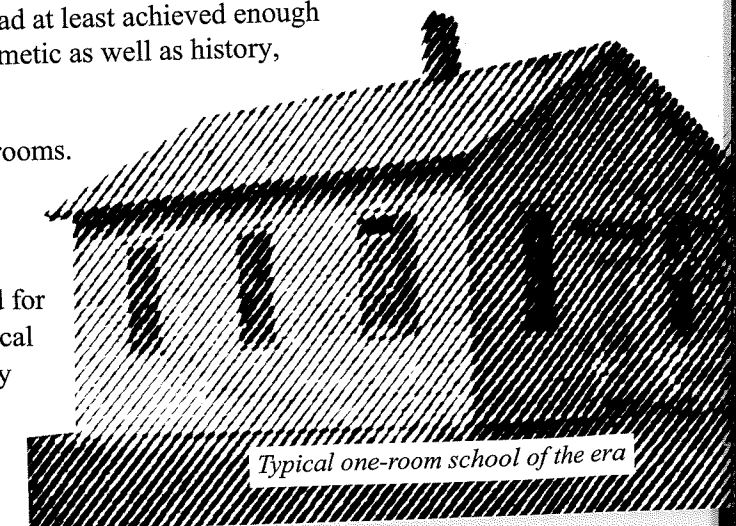
When the Wilkeses claimed their land in the Oregon Territory they took advantage of the Organic Act of 1843, under the Provisional Government, whereby white male citizens who were at least 18 years old were eligible for 320 acres of land and married couples could claim 640 acres, providing they came to the territory before December 1, 1850. This was followed by the Oregon Donation Land Act of 1850, the most generous federal land act in American history. Pioneers arriving after 1850 were entitled to receive a total of 320 acres as a married couple. In order to gain full legal title to the property, claimants needed to reside on and make improvements to the land for four years.

By the time the Donation Land Law expired in 1855, approximately 30,000 white immigrants entered the Oregon Territory. 7,000 of them made claims to 2.5 million acres of land, mostly west of the Cascade Mountains.

IT WAS TIME FOR A SCHOOL

By the 1850s, more families had settled in the area around the Wilkeses, attracted by the good soil, easy access to timber and relatively mild weather. As the number of children in the settlement grew, so did the need for a school. The pioneers valued providing a grammar school education. Because travel was so difficult, when approximately 14 families had settled in an area, it was time to build a schoolhouse. In 1851 the Greenville School District #12 school was established. It was a log schoolhouse with floors and seats made of puncheons, or split logs. Scholars, as school children were called at the time, wrote on slates, as paper and lead pencils were hard to come by. They ranged from four to 20 years of age, though most students left school by the age of 14 to work in their family farms and businesses. Teachers were mostly local people who had attended a teaching school or had at least achieved enough education to pass exams in reading, writing and arithmetic as well as history, geography and moral education.

Schoolhouses in that era were much more than classrooms. They were the social centers around which many Oregon frontier communities formed. Supported by everyone in the community, schools were often the first public meeting places where neighbors gathered for social functions, political meetings and to discuss local interests. The schools often served as the community



Typical one-room school of the era

churches as well, and many weddings and funerals took place in the schoolhouse.

The Wilkes children and many of their neighbors walked or rode up to three or four miles each day to and from school in Greenville. By the 1860s more settlers had come to the area, and residents got together and requested a new district. The Wilkes Point/Union Point District #13 "Wilkes School" was formed in 1864. Residents built the schoolhouse — a simple building made of 12-inch wide rough boards and a shake roof with candles for lighting.

For families who wanted more than a basic education for their children, many settlements in the area ran additional "subscription schools," to provide more advanced education in subjects like writing or spelling or specialty courses such as singing. These courses were often taught by the public school teachers who earned a bit of extra money on the side. Itinerant lecturers came through as well and presented "magic lantern shows" on subjects like astronomy. Spelling bees provided a way for schools in the area to engage in some friendly competition.

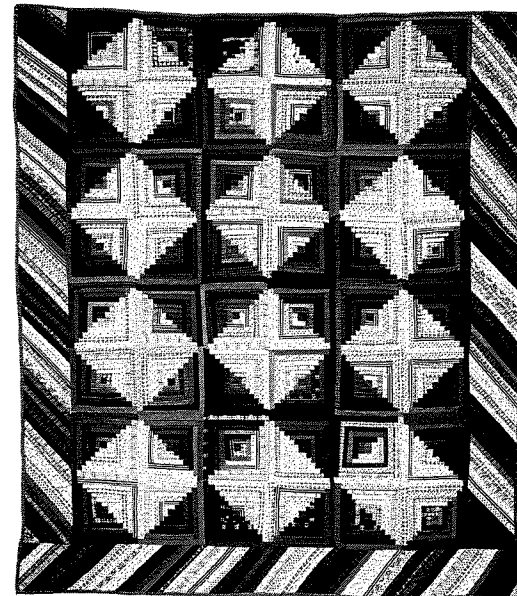
The area around the Wilkes' claim grew so fast that by the 1870s they were ready for a new school. The Wilkes family donated the land and Jabez Wilkes built the school with the help of other members of the community. The simple, one-room schoolhouse stood on what would later become Main Street in the town of Banks. Its gabled roof, double-hung windows, whitewashed board siding, wood stove and kerosene lamp lighting were upgrades from the previous schools. There was an outhouse out back and a water bucket with a single, tiny cup hung in the front corner.

AGRICULTURE

During the 1870s and 1880s the area surrounding the Wilkes' claim grew into a thriving place for dairy and cattle ranching, and the Wilkes' grandchildren started the first of several creameries in the community. Hog farming was also a successful enterprise.

Other farmers in the area raised timothy hay and oats for livestock feed. When John Milne, a Scotsman, built the Oakland mill a mile north of the developing town of Beaverton, he promoted oatmeal as a great food for people, creating a new market for area oat farmers.

While many of the settlers also grew berries, fruits and nut trees, these were primarily used by the families and not sold as cash crops, due to difficulties in preservation and transportation of fresh produce. (Better transportation after the turn of the century opened the door for these to become profitable commodities.)



SOCIAL LIFE

Among the early settlers, social activities often revolved around helping each other, with the idea that many hands made light work. Cabin and barn raisings were neighborly events and women often gathered together to hold quilting bees, ensuring that every family had a roof over their heads, a barn for their animals and plenty of quilts to keep them warm during the damp, cool Oregon winters.

THE BANKS AND SCHULMERICH FAMILIES

The settlement that grew up around the Wilkes' donation had many names over the years. In the 1860s, during the Civil War era, some people called it Union Point or Uniontown — likely because the Wilkeses and most of the other settlers in the area were vehemently opposed to slavery and were ready to fight to keep it out of Oregon. Area residents also called the community Wilkes Point or Wilkes, but without a post office to make it official, none of the names stuck.

By the 1890s an economic downturn forced many of the original settlers and their descendants to sell off part or all of their donation land claims to new settlers who would continue to farm, start commercial businesses and eventually build the community known as Banks.

The Wilkeses were no exception. Anna and Peyton Wilkes died in the late 1880s and were buried in what is today called Union Point Cemetery. Their son Jabez, who had returned from California to live in Banks, owned 160 acres of the original donation. He and his wife Mary Jane Jackson Wilkes built an elegant, large home in 1886. The stately, two and a half story house with its gabled roof, shutters and bull's eye window was considered the most beautiful home in the community. Eventually, Jabez and Mary, when they were in their 60s, decided they were no longer interested in farming. The other Wilkes children had already moved on to settle in Hillsboro and other places in the area and so Jabez and Mary sold their part of the original Wilkes claim to Conrad Schulmerich and his family in 1897. Conrad died later that year and his son Joseph inherited the land known as "The Wilkes place." He went on to establish a dairy there and, eventually, Joseph became the first mayor of the unincorporated town of Banks.

John L. Banks bought another large section of the Wilkes' claim in the mid-1890s. Born in Pennsylvania in 1840 and raised in Iowa, John Banks continued moving westward, arriving in Oregon in 1882. He started out working on a farm near Mt. Tabor, saved his money and bought a 300-acre tract in Yamhill County. He also bought some property near Carlton, Oregon where he raised cattle, and purchased an interest in a Hillsboro flour mill.

He purchased the land on the northern end of the Wilkes' claim with the aim of setting up a modern dairy farm and raising Angora goats. He and his wife, Nancy, had five children and their second son Robert lived on the property next to theirs. The family ran a successful dairy for many years.



The Schulmerich Family • Standing L to R: Joseph, George, Etta (Schulmerich) Johnson, Will, Josephine (Schulmerich) Bilyeu, Herman and Edward • Seated L to R: Margaret (Schnetzer) Schulmerich, Conrad Schulmerich, Margaret (Schulmerich) Biersdorf, Kathryn (Schulmerich) Burkhalter • Framed photo: Anna (Schulmerich) Stevens (predeceased daughter)

Photo courtesy of Alvin L. & MaryAnn Schulmerich, Hillsboro



John L. Banks (1840-1909) & Nancy I. (Beard) Banks (1849-1920)

MEANWHILE IN GREENVILLE...

Roads in the Tuality Plains were rough — settlers traveled over roads that were muddy all winter and dusty all summer. In order to avoid traveling long distances, small towns sprouted up every few miles, and Greenville was the closest commercial center, just south of the Wilkes settlement.

Built on land that was originally part of the 160-acre donation land claim of Franklin Pierce, who came to Oregon by ox team in 1852, Greenville became a gathering spot for trappers and settlers and was the marketplace for everyone who lived between the areas of Buxton, Wilkes and Forest Grove.

In 1871 the first post office was established in Greenville, and the town grew with the establishment of other commercial enterprises: a blacksmith shop, a general store and a prosperous basket factory, established in 1886, that supplied willow baskets for use in farms and households in Portland and other

surrounding towns. Many residents found employment in the basket factory as well as a shingle mill in town. Fraternal organizations were popular at the time, and the local chapter of the Knights of the Maccabees built a meeting hall.

There were two rival general stores in Greenville in the 1870s. One was built by Franklin Pierce's son James who also took over duties as postmaster in 1874. Three years later Pierce sold a half-interest to Jesse Moore, one of the area's earliest settlers, and the store was called Pierce and Moore.

The rival store was owned by Dr. Marion H. Parker. An Army doctor during the Civil War, Parker offered a number of extra services beyond the typical general store fare, including a saloon in the back, a dance hall above and

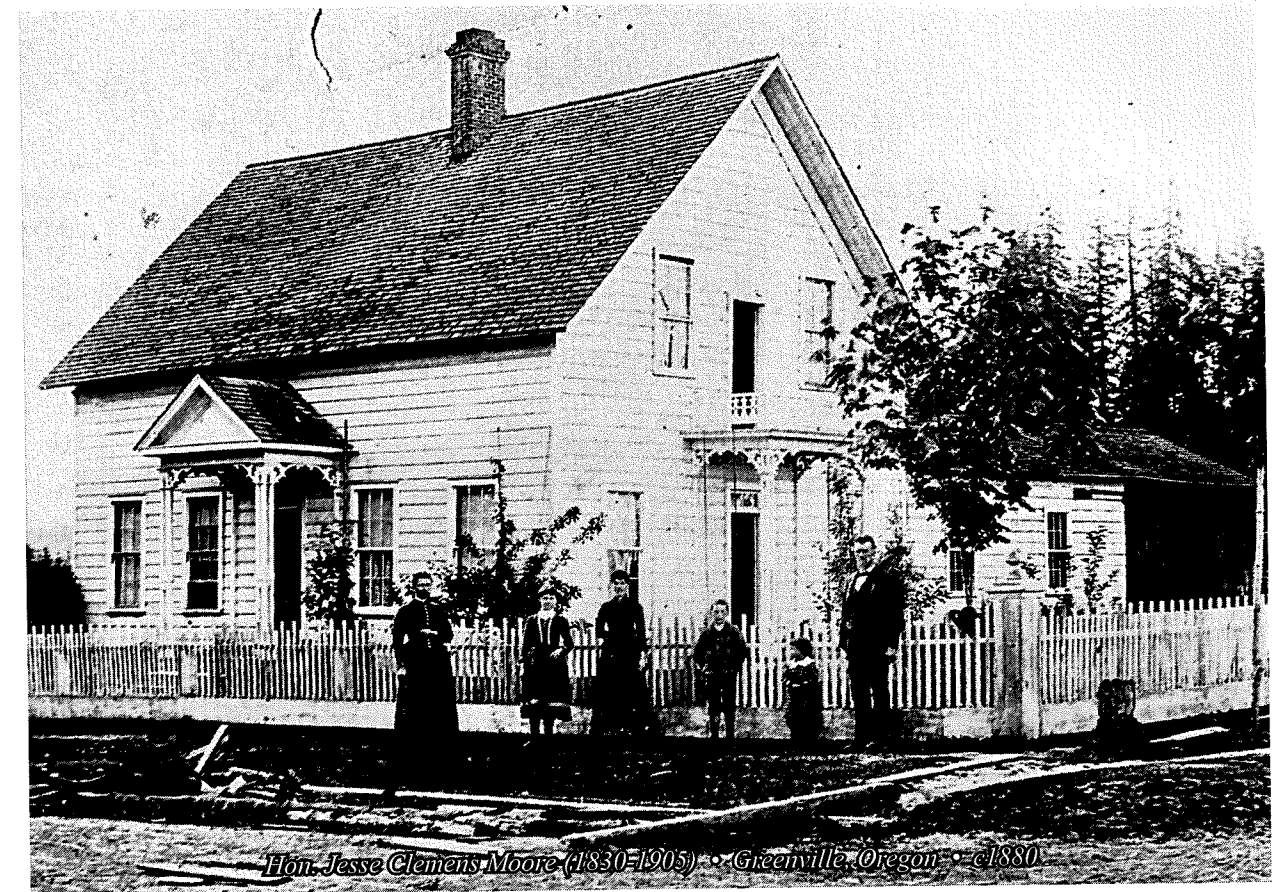
a side room he used for pulling teeth. As a dentist, he was known for his lack of using painkillers and his practice of wrapping his forceps in a red bandanna and cleaning them with a quick swipe.

The two stores, which sat across the street from each other on Greenville's main street, were constantly vying for the post office. The job of postmaster was political, and operation of the post office was lucrative for a store, not only because it brought people into the store, but because the store also received a commission based on the number of stamps and postcards they sold.

For years the coveted Greenville post office operation ping-ponged between Moore (a Republican) and Parker (a Democrat) depending on who won the US Presidency. Democrat Grover Cleveland made Parker postmaster in 1884. In 1888 Republican Benjamin Harrison moved the post office back to Moore. When Cleveland was re-elected in 1892 the post office moved back across the street to Parker's store until Republican William McKinley took office in 1896. With that last move Moore seemed to have won the battle and kept the post office for many years thereafter.



Greenville, Oregon - 1870s



Hon. Jesse Clemens Moore (1830-1905) • Greenville, Oregon • c1880

THE FUTURE LOOKED BRIGHT...

By the turn of the century, there was talk of building a railroad through the Tualatin Valley to carry timber, farm produce and the occasional passenger. Great Northern Railway empire builder James J. Hill wanted to run a line from Portland to Seaside then down the coast to connect with a California line. But Edward Harriman, empire builder of the Union Pacific Railroad, hoped to thwart Hill by completing their railroad line first.

Of course, the railroad would come through Greenville...

*First horse grader used in Washington Co.
1902 near Greenville, Oregon*



Chapter 2: A Town Emerges 1900 - 1920

A TOWN ON THE MOVE...

Greenville's frontier entrepreneurs were busy establishing their businesses and building homes when they received word that the railway would bypass Greenville altogether. The survey placed it a couple of miles to the north, passing right through the small farming settlement known as Wilkes.

Rather than see their town be relegated to a country backwater, Jesse Moore and many other Greenvillers decided that if the railroad was going to bypass Greenville, then Greenville would move to meet the railroad. A few miles closer to Portland the residents of Glencoe were doing the same thing, as they learned the railroad would be running through North Plains.

At the turn of the 20th century, the resources required to build a home or a commercial building were scarce. There were plenty of trees in the hills, but the wood had to be sawed, milled and finished for construction. Fixtures needed to be brought in from far away because there was no local manufacturing. The time and cost were considerable. People were thrifty. And despite the engineering challenges of hoisting up a building and moving it — especially in an era where steam engines were rare and draft horses still did most of the work — it made more sense to move the buildings than to build new ones.



Before 1901, the settlement known as Wilkes was relatively rural, a collection of trees and farms along a couple of main roads. There were a few businesses that served the local farmers, like Ben Dooley's blacksmith shop and dairies owned by the Banks and Schulmerich families, as well as the Wilkes school. The destination for Greenville's buildings was mostly potential at that point — a dusty crossroads where cattle and hogs still roamed freely. But along with the railroad would come development — a story written many times throughout the American West — and Greenvillers weren't going to be left out.

THE RAILROAD COMETH...

As an engineer for the Queen & Crescent Railroad, Montgomery "Gum" Turner knew that railroads created economic opportunities. Born in Kentucky in 1866, Gum had an adventurous spirit and the optimism of an entrepreneur. When he learned that the railroads were moving into Oregon to open up the land for the timber trade, he decided Oregon was the place to be. His plan was to make money supplying railroad crews with provisions and establish himself as a business owner in one of the fast-growing towns sprouting up along the rail line.

When the word came down that the railroad would be moving to the Wilkes settlement area just north of Greenville, he decided that's where he'd hang out his shingle. In 1901 he built the M. Turner General Merchandise store on the corner where the railroad would meet the crossroads between the main road toward Buxton and Mikel Road, now called Banks Road. To Turner, the prospects for development in this frontier settlement looked good. A number of farms were close by and Schulmerich's dairy was just across the road, and along with the railroad would come the promise of a robust shipping and trading industry and a new influx of people.

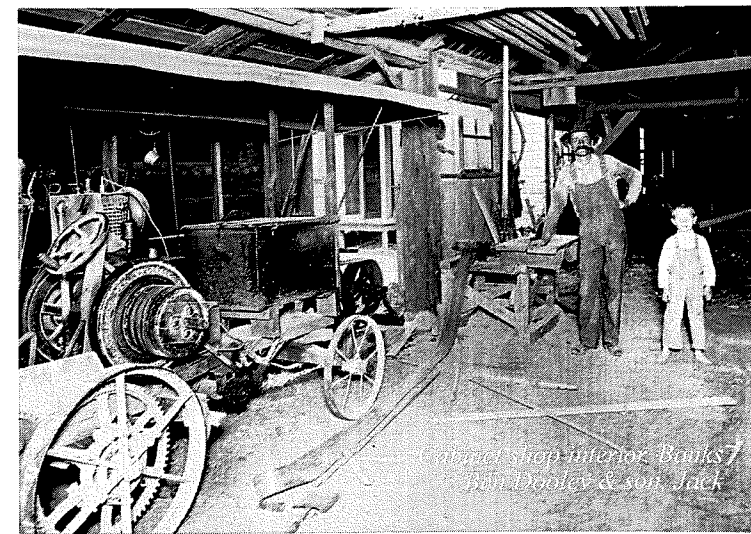
Turner's store was a perfect example of the first generation of commercial buildings in Oregon's frontier towns. Like many structures that arose after the California Gold Rush, it was a simple two-story building with a high false front, giving the illusion of a more imposing structure. The tall front also provided ample space on which he painted "M. Turner General Merchandise, Feed Hay & Grain." Other merchants would soon follow Turner's lead, defining the architectural character of this growing town on the edge of the frontier.

Turner stocked his store twice each week with merchandise he procured in Portland, and he was known for being able to provide just about anything a customer wanted, from "a paper of pins to a threshing machine." He traded supplies with local farmers in order to keep a fresh stock of butter, eggs, locally grown produce, hides and even fence posts. And on his return trips to Portland he often carried poultry, veal and pork from the local farms to the tables of city dwellers.

A POST OFFICE AND A NEW NAME

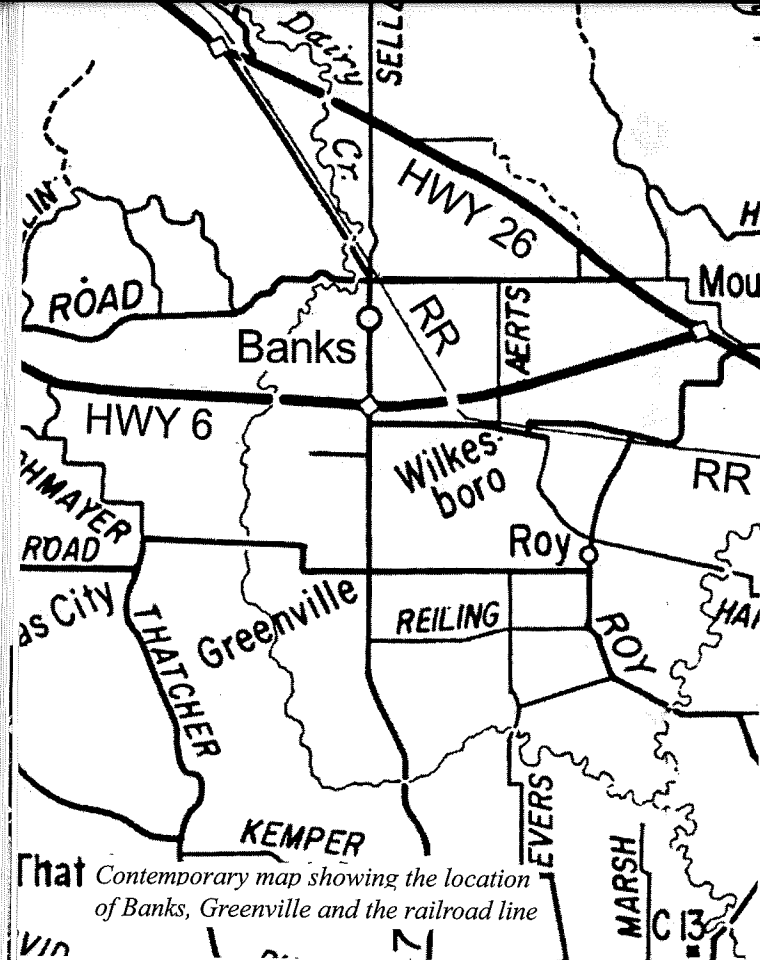
Gum Turner may have been a visionary frontier entrepreneur, but he was also a practical man and kept his job as an engineer back east, asking his brother Ewell to run the store until he could return. Ewell knew that every developing community needed a post office, and a post office would bring in extra revenue for the store. He put in his application on April 17, 1901, writing that while the railroad was not yet there, the post office would already be serving 50 families or more. Greenville's postmaster William Moore signed it. The railroad was still years away, but by this time Moore knew which way the winds of change were blowing.

In those days, a town became official when the post office was named, and Mikel (the name of the road in front of Turner's store), Turner and Wilkes were among the names suggested. Turner was the frontrunner until postal officials rejected it because Oregon already had a town by the name of Turner. Back to the drawing board, residents Joseph Hartley and Joseph Schulmerich suggested naming the town Banks, following a tradition of naming towns after large property owners, and, in this case, the



owners of the property the railroad would pass through.

On January 21, 1902 the Postmaster General approved the post office and Banks became the town's official name. With a new post office established and the promise of a railroad, the town of Banks began to grow. Dooley's blacksmith shop moved his business to the north end of town where it sat across from Turner's store. His new building



Contemporary map showing the location of Banks, Greenville and the railroad line

sported a frontier-style, covered drive-through area where farmers could drive up their wagons, have them quickly serviced and be on their way. And the Doolleys built a house next to the shop.

With the relocation of Greenville's buildings, the town of Banks began to take shape. The Moores and other prominent families moved their homes to Banks. Al Young's blacksmith shop gave Dooley some competition. The Maccabee Hall brought the fraternal organization to the new town. And still other new homes and businesses sprouted up along the town's main roads.

WATROUS' STORE

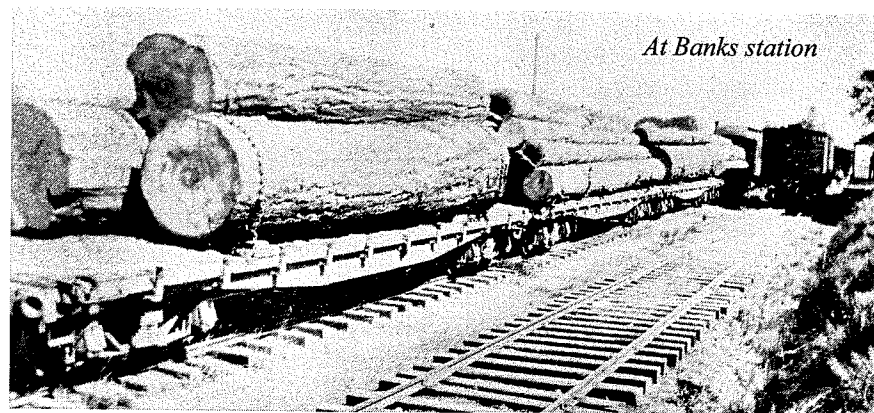
In 1904 Fred Watrous, a store owner in Hillsboro, decided to build another general merchandise store south of Turner's. Standing in the center of town, with its false front and porch, Watrous' store became a town landmark. It served the community for thirty years, changing hands several times — from Galloway & Kinton to Kinton & Jensen then Kinton & Schulmerich. The building later became a pool hall that still thrives and is known as Banks Billiards today.

AND JUST LIKE THAT, THE P.O. IS GONE...

Before the railroad arrived in 1906, the growth of Banks was steady, but it was too slow for the postal officials who were eager to cut the burgeoning costs of operating post offices in nearly every frontier settlement. They closed the Banks post office on December 3, 1904 and back it went to Greenville — a town that was, despite all the railroad hoopla, still a more established trading center. The move was short-sighted.

THE PACIFIC RAILWAY & NAVIGATION COMPANY

John and Nancy Banks sold part of their land for a railroad right-of-way on July 11, 1905 for \$85 per acre. The Pacific Railway & Navigation Company, owned by Harriman, began construction on its new 91-mile line. It would carry freight and passengers from Hillsboro through the communities of Banks and Buxton on its way to the Pacific Ocean, where newly created resorts beckoned vacationers and a seemingly endless supply of giant trees promised a timber boom.



BUSINESSES COME TO BANKS

The arrival of the railroad fueled a major growth spurt for the new town of Banks between 1906 and 1909. In May 1906 the *Washington County News* reported the demise of Greenville:

Railroad-railroad is all the talk. The crew of team, men and scrappers about 40 are (in Banks); the construction train is here and the track is graded, ties are laid, steel rails spiked and the engine is in tow. Soon a passenger, Mail and freight train will be running... Greenville is dead, the railroad went two miles north of the place and left the town deserted. Moores have been at Greenville 55 years. They have sold out and are going with the post office. Those old landmarks are fading away. The Maccabee Hall, the Blacksmith shop, and Dr. Parker's store will be the dying of the old town.



In May 1906 freight service started in Banks, followed shortly thereafter by passenger service. By August it was hauling logs from Banks and Buxton, spurring the development of a thriving timber industry in these towns.

The Bankses, who still owned the east side of the commercial area, began subdividing the triangular parcel between the county road and the railroad track and they recorded the town plat on December 13, 1906. The first named streets were Market Street and Depot Street. The railroad purchased the property immediately along the tracks for a depot and loading area. With the railroad and the town plat came more people and more businesses.

W.S. ATLEE'S GENERAL MERCHANDISE AND BEVERLY CLEARY

William Slater Atlee was born in England in 1851 and immigrated to New York with his family at the age of four. He worked with his father in the flour mills and began running mills himself when he was just fourteen. Eager to seize new opportunities he moved to Michigan where he farmed briefly and ran a mill before being taken with wanderlust once again. He and his wife Mary Jarvis Atlee came to Banks in 1906 and bought a lot on the south side of the new Market Street. He cleared the trees, constructed his own commercial building and the couple hung out their shingle as W.S. Atlee's General Merchandise. Mrs. Atlee, a talented hatmaker, and opened up a millinery shop on the second floor. She

became known for her beautiful hats — all the rage at the turn of the century — and her shop soon became a mecca for Banks women.

The Atlees had a thriving business for more than 30 years. When Mrs. Atlee needed some extra help, her grown daughter, Mable Atlee Bunn, would make the trip from her home in Portland to Banks to work in the store. She brought her only daughter Beverly with her. Years later, when Beverly Bunn Cleary became a famous children's author, she fondly remembered visiting and helping out at her grandparents' store as a child, and she spoke of how her grandmother taught her to sew and make hats.



Banks Furniture Co., early 1900s

BANKS FURNITURE COMPANY

John Wunderlich provided Banks residents with comfortable furniture from cradle to grave. He managed the Banks Furniture Company, which sold beds, mattresses, dining tables and dressers, as well as carpets and wall papers, paints, oils and varnishes. Wunderlich was also the local embalmer and undertaker, providing caskets for the dearly departed.

SHIPLEY'S LIVERY

Like many newcomers to Banks, Charles Shipley left for Oregon in 1899 after experiencing a few bad years battling droughts and hailstorms on their farm in Nebraska. He, his wife Melissa Hopkins Shipley and their children traveled to Oregon by train. The family arrived with \$5 in their pockets. Shipley found work recording hop harvests for local farmers, saved money and bought some property on the southeast corner of Market Street where he built the first livery barn in Banks in 1907. He provided a much-needed stagecoach from the train and, until the train started carrying mail, he also had a star mail route from Forest Grove. His brother-in-law Delos Hopkins took over the livery business in 1909. By 1912 automobiles began eroding the business of the livery, but cars still shared the road with horses and wagons through the 1920s in Banks, as the rough, unpaved roads were easier to navigate on horseback.

THE WILLIS HARDWARE AND IMPLEMENT COMPANY & WOLFORD HARDWARE STORE

The Willis Hardware and Implement Company was the first hardware store in Banks, selling furniture, stoves, mowers and tools from their building on the east side of Main Street. In 1906 they advertised "We Buy Wool" at the highest market prices. After W.E. Willis died, the building was purchased by A.H. Wolford and it became the Wolford Hardware Store.

THE BANKS LUMBER COMPANY & MCFARLANE'S HARDWARE

Brothers James, Arthur and John McFarlane traveled by train from Michigan to Washington County in 1907 and shipped their sawmill equipment with them. James was an expert timber cruiser who had the reputation for being able to scan a piece of land and come up with a near-perfect calculation of the board feet of lumber it would yield. The three brothers set up their first sawmill, the McFarlane Lumber Company near Manning and shortly thereafter set up the Banks Lumber Company lumberyard in Banks to sell products from the mill.

The McFarlanes also opened a hardware store to sell tools and other materials for the construction trade, Arthur and his wife Florence ran the store until the 1940s. It was always a popular gathering

spot for locals to share tips and gossip. Today the Banks Hardware Store occupies the same historic building.

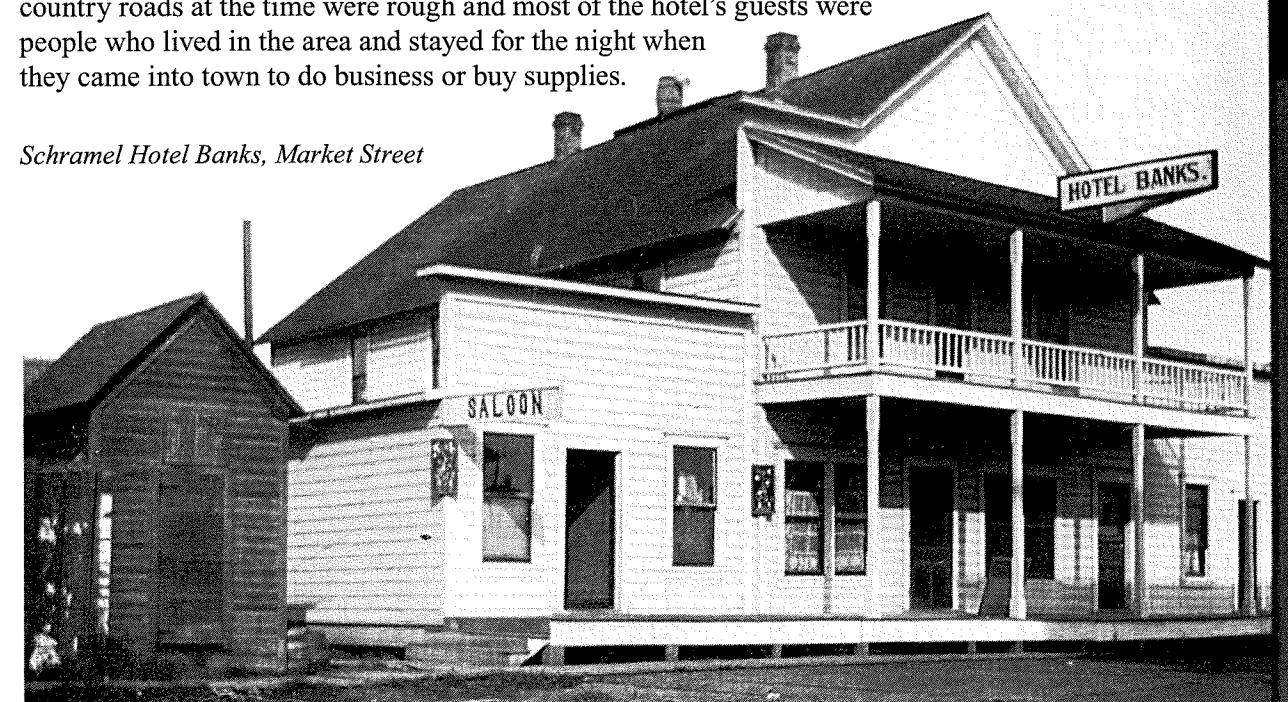
BANKS MEAT MARKET

Robert "Bob" Banks, son of John and Nancy Banks, operated the Banks Meat Market. The building stood prominently on the northeast corner of Main Street and Market Street. It had a bold painting of a steer's head high on its false front and a weighing station at the front of the store for convenience. Most of the meat came from cattle raised by the Bankses and other local ranchers, and Robert operated a slaughterhouse on his Sun Hill Farm next to the cemetery. He was the manager of the Banks baseball team and had a reputation for having a bit of a temper; residents of the time recalled hearing more than a few choice words echoing down the street when Bob got angry.

THE SCHRAMEL-DAVIES BROTHERS COMPANY AND HOTEL BANKS

In about 1907 the Schramel and Davies brothers built the first sawmill within three miles of Banks; it provided the lumber used to build the Fort Stevens jetty. Michael Schramel, a partner in the Schramel-Davies Brothers Company, also built the Hotel Banks in 1907, which he operated with his wife. The big, two-story building had a window for each room, and the second story had a large balcony where guests could sit outside and watch the trains and the bustle of Market Street. Mrs. Schramel cooked and served all the meals in the dining room and they operated a saloon in a small building next door. The country roads at the time were rough and most of the hotel's guests were people who lived in the area and stayed for the night when they came into town to do business or buy supplies.

Schramel Hotel Banks, Market Street





BANKS POST OFFICE REDUX

Business was booming and William Moore (still the Greenville postmaster) and other Banks residents petitioned to have the post office moved back to Banks in 1907. By this time the population had reached 100 families — double that of 1901 — and with so many growing businesses, a post office was sorely needed.

The new proposed location on the south side of Market Street would be only 300 feet from the railroad, making delivery more efficient. Postal officials accepted the application and, with the support of President Theodore Roosevelt's administration, Moore became the new Banks postmaster and his wife the postal assistant. The post office, this time quite literally, moved from Greenville to Banks and was re-established on April 25, 1907. It opened for business between Shipley's livery barn and Atlee's store on the south side of Market Street and operated there until it was replaced by a new post office built in about 1923.

THE "BANK OF BANKS"

Oregon passed its first state banking law in 1907, effectively encouraging the growth of small, independent banks. Organized by local townspeople, the Washington County Bank of Banks was formed in 1909 and the shareholders were some of the area's farmers and business owners, including Nancy Beard Banks, the only woman who owned stock in the company. Located in the heart of Banks' small commercial center on the southeast corner of Main and Market Streets, the white, Greek Revival style false front with three Doric columns and a frieze gave the simple, one-story building an air of solidity and respectability.

BERT FRIDAY'S BARBERSHOP

Bert Friday opened his barbershop, on Main Street next to the bank, around 1909 and it soon became a hub of activity in the town. He built an attractive facade with two bay windows flanking the door and carved wooden posts and he lived in a house in back of the barbershop. Bert grew up on a farm just north of Banks and he already knew everybody in town. He played on the Banks baseball team, had a reputation as a prankster and brought a spirit of fun to the community. He operated the barbershop for nearly 40 years. The building still stands today, next to the City Hall.

FROM TURNER'S TO POWNE'S

Clarke and Willetta Ashby Powne were ambitious young people when they came to Banks in 1912 and were quickly embraced by the community for their forward-thinking ideas. An Englishman who emigrated to Canada then the US as a young man, Clarke Powne had owned stores in Antelope, Oregon (where he met Willetta) and a mercantile company in Adel, Oregon before seeking their next adventure in Banks. The couple bought an interest in Gum Turner's store and eventually took over the business entirely in partnership with H. L. Jensen, forming Powne and Jensen which operated out of Parmley Hall. Later the Powne's moved their store to the northeast corner of Depot and Main streets, where the Sunset Laundromat is located today. Both Clarke and Willetta worked in the store and were active members of the community.

THE BANKS HERALD NEWSPAPER

The Banks Herald newspaper published its first edition on November 17, 1910. Founded by one of the town's biggest and most vocal boosters, H.A. Williams, who also served as the editor and publisher, the paper was printed every Thursday and started out as a free, seven-column, four-page weekly. Williams had his own printing press and sold advertising to support the newspaper and his printing business.

Like many small town papers, The Banks Herald reprinted national and world news and Williams wrote all of the content, which included community events, sports, school and church news, announcements (which ran the gamut from marriages and births to illnesses and deaths) and even printed the quarterly financial reports from the bank. He covered the wider area from Green Mountain to Centerville, Buxton and Roy. He used the paper to boost the town's profile and encourage new residents to establish homes in the town. And with his well-worn catch phrase: "Buy at home — it boosts Banks," he encouraged rural residents to support the commercial growth of Banks by shopping locally rather than taking the train to larger cities or ordering from online catalogues.

John Schlegel, Jr. (1849-1926) & Sarah Ann Schlegel (1853-1904) Settled and farmed in the Banks area in 1877. They are buried at the Banks Union Point Cemetery.

Photo courtesy of Robert Schlegel



THE BANKS LIBRARY

Williams was a strong supporter of libraries and schools as a way to attract good businesses and good people to the community. He enthusiastically covered the opening of the first public library in Banks in 1910. It was a free reading room in the local schoolhouse, where people could come and read old magazines donated by local stores. By 1912 the library's collection totaled 168 books, including 21 books supplied by the State Library Board. When the Parent-Teachers Association (PTA) formed in Banks in 1913, it took on the management of the public library in the school.

The rest of the downtown was rounded out by Cooper's furniture store, W.G. Youn's confectionery, a mill where farmers brought their wheat to be ground and shipped out on the railroad and a bakery, which turned a portion of that milled flour into delicious baked goods in their six-foot earthen oven.

LIFE IN A GROWING COMMUNITY

The growing population of Banks meant the need for more services, and the town's railroad-driven growth spurt created an economic base that attracted professional services to the area.



DOC MUNFORD AND FLORA

Texas native Dr. William Burger was the first doctor to establish a home and practice in Banks in 1906. He built the first Banks Pharmacy, a two-story building on the east side of Main Street, where the second floor rooms served as apartments and an emergency hospital when needed. His stay was brief, and the practice and pharmacy were up for sale in the spring of 1908 when newly minted doctor William B. Munford and his wife Flora Mawhinney Munford were looking to move west from Kansas.

Dr. Munford soon had a thriving practice as a town and country doctor. He hired a registered pharmacist, Mr. Zeigler, to fill prescriptions and The Banks Pharmacy sold a variety of drugs and toiletries as well as stationery, souvenirs, books and magazines.

Dr. Munford traveled a large territory on horse-back or by buggy, taking care of the area's births, deaths, illnesses and accidental injuries — which were frequent due to the hazardous occupations of logging and mill work. A progressive doctor and

promoter of modern medicine, Doc Munford was concerned about the shallow wells many families dug on their properties and recommended boiling the drinking water. He was appointed as the first District Health Officer for the wider area in 1915 and actively supported the development of the community's bank and high school.

Just as influential in her own right, Flora Munford was intelligent, sensitive and a firm believer in the importance of education and religion. She became a major contributor to the social development of Banks, bringing her energy and ideas to support the growth and betterment of society.

She was active in church and women's organizations in town, and she used her skills as an amateur photographer to take on the role of community documentarian. Flora Munford's pictures provide some of the only visual records of Banks in its earliest years. She photographed important events, from the growth of Banks' Main Street to the building of train trestles. She reproduced her photographs on blank postcards, which she sold in the pharmacy and sent to friends and relatives.

THE BANKS COMMUNITY CHURCH

Methodist preachers and missionaries established an early foothold in Washington County and many of the area's residents attended their services. Itinerant preachers held outdoor revivals and camp meetings as they traveled the countryside and townspeople gathered in schoolhouses for Sunday services, baptisms and a rare opportunity to socialize.

With the fast growth of the town, it was time for Banks to build a church. The town's first pastor, Charles L. Creesy, had been holding services in the Odd Fellows Hall. The congregation set up a building committee to plan and raise money for the building of a community church. The Banks family donated the land on Depot Street and construction commenced in 1908.

Michael Schramel and others with construction skills built the beautiful church building with opposing gables, a conical central steeple and Gothic-style windows that brought soft light into the sanctuary. They held a church social to raise money for a bell and pulpit chairs. The parsonage next door provided a home for the minister and his family.



Methodist Episcopal Church dedication ceremony • March 21, 1909

Three hundred people attended the services on dedication day, March 21, 1909. W.C. Stewart, the first pastor to serve in the new building, delivered the opening address. The offerings collected on dedication day paid off the entire cost of construction and the Banks Methodist Episcopal Church officially opened its doors free of debt. The religious doctrines would always be Methodist, but the intention was for it to also be a community church where all Protestant denominations were welcome. Flora Munford co-organized the choir and accompanied it on the organ.

LODGES, WOMEN'S GROUPS AND CIVIC ORGANIZATIONS

Fraternal organizations were popular at the time and several societies for men and women formed in Banks during the first decade of the 20th Century. The Knights of the Maccabees moved their building from Greenville to Banks. The Odd Fellows built a hall on Main Street in 1905 and the Rebekahs, the women's branch, organized a few years later. Other lodges included the Royal Neighbors of America and the Modern Woodmen of America.

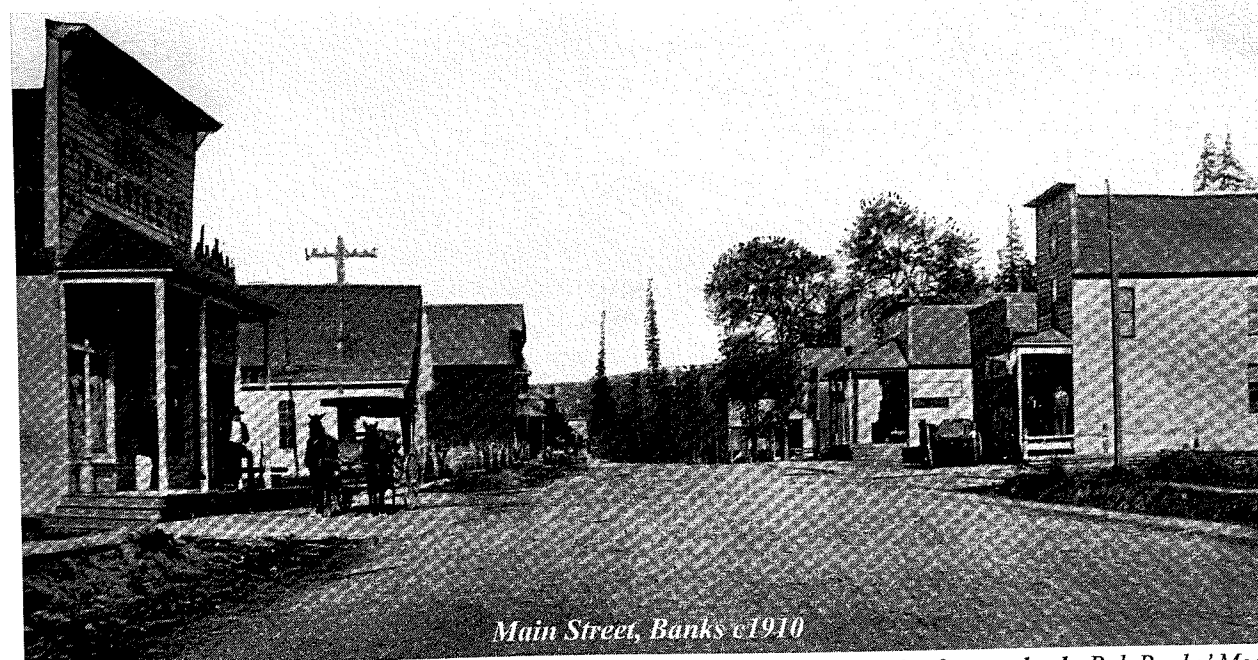
Area farmers formed a Banks branch of the Farmers Society of Equity in 1912 and held meetings in the Odd Fellows Hall on Main street. Their goal was to figure out how to form cooperatives that would allow them to market their crops while avoiding cutthroat competition. The Farmer's Union, another association supporting agricultural interests, established a branch in Banks in 1915 and local granges also provided places where farmers could gather and cooperate on plans to maintain prices, cut costs and sell their products.

The Ladies' Aid Society organized in 1908, and for many years they met every Wednesday to quilt and do needlework. They sold the products of their quilting bees to raise money to support the church and for cemetery maintenance. Many of the early quilting bees were held in Flora Munford's living room. Young children usually came along and the gatherings were a time for the women of the community to share family news, get advice and chat about the issues of the day. The Ladies' Aid Society became the Woman's Society of Christian Service in 1940.

Flora Munford organized and was the first president of the Mother's Club — an organization that grew out of the Methodist Sunday school women's Home Department, which provided religious education for people who could not attend regular church services due to work or illness. Reformed in 1912 as the Mother's Department, better known as the Mother's Club, the organization expanded their efforts to create uplifting programs for women and children to support their moral and intellectual development. They organized community events, including large Thanksgiving and Christmas programs and worked to establish and maintain community traditions. Membership conferred a certain degree of social status in the community and it became a vehicle for the strongly-principled, civic-minded women of Banks to exercise their influence in community-wise concerns before women were given the right to vote.

THE UNION POINT CEMETERY ASSOCIATION

The cemetery, which started out as the Wilkes family plot (its earliest marked gravestone marks the death of George Wilkes in 1857), went through a number of names over the years, finally settling on Union Point Cemetery when the Wilkeses deeded it to the town in 1900. The Union Point Cemetery Association was established in 1892 and was recognized by the Corporation Department of the State of Oregon in 1920. Each year the Cemetery Association collected funds to help with the ongoing maintenance of the cemetery. In December 1930 the group began holding an annual turkey dinner and bazaar where local artisans sold their quilts and other hand-crafted goods — a tradition that carries on to this day.



Main Street, Banks c1910

Left, front to back: Kinton & Schulmerich's, possibly the café, Parmley Hall. Right, front to back: Bob Banks' Meat Market, Willis/Wolford's Hardware Store, Doc Munford's Pharmacy/hotel, McFarlane's Hardware Store.

Banks baseball team The Stars c1906

*Standing L to R:
Jack Vandomelen,
Charles Wunderlich,
George Reiben, Will Young,
Mort Rainwater, Ellis Taylor,
Otis Purdin*

*Seated L to R:
Roy Fields,
John Miller (Mgr),
Billy McPherson*

*Photo courtesy of
Melvin Vandomelen*



SOCIAL EVENTS AT MCGRAW HALL - PARMLEY HALL

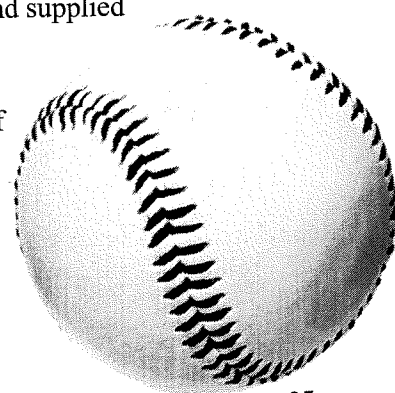
George and Nettie Lee McGraw left the Midwest to start a new life in Oregon. They arrived in 1890 with \$2.50 in cash and one box carrying all their worldly possessions. They spent several years buying and selling timber tracts and eventually saved enough money to buy a city lot in Banks and build a two-story building on the west side of Main Street in 1908. The McGraws ran a chopper and feed business on the first floor of the big, false-front building and, knowing that every community needed a gathering place for social events, they opened up the big space on the second floor for recreation.

Like George McGraw, J.E. Parmley worked as a hired hand until he saved enough money to marry. He and his wife Alice Randall Parmley came to Oregon in 1887 and J.E. Worked in a flour mill before locating a claim near Banks. They saved up their money and bought McGraw Hall. By 1912 Parmley Hall had become a community landmark and center of social life for the community, as residents used the large second floor space for dances, roller skating and even basketball.

BASEBALL

Baseball was a major pastime in the town of Banks, both for the players and the townspeople who eagerly gathered for games. The local Banks teams included the Stars, the Regulars and the Outlaws. Baseball players in those days played for free and without a formal league in the early years. The teams attracted players from the surrounding area. They called themselves semi-professional and supplied their own uniforms and equipment; many were very good ballplayers.

Initially the Banks teams played baseball in McGraw's Grove, a flat area east of Dairy Creek behind Gum Turner's store. The grandstand was on the east side of the grove and the rule was that any ball hit into Dairy Creek was an automatic home run. Baseball games between Banks and other small Washington County towns attracted big crowds. Families packed picnic baskets and the Pacific Railway and Navigation Company ran extra trains between rival towns like Hillsboro and Forest Grove on game days.



The *Washington County News* reported on July 9, 1909: "Banks Regulars, unbeaten and unterrified, will come to Hillsboro next Sunday, to do battle with the Hillsboro Cardinals. Neither team has been beaten and a game for the gods is expected." The railroad was running a special train down from Buxton to "enable those up there at Banks to come down and witness the slaughter of one or the other of champions."

Baseball was so popular among Banks residents that some concerned citizens worried that baseball games were getting more attention and coverage in the *Banks Herald* newspaper than the church, so they established a Sunday school in the afternoon to provide a moral alternative.



Formed in 1908, this photo of the band on Main Street, Banks is from 1915. Photo courtesy of Melvin Vandomelen

THE COMETS

Music was another popular element of the town's social life. 1908 saw the formation of Banks' first band, The Comets. The 19 musicians, all local people, wore handsome band uniforms with jaunty musician's caps and played in Banks and nearby towns. They played Sunday evening concerts at the church every other week, alternating with evening church services. They also performed on weekends on the second floor of Parmley Hall and at a variety of social events, including harvest dances during hop season (which were well attended by residents and pickers), summertime open air concerts in the bandstand and marching proudly down Main Street during the annual Fourth of July parades. The parades were a huge town event, complete with floats decorated by the different lodges, wagons filled with red-white-and-blue-clad townspeople, popping firecrackers and likely more than a few bolting horses.

THE BUCKET & LADDER FIRE COMPANY

Two large fires in the town before 1913 inspired the creation of the first Bucket and Ladder Fire company — a volunteer effort for which all men in the town were expected to become a member and all those who lived outside the town were to contribute one dollar. Known as the "Fire Boys," the company held their

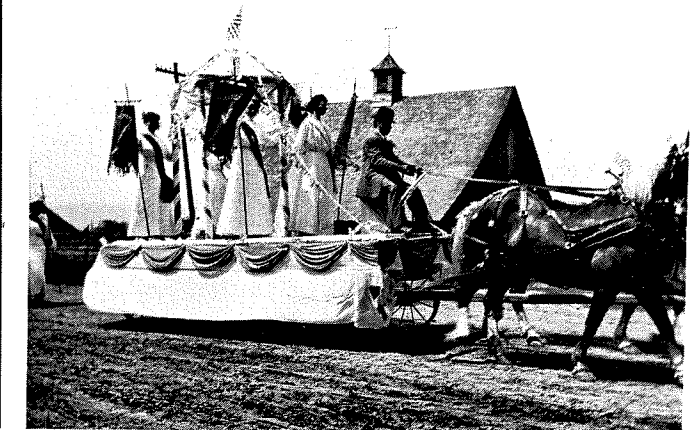


Firemen's Ball on September 11, 1913 to raise money and volunteers built the first firehouse in 1913. They got their first big opportunity when the large Miller Hotel — which included a hotel, saloon, restaurant and the original Miller residence — burned on Main Street. The volunteer firefighters pulled hose carts to the fire and managed to save the buildings that were next to the hotel. The church bell served as the alarm and there were so many fire calls the church bell cracked from overuse and had to be replaced in 1915.



Left: Bertha Dooley, "Miss Liberty"
4th of July, 1910
Banks, Oregon
Photo courtesy of Margaret Baldwin

Below: Horse-drawn parade float



AGRICULTURE, LOGGING ... AND A WAR

LOGGING AND AGRICULTURE

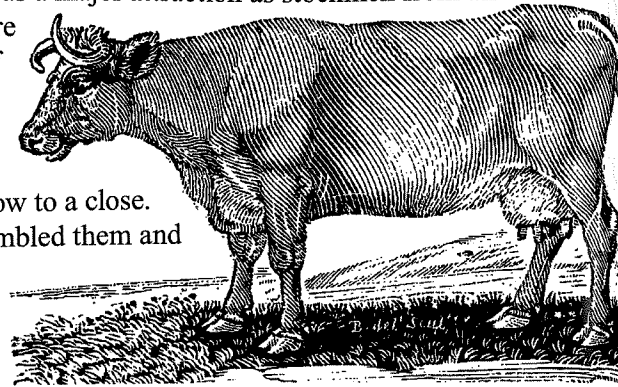
While businesses grew to serve the local population, farms, dairies and logging were still the mainstays of the city's economy, and the three were intertwined. Farmers logged, loggers farmed and merchants relied on everyone's good fortune.

The logging industry brought more jobs, people and business to Banks between 1910 and 1920. Logging camps sprouted up all over the outlying areas. While some rough-and-tumble loggers earned a reputation for engaging in barroom brawls on Saturday nights, others were settlers with families who regularly came into town to buy supplies and sent their children to the Banks school. By 1920 there were 15 sawmills and 12 logging camps within 20 miles of Banks.

DAIRIES AND LIVESTOCK

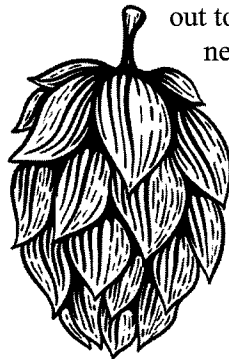
The land was excellent and the farms were productive. Robert Banks reported in 1912 that he threshed 41 bushels of wheat per acre on his Sun Hill Farm. By 1912 Washington County had also established itself as the a leader in milk production. But while dairy processors made money, producers were still paid very little for their milk. Banks farmers wanted to tap into the more lucrative processing end of the industry and formed the Banks Co-operative Creamery, producing their first cheese on April 15, 1912. That same year farmers also set up the Banks Stock Company and used skimmed milk and whey from the creamery to fatten hogs before sending them to market. Sadly, both the creamery and stock company were unable to compete with the bigger processing plants in Forest Grove and Portland and both went out of business by 1914.

The Banks Hog and Dairy Show, held from 1917 to 1925, was a major attraction as stockmen from all over the state gathered to show, buy and sell livestock. There were lectures on farming techniques and demonstrations of the latest mechanical devices. Eventually the demands of running the event became too great for the small group of local sponsors, and pressure from another group that had been lobbying for a county fair in Hillsboro brought the show to a close. Organizers of the county fair bought the buildings, disassembled them and rebuilt them at the new fairgrounds in Hillsboro.



HOPS

Nearly every farmer raised a few of their own hops for making yeast and beer, but a few larger hop yards became established and by 1913 hops were Banks' largest specialty crop. The Seavey Hop Company was one of the largest in the state, and it was joined by the Carstens hop yard on Carstens Hill northeast of town and the Banks Hop Company. United Railways' short-lived electric freight railway line, which ran from Front Street in Portland through Banks and out to a spot one and a half miles south of Banks, was supposed to entice people to buy land in the new Wilkesboro development. The development never grew, but the railway line helped Banks' hop farms flourish for a time, as it brought hundreds of people from all over the valley to come and pick in the hop yards and transported the hops back to breweries around the area.



Entire families would come to the hop yards at harvest time. They'd set up camp and earn good pay filling large, slatted baskets and burlap bags with hops. The Seavey Hop Company provided camp sheds and passed out free potatoes, water and picking baskets to entice pickers to encourage workers to stay until the end of harvest. Banks merchants were pleased to welcome the pickers, who spent money on food and amusements in town.

Times were good for hop farmers until Oregon passed a state law prohibiting the sale of alcohol in 1915 — five years before the 18th Amendment went into effect. With hops as a major cash crop and beer as a popular beverage, the whole idea of prohibition was a hotly debated topic in Banks even before 1915. Some Banks residents, mostly women, were strong advocates of prohibition and formed a local chapter of the Women's Christian Temperance Union in 1912. They stressed the harm alcohol could bring to families. On the other side were the farmers, merchants and the Hop Growers and Dealers Association of Washington County, who stressed the economic losses and hardships on families if there were no jobs for pickers, no market for hops and no alcoholic libations in the local saloons.

Of course, after 1915 the Oregon hop market plummeted and then nationwide prohibition sealed the fate of most hop farmers, save the locals who brewed their own beer. Farmers switched to other crops. The pickers went home and the United Railway electric line no longer ran after 1923.

WORLD WAR I

Despite the downturn for hop farmers, other agricultural products continued to do very well. World War I opened up European markets for agricultural products and area farmers flourished growing wheat, hay, potatoes and strawberries. Banks residents ate corn to conserve wheat to send abroad for the war effort. Banks residents also supported the war by buying bonds, and women and schoolchildren participated in Red Cross and Junior Red Cross campaigns, proudly displaying Red Cross emblems in their windows to indicate that people in the house knitted, sewed or made bandages for the effort.

EDUCATION GETS AN UPGRADE

A NEW GRADE SCHOOL

By 1905 Banks had outgrown its one-room schoolhouse on Main Street. The townspeople voted to build a new schoolhouse just south of the old one — it would sit back from the road and have a yard for the children to play in. The Wilkes family provided land from their donation claim with the stipulation that if the school should ever close, the land would revert back to the family. The school board selected one of the most modern school designs of the time — a large, dignified building with a bell tower, a central hall with a cloak room and two class rooms, one for the lower grades and one for the upper grades.

With all the growth that followed over the next decade, it was clear by 1914 that the new schoolhouse was too small — 89 students occupied the lower grade classroom and there were 35 in the upper grades. Also, by this time the county had introduced a school standardization program that incentivized schools to upgrade their schoolhouses and playgrounds — if Banks could become a "Standard School" it would receive more money from the county. The PTA was on the task. They enlarged the school to create a larger, square structure with a bell tower and they added a play shed to the existing yard.

THE PUSH FOR A HIGH SCHOOL

There was also considerable community interest in establishing a high school, and in 1915 Oregon passed a state law that spelled out the conditions for establishing a union high school district. In order for the school to be established, voters in all of the affected districts would need to support the idea. School supporters in Banks circulated a petition for an election and went to work promoting the idea to the area's rural residents, many of whom were still skeptical that anything more than a grade school education was needed. They organized a school rally and picnic — complete with bands, foot races and concessions — on August

28, 1915 and they invited Governor James Withycombe to speak.

Dr. Munford, an earnest advocate for the high school, introduced the governor and Withycombe addressed the crowd with a message that stuck just the right note. A farmer's son himself and a boyhood friend of Banks resident Joe Schulerich's, he appealed to the audience by talking about how the high school would create equality between urban and rural schools and help staunch the flow of children leaving the family farm. He also addressed the critical issue of expense, and while there would be an initial bond to pay for the construction, he insisted the high school would not continue to raise taxes.



Banks School Bus, late 1920s, run by Cliff Sandy. An improvement over "The Skunk."

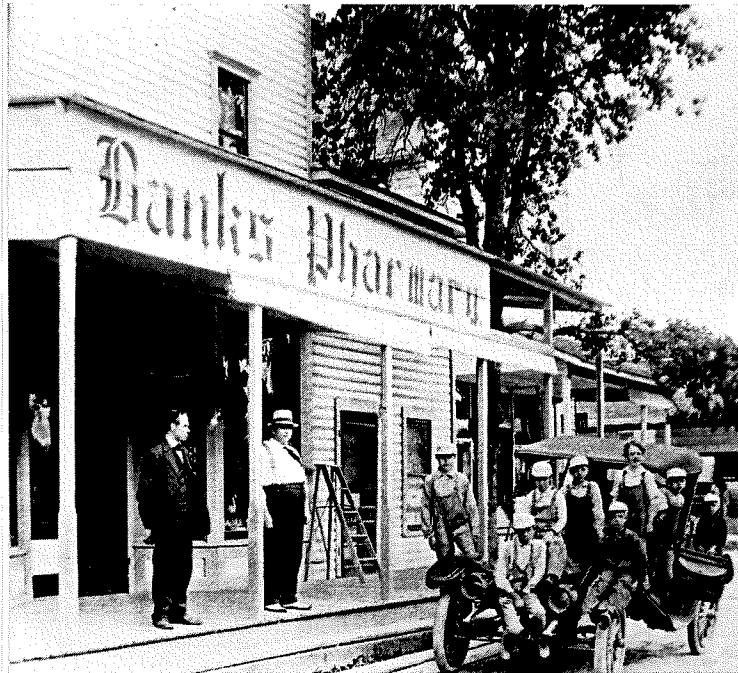
The high school vote, held on April 15, 1916, passed easily and the district supported a bond issue of \$25,000 in 1919. The district bought a fifteen-acre site southeast of town and started construction that same year on a dignified, Georgian-style brick structure and Banks became the first town in Washington County to have a union high school.

The Banks Union High School brought together seven older districts, and students came from nearby towns as well as farms, logging camps and from the Dutch Catholic settlements around Roy and Verboort. Students came on foot, by car and by a McKeen car known as the Skunk — a smelly gasoline-powered rail motor car that easily earned its name. There were between 25 and 30 students in the first graduating class of 1919 and Dorothy Wilcox Sellers was the first graduate. The first graduation ceremony was celebrated along with the building's official dedication ceremony in 1920.

Chapter 3: A City Matures 1920 - 1950

THE CITY INCORPORATES

While a tragedy for those who lost their loved ones, World War I was responsible for much of Banks' modernization in the 1920s. The thriving agriculture and logging industries — further spurred by the construction of wooden airplanes for the war — created a period of economic growth for the town and encouraged ongoing improvements.



THE AMERICAN LEGION

When Banks soldiers returned from the war they organized the Banks American Legion Post #90. Later the Banks Auxiliary for women and the Sons of the Legion were organized. In the early 1930s the Banks Post #90 purchased the former Maccabee hall, one of the buildings moved from Greenville, which still hosts Post #90 today.

BANKS BECOMES AN INCORPORATED CITY

As early as 1912 the town's boosters, including the Banks Herald editor H.A. Williams, were urging the town to incorporate, citing numerous benefits like road improvements, sidewalks, water, power and sanitation that would all be made possible through city taxes and licensing fees — rather than waiting for the county to make improvements. Incorporation, they said would allow the town to determine its own fate.

They held their first town meeting to discuss incorporation on January 6, 1916 in Parmley Hall. Despite the large crowd in attendance and the appeal of self-governance, it took four years to bring the question to a vote on January 16, 1920. With 60 votes in favor and 40 opposed, the vote carried Banks into the future as an incorporated city.

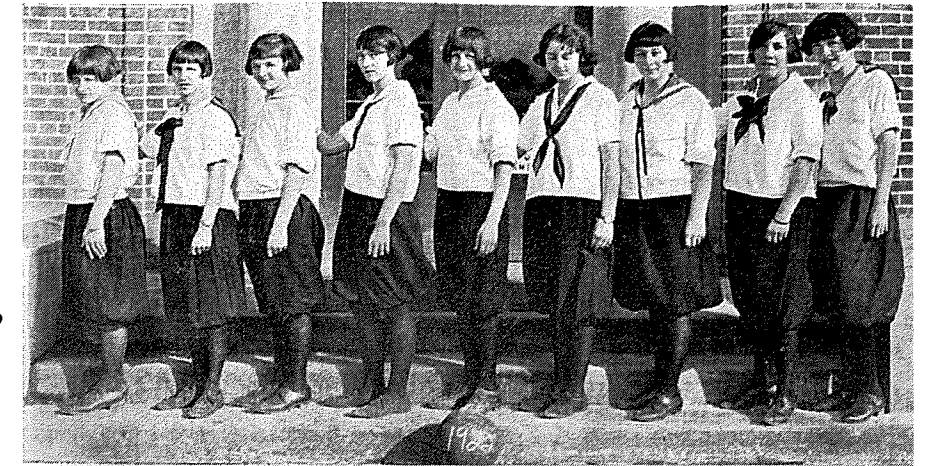
A NEW MAYOR, CITY COUNCIL AND FIRST FEMALE OFFICER

While Joseph Schulmerich is listed in a few sources as the first mayor of Banks, the town's first post-incorporation mayor, William Moore, was elected in a landslide victory on November 2, 1920. Moore was the son of Greenville and Banks postmaster Jesse Moore and had an excellent grasp of politics. As president of the Washington County Bank he also had a strong business background and reputation for service, as he donated his time as a school clerk for six years. He served for most of the next 32 years, with brief breaks when Joseph Shulmerich (who had served as Banks' first mayor before the city incorporated) was elected in 1923 and when Willis Johnston held the post from 1924 through 1927.

The Banks city council was comprised of prominent businesspeople and property owners in town. Oregon's suffrage law of 1912 gave women the right to vote in local elections and provided the first oppor-

Banks girls basketball team, 1922

L to R: Elizabeth Krall, Florence McFarlane, Margaret Mansfield, Letha Shipley, Jenny Neilson, Cleo Parmley, Cornelia Smith, Mamie Sandy, Margaret Mawhinney



tunity for a woman to serve in a local public office. Flora Munford was the first female officer on the council, where she served as treasurer. At a time when women weren't often seen as community leaders, Flora, with her keen intelligence and awareness of issues in her city and state, demonstrated how well women performed in public roles.

Improvement of the city's infrastructure was one of the main reasons Banks citizens voted to incorporate, and it formed the Council's main agenda items for the next several years. The city began paving streets and putting in concrete sidewalks in 1921. Streetlights were installed in 1924.

Plans for the development of a city water supply started taking shape in July of 1922 with the aim of providing safe drinking water and better fire protection while encouraging city growth. The city's water source was a spring five miles to the north. Wooden pipes carried the water down hill to the city, and workers completed a reservoir on Carsten's Hill by 1925. They had to build a fence around it in 1929 because people complained that too many horses were drinking out of it. In 1925 the Fire Boys of the Bucket and Ladder Fire Company became the official Banks Fire Department.

SURVIVING THE GREAT DEPRESSION

When the Great Depression descended on the nation in the 1930s, the logging industry — and all of the businesses that supported it — took a huge hit. No one was building, and the demand for lumber plummeted. Between 1929 and 1939, more than a third of all lumber industry jobs were lost, and loggers and millworkers around Banks found themselves out of work. The ripple effect was felt throughout the community. But Banks residents weathered the Great Depression relatively well compared to other parts of the country. People here were accustomed to being thrifty. Farmers still had crops to grow and markets to sell their produce. Shopkeepers kindly extended credit to people who were struggling, and neighbors did their best to help the less fortunate through hard times. Despite the national economic woes, the city of Banks continued to progress.



A typical gravel road in 1920s Oregon

THE BOY SCOUTS BUILD A LOG CABIN

The Boy Scouts were among the service organizations that provided help to people throughout the Depression era. While the Boy Scouts had been in Banks since 1912, Troop #240 organized in 1928 under the sponsorship of the community church and became particularly active. In 1930 the scouts, along with their fathers and other volunteers, built a peeled-log cabin to serve as a meeting place for the troop. Complete with a brick fireplace and chimney, the building, which still stands at the corner of Main Street and Sunset Avenue, served the scouts for many years and was eventually donated to the city for use as a community center. Today it's home to the Banks Historical Society.



THE WPA BRINGS NEW CONSTRUCTION

By the 1930s many of the city's hastily built original commercial buildings were showing signs of wear and required high maintenance. A few were deemed unsafe, so the city council passed an ordinance in 1935 to allow the demolition of old buildings, including the former Banks Hotel and the Banks Pharmacy.

Meanwhile, the federal government's Works Progress Administration (W.P.A.) brought an infusion of workers, jobs and infrastructure upgrades to Banks. Working side by side with locals, W.P.A. workers built the city's sewer system, new gymnasiums for the schools and a track and football field for the high school in 1935.

THE BIRTH OF HIGHWAYS AND THE "SHORT ROAD TO THE SEA"

Always ahead of the curve, Dr. Munford bought the first automobile in Banks in 1909, a Maxwell — it served both his reputation as a progressive and his need for rapid transportation to medical emergencies. Other prosperous types in the city bought cars over the next few years, but it wasn't until the 1920s, when Ford dropped its prices on the Model T, that cars became commonplace in the town.

The rise of the motor age was not good for Banks. Cars and trucks made it easy for people in and around Banks to travel to other towns. This may have felt like progress to the residents, but it also enticed people to work and spend their money in larger cities like Forest Grove and Hillsboro, taking business away from their home town. By the late 1920s the city's growth began to slow down and it was soon obvious that Banks would never become the commercial rival of these other nearby cities.

With the popularization of the automobile, the railroad industry declined abruptly. By 1933 the Southern Pacific railroad had closed the Banks depot, which it had operated for many years. This shut down the dream of Banks becoming an important railroad shipping and receiving center, but with an increasingly mobile population now driving cars, highways would take on new importance. In 1931 Banks' Main Street was designated as the Nehalem Secondary Highway and the State Highway Commission regraded and repaved Main Street in 1936, providing some more temporary jobs for Banks residents.

The Wolf Creek Highway project had its beginnings in the late 1920s as a proposed "short road to the sea." As with the railroad, everyone in the county hoped the new highway from Portland to the Pacific Ocean would pass through their town. While bringing more tourists through the country towns on their

way to beach resorts, the new highway would also be a vital link between rural northwest Oregon and Portland, making it faster and easier to connect to the city's larger markets and services.

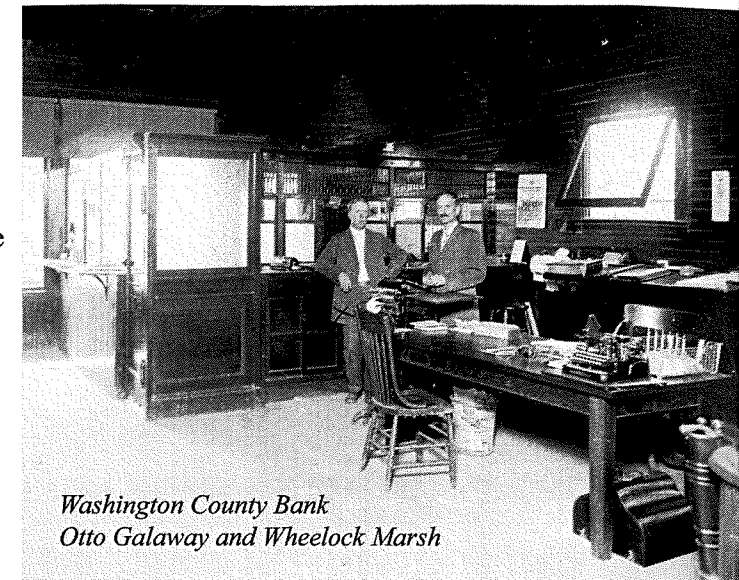
The State Highway Commission held a meeting on April 7, 1932 and Banks residents George McGraw and Charlie Kessler served as delegates from Washington County. They did their best to persuade the commission to bring the highway through Banks, but they were not successful and the proposed highway route ended up passing two miles north of town.

BUSINESSES SURVIVE AND SOME EVEN THRIVE

The Great Depression didn't keep Banks entrepreneurs from starting new businesses or carrying loans. The Washington County Bank was one of the few small banks in the county that managed to stay afloat during the 1930s. Despite operating under a restricted status for ten years, the bank continued to operate and the Moores cut their own salaries in order to pay off creditors.

Brothers John and Ed Gribner started their own company, Gribner Brothers, in the late 20s/early 30s. Ed and John grew up on Green Mountain after their family settled there in the 1890s. They looked at the giant ferns surrounding them in the lush, forested hills north of Banks and came up with an idea to cut and pack ferns for floral arrangements. Relatively inexpensive entertainment like going to the movies and niceties like floral arrangements still remained popular during the Depression. They initially gathered the ferns locally and soon were hiring fern pickers up and down the coast. They expanded their operation to include English holly, another plant that thrived in the moist climate of the Coast Range foothills.

They built a cold storage plant next to the railroad tracks and purchased the abandoned Southern Pacific Railroad depot in 1933, providing more local jobs in Banks and making it easy to ship their ferns and holly to points back east. They were flexible enough to weather changing market conditions and their small business thrived.



*Washington County Bank
Otto Galaway and Wheelock Marsh*

STRAWBERRY FIELDS AND JAPANESE FARMERS

THE STRAWBERRY CAPITOL OF OREGON

Some of the most successful farmers in the area at the time were growing strawberries, and many of them were of Japanese descent. Japanese families began arriving in Banks during the 1920s, after being forced out of Washington state due to their newly restrictive Alien Land law. Many of these farmers had lived in the U.S. for generations, raising berries on Bainbridge Island and nearby towns. Over the years they had established relationships with the R.D. Bodle Company, a barreling business. (At the time, strawberries were packed unwashed in large barrels and sprinkled with sugar before being sent to cold storage.)

Not wanting to lose their lucrative strawberry business, R.D. Bodle helped its farmer-suppliers move to farm land around Hillsboro, Oregon. They set up a packing plant in Hillsboro and provided Japanese farmers with cash advances in order to rent land.

Soon the Japanese farmers discovered what several Banks farmers already knew — that the fertile soil and south-sloping hills near Banks were perfect for growing delicious, early-season berries. The Sunamoto and Kinoshita families rented Clell Carsten's hill land north of Banks, and several more Japanese families leased other suitable farmland around the area.

After weathering a bad first year in 1929, when the strawberry plants did not set fruit, the Japanese farmers raised a bumper crop in 1930. This, combined with the loss of opportunities elsewhere, brought approximately 90 more Japanese farmers to Banks. Many locals, who were experiencing hard times themselves, were happy to rent their land to the Japanese farmers who were polite, minded their own business and always paid good rent.



Over the next few years, Banks became known as the "Strawberry Capitol of Oregon," and local farmers and their Japanese renters developed good relationships. Japanese residents contributed to the community and supported the Banks schools. Their children attended both grade school and high school and parents became involved in their activities. The Wakasugi family went to the Methodist Episcopal Church.

The success of the strawberry industry brought a new wave of pickers and field workers who returned to the farms each year. Former loggers and other displaced workers found jobs working on the farms and in the two packing plants now located on the north end Banks: the R.D. Bodle Company and the Salem-based Kelly-Baker Company, which moved in next door. At its peak, strawberry farming created about 500 jobs within a five-mile radius of Banks.

Unfortunately, the cash advances the packing company paid to the farmers kept many of them in a state of indebtedness. With a desire to keep more of their profits and exercise more control over the process, the Iwasaki family joined forces with other Japanese families and formed the Oregon Berry Packing Company in 1935, operating a plant on the corner of Farmington Road and Cedar Hills Boulevard in Beaverton. It operated successfully for many years, but went out of business in 1941 after the U.S. entered World War II and many people boycotted Japanese enterprises.

WORLD WAR II: BANKS LOSES RESIDENTS

As World War II raged on in Europe and the Pacific, Banks saw the loss of some of its workforce. Laborers left the area to work in shipyards and other war-related industries in Portland and Vancouver. Six young men from Banks joined the Army when it mustered troops into Company I, 186th Infantry at Forest Grove on November 16, 1940 and sent them off to Fort Lewis in Washington before heading overseas. As the war progressed, local farmers needed to hire laborers to cover the loss of their sons who had gone off to fight. Some women left to join the nurse corps while others took on factory jobs formerly held by men.

THE INTERNMENT OF JAPANESE AMERICANS

The war forced another great loss on the people of Banks. Boycotts were only the first blow to the Japanese Americans who made Banks their home and helped the community survive through the Depression. In one of the country's darker moments, upwards of 90 Japanese families were forced to leave Banks in 1942. People had to give up their successful strawberry farms and leave their jobs, and those who owned

land and other property were forced to sell it for nothing. They were allowed to take only what they could carry on their backs. Most of these Japanese families were American citizens. They went peacefully to their incarceration in various internment camps where they experienced loss, deprivation and humiliation until the war was over. A few of the fortunate ones from the Banks area were able to settle in and around Ontario, Oregon where they aided in crop production for the war effort.

There were a few local people who showed hostility toward the Japanese people after Pearl Harbor, however many residents felt the greater loss of their friends and colleagues and recognized the significant contributions Japanese Americans made to the Banks community. Many of the Japanese families from Banks remained in Eastern Oregon and Idaho after the war, establishing new farms there. Mamaro Wakasugi was one of the former residents who returned to the area after the war, and he was actively involved in renovating the community church.

GETTING BEHIND THE WAR EFFORT

The citizens of Banks engaged in helping the war effort from the home front. Busloads of local school children and students home from college during the summer joined Victory Food Volunteer Platoons and went into the fields to help harvest the strawberry crops. They were paid four cents a pound. The program lasted through 1946 and helped some students earn money for college tuition.

On March 10, 1942 the city passed an ordinance requiring the use of blackout curtains. Ever-vigilant, residents of Banks also felt the imperative to watch for enemy aircraft throughout the war. The city maintained a 24-hour watch and adults spent two-hour shifts in the observation post in the grade school's bell tower. Of course, there wasn't any activity overhead and residents later remembered that some adults used candy to bribe children to take over their shifts. When the war was over, the bell finally rang to celebrate.

THE SUNSET HIGHWAY REACHES BANKS (ALMOST)

In 1948, after more than 15 years of construction that started with the W.P.A., the 19-mile stretch of Wolf Creek Highway finally reached from Portland to Davies Junction near Banks. (In 1946 the highway was renamed Sunset Highway — not for the blinding late afternoon sun that directly hits westbound motorists during certain times of year, but rather for the sunset emblem worn by the 41st Infantry Division, based in Portland, which were the first U.S. troops to deploy in WWII.)

A crowd of several hundred people gathered at Davies Junction on October 8, 1948 for the dedication ceremonies. Rather than cutting a traditional red ribbon, local dignitaries took turns sawing the huge fir log that had been used to keep the highway closed during construction. With that stretch of highway now open, Banks residents had an easy, non-stop route to Portland. And the final completion of the highway in 1949 provided area residents with a much faster route to the Pacific coast for trade and recreation.



Chapter 4: A Focus on Community 1950 - 1970

NEW BUILDINGS SERVE THE CITY

The post-war baby boom saw the population of Banks increase from 247 in 1940 to 376 by 1950 — the largest increase in its history. Local merchants and services, agriculture, logging, mill work and packing industries continued to sustain the businesses of Banks, and the post-war spirit of improving the town fueled a number of civic projects.

CITY HALL

For a number of years the City Council had been meeting in different locations around town, including the bank and the pharmacy. In the early 1950s the city built a new City Hall, a small, low building with a brick facade on the corner of Main Street and Market. Initially the city government shared the space with the police department, the fire department and the new community library.



A NEW LIBRARY

In 1952 Banks women organized a drive to replace the community library that had dissolved in the late 1930s. Members of the Chamber of Commerce and other organizations and individuals donated up to 2000 books that were housed in the new City Hall. The handy Reverend Marble built bookcases and library volunteers catalogued the volumes and kept the popular library open for public use.

THE TRI-CITY RURAL FIRE PROTECTION DISTRICT

Tri-City Rural Fire Protection District, a joint effort serving Banks, Manning and Buxton, formed in 1954, expanding the reach of the Banks Fire Department. In order to better reach the outlying communities, Tri-Cities purchased a 250 gallon pumper from the city of Cornelius to replace the old hose carts that had been in use for decades.

NEW SCHOOLS

With the post-war baby boom, it became clear that Banks needed a new grade school. In 1949 the city constructed a new school at the south end of town and when it was time to move in, school children helped by carrying books from the old school to the new one. The 300-pound school bell was stored and eventually remounted in front of the grade school in 1965.

New approaches to educational curriculum drove the need for a junior high school. In 1959, 7th, 8th and 9th grade students moved into the old Banks Union High School building and a brand new high school was built. While the people of the post-war period had a distinct preference for the new, the original old high school building proved to be more solidly constructed — during the Columbus Day storm of 1962, the new buildings lost their roofs while the old school held onto its hat. The old Union High School now houses the District Office for local area schools.

THE END OF AN ERA FOR THE BANK OF BANKS

After 37 years operating the city's independent bank, William Moore was ready to sell the bank and retire. In 1946 the Washington County Bank became a branch of the Commercial Bank of Hillsboro, further integrating the city with other surrounding communities. In 1954 it became a branch of U.S. National Bank, which still serves the community today.

BERRIES, FRUIT PACKING AND INNOVATION IN BANKS

Cecil Lodge bought nearby land for strawberry farming in the late 1920s and soon became an active contributor to the community through his volunteer work. In 1952 he joined forces with Bernard Sellers, the Schlegel brothers and others to start the Sunset Packing Company on Sellers Road. They were the first locally-owned strawberry processing plant in Banks, and they introduced an innovation to the industry: individually quick-frozen berries, or I.Q.F. The new technique quickly caught on.

Due to gas-rationing during the war, the Gribner Brothers shifted from the transportation-intensive fern and holly business to barreling berries. The business dissolved when John Gribner died and Harold Wyatt, a partner in the company, started Banks Frozen Foods in 1953. They processed berries, provided seasonal employment for many of the city's youth and eventually merged with Sunset Packing Company, changing the name to Flavorland. With the expansion came a greater need for water and waste disposal facilities and the company moved to Forest Grove in 1965.

While the hills surrounding Banks were ideal for the favored Marshall strawberry — a berry that held up well during packing — the variety began to fall out of favor as newer varieties were developed that grew well on the valley floor. While strawberries continued to be grown in the area (as they are to this day), the movement of berry processing plants out of Banks and into the valley eventually ended the city's reign as the "Strawberry Capitol of Oregon."





THE BANKS LUMBER COMPANY

Dairy, grain and other agricultural products continued to keep farmers busy, but the logging industry still provided many of the area's jobs. In 1961 the Banks Lumber Company began operating a new sawmill in Banks, which produced green, narrow dimension lumber from the area's Douglas fir. The presence of the mill provided jobs in town and helped support the wider area's logging industry as well as commercial businesses in Banks.

A SMALL CITY WITH A VIBRANT SOCIAL LIFE

The bypassing of the Sunset Highway, which initially seemed like a huge loss to the city, actually helped to preserve the historic character of Banks. Without the pressure to modernize for commercial development along the highway, many of the original buildings remained. And the highway, being three miles away, provided easy access for residents while maintaining the quiet simplicity of a rural town with a vibrant social life.

THE SUNSET CHAMBER OF COMMERCE

Following in the footsteps of Dr. Munford and William Moore, who organized the Banks Commercial Club in 1910, the formation of Sunset Chamber of Commerce was inspired by the sense of renewal after the war. The organization incorporated in 1947 with the mission of promoting cooperation among businessmen and professionals in the region. Ray Vanderzanden was the Chamber's first president and was active in promoting the development of civic interests, particularly the creation of recreational spaces and opportunities for youth. The Chamber boasted 237 members at its peak, and a Women's Auxiliary organization formed in 1950, naming Thelma Vandehey as its first president. The Auxiliary was particularly effective in raising money to support the Chamber's community efforts.

SUNSET PARK

The Sunset Chamber of Commerce's motto was "Sunset time is pleasure time," and they earned it along with the distinction of becoming the first chamber of commerce in the nation to own a city park. In 1947, with money loaned by members, they purchased 20 acres on the west side of Main Street just south of town. It had the advantages of a lovely grove of trees, plenty of room to expand and access to the city water system. By the end of 1950 they had put in a baseball field, built a structure for the local Gun Club and constructed Sunset Hall (renamed Schlegel Hall after reconstruction in the 1990s), to serve as a community event space where people from all over the region could gather for dances and socials. The Banks School District rented the ball fields from the Sunset Chamber for \$1 per year with a 50 year lease. In exchange for the minimal rent, the school agreed to take care of the watering and mowing of the fields.

THE BANKS BAR-B-Q

With the return of soldiers after the war, dances and other social events provided a way for them to integrate back into the community. The annual tradition of the Banks Bar-B-Q, which carries on to this day, had its earliest beginnings in the summer of 1945 when a bar-b-q was held on the school grounds. The construction of the new Sunset Park and Sunset Hall allowed the event to expand. The first Sunset Mother and Sunset Princess were crowned in 1949 as a way for the community to honor its pioneer women. They reigned over the celebration, which included, at various times, a foot race from Portland, trap-shooting, bingo, square dancing, a threshing bee, Model T and pig races and children's games. The Banks Bar-B-Q — then as now — also included a pancake breakfast at Sunset Hall and a parade down Main Street. More raucous attractions would also come to define the annual town celebration in future years.



Banks Bar-B-Q parade, 1958

BANKS CONTINUES ITS TRADITION FOR SEMI-PRO BASEBALL

Banks never lost its love for the sport of baseball, and games were always a special attraction. The Sunset Pioneers now had a permanent place to play, and with the fervent support of their hometown fans they won the state semi-professional baseball championship and went on to play in the northwest regional finals.

THE CHURCH GETS AN UPGRADE

By 1951 the old Methodist Episcopal Church was in dire need of repair. The Women's Society of Christian Service (W.S.C.S.) started raising money for a building project, citing rotten wood that needed to be replaced and the need for new, more modern spaces to accommodate the growing population.

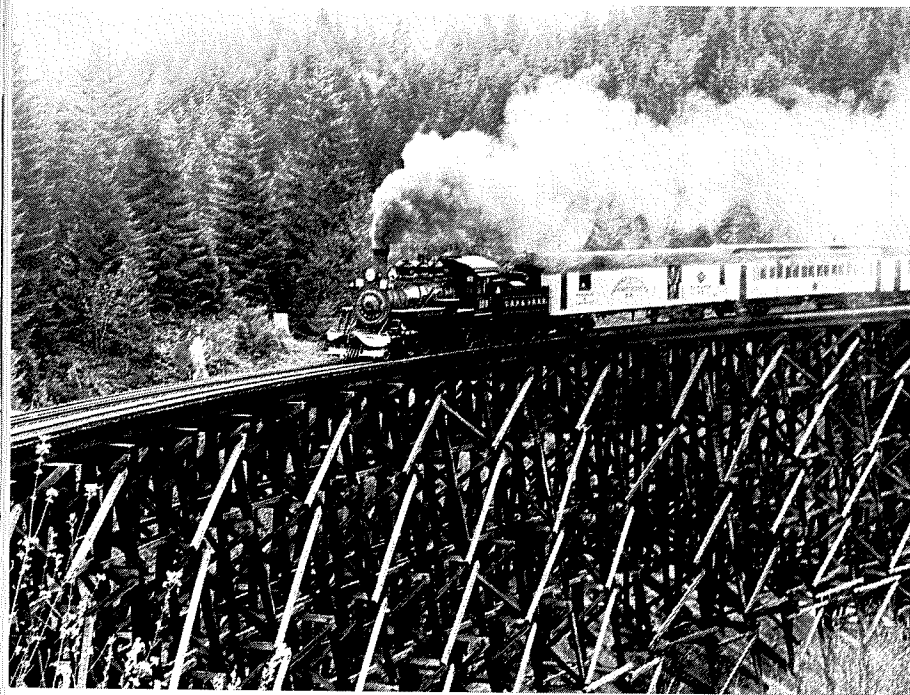
The new pastor, Reverend Ivan Marble, had just arrived in 1950, and in addition to his ministerial duties, he was also a skilled carpenter. The Reverend drew up plans for an addition that would include a new

fellowship hall, two classrooms, a kitchen and two rest rooms to replace the decaying outhouse. Work started on November 21, 1951 when eight of the local boys were given permission to demolish the old outhouse, which they did enthusiastically one evening after school. Church members provided the construction labor: men built the addition and women sanded and painted the interior, varnished chairs, made drapes and fed the construction crew. The addition was completed in April 1952.

The community quickly embraced the new spaces, using them for a youth groups, Camp Fire meetings, baby showers, farewell parties, anniversary celebrations and, of course, regular church attendance. The W.S.C.S. gave credit to the much-needed nursery space and the new indoor restrooms for bringing more people to church.

A STEAM TRAIN EXCURSION FROM BANKS TO VERNONIA

On May 24, 1964 a crowd gathered in Banks for the inaugural voyage of an antique steam-powered excursion train. The United Railways line, which was completed in 1922 primarily to haul logs and lumber



from the Oregon-American Mill in Vernonia to Portland, fell into disrepair after the lumber mill closed in 1953. It was officially abandoned in 1957, and in 1960 a volunteer group of railroad buffs, supported by local businesspeople and the Sunset Chamber of Commerce, came up with an idea: to create an excursion train that would attract tourists to the community, showcase the area's natural beauty and provide younger residents with an experience of bygone days. They leased the railroad line and began work on reviving an historic steam-powered engine and passenger train. Nearly four years later, the Vernonia South Park & Sunset Steam Railroad (VSP & SSRR) was ready to make its first round-trip voyage from Banks to Vernonia.

The steam engine belched the familiar black smoke as it chugged out of Banks Station carrying 250 passengers, including excited railroad fans, journalists, photographers and local dignitaries. Engine 105, also known as "Old Chet," had run these same rails for many years for the Oregon-American Lumber Company. Now it pulled six reconditioned antique railroad passenger cars, complete with pot-bellied stoves to keep the voyagers warm. At the helm was Old Chet's namesake, engineer Chet Alexander of Vernonia, Engine 105's first engineer.

All along the highway and below the trestles railroad fans and photographers gathered to watch the event. Parents and grandparents no doubt told their children stories of the days when railroads opened up the West and inspired entire towns to move to meet them.

The VSP & SSRR operated the excursion train until 1969.

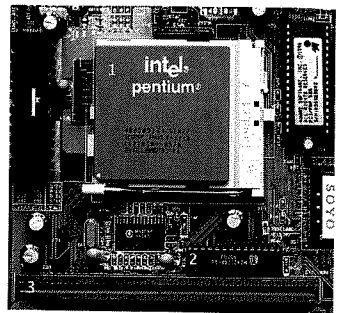
Chapter 5: A Time of Change and Expansion 1970 - 1990

ANALOG CITY IN A DIGITAL BOOM

HIGH-TECH COMES TO EASTERN WASHINGTON COUNTY

While Banks and the western part of Washington County remained largely rural, the county's east side saw the rapid development of new technology industries.

Tektronix, which was founded in 1946, spun off dozens of technology companies over the next 30 years. When the Silicon Valley computer chip maker Intel established operations in Washington County in 1974, still more high-technology suppliers and partners were attracted to the area, earning it the moniker "Silicon Forest." Along with these new industries sprouted new housing developments, shopping districts and services to support the rapidly growing population.



In 1973 Oregon Governor Tom McCall called on the Oregon Legislature to adopt the nation's first set of statewide land use planning laws to protect the area's natural resources and fertile farmlands from being paved by urban sprawl. Later that year the governor signed Senate Bill 100 into law. Under the new law, the Portland metro area established its urban growth boundary in 1977, putting some limits on westward expansion.

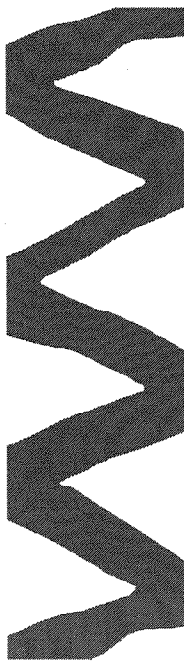
TIMBER INDUSTRY BOOMS, THEN TAKES A HIT

Despite the growth of industry in eastern Washington County, Banks remained a small-town hub that supported the area's farming, logging and mill operations. Throughout the 1970s the timber industry recorded record harvests in the national forests, particularly in Oregon. Improvements in equipment and the ability to clear-cut large swaths of forest land stoked a huge boom for the logging industry. Loggers made decent wages, and sawmills, many of which were tooled to process large, old-growth trees, provided ample jobs throughout northwest Oregon.

But what seemed like an endless supply of trees to the area's earliest settlers was showing signs of over-cutting by the 1970s. In an attempt to better manage the region's forest resources, the state and federal government began establishing regulations that put some restrictions on logging. Large timber companies, which were often very involved in influencing regulation, weathered the changes fairly well, but many small logging operations struggled to turn a profit.

Technological upgrades in the 1980s, including automated equipment, enabled sawmills to process more lumber with fewer people, resulting in layoffs of workers. At the same time environmental groups, concerned about the loss of old-growth forests and the endangered species that live in them, like the spotted owl, took legal action to put pressure on government regulators to reduce the number of old growth trees harvested on public lands.

This ushered in an era of high profile battles in the 1990s that pitted the timber industry against environmentalists and loggers against tiny owls. Many loggers and millworkers lost their jobs to a combination of automation, regulation and the shipping of raw timber overseas where it could be processed by cheap labor. But some sawmills successfully retooled to handle smaller diameter, second-growth trees.



RESIDENTS LIVE IN BANKS, BUT WORK ELSEWHERE

While the precipitous decline of the timber industry had an impact on many rural communities in the area, Banks survived and the Banks Lumber Company continued to provide local jobs, maintaining the city's now somewhat unique atmosphere as an Oregon timber town.

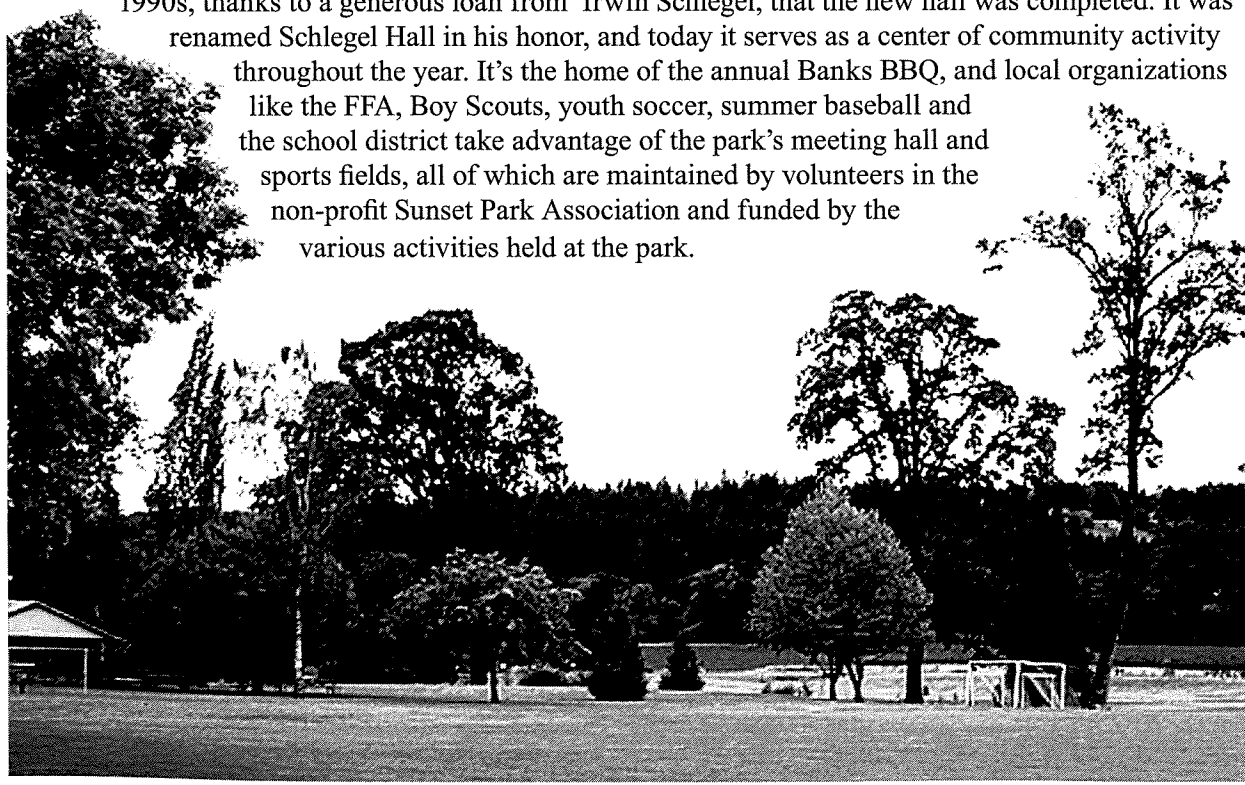
By the 1970s, many descendants of the old pioneer families still remained in the area, but the original land claims had long been subdivided among children, grandchildren and great-grandchildren. While some still worked in the community, many took advantage of the easy access to nearby Hillsboro and Portland via the Sunset Highway, transforming Banks into a community of commuters.

Banks also saw an influx of new settlers. In 1968 Banks expanded its residential population with the completion of the first new house in the city's first development: Satellite. Built on a hill that was once covered with some of Banks' celebrated strawberry fields, Satellite drew new residents to the town – many of whom worked in the bigger cities but wanted a bit more land and a quiet place to come home to.

A FIRE AT SUNSET PARK

In January 1983 a fire broke out in the historic hall in Sunset Park, burning it to the ground. Sadly, many of the historic photographs and archives that documented the activities in the park over the years were destroyed. With limited funds, the reconstruction of the building was stalled. It wasn't until the late

1990s, thanks to a generous loan from Irwin Schlegel, that the new hall was completed. It was renamed Schlegel Hall in his honor, and today it serves as a center of community activity throughout the year. It's the home of the annual Banks BBQ, and local organizations like the FFA, Boy Scouts, youth soccer, summer baseball and the school district take advantage of the park's meeting hall and sports fields, all of which are maintained by volunteers in the non-profit Sunset Park Association and funded by the various activities held at the park.



EXPANSION SERVES A MODERN CITY

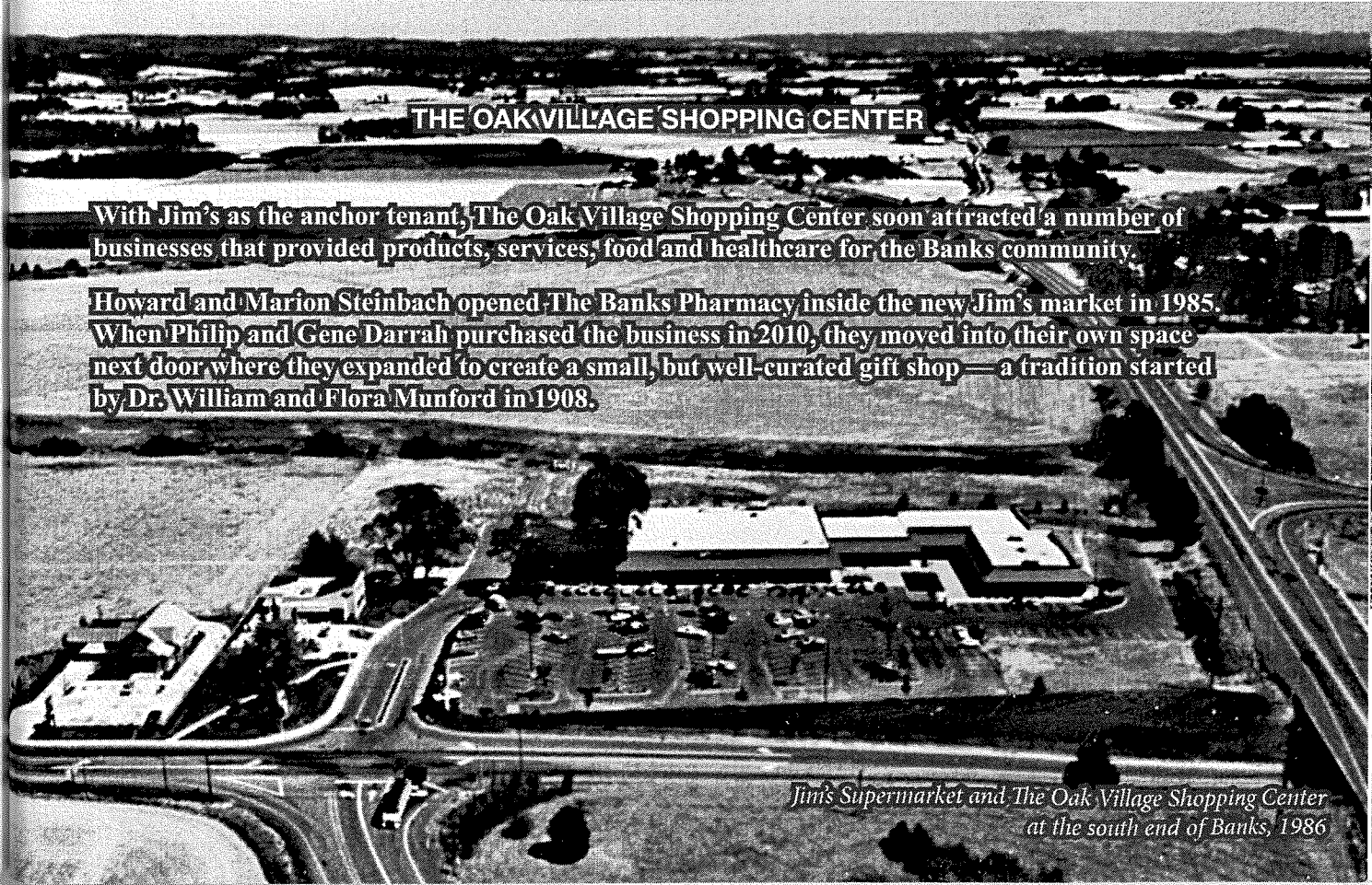
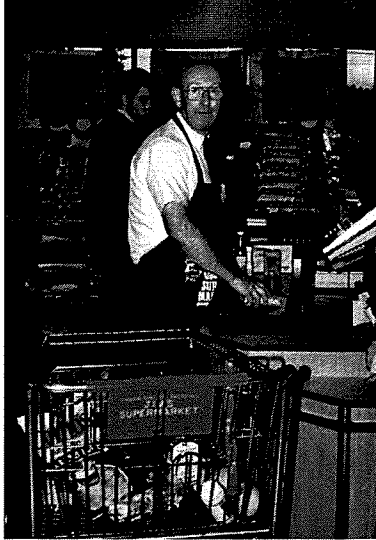
JIM'S SUPERMARKET

In the 1950s there were two grocery stores in banks, one owned by the Shaw family and one owned by Norm Smith. Smith and his business partner Bob Crop bought the Shaw family store in 1958, when it became known as the Sunset Supermarket. Jim Ward, who worked as a meat cutter at the supermarket, and his wife Dorothy bought the Sunset Supermarket in 1970 and renamed it Jim's Super Market (known to locals simply as "Jim's").

In 1985 Jim's relocated from its original location (where the Dayspring Christian Fellowship is now) to the newly developed Oak Village Shopping Center at the intersection of Highway 47 and Highway 6. The Wards became part owners of the shopping center and Jim's served as its anchor tenant, becoming affiliated with the Thriftway group in 2004.

Jim's is still family-owned today (Jim's son Mark and his wife Karen took over the store in 2005). In addition to serving the local community and employing more than 50 people, they are ongoing major supporters and fundraisers for local area organizations.

Jim Ward 1936-2003



THE OAK VILLAGE SHOPPING CENTER

With Jim's as the anchor tenant, The Oak Village Shopping Center soon attracted a number of businesses that provided products, services, food and healthcare for the Banks community.

Howard and Marion Steinbach opened The Banks Pharmacy inside the new Jim's market in 1985. When Philip and Gene Darrah purchased the business in 2010, they moved into their own space next door where they expanded to create a small, but well-curated gift shop — a tradition started by Dr. William and Flora Munford in 1908.

Jim's Supermarket and The Oak Village Shopping Center at the south end of Banks, 1986

BANKS GETS A RACETRACK

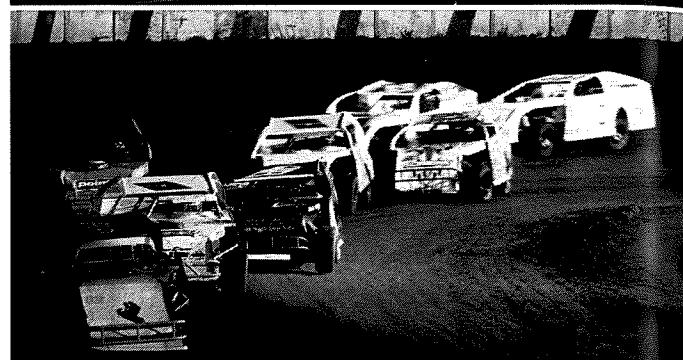
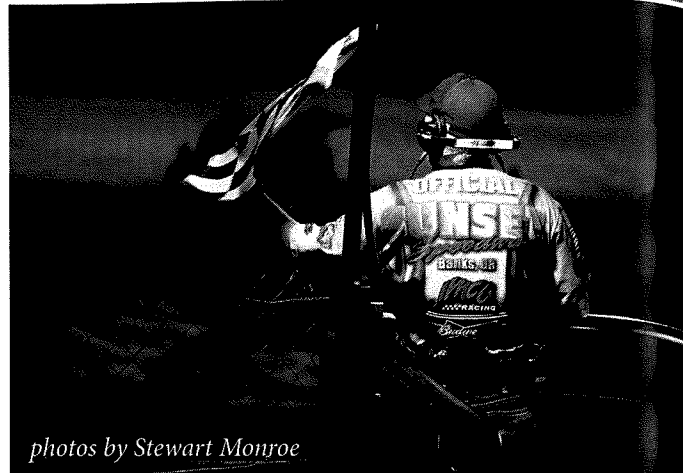
Life in Banks, or at least a slice of it, got a lot faster in 1986 with the opening of the Sunset Speedway. Adjacent to Sunset Park, the quarter-mile, dirt oval track hosted its first car races in April of that year and monthly events for the next 10 years. In 1996 Mike McCann took over the Sunset Speedway. He upgraded the track to a clay surface, added bleachers, and kicked-off a new summer Saturday night tradition that still continues, April through September each year, drawing racing fans from around the region. In 2003 Mike sold his business to Doug Walters, a longtime racer (now deceased), and Jerry Schramm, who continues to operate the Speedway.

Among the best-known events at the track are the annual Banks BBQ Tractor Pull, which officially began in 1971 before there was an official track, and the Combine Demolition Derby, a raucous event that draws thousands of fans.

THE COMBINE DEMOLITION DERBY

It all started when local residents David Duyck, Matt Pihl, Mitch Vandehey, Mike Shorn and Scott Cramer went on a road trip to Lind, Washington, where they attended a combine demolition derby. Inspired, they came home and started planning. They consulted with the organizers of the Lind event and began scouring the countryside for old, scrap combine harvesters – machines originally designed to combine reaping, threshing and winnowing of grain. For each combine they removed the reel on the front, which normally takes in the grain, and removed all of the pointy bits that could puncture a tire and end the competition too quickly. They welded and reconfigured and reinforced these giant machines so that the drivers would be protected and the exteriors could withstand a few rounds of crashing, crushing competition.

In the year 2000, at the Banks BBQ, the founding five launched the first Banks Combine Demolition Derby, taking to the wheels of their giant, suped-up combines and using them to rush, ram and slam into each other until only one drivable combine was left. Over the years the event has grown into a summer tradition that draws heated competition and huge crowds, often selling out the stands. There is no purse – it's all done for fun – and the winner proudly takes home a Golden Cylinder Wrench.



photos by Stewart Monroe



Chapter 6: A Timber Town and Recreation Hub 1990 – 2020

GATEWAY TO RECREATION

A HOME TOWN FOR THE SILICON FOREST

Throughout the 1990s and the turn of the 21st century the Portland metro area continued its suburban expansion. Hillsboro, the seat of government for Washington County and epicenter of the rapidly growing “Silicon Forest,” experienced its own real estate boom. But with rising home prices, traffic gridlock and life at the speed of high tech, many families sought a more easygoing, small town way of life.

This was a time for expansion in Banks as well. In June 1994 the Banks City Council and Mayor approved the construction of the Arbor Village housing development at the south end of town. 340 homes were planned and built in the development's first phases, welcoming many new families who now call Banks home. The final phase, with 37 additional new homes, is slated for completion in 2020.

NEW SCHOOLS ACCOMMODATE MORE NEW STUDENTS

Banks made a number of upgrades and modular additions to its elementary, junior high and high school buildings throughout the 1970s and 1980s, but with the addition of Arbor Village and an influx of new families, it was time for more spacious, modern school buildings.

In 1999 the new Banks Elementary School opened its doors, and in 2014 Banks completed construction of a 26,000-square-foot addition to the Banks Middle School, upgrading the 1950s-era building and replacing portable buildings that had been used for extra space for many years. Wood from oak trees cut down to make room for the building were reused as benches and decoration and a painting by a Banks High School graduate hangs in the main office.



THE FIRE DEPARTMENT GETS AN UPGRADE

The Tri-City Rural Fire Protection District relocated to a bigger building on the corner of Main and Sunset streets in 1972. In 2000 the community built a new fire station on the same location and, in 2001, changed their name to Banks Fire District #13. That same year the fire department hired its first full-time paid firefighter and began teaching firefighting classes at Banks High School. Over the next five years

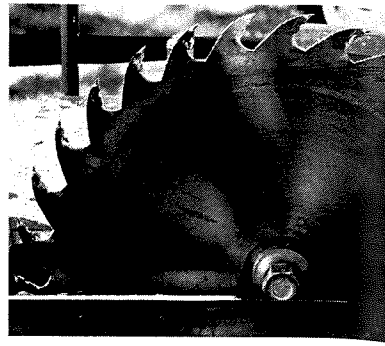
the department purchased new engines to replace their old 1970s and 1980s era equipment, and in 2006 was voted Fire District of the Year by the Oregon Fire Directors Association.



Banks Fire Department, 2020

FROM TIMBER TOWN TO RECREATION HUB

As many towns farther down the valley transformed into tourist destinations for Oregon's wine country, Banks continued to maintain the character of a traditional, thriving Oregon mill town. In 2016 Portland-based Hampton Lumber acquired the assets of the Banks Lumber Company shortly after the mill had ceased operations and laid off its 60 employees. Hampton upgraded the mill and revitalized the workforce, hiring back many of the previous workers to help with mill improvements and ongoing operations.



Throughout the 2010s businesses in Banks saw an uptick in visitors from outside the area, drawn by the completion of new recreational destinations.

THE BANKS-VERNONIA STATE TRAIL

On October 29, 2010 the city celebrated the opening of the Banks Trailhead, marking the completion of the Banks-Vernonia State Trail, Oregon's first linear state park. The 21-mile rails-to-trails conversion follows the right-of-way of the railroad line used originally by United Railways and the Spokane, Portland & Seattle Railway freight lines and later the Vernonia South Park and Sunset Steam Railroad excursion train. The line was eventually abandoned in 1969 and the rails were salvaged in 1973. The State of Oregon purchased the right-of-way in 1974.

In the late 1980s community residents formed The Friends of the Banks-Vernonia Trail and advocated for the creation of a trail. In 1991 Friends Volunteers, working alongside the state's ranger staff, began building the trail: an eight-foot wide paved hiking

and bicycle trail paralleled by a four-foot wide horse trail. The Vernonia Trailhead was dedicated in 1992, and that same year the project was designated One of America's First 500 Rail-Trails by the Rails-to-Trails Conservancy. The trail was gradually opened in sections, culminating in the trail's completion in 2010 with the dedication of the Banks Trailhead.

Heading north from Banks to Vernonia, the trail winds through farm fields, riparian areas and thickly forested Coast Range foothills. It crosses over 13 bridges, and hikers and cyclists can enjoy the view from the 733-foot long, 80-foot high Buxton Trestle over Mendenhall Creek. Horses, riders and humans not fond of heights can enjoy the view of the historic trestle from the ground-level equestrian bypass. Six trailheads provide access points, and roughly mid-way the trail passes through L.L. "Stub" Stewart State Park, which opened in 2007.

BANKS SWAMP BECOMES THE KILLIN WETLANDS NATURAL AREA

For millennia the Tualatin River and its tributaries meandered eastward out of the Coast Range and across a rich, low floodplain. Long before the Atfalatis came, beavers made dams and created a series of lakes and wetlands that were inhabited by millions of birds – both year-long residents and migratory birds making their way down the West Coast. One of the most significant of these wetland areas was along the



West Fork Dairy Creek on the edge of the area that would eventually become the city of Banks.

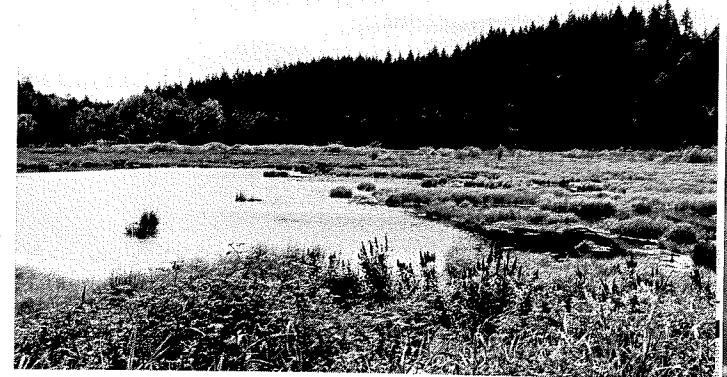
Over time, these perennially flooded wetlands developed a deep layer of high-organic peat soil, creating a unique ecosystem that supported plants that are not found anywhere else in the Willamette Valley: Geyer willow, Oregon bentgrass, bogbean and narrowleaf cattail among them. The land was rich with wildlife and the Atfalatis hunted there and harvested Wapato and other plants.

From the early 1800s to the 1840s European trappers decimated most of the beaver population, and by the 1840s, when the Wilkses moved in, there weren't enough beaver to support the trade. Jesse Moore and his family owned a considerable portion of the wetland and the surrounding area, and for many years part of it was even referred to as "Moore's Lake." In 1872 the Moores sold part of their land to a man named Benton Killin, a prominent attorney in Portland.

For the next 130 years the land around the wetlands was farmed, and many of the wetlands in the area were drained – including Moore's Lake – in order to grow crops. But a portion of the wetlands, an area known as Banks Swamp, persisted, providing one of the last relatively unaltered remnants of the rare ecosystem. In 1991 it was identified by The Nature Conservancy as a site for preservation. They said in their report:

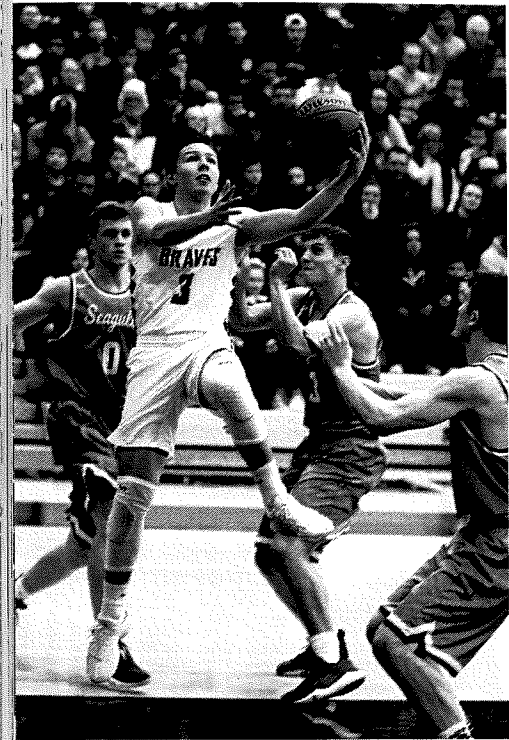
"Banks Swamp is all that remains of an estimated 10,000 acres of willow swamp and marsh that occurred on poorly drained Labish, Semiahmoo and Wapato soils in the Willamette Valley."

Beginning in the mid 1990s Metro began negotiating with the current owners, the Kistner family (descendants of the Killins), to acquire the land for preservation. In 2002 Metro acquired 373 acres and renamed Banks Swamp the Killin Wetlands Natural Area. An additional 212 acres were added in 2012 and over the next few years the Killin's 1941 white, gambrel-style barn was restored. In 2017 the Killin Wetlands opened to the public, with parking and accessible viewing areas, benches, interpretive signs and hiking trails that provide a rare opportunity for birdwatchers, photographers and nature enthusiasts to experience the beauty of an ancient, wetland ecosystem that is once again flourishing.



2018 - 2019 SPORTS – A PROUD SEASON OF FIRSTS

The 2018-2019 school year was, by any definition, phenomenal for Banks High School athletics. In the town's 98 year history of high school sports, there had been many wins and some disappointing losses, but no Banks boys team had ever brought home a state title. In this single, historic season, the Banks Braves brought home three 4A state championship titles – in football,



basketball and baseball – becoming the first school in any classification to win all three state titles in the same year since 1985 and the second school ever to win those three state titles in 100 years of Oregon School Activities Association (OSAA) competition.

It all started in the fall of 2018, when the Banks Braves football team played their way to the 4A state championships, winning the exciting final game against Seaside 31-20. Then came basketball season. After losing in the quarterfinals in 2017 and the semifinals in 2018, the Banks Braves basketball team found themselves squaring off with Seaside once again in March. After a rough first half, the Braves battled back to defeat the defending champion Seagulls 62-56 to win the state basketball title. Nearly three

months later, the Braves baseball team won the state title in a 3-1 win against Henley. And in a blow to anyone holding the opinion that youth should specialize in one sport, three amazing athletes – Hayden Vandehey, Blake Gobel and Jarred Evans – played on all three winning teams.



All photos this page by Stewart Monroe



The Banks girls teams also had an amazing year, taking home 2nd place in soccer, finishing in the top four in softball and finishing 6th in basketball. All of these titles are particularly significant, given that Banks High School is one of the smallest in the entire Cowapa League.

2020: A YEAR OF MILESTONES

The Banks Centennial

January 19, 2020 marked the 100th anniversary of the city's incorporation. A centennial celebration at Schlegel Hall kicked off a year of celebratory events, bringing together current and former residents and igniting a sense of pride among young and old alike.

75 Years of the Banks BBQ

August 2020 would have marked the 75th Banks BBQ, which was rescheduled for 2021*. This longheld tradition features a traditional pancake breakfast, parade through town, BBQ, 6-gun fast-draw competition, car show, beer garden, poker tournament, tractor pull and the fan-favorite Combine Destruction Derby. There are always plenty of children's activities as well, including the grease pole – a tradition since the early days – and the annual frog-jumping contest that has local children sloshing through ponds and ditches for days in advance, in hopes of catching the prizewinning jumper.



** As of this publication, due to the coronavirus COVID-19 pandemic in early 2020 and the unknown length of time that will be required for closures and social distancing measures, the summer Banks Centennial festivities of 2020 were cancelled. The pandemic has hit every community across the country and around the globe – if not from the virus itself, then from the economic challenges it has posed with closures of all but essential businesses for a*

significant length of time. Banks schools closed on March 12, 2020 through the end of the school year and all community festivities are being rescheduled.

Other milestones in 2020:

- Jim's Supermarket: 50 years in business as of March 2020.
- The Combine Demolition Derby: 20 years of heated local big iron competition.
- Banks Trailhead/Banks-Vernonia State Trail:
October marks the 10th anniversary of the opening of the Banks Trailhead.

The greater Banks Community

While the pages of this book focus primarily on the history of Banks, the citizens of the surrounding towns of Buxton, Manning, Timber, Gales Creek, Hayward, North Plains, Mountindale, Verboort and Roy have always been a vital part of the greater Banks Community.



A walk through history...

In honor of the Banks Centennial, the Banks Historical Society published this book as well as a new walking tour that showcases the town's oldest homes and buildings – some of which made the two-mile trek from Greenville – that still preserve the architecture of an early 20th century frontier town. Despite the construction of new buildings over the years, a closer look as one walks down Main Street today reveals the historic false-front facades rising above since-remodeled structures – businesses that flourish today in the footprints of the town's first commercial center.

FUN FACTS AND RUMORS

The Rajneeshees Came to Town...

A number of members of the community tell stories of when followers of the Bhagwan Shree Rajneesh visited Banks between 1983 and 1985. (The Rajneeshees became infamous for their attempt to take over the town of Antelope in Eastern Oregon by poisoning local salad bars in order to influence an election.) They purportedly made inquiries into purchasing the land behind Jim's where the Arbor development was later built. Al Lucero, the produce manager for Jim's, remembers them coming into the store and commenting on the good quality of the fruits and vegetables...

Is Banks the Planet Dagoba?

According to an online movie location resource, some of the exterior scenes for the Star Wars film "The Empire Strikes Back" were filmed around Banks, Oregon. The lush, green, fern-filled forests near town served as the forested, swampy planet of Dagoba where Luke Skywalker trained with Jedi Master Yoda. Whether any of the cast ever set foot here or if the area just provided a visual backdrop from which computer graphics and sound stage sets were built, remains a mystery...

In the middle of Nowhere Man

Homes and buildings in Banks and on surrounding farms served as filming locations for an episode of the 1995-1996 television series "Nowhere Man."

A film festival fave?

Scenes for the 2020 film Lorelai, starring Jena Malone and Pablo Schreiber, were shot in and around Banks Billiards. As of this writing, the film is being entered in festivals and has not yet been released...

References

Chapter 1:

Zenk, Henry. "Kalapuyan peoples." The Oregon Encyclopedia.
https://oregonencyclopedia.org/articles/kalapuyan_peoples.
Accessed November 25, 2019

Robbins, William. "Oregon Donation Land Act." The Oregon Encyclopedia.
https://oregonencyclopedia.org/articles/oregon_donation_land_act.
Accessed November 16, 2019

Pedersen, Nathan. "Barlow Road." The Oregon Encyclopedia.
https://oregonencyclopedia.org/articles/barlow_road.
Accessed December 15, 2019

Mahoney, Barbara. "Provisional Government." The Oregon Encyclopedia.
https://oregonencyclopedia.org/articles/provisional_govt_conference_in_champoeg_1843.
Accessed November 25, 2019

Additional information about the Wilkes family on the Oregon Trail, contributed by Mrs. Arlene Johnson Marble, a great-great-granddaughter of Peyton Wilkes, published by researcher Barbara Eakley in Virginia Connections
<http://albemarle-callaway.com/surnames/getperson.php?personID=13285&tree=herring>.
Accessed February 21, 2020

Fun Facts and Rumors:

Star Wars, Episode 5: The Empire Strikes Back exterior scenes
<https://almostginger.com/star-wars-filming-locations/#Star-Wars-Episode-V-The-Empire-Strikes-Back-1980-Filming-Locations>
Accessed February, 2020



Proposed Measure: Banks School Bond

Election Day: May 21, 2024

If the proposed measure passes, the resulting tax revenue would be used to fund the following projects.

Upgraded Facilities and General Maintenance



At the proposed tax rate of \$2.99 per \$1,000 of assessed property value the bond would provide funds for:

- Repairs to leaking roofs at buildings around the district
- Adequate HVAC systems
- General maintenance and improved building longevity

Safety and Security



- Seismic upgrades
- Health and safety upgrades around district
- Physical threat security upgrades

Modernized Classroom Space

- A new two-story high school building that replaces most of the learning space to provide:
- Modernized classroom space that accommodates new classroom requirements
- Upgraded existing facilities, safety and mechanical systems



If Passed, How Much Would the Bond Measure Cost?

If the measure passes the owner of a home with an assessed value of \$250,000 would pay \$25 more per month or \$300 more per year.

What if the Bond Does Not Pass?

If the measure does not pass, the proposed projects would not be completed, and property taxes would not be increased.

For more information or to find out ways to get involved, please visit our website and follow us on Facebook!



www.banks.k12.or.us/2024bond



Facebook.com/Banks.Braves

#20

Union
High School
1919





BACK
EAST SIDE

From: Lauren Jabbour jabbourlauren@gmail.com 
Subject: This is our picture
Date: February 6, 2025 at 6:13 PM
To: aylahofler@gmail.com



SOUTH SIDE

