

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received JUL 17 1987
date entered SEP 14 1987

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic N/A Number of contributing resources: 52
Number of non-contributing resources: 14
and/or common McMinnville Downtown Historic District

2. Location

Irregularly-shaped six-block-long area, bounded essentially by 4th Street on the north, the
Southern Pacific Railroad tracks on the east, 2nd Street on the N/A not for publication
south and Baker Street on the west.

city, town McMinnville N/A vicinity of First Congressional District
state Oregon code 41 county Yamhill code 071

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	N/A being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input checked="" type="checkbox"/> transportation
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple ownerships, see Item 7
street & number N/A
city, town N/A N/A vicinity of state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. Yamhill County Courthouse, Clerk's Office
street & number 5th and Evans Street
city, town McMinnville state Oregon 97128

6. Representation in Existing Surveys

title City of McMinnville Historic Resources Inventory has this property been determined eligible? yes no
date Phase I, 1980; Phase II, 1984 federal state county local
depository for survey records State Historic Preservation Office, 525 Trade Street SE
city, town Salem state Oregon 97310

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u> N/A </u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The McMinnville Downtown Historic District is located in Township Four South, Range Four West, Section Twenty-one, in Yamhill County. The district is sited on the Original Town Plat of McMinnville (1856) and Rowland's Addition to the City (1865). The district covers portions of 15 blocks and encompasses 15.2 acres. The plat was laid out with the lettered streets running north-south and the numbered streets aligned east-west. There is a strong concentration of buildings along Third Street. The nominated area contains both commercial and public uses. The district is made up of 62 individual tax lots; some tax lots contain more than one building, in which case the buildings were letters a, b, and c and assigned separate classifications where appropriate. There are 66 buildings within the district. One building, formerly a residence, is now being used for commercial purposes. There are 22 Primary Significant Contributing buildings dating from the earliest represented period of development from 1880 to 1912; 30 Secondary Significant Contributing buildings dating from the period 1913-1937; four Historic Non-Contributing buildings, six Compatible Non-Historic, Non-Contributing buildings, four Non-Compatible, Non-Contributing buildings, and one vacant lot. The latter, being neutral, is not tallied in the break-down of contributing and non-contributing features. A detailed definition of the classification system is given on page 3.

The City of McMinnville, Oregon, with a current population of 15,460, is located in the center of Yamhill County, in the upper region of the Willamette Valley. The topography of Yamhill County is varied, with rolling hills and rich agricultural land. The south fork of the Yamhill River flows through the lower section of the county, near McMinnville. The Willamette River defines the eastern edge of the county. Numerous creeks run to the west of these major rivers; Baker Creek is north of McMinnville. In recent years the County has become well known for its grape production, and there are many wineries within a few miles of McMinnville. Highway 99 is one of the major routes through McMinnville; Highway 47 is accessible on the outskirts of the city off of Highway 99. One can also enter McMinnville from the east, on Highway 18. Construction on the Portland, Eugene, and Eastern Railroad electric line through McMinnville started in 1912. The depot, completed in 1913, remains as a contributing resource within the historic district. Passenger service was discontinued in 1920.

Boundary decisions for the historic district were based on historical, visual, and physical factors. Historical factors important in determining the district boundaries include: the location of the Original Town Plat, change in land and building use, scale of buildings, and building materials. Visual factors such as changes in building style, massing, setback and design features were also considered in boundary decisions. Physical factors such as the Southern Pacific Railroad line, the development of major streets, and previously surveyed lines of convenience (previous tax lot division lines) were also considered in determining boundaries.

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The downtown district has a strong central focus along Third Street, from Baker to Galloway Streets. Most buildings within the district face onto this major axis. The boundaries are irregular along the north edge of the district, starting with Baker and Fourth Streets, cutting in at the middle of the block between Third and Fourth Streets to Davis Street, where the boundary turns north and then east along the north side of Fourth Street. The boundary then cuts through the block on the north side of Fourth Street, until Ford Street where it heads east and then south, and east again along the center of the blocks on the north side of Third Street, stopping at the Southern Pacific Railroad tracks. The eastern edge of the district is defined by the Southern Pacific Railroad tracks. The southern edge of the district, more regular than the northern edge, cuts through the center of the blocks on tax lot lines between Third and Second Streets until the block between Cowls and Davis Streets, where it turns south to pick up a tax lot, and then proceeds west to Baker Street. Three buildings along the west side of Baker Street make up the western edge of the district.

The north side of the district boundary is defined by a number of vacant lots and changes in building use from commercial to residential. The east boundary is defined by the Southern Pacific Railroad tracks and changes in building type. Commercial buildings on the east side of the railroad tracks are a mixture of newer buildings and older wooden structures spaced far apart. This abrupt lack of concentration of structures also helps define the eastern boundary. The vacant lots, changes in building use from commercial to residential and ecclesiastical and other noncontributing structures define the southern edge of the district. Changes in topography and building type determine the western boundary. Residential buildings, a park, and the McMinnville Library are on both sides of Adams Street.

There are a variety of architectural building periods represented within the district which are typical of the 19th and 20th century. Styles for contributing buildings included in the district are the Italianate, Queen Anne, Richardsonian Romanesque, Commercial, American Renaissance, Craftsman, California Mission, and Modernistic. The primary building materials on historic buildings are brick and stucco. Some of the first floors of buildings have been remodeled with the use of tile, stucco, and marble. Other dominant building materials include cast stone, pressed metal, and wood ornamentation seen in cornices, pediments, friezes, and door and window surrounds.

Major changes that have occurred to the buildings in the district over the years have been alterations to first floor storefronts and the introduction of stucco applied to building facades. Most storefront windows have been replaced with large single-paned, fixed glass windows with aluminum frames. Transom windows have been covered over with plywood or stucco. Tile or

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pigmented glass has been placed over several of the historic storefronts. Some of these changes were made 50 or more years ago; other buildings have more recently been covered with stucco.

Public improvements within the district include asphalt streets (in 1912), concrete sidewalks and curbs with recently added eyebrows, metal lamp posts at major intersections, wooden street furniture, and trash receptacles. A variety of now mature street trees have been planted throughout the district.

The Historic Resources Inventory for the City of McMinnville was completed in 1980 and updated in 1983-84. Most of the buildings within the historic district were identified during this inventory process. In November of 1982, the McMinnville City Council passed an ordinance relating to the protection of primary historic buildings within the 1981 City Inventory, and establishing the McMinnville Historic Landmarks Committee. A new ordinance, which will address the findings of the 1983-84 inventory and also provide for historic district guideline measures, is to be introduced in early 1987.

The properties within the McMinnville Historic District are classified below. The classification criteria for contributing and noncontributing buildings within the nominated district is based on building date, building style, type and number of alterations, building materials, building setback, and roof shape. There are 52 Contributing and 14 Non-Contributing buildings within the district.

1. Primary Significant Contributing: Structures are classified as Primary Significant if they were built in or before 1912, or reflect the building styles, traditions, or patterns of structures typically constructed before this date. These buildings represent the primary period of construction and development in downtown McMinnville from initial settlement in 1881 to 1912, when city improvements and use of the Oregon Electric and Southern Pacific Railroad service promoted new construction in the downtown area.
2. Secondary Significant Contributing: Structures are classified as Secondary Significant if they were built in or between 1913 and 1937. These buildings represent the secondary period of construction and development from the increase of city improvements and auto traffic.
3. Historic Non-Contributing: Structures are classified as Historic Non-Contributing if they were built during either the primary or secondary periods of construction but have been so altered over time that their contributing elements (siding, windows, massing, entrances, and roof) have been lost or concealed. If their contributing elements were restored, these buildings could be reclassified as Primary or Secondary Significant.

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4. Compatible Non-Historic Non-Contributing: Structures are classified as Compatible Non-Contributing if they were built after 1937 but are compatible architecturally (i.e., scale, materials, use) with the significant structures and the historic character of the district.
5. Non-Compatible Non-Contributing: Structures are classified as Non-Compatible Non-Contributing if they were built after 1937 and are incompatible architecturally (i.e., scale, materials, use) with the significant structures and the historic character of the District.
6. Vacant: Properties are classified as Vacant if there are no buildings sited on them (i.e., vacant lots, alleys, parking lots).

The properties within the McMinnville historic district are listed below:

1 ADDRESS: 301 N. Baker
CLASSIFICATION: Secondary Significant Contributing
OWNER: Jack and Carol Boersma
203 E. Third Street
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 AD TAX LOT: 8400
PLAT: Original Town LOT: 8 BLOCK: 2
YEAR BUILT: Between 1912-1928 STYLE: Commercial
ALTERATIONS: moderate USE: Commercial

DESCRIPTION: This square one-story concrete structure faces east with four plate glass storefronts. A simple projecting raised concrete cornice and stringcourse extends across three elevations. Piers and bulkheads are concrete. Transoms have been covered with stucco. The four storefronts are recessed with concrete piers; bulkheads and small painted metal marquees top each storefront. The southernmost storefront extends around the corner to the south side of the building. All four doors on the facade are wood frame with glass panels and transom windows. Two south side storefront windows have been filled in with masonite. In 1928 this building was occupied by an auto sales and service business.

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2 ADDRESS: 337 Baker Street
 CLASSIFICATION: Secondary Significant Contributing
 OWNER: SCS Enterprises, Inc.
 % Stanley Giddings
 337 N. Baker
 McMinnville, Oregon 97128

ASSESSOR MAP: 4420 AD	TAX LOT: 7600
PLAT: Original Town	LOT: 2 BLOCK: 8
YEAR BUILT: ca. 1928	STYLE: Commercial
ALTERATIONS: moderate	USE: Commercial

DESCRIPTION: This square one-story painted extruded brick building has a single stepped brick cornice, a recessed entrance with original brick bulkheads, aluminum frame storefronts and door. The building is separated into three bays, two of which contain wooden garage doors.

3 ADDRESS: 339 Baker Street
 CLASSIFICATION: Primary Significant Contributing
 OWNER: George McNeely - Family Trust
 Route 2, Box 404
 Gaston, Oregon 97119

ASSESSOR MAP: 4420 AD	TAX LOT: 7500
PLAT: Original Town	LOT: 1 BLOCK: 2
YEAR BUILT: 1910	STYLE: Commercial
ALTERATIONS: 1978	USE: Commercial

DESCRIPTION: This rectangular two-story brick commercial building has been covered with stucco on the facade. The stucco has been scored to imitate stone. The building facade has three bays with two one over one double-hung wood sash windows in each end bay at the second floor level. The ground floor consists of two storefront bays flanking a central bay with a plywood door and glass block transoms. The storefront bays have recessed entrances with wood frame plate glass windows, stuccoed transoms and wood frame door and transom. Bulkheads and piers are stucco. The north side of the building is original intact brick with six arched one over one double hung wood sash windows on the second floor. The ground floor has one arched door opening at the north end. The cornice line on the north side is interrupted by four evenly spaced chimney-like projections.

The building appears on a 1912 Sanborn Fire Insurance Company Map with "lodging" on the second floor and a grocery and variety store on the first floor. In 1928 the whole building was occupied by a secondhand store. Frank Wilson bought the building in the 1930's and operated a carpet store here until 1975.

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4 ADDRESS: 203 East Third Street
CLASSIFICATION: Secondary Significant Contributing
OWNER: Jack Boersma
203 E. Third St.
McMinnville, OR 97128
ASSESSOR MAP: 4421 BC TAX LOT: 6800
PLAT: Original Town LOT: 5 BLOCK:
YEAR BUILT: 1921-23 STYLE: 20th Century commercial
ALTERATIONS: 1984 (minor) USE: Commercial

DESCRIPTION: This square, extruded brick two-story Montgomery Wards building has a painted concrete beltcourse at the second floor window sill level. Cast cement decorative panels grace the south and west elevations just below the metal capped roof edge. The second floor wood frame windows on the facade and west elevation consist of a single large pane flanked by sidelights and topped with transoms similar to a "Chicago" window. The storefront at ground level has been altered and fitted with large plate glass windows, bulkheads of small square tiles, recessed entry, and aluminum framed door. The transoms have been filled with orange brick. A fabric awning is located at the top of the first floor windows. The storefront wraps around one bay to the Baker Street side. The first floor on the west elevation has two openings at the north end. Four wood frame single pane windows are located at the transom level. At the northwest corner, a square cupola with a Spanish tiled gable roof rises above what is the City's earliest elevator. The rear elevation is brick with irregular original steel casement windows. A Still Boiler carrying patents of 1916 and 1917 is located in the basement.

The former Montgomery Wards Building was built by W. T. Vinton and William Smith ca. 1921-23. It replaced an earlier 1891 brick building which once housed a Studebaker garage. Montgomery Wards and Co. occupied the building until the 1970's when Jack Boersma bought it.

5 ADDRESS: 217 East Third Street
CLASSIFICATION: Historic Non-Contributing
OWNER: Gale Vinton et al
% Sidney Huwaldt
1045 Baker Creek Road
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 6900
PLAT: Original Town LOT: 6 BLOCK: 9
YEAR BUILT: 1908 STYLE: Commercial
ALTERATIONS: 1960, 1972 USE: Commercial

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DESCRIPTION: The former Courtemanche Hardware Store (now Oregon Stationers) is a two-story brick building which has been altered by the addition of metal sheathing which extends from the cornice to the tops of the first floor storefront windows. The first floor storefront has been altered with the installation of large plate glass windows, aluminum door and window frames, and newer brick piers and bulkheads. The rear elevation is painted stucco, has a low pitched central gable, irregular fenestration (newer windows), and an aluminum double door exit.

William Smith, L. A. Courtemanche, and W. T. Vinton bought this hardware business around 1914. The building was later sold to Harry Rice. Between 1914 and 1939 Smith-Courtemanche Hardware occupied this building. During those years the building displayed a large sign across the stuccoed front of the building which read "Courtemanche."

6 ADDRESS: 225 East Third Street
CLASSIFICATION: Secondary Significant Contributing
OWNER: Fred Parkinson, 210 Oak Street, Silverton, Oregon 97123
ASSESSOR MAP: 4421 BC TAX LOT: 7000
PLAT: Original Town LOT: 7 BLOCK: 9
YEAR BUILT: 1918 STYLE: 20th Century commercial
ALTERATIONS: moderate USE: Commercial

DESCRIPTION: This one-story structure of buff colored brick consists of three bays with four brick piers which are stuccoed below the awning. It has a flat cornice and a panel of diamond shapes in raised brick which top the stuccoed transoms. The three altered glass storefronts, two of which are splayed inward, are shaded by a metal marquee. Windows and doors are framed in aluminum. This building was built in 1918 for William Smith of Smith-Courtemanche. Stuhlkefer's Bakery occupied the building in the 1930's and 1940's.

7 ADDRESS: 251 East Third Street
CLASSIFICATION: Secondary Significant Contributing
OWNER: Union Lodge No. 43
P.O. Box 453
McMinnville, OR 97128
ASSESSOR MAP: 4421 BC TAX LOT: 7100
PLAT: Original Town LOT: 7 & 8 BLOCK: 9
YEAR BUILT: 1913 STYLE: Commercial
ALTERATIONS: minor USE: Commercial

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DESCRIPTION: This is a three-story buff-colored brick structure with pink mortar and a flat roof. The main facade (which faces Third Street) has six bays and the east elevation has seven bays. Each bay contains a pair of one over one double-hung wood sash windows, except for the corner bays on Third and Cows Streets which have single one over one double-hung wood sash windows. A cornice of corbelled cut brickwork is capped with sheet metal. The ground floor has been altered with the addition of a cut away corner entrance and a new stone column. The brick piers, original to the building, have been painted on the ground floor. The bulkheads have been refaced with thin cut stone and the plate glass storefronts have aluminum frames. A metal canopy covers the entire ground floor. The entrance which leads to the upper floors of the Third Street facade is original. Metal brackets flank the top of each side of the entrance which has the original Masonic neon sign above it. The rear elevation is plan painted red brick with irregular fenestration. The windows in the building are arched, of varying sizes with deep reveals.

This building was erected in 1913 at a cost of \$38,000 to house a Masonic Lodge. It replaced an earlier Masonic Hall which was in a smaller, two-story Italianate brick structure. The former building was also occupied by Bishop Clothiers. The new building also housed a merchantile store operated by David M. Nayberger until 1930. The building still houses a store on the first floor and offices and a lodge hall above.

8 ADDRESS: 303 East Third Street
CLASSIFICATION: Primary Significant Contributing
OWNER: K and P Investment Co.
440 W. 8th Street
McMinnville, OR 97128
ASSESSOR MAP: 4421 BC TAX LOT: 6400
PLAT: Original Town LOT: 4, 5 BLOCK: 12
YEAR BUILT: 1910 STYLE: Commercial
ALTERATIONS: 1981 (minor) USE: Commercial

DESCRIPTION: This two-story rectangular brick structure has had a portion of the cornice removed and is covered with a metal cap. A frieze of raised brick patterns is intact and extends around both sides. All second floor windows have been replaced with bronze aluminum fixed panes. Flat arches with keystones top each of the second floor windows. A beltcourse of raised brick articulates the first and second floors. The storefront on Third Street has been altered by the installation of large plate glass windows and newer brick piers and bulkheads. On the west side of the building voussoirs and keystones are still evident over three bricked-in windows. The rest of the ground floor on the west side is a blank brick wall.

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This building, called the J. B. Mardis Building, was constructed in 1910. Joseph B. Mardis was a real estate developer who came to McMinnville from California. He purchased Lots 3, 4, and 5 of Block 12 in the Original Town Plat of McMinnville from H. C. Burns for \$10,000. The first tenant was the firm of Smith-DeHaven, who specialized in hardware. DeHaven Hardware occupied the building until 1939. The building was later occupied by Cohn Brothers Furniture Store. Abe Goldstien bought the building in the early 1950's and operated the Furniture Mart in 1962. Originally, the second floor was occupied with offices and rental apartments. The building cost \$15,000 at the time of its construction.

Thrifty Drug moved into the building in 1962. Rogers Brothers Pharmacy, antecedent of Thrifty Drug, established in McMinnville in the 1870's, is one of the first ten pharmacies in the State of Oregon. J. L. and F. E. Rogers, sons of 1845 pioneer James William Rogers, established the business. Located on Third Street, the business merged with Perry's and moved into the building. The building was badly damaged by fire on the interior in 1980 and the interior walls were replaced shortly thereafter.

9 ADDRESS: 313-319 East Third Street
CLASSIFICATION: Primary Significant Contributing
OWNER: Kelton Peery et al
P.O. Box 448
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 6500
PLAT: Original Town LOT: 6, 7 BLOCK: 12
YEAR BUILT: 1892 STYLE: Commerical
ALTERATIONS: 1962, 1982 (moderate) USE: Italianate

DESCRIPTION: This two-story painted brick building exhibits the only remaining portions of a cast-iron facade in the City. The original cornice of elaborate pressed metal has since been removed and the top of the building is now capped with metal sheeting. The original decorative cut brick frieze is still intact. The eleven irregularly spaced second floor windows are one over one double-hung wood sash covered with bronze aluminum frame storm windows. Between the windows are strips of pressed metal molding decorated with half spheres. Though the first floor storefronts now have large plate glass windows with bulkheads of varying materials, five fluted, cast-iron pilasters remain embossed with the words "Albany Iron Works, Albany, Or 1892." There are four separate business entrances on the main facade. The easternmost bay contains an entrance to the second floor which has its original wood framing and glass transom. The door, however, is recent. The next bay to the west has a recessed entrance with wooden double doors with beveled glass, concealed transoms, a floor of small ceramic tiles, and tiled bulkheads. The wooden raised display area inside the recessed storefront

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appears to be original. The third bay to the west has a recessed entrance of glass panels with aluminum frames, concealed transoms, pigmented glass bulkheads and a wood door with glass transom intact. The westernmost bay consists of a recessed entrance with bronze aluminum frame plate glass, recent brick bulkheads and transoms concealed by plywood and a metal awning.

This building was formerly known as the Campbell Building. According to Sanborn Fire Insurance Company Maps of McMinnville, the Campbell Building was constructed in 1892 by William Campbell, a pioneer to the City in 1858 from his native state of New York. During the late 1890's city building was focused on the replacement of the earlier wooden structures along Third Street with more permanent brick buildings of which the Campbell Block was one. Campbell was a blacksmith when he first came to McMinnville. He soon invested in real estate, and had many other buildings constructed in the City. He also oversaw a committee which promoted securing the Southern Pacific Railroad line to be continued through McMinnville. It was in 1865 that Campbell purchased all of Block 12 of the Original Plat of McMinnville from B. F. and Catharine Starr. He had the Campbell Block constructed in 1892 on Lot 6 and a portion of Lot 7, Block 12. The front facade of the building was pressed brick and the entire second story was constructed for a dance hall. Local newspapers cheered this construction effort as quite an accomplishment as it brought new business to the downtown.

The first tenants of the building were Dielschneider Shoes and Model Grocery. The McMinnville Dancing Club had gala balls on the the dance floor in the second story. In the 1920's the dance floor was no longer in use; the stairwell was later converted into a barber shop. The Campbell Block remained in the family for nearly 70 years.

10 ADDRESS: 335 East Third Street
CLASSIFICATION: Compatible Non-Historic Non-Contributing
OWNER: U.S. National Bank of Oregon
Bank Properties Division T-3
P.O. Box 8837
Portland, Oregon 97202
ASSESSOR MAP: 4421 BC TAX LOT: 6100
PLAT: Original Town LOT: 1, 2, 7, 8, BLOCK: 12
YEAR BUILT: 1967 STYLE: Late 20th Century Period
ALTERATIONS: minor USE: Commercial

DESCRIPTION: This contemporary two-story brick structure has irregular fenestration and a recessed corner entrance. Lintels are poured concrete. This building replaced the Jacobson Block which was constructed in 1897.

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11 ADDRESS: 411-425 East Third Street
CLASSIFICATION: Primary Significant Contributing
OWNER: Edward and Ardis Hendricks
820 N.W. Skyline Crest
Portland, Oregon 97229
ASSESSOR MAP: 4421 BC TAX LOT: 5600
PLAT: Original Town LOT: 5, 6 BLOCK: 17
YEAR BUILT: 1890 STYLE: Italianate
ALTERATIONS: 1963, 1971, 1974, 1980 USE: Commercial
(moderate)

DESCRIPTION: This two-story rectangular stuccoed building located on the northeast corner of Third and Davis Streets facing south has a low sloped and a diamond patterned frieze. Ten pilasters extend from the cornice to the first floor beltcourse. Five pilasters have decorative metal caps which project above the parapet line. On the west facade, five pilasters extend from the cornice to the ground. Second floor windows on Third Street are one-over-one double-hung wood sash and topped with stuccoed arched window hoods. The second floor windows on the west elevation are paired one over one double-hung wood sash windows topped with arched window hoods. The ground floor Third Street facade has been substantially altered with the installation of an entirely new storefront. A marble sheathing covers the ground floor piers and a concrete arched canopy extends across the length of the Third Street facade. The recessed storefront window (five) are large bronze aluminum frame plate glass windows which extend from the top of the arched canopy to the building base. The west elevation is cut away in the first bay at the southwest corner. To the north of this bay are two single pane aluminum framed windows with the original arched window hoods intact. A large aluminum framed plate glass window is located in each of the two northernmost bays on this elevation. A stuccoed one-story addition was added to the north end of the west elevation which also contains an aluminum framed plate glass storefront.

This building, known as the Union Block, was constructed in 1890 for \$18,000. The building is illustrated in the Military History (c.1898) by J. C. Cooper. The Telephone Register, June 19, 1890, listed the building as being constructed by the McMinnville Building and Improvement Company. Ed Hendricks, Elsia Wright, and Frank Fenton were among the twelve investors in the company. The plans for the building were drawn by a Portland architect whose name was not mentioned in the article. The building originally had four storefronts. The far east storefront was occupied by Elsia Wright's harness business. The firm of Hamblin-Wheeler has been in the building since 1900. A clothier has always occupied the northwest corner of the building. The present owners of the building are the heirs of the original owners.

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12 ADDRESS: 421 East Third Street
CLASSIFICATION: Historic Non-Contributing
OWNER: Helen A. Majors
% W. G. and Donna Wright
438 Hill Road
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 5700
PLAT: Original Town LOT: 6 BLOCK: 17
YEAR BUILT: Between 1912-28 STYLE: Commercial
ALTERATIONS: 1974, 1977, 1986 (major) USE: Commercial

DESCRIPTION: This rectangular story stuccoed building has no ornamentation except for the slightly curved cornice line. The second floor windows have been replaced with aluminum frames. A large curved awning covers the transom level. The storefront is aluminum framed glass windows and door. Bulkheads are tile. The metal cover over the building was recently removed exposing a stucco facade. The original wooden sash windows have been replaced with fixed aluminum frame windows.

13 ADDRESS: 425 East Third Street
CLASSIFICATION: Secondary Significant Contributing
OWNER: Jack Temple et al
201500 S.E. Cherry Lane
Amity, Oregon 97101
ASSESSOR MAP: 4421 BC TAX LOT: 5800
PLAT: Original Town LOT: 7 BLOCK: 16
YEAR BUILT: 1925 STYLE: Commercial
ALTERATIONS: 1974, 1977 (moderate) USE: Commercial

DESCRIPTION: This rectangular two-story buff brick structure has a flat cornice line defined by three courses of corbelled brick. The panel below the cornice contains decorative raised brick patterns. Four pairs of place recessed one over one double-hung wood sash windows are intact on the second floor. A brick panel separates the second floor windows from the first floor transoms. Transoms have been stuccoed. A metal marquee is located above the first floor storefront. Three original brick piers remain but have been faced with contemporary face brick. The storefront has been filled in with face brick and aluminum framed windows of varying sizes.

The Spence Building was one of the numerous buildings owned by Jack Spence, who became well known in McMinnville. The building once housed a meat market, restaurant, and offices, according to the McMinnville Historic

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Resources Inventory survey. Jack Spence also designed the building. Spence came to McMinnville from Scotland and married the daughter of Frank W. Fenton, a prominent McMinnville lawyer and property owner. The Spence Building replaced a wooden building which had burned previously.

14 ADDRESS: 433 East Third Street
CLASSIFICATION: Secondary Significant Contributing
OWNER: W. G. Wright
438 Hill Road
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 5900
PLAT: Original Town LOT: 7, 8 BLOCK: 17
YEAR BUILT: 1925 STYLE:
ALTERATIONS: 1974, 1977 (minor) USE: Commercial

DESCRIPTION: This two-story buff brick building has a flat parapet wall with a cornice of corbelled brick. Three decorative brick and diamond panels top three second story windows. The second floor windows are large wood framed Chicago with brick lintels. A large metal awning conceals first floor transom. The ground floor storefront has one central opening flanked by large aluminum framed windows. Four piers and bulkheads are faced with stucco. This building was once a theater. It was also the site of many fund raising events for McMinnville's citizens. The ceiling was later lowered for commercial use.

15 ADDRESS: 445 East Third Street
CLASSIFICATION: Primary Significant Contributing
OWNER: John and Mable Voll
1616 Michelbook Lane
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 6000
PLAT: Original Town LOT: 7, 8 BLOCK: 17
YEAR BUILT: ca. 1908 STYLE: Commercial
ALTERATIONS: 1965 (moderate) USE: Commercial

DESCRIPTION: This rectangular two-story structure has a flat parapet with a projecting wooden cornice. Second floor windows are Chicago style wood frame with fixed central panels and one over one double-hung wood sash on either side. A small tile diamond shape is located at the base of either side of the two windows on the Third Street facade. A wooden beltcourse projects between the stories. The first floor transom level has been surfaced with scored stucco and the facade is cutaway. Aluminum framed storefront windows and door have replaced originals. The storefront wraps around one bay to the

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east side. The east side has also been altered with scored stucco. Bulk-heads are contemporary face brick. In 1912, this building housed the U.S. National Bank, according to the McMinville Sanborn Fire Insurance Company maps and the 1912-1913 Polk's Yamhill County Directory.

16 ADDRESS: 333 N. Evans Street
CLASSIFICATION: Secondary Significant Contributing
OWNER: Elks B.P.O.E. 1283
333 N. Evans
McMinville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 5300
PLAT: Original Town LOT: 1, 2 BLOCK: 17
YEAR BUILT: 1937 STYLE: Modernistic
ALTERATIONS: minor USE: Commercial

DESCRIPTION: This rectangular one-story red brick building faces east on the southwest corner of Fourth and Evans Streets. The building is setback approximately six feet from the sidewalk with the front stairs beginning at the sidewalk. Although a one-story building, it sits above the ground line atop a cement daylight basement. The stepped parapet is capped with a curved metal top. There are five bays with the two end bays recessed from the inner bays which are recessed from the center bay which contains a clock at the very top and below that a cast stone elk head. Directly below the elk's head is a panel containing the numbers "1283." Below this panel is a cast stone panel containing a relief swag pattern which is above the main entrance. The doors are contemporary metal double doors with an original obscure glass transom. To either side of the entrance is a metal and glass lamp and a cast stone fluted pilaster. The end bays contain one window each which is a wide two over two double-hung wood sash window topped with an operable transom. A decorative cast stone panel and brick lintel top each window. The two inner bays each contain a pair of windows identical to the end bays. Stairs leading to the entrance flank either side of the front door and are sheathed in pale green pigmented glass with curved pipe railing. The entrance is covered by a slightly curved wooden canopy. There are two daylight basement windows of either side of the front entrance. On the north corner of the facade is a cast stone plaque with "B.P.O.E. 1283, 1937-38" inscribed. The north side of the building, along Fourth Street, contains five windows identical to those on the facade; however, there are no bay divisions. The last window opening to the west has been stuccoed. Two smaller but identical windows are located between the five large ones. There are six windows in the daylight basement. An entrance is located in the middle of the Fourth Street elevation. The single solid wooden door has a small transom window covered by a large metal canopy which extends from the building and ends at the north side of the sidewalk. Three patterned brick panels the size of windows are located at the west of the Fourth Street side. This portion of

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the building projects out to the sidewalk. An article from the Telephone Register dated December 29, 1938 mentions that the Elks Building was constructed in 1937 for a cost of \$30,000.

17 ADDRESS: 326 N. Davis Street
CLASSIFICATION: Secondary Significant Contributing
OWNER: John and Mabel Voll
1616 Michelbook Lane
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 5500
PLAT: Original Town LOT: 3, 4 BLOCK: 17
YEAR BUILT: Between 1913-28 STYLE: American Renaissance
ALTERATIONS: 1960, 1970 (minor) USE: Commercial

DESCRIPTION: This one-story square brick building sits on a concrete daylight basement foundation facing west on Davis Street. The parapet has a central stepped cast stone pediment and cornice with a cast stone low relief balustrade flanking either side of the pediment. A cast stone frieze and beltcourse is located directly above the windows. The building is divided into five bays by brick pilasters which extend from the beltcourse to the cement foundation wall. The two bays on each side of the central entrance contain 20-light steel casement windows with cast stone sills. The entrance is recessed behind an opening framed by a cast stone segmental arch. Corinthian columns of cast stone flank the door opening. Original wood sash multi-lighted double doors with sidelights and transom are intact. The steps leading to the entrance are concrete. Ornate iron lamps flank the entrance on either side.

18 ADDRESS: 336 N. Davis
CLASSIFICATION: Secondary Significant Contributing
OWNER: John Voll
1616 Michelbook Lane
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 5400
PLAT: Original Town LOT: 3, 4 BLOCK: 17
YEAR BUILT: 1925 STYLE: Commercial
ALTERATIONS: 1963, 1973 USE: Commercial

DESCRIPTION: This one-story rectangular painted brick building sits on the southeast corner of 4th and Davis, facing Davis Street. The parapet is flat with a cornice of corbelled brick and dentils. The Davis Street facade is divided into three bays by four brick pilasters which extend from the cornice to the building base. The brick panels in each bay above the beltcourse contain

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brick diamond shapes. A corbelled brick beltcourse tops the wood sash multi-lighted transoms. Aluminum framed plate glass windows are located in all three bays with the entrance being in the northernmost bay. Bulkheads are stucco. The north elevation detail above the beltcourse is identical to the Davis Street facade. The beltcourse, however, has brick dentils. There are three bays on the north side divided by brick pilasters and each contains a raised brick window surround and cement sills. Windows are one over one double-hung wood sash. A later stucco addition was added to the Fourth Street side which contains three bays with brick pilasters. The westernmost bay has a recessed entrance. The central bay has a large wood frame multi-paned storefront window and the easternmost bay has a wood frame window and door. An original or older neon sign is located above this door and reads "Bennett-Miller". According to the Yamhill County Tax Assessor records, this building was constructed in 1925.

19a & 19b ADDRESS: 425 N. Evans

CLASSIFICATION: Primary Significant Contributing (b); Secondary Contributing (a)

OWNER: Philip Bladine et al

P.O. Box 510

McMinnville, Oregon 97128

ASSESSOR MAP: 4421 BC

TAX LOT: 2800

PLAT: Original Town

LOT: 8 BLOCK: 18

YEAR BUILT: ca. 1902

STYLE: Commercial

ALTERATIONS: 1976 (minor).

USE: Commercial

DESCRIPTION: This rectangular one-story brick building, originally two buildings, is now connected internally. The buildings are numbered 19a and 19b because they are two distinct buildings on the same tax lot. Building 19b was constructed earlier than 19a, about 1902. The older building is located on the northwest corner of Fourth and Evans Streets facing Evans Street. The parapet has a central pediment and a frieze of vertically placed bricks extending across the Evans Street facade. Terra cotta tile is used as decoration in the pediment, over each storefront window, and in the center bay above the doorway. The building is divided into three bays, two of which contain a wood frame multi-paned transom over a large plate glass window. The central bay contains a recessed entrance with wood frame transom and aluminum framed door with one sidelight. The south side of the building has a raised brick frieze with dentils. A beltcourse of darker clinker brick is located above the windows which have been replaced with aluminum fixed panes and are topped with arched clinker brick labels and concrete sills. A beltcourse of clinker brick is located at the bottom of the windows and extends across the Fourth Street side. Below this brick beltcourse, the brick wall is clinker brick with a concrete sill plate. An arched entrance is located at the west end of this side. The building to the north facing Evans Street is similar but not identical in appearance. The brick is a deeper red and there is no

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terra cotta ornamentation. It has a flat parapet with a central pediment, a frieze of vertically placed bricks, a diamond pattern in the panels above the windows, and a low relief label articulates the two bays of the building. The storefront has been divided into three bays by four brick piers. The southernmost bay has wood frame plate glass store windows with multi-paned wood frame transoms, brick sills and bulkheads. The central bay contains the entrance which is topped with recessed stepped brick. The wood frame transom is covered with plywood and doors are contemporary wood double doors. The northernmost bay has three wood frame plate glass window with wood frame multi-lighted transoms. A portion of this storefront has been covered with plywood and an opening has been added. The older building was constructed for the Telephone Register by 1902, as it appears on a Sanborn Fire Insurance Company map in that year. Cully Perine was the builder. The News Register later bought the building.

United States Post Office (Old)
20 ADDRESS: 414 N. Evans Street
CLASSIFICATION: Secondary Significant Contributing
OWNER: Housing Authority of Yamhill County
414 N. Evans Street
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 3200
PLAT: Original Town LOT: 5, 7 BLOCK: 1
YEAR BUILT: 1935 STYLE: American Renaissance
ALTERATIONS: minor USE: Public

DESCRIPTION: This building is a square one-story brick building with a daylight basement. The building faces Evans Street on the southwest corner of Evans and Fourth Streets. The parapet wall is flat and conceals a copper hipped roof. A cornice consisting of narrow segmented cast stone blocks projects over a wide frieze and extends across all four building elevations. The letters reading "United States Post Office McMinnville, Oregon" have been removed from the frieze on the Evans Street facade. Two 10 over 15 double-hung wood sash windows flank either side of the central entrance on Evans Street. Each window has cast stone lintels and deep cast stone sills which are decorated with a wrought iron railing. The entrance has a classical wood framed opening with a segmented arch, dentils, and fluted pilasters. The wood double doors are topped with transoms containing decorative molded wood mullions. Two large ornate cast iron and glass lamps flank either side of the entrance. There are five windows on the north elevation which are identical to the facade. The rear of the building contains two windows and the south side has four windows of this type. The south elevation also contains one smaller window in the center of this side.

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21 ADDRESS: 330 N. Evans Street
 CLASSIFICATION: Non-Compatible Non-Contributing
 OWNER: James Craig, et al
 % K. D. and Sharon Brand
 P.O. Box 298
 McMinnville, Oregon 97128

ASSESSOR MAP: 4421 BC	TAX LOT: 4900
PLAT:	LOT: 4 BLOCK: 2
YEAR BUILT: 1960's	STYLE: Modern Commercial
ALTERATIONS: n/a	USE: Commercial

22a & 22b ADDRESS: 521-525 East Third Street
 CLASSIFICATION: Secondary Significant Contributing (1)
 OWNER: James Stanard
 Route 3, Box 474
 McMinnville, Oregon 97128

ASSESSOR MAP: 4421 BC	TAX LOT: 4800
PLAT: Original Town	LOT: 3, 6 BLOCK: 2
YEAR BUILT: ca. 1910	STYLE: Commercial
ALTERATIONS: 1930's (major)	USE: Commercial

DESCRIPTION: This rectangular one-story stuccoed building has a flat parapet with a raised cornice with dentils. Four raised pilasters divide the facade into three bays above the storefront. The storefront has been altered with the installation of blue pigmented glass sheathing on piers and bulkheads. Window and door frames are aluminum and the two shop entrances are recessed. This building has had so many alterations that were made during the secondary building period, that it can no longer be considered a primary building.

23 ADDRESS: n/a
 CLASSIFICATION: Vacant
 OWNER: Jeanne F. Smith et al
 536 E. 5th
 McMinnville, Oregon 97128

ASSESSOR MAP: 4421 BC	TAX LOT: 4700
PLAT:	LOT: 1 BLOCK: 2
YEAR BUILT: n/a	STYLE: n/a
ALTERATIONS: n/a	USE: Vacant

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24 ADDRESS: 503-513 East Third Street
CLASSIFICATION: Primary Significant Contributing
OWNER: Floyd Lewis et al
330 N. Evans
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 5000
PLAT: Original Town LOT: 5 BLOCK: 2
YEAR BUILT: 1905, 1912 STYLE: Richardsonian Romanesque
ALTERATIONS: 1978, 1979 (moderate) USE: Commercial

DESCRIPTION: The tallest building downtown, the Oregon Hotel is a rectangular four-story brick building. The parapet is flat with a corbelled brick cornice and a paneled brick frieze. The facade of the upper floors on Third Street has six bays with an irregular window pattern. Windows are alternate between one over one double-hung wood sash and paired wood sash six light fixed panes. The central bay contains paired one over one windows on the two upper floors. The second floor central bay contains an arched brick opening and decorative iron balcony. The west facade has similar fenestration on the two upper floors but the center bay has a pair of eighteen over one double-hung wood sash windows. The center bay of the second floor contains a blind arch. All windows on the upper floors are inset with brick flat arch lintels and stone sills. Panels between the windows are surfaced with an aggregate river rock. Corbelled brick beltcourses divide the third and fourth floors while a rock faced cast stone beltcourses divides the first and second floors. The ground floor has been altered on both facades. Scored stucco covers the piers on both facades. The Third Street side contains four storefronts and the west facade has three, all of which have wood frame plate glass windows and stuccoed bulkheads. Transoms are concealed by a large continuous shed roofed awning. A small neon sign at the top of the southwest corner of the building reads "Hotel Oregon".

This building, also known as Hotel Elberton, was constructed as a two-story structure in 1905 for \$15,000. The third and fourth floors were added in 1912, but not finished on the interior. The building housed a bar, kitchen, and ladies parlor in addition to the hotel accommodations. The Elberton is the largest historic hotel building in Yamhill County. In the 1930's the hotel restaurant and dining room were very popular. This room was later divided into facilities for a taxi company and a beauty parlor. The main lobby served for several years as a bus depot.

The construction of the large Elberton Hotel project made the front page of the McMinnville newspaper. The following is an excerpt from the Telephone Register, April 22, 1905:

"A fifteen thousand dollar hotel will occupy the corner of Third and E Streets by the first of September. It is being

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built by Fenton and Link with C.C. Robbins as architect. C. B. Johnson of Oregon City has the general contract. The brick work will be done by Scitters and Perrine, and the stone work by John Groll. The building will be 70 by 82 feet, two stories high, and will be constructed of brick, stone, and iron. The first floor is to contain a reception room, hotel lobby, office, 30 by 40 foot dining room, lunch counter, barbershop and confectionery store. There will be a bar in connection with the hotel and the corner of the building is to be occupied by a cigar store. The kitchen, lavatories, etc., will occupy the remainder of the ground floor. On the second floor will be a ladies parlor, bathrooms, and twenty-six guest rooms."

25 ADDRESS: 527 East Third Street
CLASSIFICATION: Historic Non-Contributing
OWNER: Lee McCoury
3000 S.W. Ridgewood Road
Portland, Oregon 97225
ASSESSOR MAP: 4421 BC TAX LOT: 5100
PLAT: Rowland's Addition LOT: 7 BLOCK: 2
YEAR BUILT: 1902-12 STYLE: Commercial
ALTERATIONS: major USE: Commercial

DESCRIPTION: This rectangular one-story scored stucco building has been substantially altered. It currently has a flat roofline and a facade devoid of ornament, except for a small raised beltcourse. The storefront is recessed behind a row of metal poles which serve as piers. The single storefront has a central entrance with aluminum framed plate glass and contemporary brick bulkheads. The central door is a wood and glass double door. This building was constructed during the historic period; however, due to substantial alterations, it no longer contributes to the district.

26 ADDRESS: 535 and 545 East Third Street
CLASSIFICATION: Primary Significant Contributing
OWNER: I.O.O.F. No. 30 Occidental Lodge
P.O. Box 354
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 5200
PLAT: Rowland's Addition LOT: 8 BLOCK: 2
YEAR BUILT: 1909 STYLE: Richardsonian Romanesque
ALTERATIONS: moderate USE: Commercial

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DESCRIPTION: This three-story rectangular brick building is covered with stucco and an aggregate material on the Third Street facade. This material appears to have been installed in panels. There are three bays on the Third Street facade with the center bay projecting slightly higher at the cornice line. Four raised pilasters end at the beltcourse located between the stories. The central bay has a pediment articulated by raised stucco bands and no windows. The two end bays contain the identical window pattern of two small one over one double-hung wood sash windows flanking a larger center pair of windows topped with an arched multi-lighted transom in a Palladian configuration. The second floor of the east side has seven chimney-like projections along the parapet wall and an elaborate brick cornice. There are six bays with brick pilasters ending at the first floor transom level in a brick beltcourse. Four of the bays contain paired one over one double-hung wood sash windows topped with multi-lighted arched transoms. Windows are surrounded by raised brick labels, segmental arches, and stucco sills. All wall surfaces which are not raised are stuccoed. All ground floor transoms have been filled in with more recent stucco. There are two storefront bays on the Third Street facade and one entrance to the second floor at the west end. This entrance has an original neon sign above the opening which reads "IOOF". The doorway has its original wood frame glass door and transom. The two storefronts have been altered with the installation of aluminum frame windows and doors and stuccoed bulkheads. A plaque is located on the east corner with an inscription, "Occidental Lodge No. 30, June 26, 1909." On the east side, the ground floor has two doorways at the north end, one of which has "IOOF" painted on the six panel wood door. The other door has been replaced by a solid core door; however, both doors' glass transoms are intact. There is a storefront to the south of these doorways which has its original plate glass windows with wood frames and stucco sills. This storefront has an intact glass transom. The remainder of the ground floor on the east facade is a stuccoed wall with three small wood frame single light windows located at transom level. The Third Street storefront wraps around one bay to the east side.

The International Order of Odd Fellows had this building constructed for their use in 1909. The building is still occupied by the Odd Fellows. The cornerstone, which holds coins, souvenirs, cards, bank, and school data and lists of Rebekah and I.O.O.F. officers, was inscribed "Occidental Lodge No. 30, I.O.O.F., June 26, 1909." This building replaces an earlier I.O.O.F. Hall on the same site constructed in 1887.

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27 ADDRESS: 4th and Ford Streets
 CLASSIFICATION: Secondary Significant Contributing
 OWNER: F. Boyce Fenton Trust
 Bank of California et al
 407 S.W. Broadway
 Portland, Oregon 97204

ASSESSOR MAP: 4421 BC	TAX LOT: 4400
PLAT: Rowland's Addition	LOT: 3, 4, BLOCK: 7
YEAR BUILT: Between 1913-1928	STYLE: Commercial
ALTERATIONS: 1976	USE: Commercial

DESCRIPTION: This one-story rectangular stucco building is located on the southeast corner of 4th and Ford Streets and is connected internally to the neighboring building (Tax Lot 4421 BC 4300). The building consists of three bays with the center bay having a higher parapet than the two flanking bays. The center bay is also set in relief from the two end bays. The top half of the building has horizontal scorelines. The center and eastern bays contain wood and glass garage doors. The western bay contains a steel sash window and a newer door opening has been added.

28a ADDRESS: 4th and Ford Streets
 CLASSIFICATION: Secondary Significant Contributing
 OWNER: Francis Fenton Estate
 536 E. Fifth Street
 McMinnville, Oregon 97128

ASSESSOR MAP: 4421 BC	TAX LOT: 4300
PLAT: Rowland's Addition	LOT: 3, 4 BLOCK: 7
YEAR BUILT: Between 1913-1928	STYLE: Commercial
ALTERATIONS: 1976 (moderate)	USE: Commercial

DESCRIPTION: This one-story rectangular stucco building is made up of three bays, the central bay having a parapet which projects higher than the two flanking bays. The bays are articulated by stucco piers. The central bay has a large wood and glass garage door and the two end bays contain large multi-paned steel sash windows. A second doorway is located in the westernmost bay.

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28b ADDRESS: 619 East Third Street
CLASSIFICATION: Secondary Significant Contributing
OWNER: Francis Fenton Estate
536 E. 5th Street
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 4300
PLAT: Rowland's Addition LOT: 3, 6 BLOCK: 7
YEAR BUILT: Between 1912-1928 STYLE: Commercial
ALTERATIONS: 1976 (moderate) USE: Commercial

DESCRIPTION: This rectangular buff and red brick two-story structure has a pedimented parapet with a raised stucco or cast stone cornice with dentils. A large projecting pressed metal frieze with modillions extends across the entire facade. The second floor is divided into five bays with each bay containing a pair of one over one double-hung wood sash windows. The windows are topped with a row of stretcher brick and squares of cast stone are located at each corner of each window. A low relief beltcourse divides the stories. The first floor transom level has been filled in with scored stucco. New aluminum framed plate glass windows and door have been installed in the recessed storefront. Located at the easternmost end of the facade is the entrance to the second floor. Two large metal posts divide the three storefront bays. The facade is buff brick and the sides and back are red brick. This building does not appear on the Sanborn Fire Insurance Company maps for McMinnville until 1928. A smaller building, a garage, shows on the map on this site prior to this time. The building has been joined to another building at its rear, which faces Fourth Street.

29 ADDRESS: 641 East Third Street
CLASSIFICATION: Secondary Significant Contributing
OWNER: Joyce and Robert Morton
ASSESSOR MAP: 4421 BC TAX LOT: 4200
PLAT: Rowland's Addition LOT: 2, 7 BLOCK: 7
YEAR BUILT: ca. 1923 STYLE: Modernistic
ALTERATIONS: 1975 (moderate) USE: Commercial

DESCRIPTION: This rectangular one-story painted brick structure has a flat parapet with a corbelled cornice and six bays articulated by seven pilasters. Five pilasters extend to the ground and two end at the transom level. The storefront is divided into four bays with the western bay containing a large garage door. The next bay to the east has a wood frame plate glass window with plywood covered transom and bulkhead. The next bay contains a wood frame glass door with sidelights and a transom which has been painted out. The bay to the east has a wood frame plate glass window with painted out transom. The sill and bulkhead are brick.

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The Bennette family had an auto agency in this building from 1936-1977. The building does not show on the Sanborn Fire Insurance Company maps until 1928. Yamhill County Tax Assessor records show 1923 for the date of construction.

30 ADDRESS: 609 East Third Street
CLASSIFICATION: Primary Significant Contributing
OWNER: Frances Fenton et al
5 E. 5th Street
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 4500
PLAT: Rowland's Addition LOT: 5 BLOCK: 7
YEAR BUILT: 1904 STYLE: Commercial
ALTERATIONS: 1933, 1950's (moderate) USE: Commercial

DESCRIPTION: This rectangular two-story stuccoed corner building has a flat roof with a raised stucco cornice line. The second floor consists of three bays on Third Street. The two eastern bays contain paired wood sash windows each with three vertical lights. The bay at the western end contains a series of three wood windows with three vertical lights. Each bay is recessed approximately four inches and each window is recessed another four inches and has a projecting stuccoed sill. The second floor windows on the west facade are identical in type to those on the Third Street facade but occur in a different configuration. This facade has four bays and the window series from north to south is three, two, one, one. A stuccoed beltcourse divides the stories. Two piers on the Third Street facade remain intact (one has been removed). The east end of the Third Street ground floor facade contains an intact storefront one bay wide with an original wood frame plate glass window with a six light transom and stuccoed sill and bulkhead. The west end of the Third Street facade has been cut away across two bays and the entrance recessed two bays towards the north. An entrance was installed which faces west and has a wood sash glass and transomed entrance and storefront window. A wood storefront was also installed facing south which has several openings. The south end of the west facade is also cut away and the bay is divided by the addition of a new pier. The three remaining bays on this facade are divided by piers which extend from the cornice through to the ground. Next to the cut away bay (north) is an original wooden storefront window with a four-light transom and stucco bulkheads and sills. The next bay to the north contains a five-light transom and plate glass window divided into three vertical lights. The far north bay contains a wooden garage door.

This building was constructed for Frank W. Fenton, a prominent McMinnville attorney, whose photograph still appears upstairs. A photograph dating from 1904 shows the building has exposed brickwork and a double row of dentils above the windows. The present cutaway portion was an enclosed storefront.

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Prior to the 1920's, Tony Christianson and Russell Turner had a battery shop in the building. Dick Wilson and Charles Newman ran a Plymouth agency in the building in the 1920's. Odell's Garage moved to this location in 1933.

31 ADDRESS: 645 East Third Street
CLASSIFICATION: Non-Compatible Non-Contributing
OWNER: First Federal Savings and Loan
118 East Third Street
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 4600
PLAT: Rowland's Addition LOT: 8 BLOCK: 7
YEAR BUILT: 1928 STYLE: Highway Commercial
ALTERATIONS: 1978 (major) USE: Commercial

DESCRIPTION: This building was originally two buildings with the back portion being an earlier building to which the front building was added. The back portion is a two-story rectangular stucco building with steel casement windows on the second floor. Arched garage door openings have been added to the Third Street facade. The new addition to the front is a one story stucco covered structure with a sloping red tile roof. This new addition is L-shaped and faces east. It is set back on the lot with a parking area in front. The storefronts are made up of arched bays of plate glass. The new portion of the building is incompatible with the architectural character of the historic district.

32 ADDRESS: 701-711 East Third Street
CLASSIFICATION: Secondary Significant Contributing
OWNER: Grant and Martha Johnson
% Gene Zinda
955 Hill Road
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BD TAX LOT: 4500
PLAT: Rowland's Addition LOT: 5, 6 BLOCK: 10
YEAR BUILT: 1928 STYLE: California Mission
ALTERATIONS: moderate USE: Commercial

DESCRIPTION: This is a rectangular two-story stuccoed concrete building which sits facing south on the corner of Galloway and Third Street. There is a low pediment in the middle and at the corner of the parapet on both facades. There is a projecting stucco beltcourse below the parapet and another between the stories on both the south and west elevations. Second floor windows are one over one double-hung wood sash in two sizes with stucco sills. Third Street facade is divided into five bays with stucco pilasters

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and small raised diamond shapes at the top of each pier. The two easternmost bays on the ground floor of the Third Street facade have been filled in with stucco and cement block (including transoms and storefronts), with only a recessed doorway remaining. The storefront at the westernmost end has been cut away so the door is on the corner and a newer metal post supports the corner. This storefront has aluminum frame plate glass windows which extend one bay on the south facade, and a wood and glass door. Bulkheads are contemporary face brick. The remaining bays have aluminum frame plate glass windows and wood frame glass doors. A series of three fixed six-light wood frame windows with cement sills are located at mezzanine level on the south facade. To the north of the cut away storefront is a bay containing three wood fixed six-light windows set in recessed arched panels (directly below mezzanine windows). The next bay to the north contains a wood frame plate glass window and door. The northernmost bay has a wood frame glass door with a transom which leads to the second floor.

This building was originally known as the Eggleston Block, according to a newspaper article in the Oregonian dated March 27, 1926. The article stated:

"The new structure, known as the Eggleston block is built of reinforced concrete, has a frontage of 120 feet and is 100 feet in depth. The cost of the building and the property on which it is located is placed at \$50,000.

The principal tenant of the new building is Hotel Bays, which occupies the entire second floor and has lobby space downstairs. Other tenants are the As You Like It Cafe, the Ora Allen Hudson-Essex Agency, the First Motor Company, the Oakland-Pontiac agency, the Terminal Confectionery, and the terminal for the stage lines into McMinnville."

The Eggleston Block was designed by architect O. S. Combs, and A. F. Arthur was the general contractor. This building replaced a wooden hotel, the Commercial Hotel, on this site which was destroyed by fire. The owners of the Commercial Hotel and the Eggleston Block were Mrs. Claudia Kimball and Blanche Eggleston, both of Portland.

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33 ADDRESS: 729 East Third Street
CLASSIFICATION: Historic Non-Contributing
OWNER: John and Carol Surette
1685 Edgecliff Terrace
Lake Oswego, Oregon 97034-5815
ASSESSOR MAP: 4421 BD TAX LOT: 5300
PLAT: Rowland's Addition LOT: 7 BLOCK: 10
YEAR BUILT: ca. 1895 STYLE: Queen Anne
ALTERATIONS: 1980 (major) USE: Commercial

DESCRIPTION: This two-story wood frame gable roof house was originally a symmetrical T-shaped plan. The property has since been substantially altered on all elevations. The building plan is now irregular in form, the facade being altered from symmetrical to asymmetrical with the addition of a two-story wing to the west end. The front porch has been extended across the front of both the original and newer addition. The building exhibits Queen Anne detailing such as fish scale shingles and fancy cut woodwork on the front porch post brackets. Windows are paired one over one double-hung wood sash and the siding is wood drop. All historic detailing has been reproduced on the additions except for the addition of an octagonal window on the second floor of the new wing on Third Street. A large arched fabric canopy extends from the front porch edge to the sidewalk. An exterior second floor exit stair is located on the east side and a large two-story addition is located at the rear of the original house. Due to the substantial alterations to the building and its noncommercial building type, this property has been determined Historic Non-Contributing.

34 ADDRESS: 741 East Third Street
CLASSIFICATION: Secondary Significant Contributing
OWNER: Southern Pacific Railroad
741 East Third Street
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BD TAX LOT: 4800
PLAT: Rowland's Addition LOT: 1, 8 BLOCK: 10
YEAR BUILT: 1913 STYLE: Craftsman
ALTERATIONS: minor USE: Transportation

DESCRIPTION: This rectangular one-story hipped-roof train depot which faces Third Street is of brick construction with wood detailing. It has deep overhanging eaves with large wood supporting brackets. The roofing material is sheet metal. A front canopy extends some twenty feet over a cement platform and is supported by four large wood bracketed square posts imbedded in flared cement piers. The Third Street facade, the narrow end of the rectangle, contains a wood frame multi-paned door with a small window on

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either side. The east facade contains an eight-lighted wood frame door and six over one double-hung wood sash windows. The foundation wall is paneled concrete which is approximately three feet high on all sides.

This depot was built for the Portland, Eugene, and Eastern Railroad Company which moved into the building in 1913. It was constructed to accommodate the new electric line connecting McMinnville with Portland and Eugene. The first railroad depot constructed in McMinnville for the Southern Pacific railroad line was a wooden structure that was razed. Southern Pacific assumed ownership of the new depot.

35 ADDRESS: 708-750 East Third Street
CLASSIFICATION: Secondary Significant Contributing
OWNER: Ottis Guttery
4354 S.W. Dickinson Street
Portland, Oregon 97219-7456
ASSESSOR MAP: 4421 BC TAX LOT: 6990
PLAT: Rowland's Addition LOT: 1, 2 BLOCK: 11
YEAR BUILT: Between 1912-28 STYLE: California Mission
ALTERATIONS: minor USE: Commercial

DESCRIPTION: This one-story rectangular stucco over concrete building sits on the northeast corner of Third and Hembree Streets facing north. The parapet or cornice line is sloping and covered with red clay tile. The cornice is interrupted by a low rising pediment at each end of the Third Street facade. Of the six storefronts, two remain unaltered with recessed wood frame glass doors and sidelights, and multi-lighted transoms over wood frame plate glass storefronts. Two storefronts are nearly original with the transoms being covered. Two storefronts have been completely altered with the addition of aluminum framed doors and windows, covered transoms, and large window openings being reduced in size with the installation of concrete block. The east elevation consists of five arched windows of one over one double-hung wood sash with arched transoms and cement sills. The building originally housed, east to west, a paint store, a restaurant, two offices, and storage. This building does not appear on the McMinnville Sanborn Fire Insurance Company maps until 1928.

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36 ADDRESS: 710 East Third Street
 CLASSIFICATION: Compatible Non-Historic Non-Contributing
 OWNER: Ottis D. Guttery
 4354 S.W. Dickinson Street
 Portland, Oregon 97219-7456

ASSESSOR MAP: 4421 BC TAX LOT: 7000
 PLAT: Rowland's Addition LOT: 3, 4 BLOCK: 11
 YEAR BUILT: 1940's STYLE: Modern Commercial
 ALTERATIONS: moderate USE: Commercial

DESCRIPTION: This 1940's one-story stucco gas station is an L-shaped plan with the store-front and garage facing Third Street. The garage portion is set back on the tax lot. The storefront has aluminum framed plate glass windows and door. Though Non-Historic, the building is compatible with the character of this district in materials, scale, and massing.

37 ADDRESS: 640 Third Street
 CLASSIFICATION: Non-Compatible Non-Contributing
 OWNER: Donald and Louetta Ring
 640 East Third Street
 McMinnville, Oregon 97128

ASSESSOR MAP: 4421 BC TAX LOT: 10200
 PLAT: Rowland's Addition LOT: 1 BLOCK: 6
 YEAR BUILT: 1970's STYLE: Highway Commercial
 ALTERATIONS: minor USE: Commercial

DESCRIPTION: This contemporary one-story mansard roofed gas station has been determined Non-Compatible Non-Contributing due to its incompatibility in materials, scale, massing, and placement to the character of the historic district. The building sits back on the lot creating an interruption in the contiguous quality of the district.

38 ADDRESS: 622-624 East Third Street
 CLASSIFICATION: Compatible Non-Historic Non-Contributing
 OWNER: Katherine and Erling Thompson
 1545 Morgan
 McMinnville, Oregon 97128

ASSESSOR MAP: 4421 BC TAX LOT: 10300
 PLAT: Rowland's Addition LOT: 1, 2 BLOCK: 6
 YEAR BUILT: 1953 STYLE: Modern Commercial
 ALTERATIONS: moderate USE: Commercial

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DESCRIPTION: This square one-story stucco over concrete building has a facade of horizontally scored stucco above the storefront windows. A shed roof awning extends across the facade. Storefront plate glass windows are framed partially with bronze aluminum and partially with wood. The central entrance has a wood framed glass door and transom. Another entrance at the west end also is wood and glass. The bulkheads on the east end are stucco, and on the west end contemporary face brick has been installed. Steel sash multi-lighted casement windows are located on the east facade. According to the Yamhill County Tax Assessor records, this building was not constructed until 1953.

39a ADDRESS: 608 East Third Street
CLASSIFICATION: Secondary Significant Contributing
OWNER: Taylor Dale Hardware Company
608 E. Third Street
McMinnville, Oregon 97128

ASSESSOR MAP: 4421 BC	TAX LOT: 10400
PLAT: Rowland's Addition	LOT: 3 BLOCK: 6
YEAR BUILT: Between 1912-1915	STYLE: Craftsman
ALTERATIONS: 1926 (minor)	USE: Commercial

DESCRIPTION: This rectangular red and buff brick two-story building is probably the most intact building in the district. It has five chimney-like projections along the parapet on the Third Street facade and five more along the west facade. There are a corbelled buff colored brick cornice, two corbelled brick beltcourses, and simulated quoins all of contrasting buff colored brick. Brick piers at each end of the Third Street facade extend from cornice through to the ground level and end on a raised cement sill plate. Second floor windows are one over one double-hung wood sash on both facades. The east facade is visible above the neighboring building and is plain red brick which exhibits a painted sign "Jameson Hardware Co. Sporting Goods." The ground floor of the Third Street facade is divided into four bays by four buff brick piers. Wooden transom windows have obscure glass and are multi-paned. There are three storefronts with wood frame plate glass windows and two recessed entrances, one on the east end which leads to the second floor, and one in the center which leads into the hardware store. Original bronze window fasteners connect the plate glass where the windows angle inward towards the doorway. Bulkheads are obscure glass with wood frames and are covered with plywood in two panels flanking the central bay. The Third Street storefront extends around one bay to the west facade. The west facade has six evenly spaced wood frame obscure glass multi-paned windows at the mezzanine level. Each window has projecting buff brick surrounds. There is an original wooden double door and garage door at the south end of the west facade.

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The former Jameson Hardware Building was constructed by J. F. Flecher after 1912 and first occupied by R. M. Wade and Company. Later, Evans and Jameson operated their hardware business in the building. Jameson bought out Evans in 1915, and in 1921, Harold Taylor bought into the business. The four upstairs apartments were occupied by Dr. Wood, the Jamesons, and the librarian, Mrs. Barton. Howard Taylor bought the property in 1932.

39b ADDRESS: 608 East Third Street
CLASSIFICATION: Primary Significant Contributing
OWNER: Taylor Dale Hardware Company
608 E. Third Street
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 10400
PLAT: Rowland's Addition LOT: 4 BLOCK: 6
YEAR BUILT: 1908 STYLE: Craftsman
ALTERATIONS: 1926, 1981 (moderate) USE: Commercial

DESCRIPTION: This small, rectangular, one-story stucco building has a stepped parapet wall with no ornamentation. There are two storefront bays each with intact wood frame three-light transoms. The easternmost storefront has a wood frame plate glass window with a stucco bulkhead and the westernmost storefront has a wood frame glass door and two wood frame plate glass windows with wood panel bulkheads. Originally, a separate building, this building is now connected internally to the Taylor Dale Hardware store.

39c ADDRESS: 620 East Third Street
CLASSIFICATION: Secondary Significant Contributing
OWNER: Taylor Dale Hardware Company
608 E. Third Street
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 10400
PLAT: Rowland's Addition LOT: 2 BLOCK: 6
YEAR BUILT: Between 1913-1928 STYLE: Commercial
ALTERATIONS: minor USE: Commercial

DESCRIPTION: This rectangular one-story stuccoed building has a stepped parapet with a low relief cornice. The transom level has been covered with wood sheathing. Storefront windows and door are wood framed and the bulkheads are stucco. This building is on the same tax lot as the Taylor Dale Hardware store.

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40 ADDRESS: 540-546 East Third Street
CLASSIFICATION: Primary Significant Contributing
OWNER: Michael Truax et al
% Harry and Judith Jeffery
546 E. Third Street
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 9700
PLAT: Rowland's Addition LOT: 1 BLOCK: 3
YEAR BUILT: ca. 1885 STYLE: Commercial
ALTERATIONS: 1950 (moderate) USE: Commercial

DESCRIPTION: This rectangular two-story stuccoed building has a flat roofline, and all ornamentation has been removed. Second story windows are one over one double-hung wood sash with plain wood surrounds which extend to a plain wood beltcourse above the windows. The second floor windows are identical on the east facade. The ground floor on the Third Street facade contains one bay with a storefront which appears to be original. It is entirely wood framed with intact obscure glass transoms and bronze windows fasteners. The bulkheads have been replaced with contemporary face brick. The storefront to the east end on Third Street has been substantially altered. The storefront has been cutaway leaving a stuccoed pier at the corner. The storefront is recessed behind this pier and has aluminum framed plate glass windows, a wood and glass door and transom, and contemporary face brick bulkheads. The storefront extends one bay to the east side of the building. A small stucco beltcourse divides the stories on the east on the east facade. This facade consists of a painted brick wall with two large multi-paned fixed wood frame windows which may be later additions, and two garage doors at the south end. This building belonged to the Wright family for many years. It was originally a wood frame structure which was remodeled and faced with stucco by Earl Wright.

41 ADDRESS: 520-532 East Third Street
CLASSIFICATION: Primary Significant Contributing
OWNER: Jack Temple et al
201500 S.E. Cherry Blossom Lane
Amity, Oregon 97101
ASSESSOR MAP: 4421 BC TAX LOT: 9800
PLAT: Rowland's Addition LOT: 2, 3 BLOCK: 3
YEAR BUILT: 1908 STYLE: Commercial
ALTERATIONS: 1983 (moderate) USE: Commercial

DESCRIPTION: This two-story rectangular brick structure has a flat parapet wall above a corbelled brick cornice. The second floor is divided into five bays with six raised thick pilasters. Each bay contains decorative brick above the windows. Each bay has three one over one double-hung wood sash

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windows, the center window being larger than the two side windows. A raised brick beltcourse divides the first and second floors. Two pilasters extend from the second floor through to the first as stuccoed brick piers. There are five storefronts at the ground floor level and one opening at the west end which leads to the second floor. All transoms and bulkheads have been covered with scored stucco. All storefronts are recessed and have aluminum framed plate glass windows and four of the five storefronts have wood frame glass door with transoms.

This building was constructed in 1908 as McMinnville's Elk's Temple. The top floor was occupied by the lodge rooms, and the lower floor had numerous small shops. In 1912, the first floor was divided into four sections. There were a dry goods store, a statuary, a restaurant, and a moving picture theatre on the first floor at this time. Ed Kienle rented space from the Fentons on the first floor of the building in 1927.

42 ADDRESS: 512-514 East Third Street
CLASSIFICATION: Secondary Significant Contributing
OWNER: John Wiesner
322 First Street
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 9900
PLAT: Original Town LOT: 3, 4 BLOCK: 3
YEAR BUILT: 1928 STYLE: Commercial
ALTERATIONS: 1967 (moderate) USE: Commercial

DESCRIPTION: This square one-story brick building has a flat roof with a single brick cornice. Below the cornice are two inset brick panels. The storefront has been altered with the installation of large aluminum framed plate glass windows which are recessed at angle towards an entrance at either end of the building. The windows extend to the ground ending in a cement sill. According to a Telephone Register article dated December 31, 1928, J. G. Wiesner moved into this building next door to the Yamhill Hotel. The building was occupied by a cigar store and the Lotus Cafe at this time.

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43 ADDRESS: 502 East Third Street
CLASSIFICATION: Primary Significant Contributing
OWNER: Steve Macy et al
Second and Evans Streets
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 10001
PLAT: Original Town LOT: 4 BLOCK: 3
YEAR BUILT: 1886 STYLE: Italianate
ALTERATIONS: 1946 (Mack Theatre) USE: Commercial

DESCRIPTION: This large rectangular three-story stuccoed brick Italianate building has a flat roof and a decorative pressed metal bracketed cornice. Raised stuccoed pilasters separate the bays and extend from the cornice to the ground. The second and third floor windows are one over one double-hung wood sash with projecting metal lintels. Stuccoed beltcourses articulate the story divisions. The west facade has eight bays with one window per bay. The Third Street facade originally had four bays but now has two as a result of the Mack Theatre being installed in the eastern half of this facade. There are seven bays on the ground floor of the west facade with four openings. Storefronts are wood frame glass doors and transoms with wood and/or aluminum frame storefront windows. Bulkheads are stuccoed. The northwest corner of the building is one bay wide with a "clipped" corner entrance. This entrance consists of an aluminum framed door and sidelights. The two bays facing Third Street have aluminum framed storefront windows with stuccoed bulkheads. The Mack Theatre, which takes up the two easternmost bays of the Third Street facade, is designed in the Moderne style and is a smooth stucco surface with a large "waterfall" styled projecting sign which vertically reads "Mack." The theatre also has a curved metal marquee and a ground floor entrance and ticket booth sheathed in pink tile. There is a concrete block building attached to the hotel which was built in 1946.

This building was erected in 1886 by L. H. Cook of McMinnville and was known historically as the "Cook's Hotel". The building was described at the time as a three-story brick building with plans drawn by B. F. Fuller. According to the 1880 Yamhill County census records, Fuller was a farmer and the brother-in-law of Lyman Hall Cook who built the hotel. The firm of Tyler and Saylor was responsible for the brickwork; the brick was made locally in Saylor's brickyard. The painting and papering for the building was done by G. V. Snelling. McMinnville tinsmiths O.O. and Asa Hodson made the door and window caps and plumbing in the building, and George W. Jones made the doors, windows, and blinds. The carpentry work was done by Charles R. Cook, and E. S. Cooper was the plasterer. An undated newspaper article, published at the time of the hotel's opening, describes it as: "The exterior presents a solid and substantial appearance 'from the ground up,' but its greatest attraction is the interior, partly described in a former issue of The Reporter. The elegant parlor is the attraction on the second floor. It is handsomely carpeted, has a rich chandelier, and the walls are decorated with works of

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art form the pencils of Misses Evan and May, daughters of the liberal and generous host. In fact, many of the rooms throughout the building have been thus decorated by these accomplished young ladies. The Bridal Chamber, next to the parlor is a luxurious apartment. There are thirteen other handsomely furnished rooms on this floor, including the private parlors and home-like family apartments. Up the next flight, which takes us to the third floor, we find 14 neat and tastily furnished rooms, making in all 28 chambers."

By 1890, the hotel was referred to as the "Commercial House" (formerly Cook House) in an advertisement in the Telephone Register article dated March 27, 1890. McCall and Holman were listed as the proprietors. The article states: "\$1 to \$2 per day. This hotel has been thoroughly renovated and is setting the best table in the valley. Meals 25 cents and 50 cents. Board and lodging \$5 per week."

44 ADDRESS: 448 East Third Street
CLASSIFICATION: Secondary Significant Contributing
OWNER: Frances Fenton Estate
536 E. 5th Street
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 9000
PLAT: Original Town LOT: 1, 2 BLOCK: 16
YEAR BUILT: 1928 STYLE: California Mission
ALTERATIONS: 1983 (minor) USE: Commercial

DESCRIPTION: The Fenton building is a two-story rectangular variegated brick structure with a sloping tiled parapet wall. A frieze of brick dentils extends around both the Third Street facade and the east facade. Fenestration at the second floor level is regular. The one over one double-hung wood sash windows are arranged in pairs with a single window on each end of the Third Street facade. The windows are slightly recessed with brick lintels and sills. Fenestration on the second floor of the east facade is irregular. A narrow cast stone beltcourse divides the stories and extends across both facades. The mezzanine level on Third Street has been faced with ceramic tile panels extending to the east facade. Three small window openings are located at transom level on the facade. The east facade exhibits original mezzanine level windows of fixed wood frame single panes. Below these mezzanine windows, a solid brick wall with no openings makes up the east facade ground floor. A central storefront on the Third street facade is recessed with bronze aluminum framed storefront windows and contemporary yellow tile bulkheads. On the west end of the Third Street facade is the entrance to the second floor. This entrance is original and has not been altered. The name Fenton is incised in concrete (cast stone) above the arched opening. The arch is framed in wood and contains a transom of obscure glass.

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Frank W. Fenton was born in Mississippi in 1859 and moved to Oregon with his family in 1865. He studied law under Killin and Moreland of Portland and under his brother, W. D. Fenton of Lafayette. In 1883 he was admitted to the bar and formed a partnership with his brother that same year. He practiced law in McMinnville, and was instrumental in developing properties within the City.

The Fenton Building was designed by architect O.S. Combs, and contracted by J.F. Clements. According to the Telephone Register, August 3, 1928, Fenton was quoted as referencing his building site: "I'll put my masterpiece there." The building was constructed for the J. C. Penney's store. The building had a yellow and black exterior, copper trim glass, and American three-way prismatic lenses, a pressed metal ceiling, and an oak balcony at the mezzanine level. There was a clear span of 52 feet over the storefront which was large at that time. Maple floors were laid in the interior of the building.

45 ADDRESS: 448 East Third Street
CLASSIFICATION: Primary Significant Contributing
OWNER: Margaret Reavis
420 Holly Way
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 9100
PLAT: Original Town LOT: 2 BLOCK: 16
YEAR BUILT: 1900 STYLE: Commercial
ALTERATIONS: minor USE: Commercial

DESCRIPTION: This one-story rectangular brick structure has a stepped parapet wall and a decorative brick panel above the first floor storefront. The storefront consists of three large aluminum framed windows, stuccoed transoms, and yellow tile bulkheads. There is no door opening as this building has been connected internally to the Fenton building. In 1902 this building was occupied by a saloon keeper. Alex William Cameron moved his grocery business into the building in 1915. His son, Ogden Cameron, operated the grocery here until the 1970's. It now houses a portion of the J.C. Penney store.

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46 ADDRESS: 428 East Third Street
 CLASSIFICATION: Compatible Non-Historic Non-Contributing
 OWNER: Robert D. McNicol and Claribel Timmreck
 P.O. Box 627
 McMinnville, Oregon 97128
 ASSESSOR MAP: 4421 BC TAX LOT: 9200
 PLAT: Original town LOT: 2 BLOCK: 16
 YEAR BUILT: 1960 STYLE: Late 20th Century Period
 ALTERATIONS: minor USE: Commercial

DESCRIPTION: This one-story rectangular contemporary brick structure has an asymmetrical recessed storefront with aluminum framed door and windows. The building is set back approximately four feet further than neighboring structures. Because this building was recently constructed, but is compatible with the architectural character of the district, it has been classified Compatible Non-Historic Non-Contributing.

47 ADDRESS: 424 East Third
 CLASSIFICATION: Primary Significant Contributing
 OWNER: Lillian F. Baker et al
 705 W. First Street
 Newberg, Oregon 97132
 ASSESSOR MAP: 4421 BC TAX LOT: 9300
 PLAT: Original Town LOT: 3 BLOCK: 16
 YEAR BUILT: 1890 STYLE: Commercial
 ALTERATIONS: moderate USE: Commercial

DESCRIPTION: This rectangular two-story structure has been stuccoed and no ornamentation remains. The parapet is flat. The second floor windows are one over one double-hung wood sash slightly arched at the top. Wooden slat shutters have been added. An awning conceals the transoms windows. The central recessed entrance and storefront windows are glass with aluminum frames. Contemporary brick faced bulkheads have been painted. A closed-in stairwell is located to the east of the building. A stationary store and jewelry store occupied the building from 1892 to 1912. In 1912 a tailor and furniture store were listed in the building. Miller Electric Company occupied the building in the 1940's. The building would ordinarily be ranked in the Primary category because of its early date, but because of alterations carried out in the secondary period of development, it is ranked a Secondary property.

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48 ADDRESS: 416 East Third Street
CLASSIFICATION: Primary Significant Contributing
OWNER: Roger and Thelma Nelson
148 Anne Street
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 9400
PLAT: Original Town LOT: 3 BLOCK: 16
YEAR BUILT: 1900 STYLE: Commercial
ALTERATIONS: 1985 USE: Commercial

DESCRIPTION: This square one-story stuccoed building exhibits a flat cornice line of pressed metal with floral motifs and an egg and dart pattern. There are three recessed panels below the cornice. The storefront is recessed with a central aluminum frame glass door and windows. Bulkheads consist of contemporary face brick. Raised piers define each end and extend from cornice to the ground.

49 ADDRESS: 406-428 East Third Street
CLASSIFICATION: Primary Significant Contributing
OWNER: Wallace and Donna Wright
103 Booth Bend Road
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 9500
PLAT: Original Town LOT: 4 BLOCK: 16
YEAR BUILT: 1893 STYLE: Queen Anne
ALTERATIONS: 1976 (minor) USE: Commercial

DESCRIPTION: This rectangular two-story painted brick building located on the southeast corner of Third and Cows Streets faces north on Third Street and has a flat parapet wall with a central pediment topped with a finial. The pediment contains the following "E. Wright, 1893." The ornate projecting pressed metal cornice contains large brackets ending in caps which project above the parapet line on the facade. Two pilasters at each end of the facade extend from cornice to base. Details in the cornice include scallops, inverted finials, and sun patterns. Below the cornice is a frieze of fancy brickwork. A fancy brickwork beltcourse is located above and below the second story windows. There are raised brick surrounds around each window. The corner pilasters have ornate capitals between the first and second floor levels. The ground floor has a recessed central entrance and an open entrance to the second floor located at the east end of the building. Transoms at ground floor level have been concealed by a fabric awning which extends across the entire Third Street facade. Storefronts are large aluminum framed plate glass windows with contemporary brick face bulkheads. The west side is divided into four bays by pilasters which extend from cornice to the ground. Second floor windows are one over one double-hung

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wood sash. The northernmost bay has one window and the remaining three bays contain paired windows. Windows are topped with a continuous raised brick label. The Third Street storefront wraps around one bay to the west side. The other three bays have no windows at the ground floor level. A two-story addition was added to the west elevation at the south end which lacks the metal cornice but contains second story windows identical to the original windows. The ground floor of this addition has a wood framed plate glass storefront topped with a glass transom. At the second floor level, seven one over one double-hung wood sash windows are topped with a decorative panel of relief scallop and leaf pattern.

This building was known as the Wright Building, named after Elsie Wright, who came to Oregon from Illinois in 1871. Wright had a harness business and began constructing commercial buildings in McMinnville in 1892. The Wright Building was completed in 1893. He was also an investor in the Union Block across Third Street. Wright was a notable citizen, serving on the McMinnville City Council in the 1890's. The Wright Building cost \$12,500 to construct and has remained in the Wright family. Today it is owned by Wrights' grandson.

50 ADDRESS: 326 East Third Street
CLASSIFICATION: Compatible Non-Historic Non-Contributing
OWNER: First National Bank of McMinnville
P.O. Box 148
McMinnville, OR 97128
ASSESSOR MAP: 4421 BC TAX LOT: 8300
PLAT: Original Town LOT: 1, 8 BLOCK: 13
YEAR BUILT: 1962-63 STYLE: Late 20th Century Period
ALTERATIONS: USE: Commercial

DESCRIPTION: This contemporary, square, single-story building of brick, glass, and steel faces Third Street. It has a large recessed plate glass window on the facade and a large recessed glass entrance at the corner of the building. The Wortman family established the original First National Bank of McMinnville in 1883 as the Bank of McMinnville, and retained majority ownerships of the bank until recent years.

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51 ADDRESS: 332 East Third Street
CLASSIFICATION: Primary Significant Contributing
OWNER: Michael Hamilton
P.O. Box 261
McMinnville, OR 97128
ASSESSOR MAP: 4421 BC TAX LOT: 8400
PLAT: Original Town LOT: 2 BLOCK: 13
YEAR BUILT: Between 1886-1890 STYLE: Italianate
ALTERATIONS: minor USE: Commercial

DESCRIPTION: This rectangular two-story stuccoed brick structure is Italianate in style. Though the pressed metal cornice has been removed, the decorative cut brick frieze remains intact. The second floor is divided into three bays, two large bays with two windows each flanking a smaller central bay with one window. Second floor windows are one over one double-hung wood sash with arched labels. The remodeled first floor consists of two recessed storefronts with plate glass aluminum framed windows with modern brick bulkheads and stuccoed transoms.

The Knights of Pythias Building was built between 1886 and 1890. It appears as a general merchandise store on the 1892 Sanborn Fire Insurance Company Maps, and is listed in the Tax Assessor Records for Yamhill County as being constructed in 1890. One of the first occupants of the buildings on the first floor was the Rogers and Todd Pharmacy which was established in 1886 and is now still operating as Rogers' and Peerys' Thrifty Drug in another building on Third Street.

52, 53, 54 ADDRESS: 310-320 Third Street
CLASSIFICATION: Primary Significant Contributing
OWNER: Jane Selisch et al
1227 Michelbook Lane
McMinnville, OR 97128
ASSESSOR MAP: 4421 BC TAX LOTS: 8500, 8590, 8600
PLAT: Original Town LOT: 3, 4 BLOCK: 13
YEAR BUILT: 1905 STYLE: Commercial
ALTERATIONS: minor USE: Commercial

DESCRIPTION: A one-story brick faced structure contains four retail establishments, each with a separate recessed entry. The pressed metal cornice is intact, as are the two decorative metal caps at either end of the facade. Four inset panels decorated with raised cut brickwork in diamond shapes top the storefronts. Four brick piers which divide the storefronts are topped with decorative metal caps. Two storefronts to the east have recessed entrances and newer brick bulkhead aluminum windows and doors. Wood slats cover the transoms. The storefront furthestmost to the west is covered with

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pigmented glass and has aluminum framed windows, a plastic marquee and a neon sign. The fourth entrance has recent brick bulkhead, aluminum windows, and plywood covers the transom windows.

William F. and Franz Dielschneider established a jewelry store at this location prior to 1900 in a wood frame building. Today, the jewelry store is still housed in this structure. It appears that this building was noted in the Telephone Register, 1905, as: "Mr. Wortman will erect a one-story brick building on the south side of Third Street, between "C" and "D", 180' X 80', divided into four rooms, 20' X 80' each. Cost to be \$12,000."

55 ADDRESS: 300 East Third Street
CLASSIFICATION: Primary Significant Contributing
OWNER: W. Boyce Stanard et al
By Frieda Fisher
507 N. Davis, No. 1
McMinnville, OR 97128
ASSESSOR MAP: 4421 BC TAX LOT: 8700
PLAT: Original Town LOT: 3, 4 BLOCK: 12
YEAR BUILT: 1901-02 STYLE: Italianate
ALTERATIONS: minor USE: Commercial

DESCRIPTION: This rectangular, Italianate, two-story brick structure is stuccoed and scored with horizontal lines. The projecting metal cornice on the facade and west side is supported by large scrolled brackets and smaller modillions. A paneled frieze is below the cornice. The second floor facade consists of two bays of three inset double-hung one over one wooden sash windows. The second floor on the west facade has irregular fenestration of arched double-hung wood one over one wood sash windows. The original facade on the ground floor has been replaced with large plate glass aluminum frame store windows and a recessed entrance. A plywood door on the entrance on the east end of the facade is flush with the building wall. Bulkheads are cement and plywood. An aluminum marquee is located above the storefront windows and below the stucco covered transom windows. Two piers at either end of the facade are covered with stucco. The storefront wraps around one bay to the west side of the building. The west side ground floor has a band of fixed single pane wood windows at the transom level. There is an entrance at the south end which is topped with a glass transom and metal awning. An addition to the building was made at the south end of the west side. It is stuccoed and has two windows on the second floor and two on the ground floor above a garage door.

The Hodson Building was constructed between 1901 and 1902 for O. Orville Hodson, who had a tin and hardware business. Hodson came to Oregon in 1878 from Indiana where he was born. Orville's father, H. H. Hodson, came with

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his son to McMinnville and bought a hardware business. H. H. Hodson became sole owner of the business in 1888, and is said to have constructed many of the metalwork cornices in McMinnville's old downtown commercial area. Some of these decorative cornices have since been removed. Sanborn Fire Insurance Company maps show that the Hodson Building was occupied by a grocer and confectioner in 1928.

56 ADDRESS: 206 Cowls Street
CLASSIFICATION: Secondary Significant Contributing
OWNER: Ralph Schoof
Route 1, Box 16
Carlton, Oregon 97111
ASSESSOR MAP: 4421 BC TAX LOT: 8800
PLAT: Original Town LOT: 5, 6, 7 BLOCK: 13
YEAR BUILT: 1928 STYLE: California Mission
ALTERATIONS: minor USE: Commercial

DESCRIPTION: This one-story rectangular structure is a stucco flat roofed building with an off-center one and one-half story square tower with a skylight which runs east to west the length of the building. The skylight is steel sashed multi-paned opaque glass. A small four paned steel sash window located on the second floor of the tower has a small decorative iron balcony supported by wooden brackets. The cornice line slants inward and is covered with red curved (Mission style) roofing tile. Four original arched openings have been boarded over and a new plate glass storefront with metal awnings has been installed at the north end of the Cowls Street facade. Possibly the original entrance was located under the tile covered shed roof located just to the south of the newer storefront and entrance. Two steel sash windows are located at the south edge of the Cowls Street facade. The Second Street facade has a band of steel sash multi-paned windows with opaque glass. An original pair of wooden double doors is located on the west end of the Second Street facade and a newer set of doors are located at the east end of this facade.

The Telephone Register announced in September 11, 1928 the celebrated opening of the Home Laundry Building, a white and blue building built by the Austin Company of Portland. A large photograph of the building also appeared with the detailed article on the structure.

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57 ADDRESS: 250 East Third Street
 CLASSIFICATION: Primary Significant Contributing
 OWNER: Alex R. Clemens
 615 S.W. Caruthers
 Portland, OR 97201
 ASSESSOR MAP: 4421 BC TAX LOT: 7200
 PLAT: Original Town LOT: 1 BLOCK: 8
 YEAR BUILT: 1885 STYLE: Italianate
 ALTERATIONS: 1960 (moderate) USE: Commercial

DESCRIPTION: This long, narrow two-story stucco covered brick structure built in the Italianate style has six bays on the Cows Street side and one bay on Third Street with a small bay serving as a corner entrance. The second floor windows on all three sides are arched one over one double-hung wood sash with raised stucco sills. A continuous segmental arched band surmounts the second story windows and the cornice line is made up of corbelled stucco, over brick and ornate brackets. A panelled pressed metal frieze and modillions remain intact on the north and east elevations. The corner entrance is topped by a false pedimented gable bearing the date "1885". Piers on the second floor are scored to simulate stone. The entire ground floor has been faced with this salmon-colored tile and newer wood frame windows have been installed. The corner and side entrance have aluminum frames.

The Braly Block was constructed in 1885 and housed the Yamhill County Bank which opened on October 18, 1886. By 1890 the McMinnville National Bank was listed in the Telephone Register as occupying the building. J. W. Cows was bank president and Lee Laughlin vice-president. The upper floors of the building were occupied by McMinnville Business College in 1886, and a physicians and surgeons office in 1890. There was also a meat market and boot repair shop in the building at one time. In 1905 the McMinnville National Bank moved from the building to the Jacobson block which was demolished in 1964.

58 ADDRESS: 238 East Third Street
 CLASSIFICATION: Primary Significant Contributing
 OWNER: William D. Rutherford
 1118 Springwood Lane
 McMinnville, OR 97118
 ASSESSOR MAP: 4421 BC TAX LOT: 7300
 PLAT: Original Town LOT: 1 BLOCK: 8
 YEAR BUILT: 1884 STYLE: Italianate
 ALTERATIONS: 1905 (moderate) USE: Commercial

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DESCRIPTION: Originally a two-story brick structure, the Schilling Building was stuccoed in 1905 at which time the ornate pressed metal cornice was also added. Second story windows are one over one double-hung sash topped by raised brick eyebrow hoods. The metal cornice consists of large paired brackets, modillions, rosettes and a half-round pediment topped with an acanthus leaf. The word Schilling and the date 1905 is inscribed in the pediment. A shorter original cornice line is still visible through the stucco. A raised relief pattern of crisscrossed decoration is located above each end bay. The ground floor has been altered with the installation of a pigmented glass front, aluminum framed storefront windows and door. A painted metal marquee projects about eight inches from the building above the ground floor windows.

The building appears on the earliest Sanborn map available (1884) as a saloon and lodge. It remained a saloon until after 1892. By the early 1900's, it was a grocery; later it became a variety store. Early photographs show that its facade was originally shorter in stature, gable-fronted and of exposed brick. The stucco and raised ornamented parapet was added later, probably by Schilling in 1905 as the inscription indicates. The original gable line is still visible through the stucco.

59 ADDRESS: 236 East Third Street
CLASSIFICATION: Secondary Significant Contributing
OWNER: Lee and Winifred Perry
811 W. 18th Street
McMinnville, OR 97128
ASSESSOR MAP: 4421 BC TAX LOT: 7400
PLAT: Original Town LOT: 2 BLOCK: 8
YEAR BUILT: ca. 1930 STYLE: Commercial
ALTERATIONS: moderate USE: Commercial

DESCRIPTION: This one-story commercial stuccoed brick building has a simple parapet with a central step up. The storefront has been altered by the addition of aluminum framed windows and contemporary brick bulkheads. The recessed entrance is at the west end of the building and has a wood frame glass door and transom which may be original. A painted metal marquee is located above the windows and may have originally been exposed aluminum similar to the music store marquee next door at 228 East Third Street. According to Yamhill County records, this building was constructed in 1930.

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60 ADDRESS: 232 East Third Street
CLASSIFICATION: Secondary Significant Contributing
OWNER: Thomas King
% Jan and Frances Fourier
9175 North Pacific Highway 99W
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 7500
PLAT: Original Town LOT: 2 BLOCK: 8
YEAR BUILT: Between 1912-1928 STYLE: Commercial
ALTERATIONS: moderate USE: Commercial

DESCRIPTION: This building is a one-story extended brick storefront with three arched bays and bronze aluminum frame windows and doors. There is an inset panel above the storefronts and a central stepped roofline. The building, which faces Third Street, has a flat roof.

61 ADDRESS: 228 East Third Street
CLASSIFICATION: Secondary Significant Contributing
OWNER: U.S. National Bank and Louise Roerig in Trust
151 Van Tassle Court
San Anselmo, CA 94960
ASSESSOR MAP: 4421 BC TAX LOT: 7600
PLAT: Original Town LOT: 2 BLOCK: 8
YEAR BUILT: Between 1912-28 STYLE: Moderne
ALTERATIONS: 1937, 1945 (moderate) USE: Commercial

DESCRIPTION: This stuccoed one-story building was remodeled in 1937 and 1945 in the Moderne style. The storefront is plate glass with a recessed entrance and is topped with a curved aluminum marquee. Leaded glass transoms above the marquee, flanking the entrance, contain harp forms. The single central door is glass with a wood frame and a small glass transom. The interior has curved wooden shelving and porthole windows also in the moderne style.

62 ADDRESS: 226 East Third Street
CLASSIFICATION: Secondary Significant Contributing
OWNER: Jerry and Shawn Loughridge
510 N.E. Goldie Drive
Hillsboro, OR 97124
ASSESSOR MAP: 4421 BC TAX LOT: 7700
PLAT: Original Town LOT: 2, 3 BLOCK: 8
YEAR BUILT: ca. 1913 STYLE: Commercial
ALTERATIONS: moderate USE: Commercial

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DESCRIPTION: This is a one-story stucco building with a recessed entrance. Storefront bulkheads are black square tiles and door and window frames are aluminum. Mr. Fisher, a previous owner of the building, had a meat locker business in 1937. The current owners purchased the building from Leo Howard in 1979.

63. ADDRESS: 216 East Third Street
CLASSIFICATION: Non-Compatible Non-Contributing
OWNER: Benjamin Franklin Savings and Loan
One S.W. Columbia St.
Portland, OR 97258
ASSESSOR MAP: 4421 BC TAX LOT: 7800
PLAT: Original Town LOT: 3 BLOCK: 8
YEAR BUILT: 1909 STYLE: Late 20th Century Period Architecture
ALTERATIONS: 1980 (major) USE: Commercial

DESCRIPTION: This storefront was significantly altered in 1980 in the "colonial" style. The entrance at the east end of the building is original and has a wood door with a large pane and transom. Lee Waugaman, the previous owner of the building had a barber shop, drapery store, and dress shop in the building.

64. ADDRESS: 216 East Third Street
CLASSIFICATION: Compatible Non-Historic Non-Contributing
OWNER: Jan Fourier
9175 N. Highway 99W
McMinnville, OR 97128
ASSESSOR MAP: 4421 BC TAX LOT: 7900
PLAT: Original Town LOT: 3, 4 BLOCK: 8
YEAR BUILT: 1948, front; 1936, back STYLE: Moderne
ALTERATIONS: 1948 (major) USE: Commercial

DESCRIPTION: This small one-story stucco building at the southeast corner of Third and Baker is typical of buildings designed in the 1940's. It is devoid of ornamentation and has glass block transom windows and a plate glass storefront. The entrance is on the corner. The back portion is also stucco and lacks ornamentation. A service station replaced a small wood structure which previously had been on this lot. Gail Vinton and Herman Larsen erected the front portion for a car dealership in 1948. Due to the major alterations which have occurred to the building, it can no longer be classified in the historic period and is thus classified as Compatible Non-Historic Non-Contributing.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input checked="" type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1880-1937 Builder/Architect Chiefly anonymous

Statement of Significance (in one paragraph)

The McMinnville Historic District is an area of approximately 15 acres in which the unifying theme represented by the 51 contributing buildings is the parallel development of commerce and railroad and highway transportation in the bustling Willamette Valley farming community and county seat between 1880 and 1937. The district meets National Register Criteria A and C in the context of local history as the place where the community's largest, best preserved and most noteworthy historic commercial buildings are concentrated. The district extends 6½ blocks along Third Street, historically the main, east-west stem of the business district. Buildings along Third Street represent several phases of development but have a marked cohesion by virtue of their density, common scale, materials and overall design elements. While ground story storefronts have been altered over the years, distinguishing features of the upper stories are intact and provide visual continuity. Descendents of many of the community's early settlers are owners of property or businesses within the district today.

John Gordon Baker, William T. Newby, and Samuel Cozine were the first three settlers to take donation land claims in the McMinnville vicinity. They were immigrants with the wagon trains which came west in the Great Migration of 1843. It was on W. T. Newby's claim that the City of McMinnville began to grow, with Baker's claim located to the north and Cozine's claim to the south.

In 1853 Newby built a grist mill at the west end of Third Street on Cozine Creek to the north and below the present city library. The establishment of this mill was the primary reason for the growth of the City for it saved the local farmers the trip to Oregon City with their crops. The first store was opened the following year by Solomon Beary. His general store was located on the corner of Third and Adams Streets.

As Newby had allowed more and more people to live on his land, he decided to donate five acres as a town site. Newby named the town after his home town of McMinnville, Tennessee. Sebastian Adams, surveyor, drew the first town plat. A post office was established in 1855, and the town was incorporated in 1876. The town of McMinnville was described in 1871 in one of the city's first newspapers, The West Side:

"McMinnville is geographically the center of the county; surrounded by grain growing country accessible by water and prospectively on the line of the Willamette Valley Railway. With a fine water power to use and still larger one in process of construction, it claims to be the future commercial center of the West Side. The business of the place supports 5 general

9. Major Bibliographical References

Please see continuation sheet

10. Geographical Data

Acreeage of nominated property 15.2

Quadrangle name McMinnville, Oregon

Quadrangle scale 1:24000

UTM References

A

1	1	0
4	8	5
1	2	6

5	0	0	6	2	3	0
---	---	---	---	---	---	---

Zone Easting Northing

B

1	1	0
4	8	5
1	2	6

5	0	0	6	0	2	0
---	---	---	---	---	---	---

Zone Easting Northing

C

1	1	0
4	8	4
5	1	0

5	0	0	6	0	2	0
---	---	---	---	---	---	---

D

1	1	0
4	8	4
5	1	0

5	0	0	6	2	3	0
---	---	---	---	---	---	---

E

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F

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G

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H

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Verbal boundary description and justification

Please see continuation sheet

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title Northwest Heritage Property Associates

organization For the City of McMinnville date December 15, 1986

street & number 230 East Second Street telephone (503) 472-9371, ext. 342

city or town McMinnville state Oregon 97128

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date July 15, 1987

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

date 9-14-87


Keeper of the National Register

Attest:

date

Chief of Registration

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merchandise stores, 2 drug stores, 2 wagon shops, 4 blacksmith shops, 2 shoemakers, 1 furniture store, 1 barber shop, 1 saloon, 1 hotel, 2 boarding houses, 1 livery stable, 1 photographer, 2 doctors, 1 dentist, 2 lawyers, 1 general agent, 1 jeweler and watch maker, 1 butcher shop, 1 tin store, 1 saddle shop, 1 glover. There are two flouring mills, 1 steam and one water; 1 planer, sash and door factory, 12 warehouse, 1 college building in which a first class Academy is sustained, 2 churches, Cumberland Presbyterian and Christian, 1 Public hall, Lodges of Masons, Odd Fellows and Good Templars, and one newspaper--The West Side published every Tuesday, at \$2 per annum, in advance" (West Side, February 21, 1871).

A stage from Portland to Corvallis stopped every day at the livery stable to take on passengers and change horses (Old Yamhill, p. 50).

W. T. Newby also donated land adjacent to the new city for establishment of the first college and in 1878 the school was incorporated as McMinnville Baptist College. The original wood college building stood on the site of the present Baptist Church. In 1882, Samuel Cozine donated a portion of his land to the college. Pioneer Hall was constructed at this site and still stands today. In 1921, Mrs. George Fisher Linfield presented the school with an endowment and its name was changed to Linfield College. John Cook donated land for the first public school, built in 1878. The second Cook school was built in 1887 and the third in 1929.

An 1878 directory lists McMinnville with a population of 300. It also describes the City as being three miles from the terminus of the Oregon Central Railroad, the terminus being at the town of St. Joseph (no longer in existence). That same year, Henry Villard, president of Northern Pacific Railroad, offered to run his route to Corvallis through McMinnville provided that the citizens donated \$5,000, depot grounds, and "the right-of-way between the Yamhills" (Oregonian/J.C. Cooper). The conditions were met by McMinnville citizens, including a generous donation of \$3,000 by William Campbell, local blacksmith and business entrepreneur, and on July 1, 1879, the first train stopped in McMinnville on its way to Corvallis.

The development of the railroad brought about immediate change in McMinnville's identity as is evidenced by the city directories of 1878 and 1880:

"(McMinnville) is situated on the Yamhill River at a navigable point, and three miles from the terminus of the Oregon Central Railroad. McMinnville supports a good newspaper, and several

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other enterprises. Population about 300." (Pacific States and Territories, 1878)

and:

"(McMinnville) is on the line of the Oregon Central Railroad, about 53 miles from Portland. It has a population of 400, supports a good newspaper, 'the Yamhill Reporter,' and maintains a good school, as well as other enterprises. Its residents are genial and public-spirited, and it contains some very nice places of business and private residences." (McKenny's Pacific Coast Directory, 1880)

The decade of the 1880's in McMinnville was one of rapid growth. The population grew from 400 in 1880 to 1,500 in 1886-87. The McMinnville Development League, an organization which encouraged settlers and businesses to settle in McMinnville, was established between 1880 and 1910. It is in this decade that the first substantial buildings were erected, four of which stand today. The Schilling Building, Braly Block, Knights of Pythias, and Cook's Hotel are two and three story masonry buildings with Italianate and Queen Anne detailing typical of the period. These four structures are the oldest extant buildings in the historic district. Yamhill County Bank was the earliest bank in McMinnville and was located in the Braly Block. In 1888, Yamhill County Bank became McMinnville National Bank with J. W. Cowls serving as its first president. In 1928, McMinnville National Bank and U.S. National Bank merged to become U.S. Bank. The First National Bank of McMinnville was established in 1883 as The Bank of McMinnville with Jacob Wortman serving as its president. Both U.S. Bank and First National Bank remain in the historic commercial core of McMinnville, though both institutions have since constructed contemporary buildings.

The Yamhill Reporter, another of the earliest newspapers, was established in McMinnville in the 1870's with G. W. Snyder as proprietor. Though the proprietors changed every few years, the paper remained under the same name until the turn of the century when it merged with the McMinnville News and became the News Reporter. The Telephone Register, a combination of the Oregon Register and the West Side Telephone was established in 1889 and both papers ran as weeklies. In 1928, Lars and Jack Bladine purchased the Telephone Register and shortly after established their business in the small brick commercial building located in the historic district at Fourth and Evans Streets. These two papers continued to run until 1953 when Jack and Phil Bladine merged the two papers to create the News-Register. The paper recently moved to larger quarters on Third Street still within the historic district.

The year 1887 was particularly important for McMinnville, for this was the year the battle for county seat was fought with the city of Lafayette. McMinnville emerged the victor, and in 1888 a stucco covered brick courthouse

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was erected (demolished in 1960's). The courthouse attracted lawyers to McMinnville, many of whom became investors in the city itself. One such lawyer was Frank W. Fenton, whose long career and wise real estate investments are still evident within McMinnville and the downtown historic district.

In 1889, Oregon's first municipally owned McMinnville Water and Light Utility Department was established. A steam electric facility and sand filtering system was located at the junction of the South Yamhill River and Cozine Creek. This provided water for the entire city and enough electricity for street lights and some private residences. A Water and Light Commission was established and is still in existence today as is the Water and Light Utility Department, though the water source has long since changed locations.

McMinnville continued to grow steadily in the 1890's, though at a slower pace than the previous decade. The population of McMinnville was 2,380 in 1891, and by 1905 it had increased to 3,000. A city directory from 1891-92 describes McMinnville as having five churches, public schools, a college, and a volunteer fire department. Commercial enterprises are listed as: two banks, two newspapers, a foundry and machine shop, a planing mill, a sash and door factory, a flouring mill, an incorporated creamery, and an arc and incandescent light factory. The directory also identified a large dance hall and opera house. Fraternal organizations listed were the Masons, Odd Fellows, A.O.U.W., P of H, and G.A.R. The city was shipping wheat, livestock, and produce (Oregon, Washington, Idaho Gazeteer). The Oregon Fire Relief Association was established in 1894 as an early Oregon fire insurance company. It is still in business today in McMinnville as the Oregon Mutual Insurance Company.

Five buildings within the historic district date from the 1890's, the Wright Building and the two buildings to the east of the Wright Building, the Campbell Block and the Union Block. These buildings originally displayed pressed metal work by A. K. Hodson and his son O. O. Hodson, local hardware and tin shop merchants. Evidence of the Hodson's work still remains on three of the five buildings from this decade.

The population of McMinnville remained at 3,000 throughout the early 1900's. Although the population had stabilized, new buildings were continually being built. Masonry buildings often replaced wooden commercial buildings as well as dwellings which had earlier been situated on Third Street. The development of Third Street began at the west end near Baker Street and gradually moved east towards the railroad tracks. Many of the buildings in the historic district were constructed between 1900 and 1912. Around 1902, O.O. Hodson replaced his one-story hardware store with a two-story commercial structure which stands today and exhibits a fine pressed metal cornice. Hodson was probably responsible for the remodeling of the Schilling Building in 1905, at which time an elaborate metal cornice was placed over the older brick cornice. In 1904 F. W. Fenton had the Elberton Hotel building constructed, and in 1910

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he added two more stories to the building making it the tallest building in the historic district. In 1909, the Odd Fellows built a new two-story brick and stucco building on Third Street replacing a smaller older building. Joseph B. Mardis constructed a two-story brick building next door to the Campbell Building in 1910. Both the Odd Fellows Building and the Mardis Building are extant. Several automobile garages were constructed during this period to accommodate daring individuals such as Ralph Wortman who is said to have brought the first "horseless carriage" to McMinnville in 1903. Dorothy Gunness writes, "McMinnville's Council enacted the city's first speed laws for horseless carriages after Wortman clobbered a councilman's dog." (Old Yamhill, p. 80)

Industries from the previous decade continued to thrive and several new ones were established between 1900 and 1912. In 1908 a milk condensing plant was built in the Oak Park Addition north of the Southern Pacific Railroad station. It covered a four-block area and was described as the "...largest condensed milk factory on the Coast..." (Polk Yamhill County Directory, 1912-1913). A second flouring mill was established as well as a brick and tile plant. A 1910 Sunday Oregonian ran a half-page spread with the heading "McMinnville Keeping Step With Progress of Oregon." It included two pictures of Third Street as well as photographs of the leading members of the McMinnville Commercial Club: O. O. Hodson, J. C. Cooper, W. A. Meisner, A. M. Williams. The article claimed a half a million dollars was spent in 1909 for the construction of houses, business blocks, and street improvements. The new electric light and power plant was completed this year, exists today, and is located a few blocks north of the historic district. The article also noted "...one of the few remaining wooden buildings in the business district has been removed to give place to a new brick building. The removal of some others for this same purpose is contemplated, and the attitude of many property owners indicates a large area of street improvement." This article also names two civic societies, the Ladies Civic Improvement Club and the McMinnville Commercial Club. It describes the Ladies Civic Improvement Club as working towards opening a public restroom and establishing a "creditible" public library. The Commercial Club had prepared a "tri-colored booklet bearing a unique cover design, upon which is depicted a group of walnuts and the gold medal that made Yamhill County walnuts famous."

Third Street, which was by now the well-established commercial core, was paved in 1912. The following year brought with it some major accomplishments for the City of McMinnville. The new Southern Pacific Depot was completed in 1913. The brick depot was located at the east end of Third Street and stands today within the historic district. Though Southern Pacific announced plans to electrify the line in 1912, the process was not complete until 1914 when on January 18 regular service began on the "McMinnville loop". The original roster included 13 passenger motors, nine passenger trail coaches, and fourteen combination passenger-baggage motors, all built by Pullman in 1914.

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Train cars were painted bright red with gilt lettering. "McMinnville Electric" was used on the official timetables which listed hourly trains between Portland and McMinnville. This was quite an improvement over the weekly train which had run previously (Oregon Historic Quarterly, Vol. 44, pp. 400-6). Until 1913 roads were under local control which had resulted in a confusing network of roads. The State took over control in 1913 and gradually main lines were developed across the entire state. On January 7, 1913, the McMinnville Carnegie Library opened. Designed by Ernst Kroner, this brick building still stands at the western edge of Third Street in the City Park located just outside the historic district.

The population increased to 3,100 in 1913, a figure which remained constant until 1923-24 when it dropped to 2,767. Building construction continued to increase during these years. A 1920 Oregonian article entitled "Prosperous Year Coming" cited many large residences being built in addition to an automobile garage and the Rupert Canning Company building. It also states that the First Baptist Church would build a new church building. This building, designed by E. Manson White, still stands today. The Oregon Mutual Fire Relief Association commissioned one of Portland's most well-known architects, A. E. Doyle, to build a new facility on Fourth Street in 1922. This building stands today outside of the district on the northwestern edge. Though electric train service ended around 1920, in 1923 the West Side Pacific Highway (99W) was opened, a development that encouraged the growing interest in tourism and vacationing. McMinnville was fortunate to have the new highway run directly through town (Baker Street) which brought travelers through on their way south to California or north to Portland. In the late summer and early fall of both 1924 and 1925, fires broke out damaging buildings along Third Street. The fire of 1924 damaged buildings on both sides of Third Street between Davis and Evans which included both the Union Block and the Wright Building. A total of 17 businesses were damaged, but none of the buildings on Third Street were demolished. In 1925 the old Commercial Hotel burned beyond saving. A new hotel was constructed the following year, 1926, by Mrs. Kimmel and Mrs. Eggleston, the previous hotel owners. The Eggleston Block (now the Douglas Hotel) stands today on the corner of Third and Gallo-way. The year 1926 saw an increase in construction activity which continued into 1929. A cannery was established in McMinnville in 1927, a development which was thought by some to be the best thing that happened that year (Telephone Register, December 30, 1927).

Building activity hit an all time high in 1928 with \$463,984 in permits being issued. This amount was \$237,000 over the previous year and surpassed the total for 1923, 1924, 1925, by \$79,444. Three of the buildings constructed in this year are included in the historic district, the J. C. Penney/Fenton building, the Home Laundry, and John Wiesner's building. Both the Penney's building and the Home Laundry held formal openings and had three-page spreads in the local papers. The McMinnville National Bank merged with U.S. Bank in

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1928 and spent \$50,000 remodeling the interior of the Jacobson Building (demolished 1960's). The Morgan Truck Company constructed a large building on East Third and J Streets just outside the historic district. Twenty-one residences were constructed during this year. Linfield College hired A. E. Doyle to design Melrose Hall, completed in 1928. The Star Mill property was purchased by the City of McMinnville for a city park. Names were given to the lettered streets in 1928, each street being named after a prominent figure in McMinnville history.

In 1929 building permits issued totalled \$150,665, considerably less than the previous year, but a respectable number considering the state of the nation that year. The Montgomery Wards building (now Boersma's) was completed on June 20, 1929 in a record 60 days. In the year 1930, the City issued \$109,720 in permits, and in 1931 construction dropped to \$55,220. Though building was slow, the population had grown to 3,859 by 1931. The years 1932-34 continued the trend in decreasing building permit figures, hitting a low of \$11,250 in 1934. As the city began to pull out of the depression, a rise in construction permits began in 1935 with a total of \$80,510. Building activity in 1936 exceeded the total amount issued just before the depression in 1929 with a total of \$199,065, the second highest figure within the historic period. The McMinnville general hospital was built this year, as was Macy Funeral Chapel and Linfield College Library.

Though permits issued in 1937 were slightly lower than the previous year with \$173,580, it was a year of high social activity and accomplishment. The Elks constructed a new building on Fourth and Evans Streets for \$30,000. This building is included in the historic district. A Linfield College dormitory and the Buchanan and Cellars grain warehouse were two large building projects also completed in 1937. A front page article in January of 1938 reported an increase in dues collected by the Chamber of Commerce in 1937. It stated the membership had been enlarged from 163 to 341. Long-time Chamber president H. Wayne Stanard retired this year and was replaced by C. K. Knickerbocker. The paper also reported that in 1937 the Oregon Mutual Fire Relief Association had the best volume in its history. Recent road improvements between Portland and McMinnville also helped the city to prosper during this period.

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- Oregonian. Portland, Oregon. March 28, 1926, p. 1, Section 2.
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- Telephone Register. McMinnville, Oregon. September 20, 1912, p. 1
- Telephone Register. McMinnville, Oregon. December 6, 1912, p. 1.
- Telephone Register. McMinnville, Oregon. March 28, 1913, p. 1.
- Telephone Register. McMinnville, Oregon. August 6, 1924, p. 1.
- Telephone Register. McMinnville, Oregon. September 15, 1925, p. 1.
- Telephone Register. McMinnville, Oregon. February 3, 1928, p. 1.
- Telephone Register. McMinnville, Oregon. April 20, 1928, p. 8.
- Telephone Register. McMinnville, Oregon. July 6, 1928, p. 1, 2.
- Telephone Register. McMinnville, Oregon. August 3, 1928, p. 1-3.
- Telephone Register. McMinnville, Oregon. September 11, 1928, p. 1-4.
- Telephone Register. McMinnville, Oregon. October 3, 1928, p. 8.
- Telephone Register. McMinnville, Oregon. December 24, 1928, p. 1.
- Telephone Register. McMinnville, Oregon. June 20, 1929, p. 17-20.
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- Telephone Register. McMinnville, Oregon. January 20, 1938, p. 1, 8.
- Telephone Register. McMinnville, Oregon. January 27, 1938, p. 1.
- West Side. McMinnville Oregon. February 21, 1871, p. 1.

City Directories

McKenny's Pacific Coast Directory. 1880-81, 1886-87.

Oregon and Washington and Idaho Gazeteer. 1889-90, 1891-92, 1905-06, 1909-10,
1911-12, 1913-14, 1917-18, 1919-20, 1923-24, 1931-32.

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Other Sources

Interviews with Ed Kienle, owner of Kienle's Music Store; Philip Bladine, owner of the "News-Register;" John Wiesner, owner of 512-514 East Third Street, 1986.

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"McMinnville, Oregon; Our Historic Built Environment," brochure. City of McMinnville.

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Yamhill County Building Records, Yamhill County Courthouse, McMinnville, Oregon.

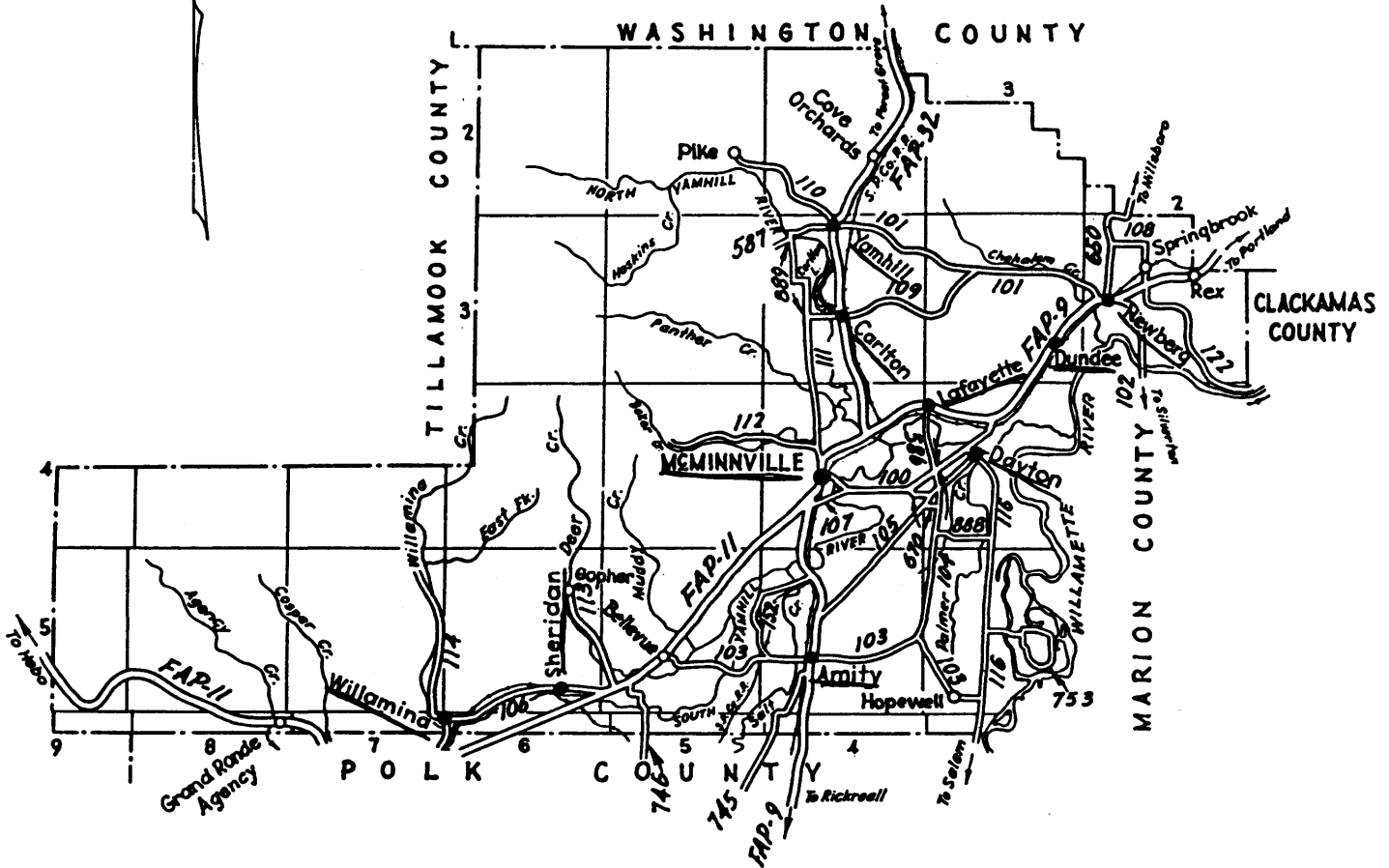
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Beginning at the southeast corner of Lot 1, Block 3 of the Original Town Plat of McMinnville, Book G, Page 334, as recorded in the Yamhill County Deeds and Records, Yamhill County, Oregon; thence north to the northeast corner of Lot 1, Block 3; thence west to the northwest corner of Lot 1, Block 3; thence north to the northwest corner of Lot 1, Block 2; thence east along the south side of Fourth Street to the northwest corner of Lot 4, Block 9; thence south along the east side of Baker Street to the northwest corner of Lot 5, Block 9; thence east on a line parallel with the south side of Fourth Street to the northwest corner of Lot 5, Block 17; thence north along the east side of Davis Street to the southwest corner of Lot 5, Block 18; thence east along the north side of Fourth Street to the southwest corner of Lot 8, Block 18; thence north to the northwest corner of Lot 8, Block 18; thence east to the northeast corner of Lot 8, Block 18; thence south 15 feet along the west side of Evans Street; thence east to a point 15 feet south of the northeast corner of Lot 6, Block 1; thence east 35 feet on a line parallel to the north side of Lot 7, Block 1; thence south 85 feet on a line parallel with the east side of Lot 7, Block 1; thence east along the north side of Fourth Street to the southeast corner of Lot 7, Block 8; thence south to the southwest corner of Lot 1, Block 7; thence east to the northeast corner of Lot 8, Block 10; thence south along the west side of Hembree Street to the southeast corner of Lot 1, Block 11; thence west to the northwest corner of Lot 7, Block 11; thence south 10 feet to a point on the west side of Lot 7, Block 11; thence west to the east side of Ford Street, on a line parallel to the north side of Second Street; thence north 10 feet to the southeast corner of Lot 1, Block 3; thence west 660 feet on a line parallel to the north side of Second Street to a point ten feet below the south edge of Lot 7, Block 13; thence south 90 feet to a point on the south edge of Lot 7, Block 13; thence west along the north side of Second Street to the southeast corner of Lot 8, Block 8; thence north to the southeast corner of Lot 1, Block 8; thence west on a line parallel to the south side of Third Street to the southeast corner of Lot 1, Block 3; thence north to the northeast corner of Lot 1, Block 3.

YAMHILL COUNTY

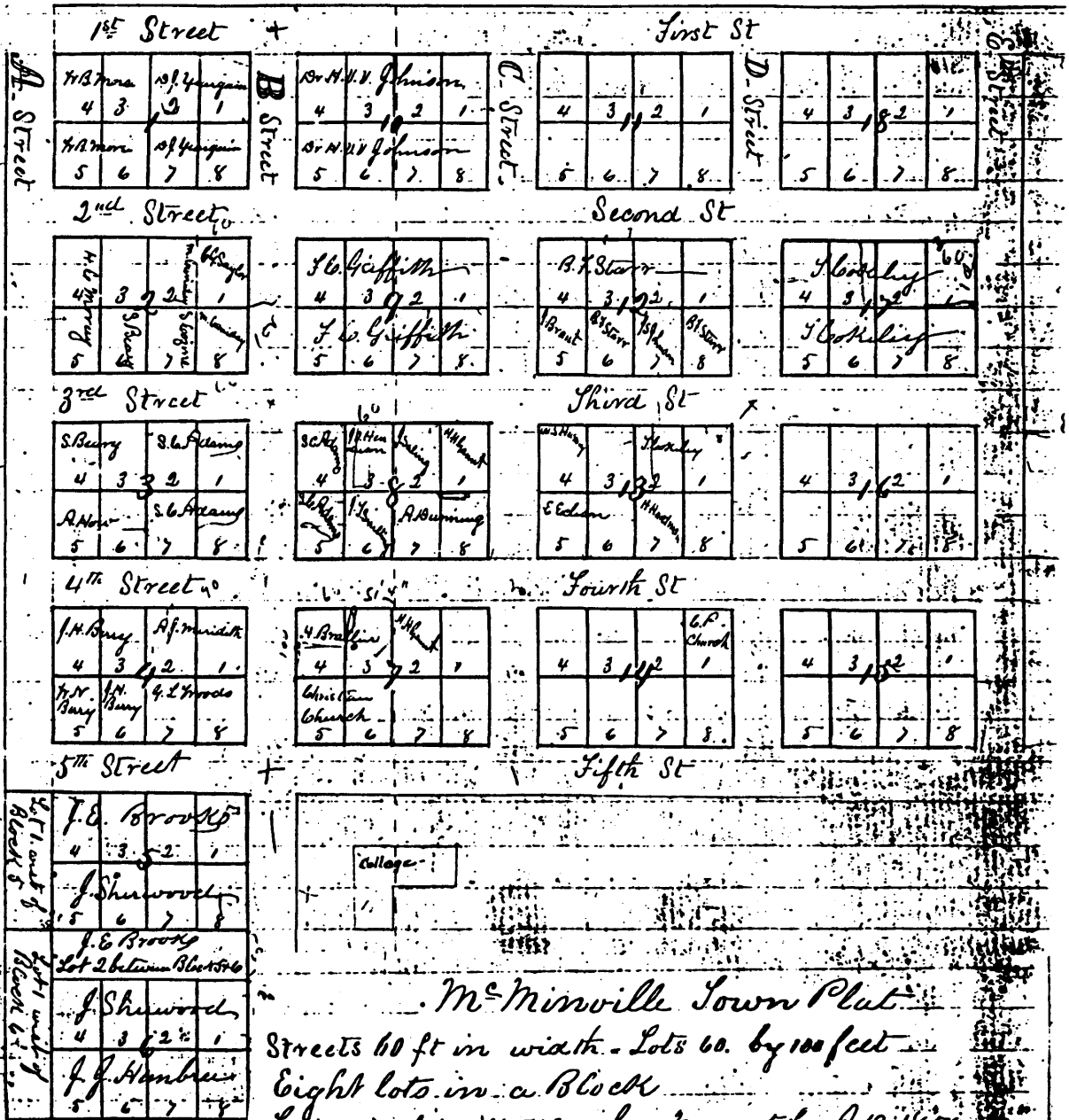
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Feb. 1959



334^{15th}G

Town of McMinville



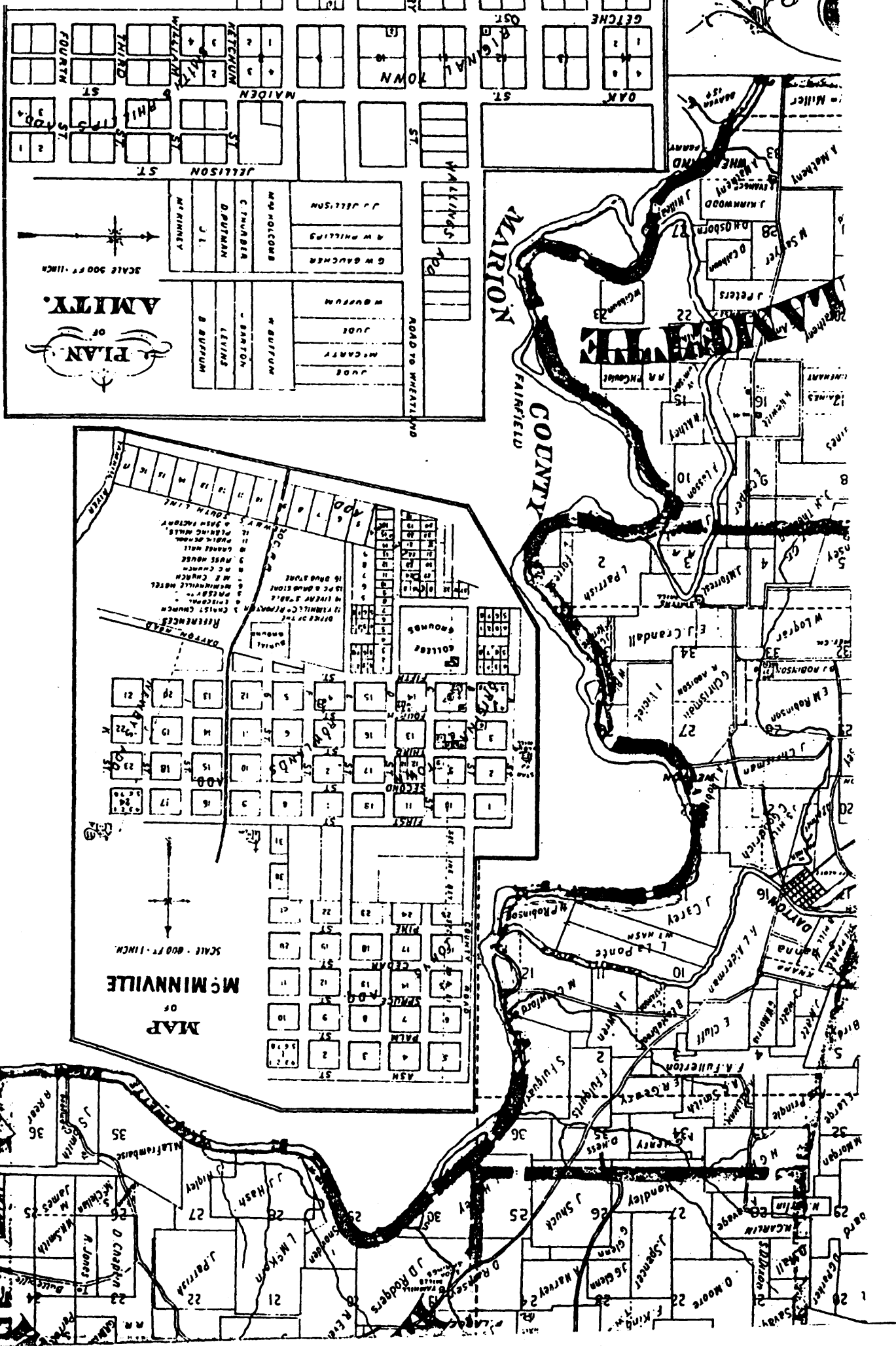
McMinville Town Plat

Streets 60 ft in width - Lots 60. by 100 feet
 Eight lots in a Block
 Laid out by W. I. Newby, May 5th A.D. 1856

Recorded July 3, 1865

S. C. Adams, Co. Clerk

17th TOWN 5 SOUTH TOWN 4 SOUTH TOWN 3



AMITY OF PLAN

SCALE 500 FT. = INCH

North arrow pointing up.

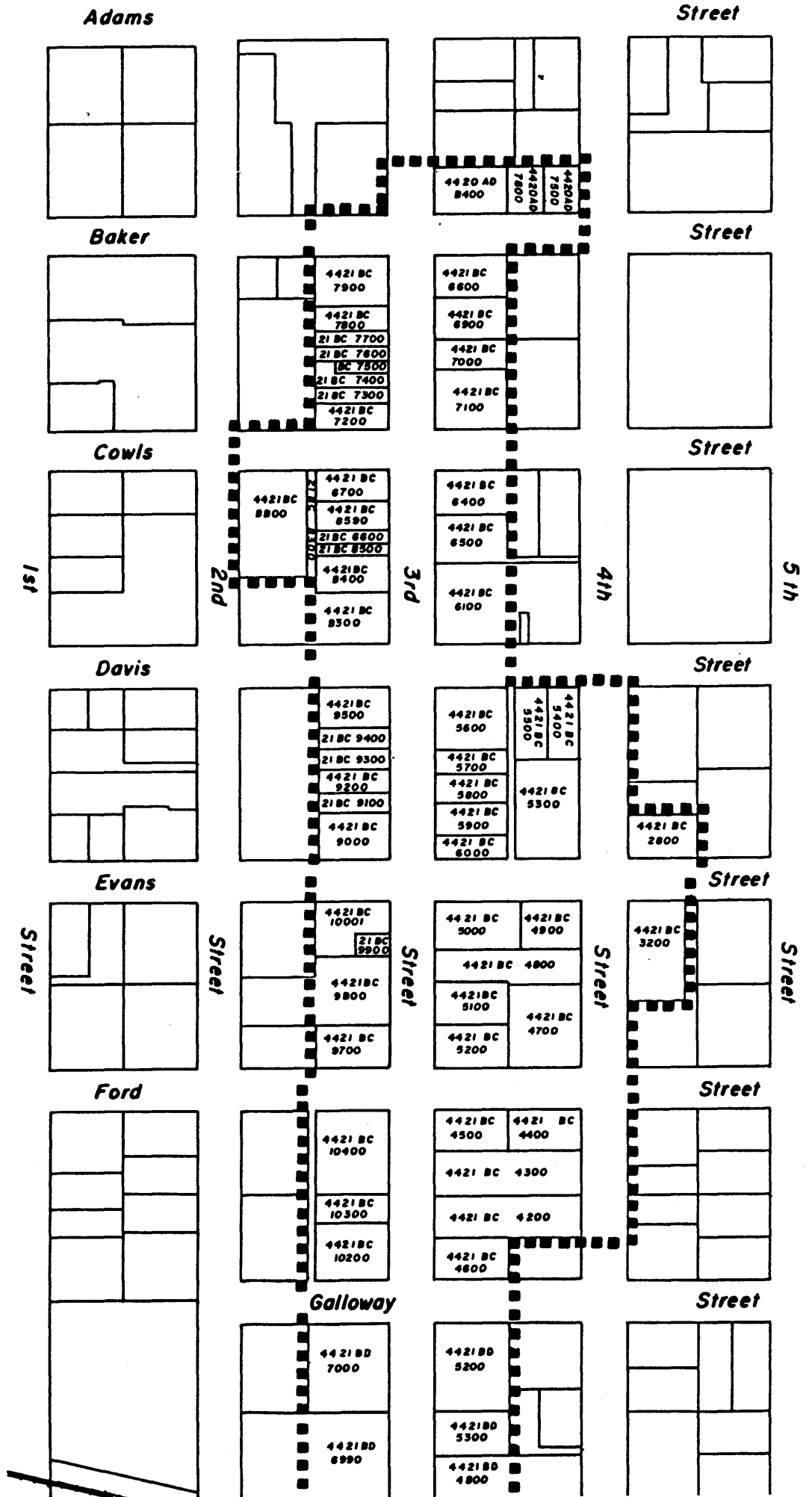
MAP OF McMINNVILLE

SCALE 500 FT. = INCH

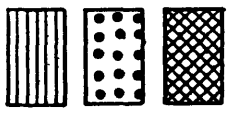
North arrow pointing up.

6-8786

McMINNVILLE DOWNTOWN HISTORIC DISTRICT



MCMINNVILLE DOWNTOWN HISTORIC DISTRICT



Primary Significant Contributing

Secondary Significant Contributing

Historic Non - Contributing



Compatible Non - Historic Non - Contributing



Non - Compatible Non - Contributing



Vacant

