

**Historic Resources Survey
City of McMinnville
Yamhill County, Oregon**

Site Information

Site Address

638 NE 5th St.

Owner at Time of Survey

Bernt Hasen & Bob Payne

Map/Tax Lot

R4421BC03300

Current Zoning

C-3

Special Tax Assessment

No

Downtown Historic District

No

Subdivision Name

Rowlands Addition

Block

8

Lot

1

Lot Size

6,000 sq.ft.

Quadrant

NE

Site Number

18.6

Aerial Number

K-10

Resource Classification

A

Resource Number

750

Historic Significance

Primary Resource #340

Historic Information

Date of Construction

1892

Early Additions/ Remodels

Builder/Architect

William D. McDonald Jr. (builder)

Historic Name

W.D. McDonald, Jr. House

Original Use

Residence

Common Name

Present Use

Professional Offices

Condition of Structure

Good*

Comments (at time of Survey)

Building Type

Residential

Outbuildings

None

Building Style

Queen Ann

Stories

2

Porch

Basement

Roof Style

Hip/Gable

Roof Type

Moved

Demolished

Year/Date

Permit Number(s)

Additions/ Alterations

Resource Information

Recorded By

Janice Rutherford*, Ruth Stoller

Date

8-4-1980,
5-7-1986

Sources

Historic Resource Survey
City of McMinnville
Yamhill County, Oregon

Statement of historical significance and description of property:

A750

This is a tall two-story Queen Anne oriented north south on the corner of Fifth and Galloway with a central hipped roof broken on all four sides by gabled pavilions. The siding is V-grooved drop with flared imbrication between the stories and beneath each gable. Narrow vertical V-grooved boards sheath the area beneath the first floor windows. The foundation is brick. Fenestration is irregular, but most windows are double hung sash with plain lateral trim. The large front window has small colored lights in the upper sash. Eaves are open, and verge boards are decorated with half spheres and applied molding. There is a central interior corbelled chimney.

The façade (north) has a smaller secondary western gable ornamented with applied sawn wood designs which superimpose a cutaway corner balcony on the second floor and a porch on the first. The porch floor is wood, approached by five wood steps; it has one plain four-by-four support and wrought iron stair rails. The northeast corner of the first floor façade is cutaway at a diagonal. The house is presently undergoing major renovation, and missing pieces of the narrow vertical V-grooved boards beneath the first floor windows will need to be replaced. Early photographs show that the house once had ornamental cresting on the roof ridges.

William D. McDonald, Jr., the builder of this house, was born in Iowa in 1858 and come to Oregon with his family in 1865. On June 7, 1887, William D. McDonald, Jr. married Susan Braley. This house was built not long after the death of his uncle, William McDonald, which occurred in January of 1892. W.D. McDonald spent most of his business career working in local McMinnville banks. He retired in 1908 and moved to Portland where he died on November 19, 1921. The house was sold to Charles M. Cunningham in December of 1908 for \$3,200.

Historic Resource No. A750



Photo October 2001



Original 1983 Survey Photo

HISTORIC PROPERTY
(Queen Anne Style House)

Location: 638 NE 5th Street
McMinnville, OR 97128

Legal Description of
Subject Real Property: Lot 1 Block 8
Rowlands' Addition to the
City of McMinnville
in Yamhill County, Oregon

Partial Record of Ownerships (Chain of Title)
(Transfers from March 17, 1891)

1. Oregon Real Estate Company, an Oregon Corporation as owner (Grantor) conveyed the above described real property to Effie J. McDonald (Grantee) by Warranty Deed recorded March 18, 1891 in Book 24 pages 555 and 556 Deed Records of Yamhill County, Oregon.
2. On April 4, 1896 Effie J. McDonald passed away. Her Estate was admitted to Probate in 1896, Case No. 671 in the County Court for Yamhill County, Oregon. Under the provisions of her Will the subject property passed to Effie's nephews William D. McDonald (sometimes known as W. D. McDonald) and Robert B. McDonald, (sometimes known as R. B. McDonald) each receiving an undivided one half (1/2) interest.
3. In January of 1897 Robert B. McDonald, R. B. McDonald conveyed his undivided one half (1/2) interest to his brother W. D. McDonald by Warranty Deed recorded January 30, 1897 in Book 34 page 037 Deed Records of Yamhill County, Oregon which deed made W. D. McDonald the sole owner of the property.
4. In December of 1908 W. D. McDonald and his wife Susie conveyed the property by Warranty Deed recorded December 5, 1908 in Book 53 page 621 Deed Records of Yamhill County, Oregon to Charles M. Cunningham.
5. In August of 1913, Charles M. Cunningham and his wife Eva conveyed the property by Warranty Deed recorded August 20, 1913 in Book 65 page 135 Deed Records of Yamhill County, Oregon to Vernon E. Cunningham.
6. In January of 1916 Vernon E. Cunningham and his wife Nellie conveyed the property by Warranty Deed recorded January 28, 1916 in Book 70 page 372 Deed Records of Yamhill County, Oregon to Vernon R. Dennis.

7. In March of 1944 Vernon R. Dennis and his wife Linna conveyed the property by Warranty Deed recorded March 3, 1944 in Book 123 page 590 Deed Records of Yamhill County Oregon to Anna M. Northup.

8. In May of 1945 Anna M. Northup, a single person, conveyed the property by Bargain and Sale Deed recorded May 22, 1945 in Book 129 page 237 Deed Records of Yamhill County, Oregon to Mason F. Ranck.

9. In June of 1961 Mason F. Ranck conveyed an undivided one half interest in the property by Deed recorded June 20, 1961 in Volume 17 page 146 Deed and Mortgage Records of Yamhill County, Oregon to his wife, Elsie Faye Ranck to create an estate by the entirety.

10. In July of 1972 Faye Ranck (sometimes known as Elsie Faye Ranck) a widow, sold the property on land sale contract to John and Doris Stamps, husband and wife, said contract being recorded July 31, 1972 in Volume 90 page 1113 and 1114 of the Deed and Mortgage Records of Yamhill County, Oregon.

11. In June of 1976 (while the above contract was still outstanding) Doris Stamps* sold the property on a land sale contract to Marcia Halversson and James M. Kingwell, husband and wife, said contract being recorded June 8, 1976 in Book 112 page 1595, Deed and Mortgage Records of Yamhill County, Oregon.

*(Doris Stamps acquired the interest of John Stamps pursuant to a divorce/dissolution proceeding).

On the dates noted next below, deeds in fulfillment of the above referenced contracts were given to the contract purchasers above named as follows:

(1) Warranty Deed – Ranck to Stamps recorded June 2, 1978 in Film Volume 129 page 1512 Deed and Mortgage Records

(2) Warranty Deed – Stamps to Halversson-Kingwell recorded June 2, 1978 Film Volume 129 page 1513 Deed and Mortgage Records

12. In 1980 Marcia Halversson, the widow of James Kingwell, conveyed the property by Warranty Deed recorded May 23, 1980 in Film Volume 151 page 001 Deed and Mortgage Records of Yamhill County, Oregon to Albert E. Upsher.

13. In May of 1983 Albert E. Upsher sold the property on a land sale contract recorded May 4, 1983 in Film Volume 176 page 1877 Deed and Mortgage Records of Yamhill County, Oregon to Robert W. Blackburn and Eva J. Blackburn, husband and wife.

14. In September of 1984, having been unable to perform the contract, the Blackburns conveyed the property back to Albert E. Upsher by Deed in Lieu of Foreclosure recorded October 2, 1984 in Film Volume 189 page 1184 Deed and Mortgage Records of Yamhill County, Oregon.

15. In November of 1984 Albert E. Upsher conveyed the property by Warranty Deed recorded November 30, 1984 in Film Volume 190 page 1488 Deed and Mortgage Records to Virginia Briscoe Rumsey.

16. In December of 1985 Virginia Briscoe Rumsey conveyed the property by Warranty Deed recorded December 31, 1985 in Film Volume 200 page 201 Deed and Mortgage Records to Bernt A. Hansen and Carole Hansen, husband and wife, as to an undivided one half interest and Robert Payne and Nancy Payne, husband and wife, as to an undivided one half interest, as tenants in common.

17. In March of 2005 the last deed appearing of record (as of the date of completion of this listing of ownerships) runs from Bernt and Carole Hansen, and Nancy Payne, a widow, to the Galloway Street LLC an Oregon Limited Liability Company by Warranty Deed recorded March 1, 2005 Instrument number 2005-04107.

Credits

This extensive and difficult search of ownerships of the property covers the period of time from March 17, 1891 to July 22, 2013 and was conducted by John Stirling in cooperation with Sandra Galati, Deborah Clark of Ticor Title Insurance Company and Clayton Carter of First American Title Insurance Company. Special thanks to these individuals.