



**Historic Landmarks Committee
ZOOM Online Meeting
Wednesday, March 23, 2022 - 3:30 PM
Amended March 22, 2022**

Please note that this meeting will be conducted via ZOOM meeting software due to the COVID-19 event.

Join Zoom Meeting

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**Zoom Meeting ID: 873 4464 0272
Zoom Meeting Passcode: 531036**

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Committee Members	Agenda Items
John Mead, Chair	1. Call to Order
Mark Cooley, Vice Chair	2. Citizen Comments
Mary Beth Branch	3. Approval of Minutes • <i>(None this month!)</i>
Eve Dewan	4. Work Session • Public Records - Discussion of OTAK Memorandum date 03.01.22 <i>(Exhibit 1)</i>
Christopher Knapp	5. Action Items • Demolition Code Discussion and Staff Report <i>(Exhibit 2)</i> • HLG Public engagement program final poster list and quick update <i>(Exhibit 3)</i>
Youth Liaison: Hadleigh Heller	6. Old/New Business • 436 SE Baker Street
City Council Liaison Chris Chenoweth	7. Committee Member Comments
	8. Staff Comments
	9. Adjournment

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.

*Please note that these documents are also on the City's website, www.mcminnvilleoregon.gov. You may also request a copy from the Planning Department.



Memorandum

To: McMinnville Historic Landmarks Committee
From: Gary Reddick, Director of Design
Copies: Casey McKenna, Heather Richards, file
Date: February 28, 2022
Subject: McMinnville Main Street Mixed Use – Preliminary Design
Project No.: 19914

Otak is appreciative of the initial feedback received at the Historic Landmarks Committee meeting on February 23rd, and we would like to continue the dialogue with the Committee at your next meeting on March 23rd to present ideas based on your initial feedback. We feel this dialogue is very important as we evolve our design within the context of a partnership with various stakeholders in the community. Our experience demonstrates that this informed and collaborative approach garners incalculable benefits to the project.

In the initial meeting, we had an opportunity to convey initial massing within the context of scalability and massing. Here are some of the thoughtful comments we heard from the Committee, with some responses:

- 1.) Mary Beth Branch
 - a. Demolition of the existing building is a “big assumption” and there is a strong need to demonstrate compliance with demo certification.
 - b. Appearance of “European aesthetic”. Otak merely intended to provide potential detail and color from images. McMinnville aesthetic will be the focus, not European.
 - c. Agrees with John Mead’s comments.
 - d. Massing down 3rd street is long. Otak intends façade articulation respectful of the existing 60’ and 30’ modulation of the street fronts, and not one large mass.
- 2.) Eve Dewan
 - a. Interested in color and details. Otak intends to provide more detail after this initial dialogue.
 - b. Building across the street is a hotel and hoping if design elements were to be “complementary”. Otak indicated that brick with other details would be included, similar to the shown imagery.
- 3.) Mark Cooley
 - a. Inquired about roof top equipment, utilities, etc., indicated these elements are important in reviewing “elevation”, including overall review of massing and scale. Otak indicated that these items will be screened and included in formal elevations, as well as a roof top terrace, if proposed.
- 4.) John Mead
 - a. A number of existing buildings have a 3-story expressions. The HLC has not rejected plans in the past for the lack of strict Code compliance, and that spirit of Code can be met with ornamentation, articulation, etc., with expression potentially beyond minimum requirements.
 - b. “Wow, study of 3rd Street corridor...thank you”.
 - c. Not as much emphasis on Ford Street façade; strong emphasis on both streets will be necessary.
 - d. Review of demolition code is to occur as part of agenda. Otak is coordinating with Heather on these Code revisions.
 - e. Meeting occurs on a monthly basis, with concurrence that staff will communicate to group regularly via email. This is OK prior to formal submittal.
- 5.) Christopher Knapp

Agrees with John Mead’s comments on 3rd Street Study, and appreciates early engagement and input seeking from Committee.

EXHIBIT 2 - STAFF REPORT

DATE: March 23, 2022
TO: Historic Landmark Committee Members
FROM: Heather Richards, Associate Planner
SUBJECT: Discussion on Demolition Code Review

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsibly & responsibly to enhance our unique character.

OBJECTIVE/S: Strategically plan for short and long-term growth and development that will create enduring value for the community

Report in Brief:

The purpose of this discussion item is for the Historic Landmarks Committee to continue their discussion on the City's code related to demolitions of historic resources compares to other cities in Oregon.

Background:

The City of McMinnville has adopted a historic preservation program that seeks to preserve and protect historic resources, and also to educate the community on historic preservation and promote the benefits that historic preservation has in the community. This historic preservation program is more specifically implemented by the Planning Department and the Historic Landmarks Committee. One component of the historic preservation program is the Certificate of Approval review process that is required to be completed by any property owner that wishes to request the demolition of any designated historic resource.

The Certificate of Approval for Demolition process is described in more detail in McMinnville Municipal Code (MMC) Section 17.65.050. Over the past few years, the Historic Landmarks Committee has reviewed numerous Certificate of Approval for Demolition applications. During the review of those applications there have been some components of the process that have been difficult for applicants to understand, and some aspects of the applicable review criteria that have been difficult for the Historic Landmarks Committee to consistently consider and apply to individual requests based on the information that is provided in the applications.

The Planning Department had the ability to bring on a consultant to provide a professional assessment and opinion on the City's current application review process and code related to the demolition of historic resources within the 2020-2021 fiscal year budget.

The consultant presented to the Historic Landmarks Committee at their meeting on May 27th, 2021. However, the material was still confusing and too tied to the application process and not the actual code. Today's presentation seeks to rectify that by comparing the City of McMinnville's code for the demolition process to that of other relevant cities in Oregon.

Discussion:

City of McMinnville's Demolition Code Criteria: Three issues to address:

- 1) Compliance with OAR 660-023-0200 relative to making decisions about alterations (including demolitions) for properties on the National Register of Historic Places.
- 2) Clarity on the criteria that the Historic Landmarks Committee uses for making decisions to approve or deny requests for demolitions.
- 3) Remedies for non-compliance with demolition and demolition by neglect.

The Historic Landmarks Committee has reviewed the suggested consultant amendments in four work session meetings, May 27, 2021, December 16, 2021, January 27, 2022 and February 23, 2022.

At their meeting on February 23, 2022, the Historic Landmarks Committee asked staff to provide additional language relative to the following items:

Adding the following provisions to Section 17.65.050:

- Requirement for a replacement plan
- Posting the property
- Relocation Plan (demolition costs, public notices, funds paid to the buyer for relocation)
- Delay of Demolition (4 – 6 months)

Remedies for non-compliance with demolition and demolition by neglect – daily citation for demolition by neglect, and repayment for demolition without permission.

Attached is a final version of the edited code with those items added.

Additionally, the committee discussed whether or not the requirements should be applicable to all historic resources (A, B, C and D) or just to historic landmarks (A and B). Attached is a matrix for committee members to determine how the different criteria should apply.

Attachments:

- Proposed Amendments to Section 17.65.050
- Matrix for Application of Criteria to Resources

Fiscal Impact:

None.

Recommendation/Suggested Motion:

As a discussion item, no specific action is required. Staff suggests that the Historic Landmarks Committee provide direction to staff on potential updates that could be made to improve the City's code for demolitions.

Proposed Amendments to Section 17.65.050

Demolition, Moving, or New Construction.

Section 17.65.050. Demolition, Moving, or New Construction. The property owner shall submit an application for a Certificate of Approval for the demolition or moving of a historic resource, historic landmark, or any resource that is listed on the National Register for Historic Places, either individually or as a contributing resource in a historic district, or for new construction on historic sites.

Applications shall be submitted to the planning department for initial review for completeness as stated in MMC 17.72.040. The Historic Landmarks Committee shall meet within 30 days of the date the application was deemed complete by the planning department to review the request. A failure to review within 30 days shall be considered as an approval of the application.

A. The Historic Landmarks Committee may approve, approve with conditions, or deny the application.

B. Application Requirements. The applicant shall provide the following information as part of the certificate of approval application, this is not an exclusive list, the City can determine that more information is needed to be able to render a decision:

1. Property information.

a. address

b. date of construction

c. historic significance.

2. Property owner information

a. when did the property owner purchase the property;

b. what types of alterations did the current and previous property owner (if current property ownership is less than one year) make during their ownership;

c. a list of maintenance investments made by the current and previous property owner (if current property ownership is less than one year);

3. Relocation Evaluation. The applicant must demonstrate that they have evaluated and pursued appropriately the relocation of the historic resource prior to the request for demolition. This evaluation can consist of written analysis from a building relocation contractor or the Building Official indicating that it can or cannot be relocated from its site. If it can be relocated, the applicant needs to indicate why they are not relocating the resource.
4. Replacement Plan. The replacement plan should include site plans and construction documents that are ready for building permit issuance. If the property is within a special overlay district that requires design review approval, the replacement plan must include the design review approval or be submitted concurrently with the application.

C. The Historic Landmarks Committee shall base its decision on the following criteria:

1. The city's historic preservation policies set forth in the comprehensive plan (Chapter III: Cultural, Historic, and Educational Resources), historic preservation plan, and the purpose of this ordinance;
2. Whether retention of the historic and/or National Register-listed resource would cause financial hardship to the owner not outweighed by the public interest in the resource's preservation with the applicant providing documentation of economic hardship demonstrating the property is incapable of generating a reasonable economic return, including by not limited to:
 - a. The purchase price of the property;
 - b. Assessed value of the property for the two years immediately preceding the application;
 - c. Current fair market value of building or resource as determined by appraiser;
 - d. Real estate taxes for the property for two years immediately preceding the application;
 - e. The annual gross income generated for the property for the last two years;
 - f. The debt associated with the property including a profit and loss statement for the two years immediately preceding the application;
 - g. Any expenditures associated with the property during the two years immediately preceding the application;

- h. Report from structural engineer on the condition of the historic and/or National Register-listed resource when that resource is a building(s) or structure(s);
 - i. Estimate of cost for rehabilitation of the historic and/or National Register-listed resource with an existing use;
 - j. Report from real estate or other market professional identifying potential alternative uses allowed for development of the historic and/or National Register-listed resource with existing zoning. The report should include a market analysis evaluating need for alternative uses as well as the number of existing alternative uses already present within the zone;
 - k. Estimate of cost for rehabilitation of the historic and/or National Register-listed resource for at least two other identified uses; and
 - l. Report identifying available economic incentives for adaptive reuse of the the historic and/or National Register-listed resource, including any federal tax credits available for rehabilitation of National Register-listed resources;
3. The community value (i.e., historic, cultural, social) and significance of the historic and/or National Register-listed resource;
 4. The physical condition of the historic and/or National Register-listed resource;
 5. Whether the historic resource and/or National Register-listed constitutes a hazard to the safety of the public or its occupants;
 6. The applicant completed a replacement plan for the site that is deemed to be more valuable to the community than the retention of the resource.
 7. Whether the historic and/or National Register-listed resource is a deterrent to an improvement program of substantial benefit to the city which overrides the public interest in its preservation;
 8. Whether retention, either by restoration or relocation, of the historic and/or National Register-listed resource would be in the best interests of a majority of the citizens of the city, as determined by the Historic Landmarks Committee, and, if not, whether the historic resource may be preserved by an alternative means (such as through photography, item removal, written description, measured drawings, sound retention or other means of limited or special preservation) or offset the

community loss through a donation to a heritage organization or fee payment to the city's Facade Improvement Grant Program to support grants for the preservation of other historic resources.

- D. If the structure for which a demolition permit request has been filed has been damaged in excess of 70 percent of its assessed value due to fire, flood, wind, or other natural disaster, the planning director may approve the application without processing the request through the Historic Landmarks Committee.
- E. The Historic Landmarks Committee shall hold a public hearing to consider applications for the demolition or moving of **any individually listed or contributing resource** listed on the National Register of Historic Places consistent with the procedures in MMC [17.72.120](#).
- F. In approving or denying an application for the demolition of a historic resource, the Historic Landmarks Committee may impose the following conditions:
1. The Historic Landmarks Committee may delay a demolition permit for up to one hundred twenty (120) days in the interest of exploring reasonable alternatives. If the permit request affects a "distinctive", individually listed or contributing resource on the National Register of Historic Places, the delay period may be extended an additional sixty (60) days. The applicant can be required to post the property regarding the pending demolition during the delay period to seek community engagement about reasonable alternatives. During the delay period, the applicant will be provided with any resources for federal and state programs to incentivize restoration of the resource.
 2. That the relocation of the historic resource be considered. The applicant can be required to pay for the relocation costs, public notices, funds paid to a potential buyer who will relocate the building equal to or more than the costs of demolishing the structure.
 3. Photographic, video, or drawn recordation of the historic resource in its original location.
 4. Fee payment to a city-wide preservation fund or to the Facade Improvement Grant Program to support grants for the preservation of historic resources. Fee amounts to be graduated and based on the listing/HRI status as a means of communicating relative community

impact with National Register-listed resources as the highest and descending with Environmental as the least. Fee payment to be calculated based on the assessed value of the structure to be demolished.

5. Other reasonable mitigation measures, including, but not limited to:

a. Donation to a preservation or heritage-related organization;

b. Interpretive panel, plaque, and/or marker created on site and included in the redevelopment that commemorates the original historic building;

c. Property or building survey;

d. Offering architectural features for donation and/or reuse and working with an established company to appropriately salvage;

G. Any approval may be conditioned by the planning director or the Historic Landmarks Committee to secure interior and/or exterior documentation of the resource prior to the proposed action. Required documentation shall consist of no less than 20 black and white photographs with negatives or 20 color slide photographs. The Historic Landmarks Committee may require documentation in another format or medium that is more suitable for the historic resource in question and the technology available at the time. Any approval may also be conditioned to preserve site landscaping such as individual plants or trees or to preserve selected architectural features such as doors, windows, brackets, mouldings or other details.

H. If any proposed new construction is located in the downtown core as defined by MMC [17.59.020\(A\)](#) of the McMinnville Zoning Ordinance, the new construction shall also comply with the requirements of Chapter [17.59](#) MMC (Downtown Design Standards and Guidelines).

I. Demolition by neglect. No historic resource shall be allowed to deteriorate due to neglect by the owner which would result in violation of the intent of this Section. Demolition by neglect shall include any one or more of the following courses of inaction or action:

1. Deterioration of the exterior of the building to the extent that it creates or permits a hazardous or unsafe condition.

2. Deterioration of exterior walls or other vertical supports, horizontal members, roofs, chimneys, exterior wall elements such as siding,

wooden walls, brick, plaster, or mortar to the extent that it adversely affects the character of the historic resource or could reasonably lead to irreversible damage to the structure.

J. It shall be unlawful to knowingly or negligently demolish a historic resource without first obtaining a historic resource demolition permit under MMC 17.72.040. This includes demolition by neglect as outlined in 17.65.050.H.

1. A violation of this section will be pursued following the procedures outlined in MMC 2.50 "Code Compliance."

2. Penalty for violating this section will require a fee paid into the city preservation fund, in addition to following other penalties for code violations per MMC 2.50

a. Citations up to \$1,500 per day for demolition by neglect.

b. Penalty equal to the assessed value of the structure and the land if demolition occurs without approval.

K. Demolished resources shall be removed from the McMinnville Historic Resource Inventory.

L. Notice of a demolished or relocated National Register resource must be provided to the State Historic Preservation Office.

Existing Section 17.65.050

Demolition, Moving, or New Construction.

Existing Section 17.65.050. Demolition, Moving, or New Construction. The property owner shall submit an application for a Certificate of Approval for the demolition or moving of a historic resource, or any resource that is listed on the National Register for Historic Places, or for new construction on historical sites on which no structure exists. Applications shall be submitted to the Planning Department for initial review for completeness as stated in Section 17.72.040 of the McMinnville Zoning Ordinance. The Historic Landmarks Committee shall meet within thirty (30) days of the date the application was deemed complete by the Planning Department to review the request. A failure to review within thirty (30) days shall be considered as an approval of the application.

- A. The Historic Landmarks Committee may approve, approve with conditions, or deny the application.
- B. The Historic Landmarks Committee shall base its decision on the following criteria:
 - 1. The City's historic policies set forth in the comprehensive plan and the purpose of this ordinance;
 - 2. The economic use of the historic resource and the reasonableness of the proposed action and their relationship to the historic resource preservation or renovation;
 - 3. The value and significance of the historic resource;
 - 4. The physical condition of the historic resource;
 - 5. Whether the historic resource constitutes a hazard to the safety of the public or its occupants;
 - 6. Whether the historic resource is a deterrent to an improvement program of substantial benefit to the City which overrides the public interest in its preservation;
 - 7. Whether retention of the historic resource would cause financial hardship to the owner not outweighed by the public interest in the resource's preservation; and
 - 8. Whether retention of the historic resource would be in the best interests of a majority of the citizens of the City, as determined by the Historic Landmarks Committee, and, if not, whether the historic resource may be preserved by an alternative means such as through photography, item removal, written description, measured drawings, sound retention or other means of limited or special preservation.
- C. If the structure for which a demolition permit request has been filed has been damaged in excess of seventy percent (70%) of its assessed value due to fire, flood, wind, or other natural disaster, the Planning Director may approve the application without processing the request through the Historic Landmarks Committee.
- D. The Historic Landmarks Committee shall hold a public hearing to consider

applications for the demolition or moving of any resource listed on National Register consistent with the procedures in Section 17.72.120 of the McMinnville Zoning Ordinance.

- E. Any approval may be conditioned by the Planning Director or the Historic Landmarks Committee to secure interior and/or exterior documentation of the resource prior to the proposed action. Required documentation shall consist of no less than twenty (20) black and white photographs with negatives or twenty (20) color slide photographs. The Historic Landmarks Committee may require documentation in another format or medium that is more suitable for the historic resource in question and the technology available at the time. Any approval may also be conditioned to preserve site landscaping such as individual plants or trees or to preserve selected architectural features such as doors, windows, brackets, mouldings or other details.
- F. If any proposed new construction is located in the downtown core as defined by Section 17.59.020 (A) of the McMinnville Zoning Ordinance, the new construction shall also comply with the requirements of Chapter 17.59 (Downtown Design Standards and Guidelines).

	Commercial A& B	Commercial C&D	Residential A&B	Residential C&D
2A	The purchase price of the property;			
2B	Assessed value of the property for the two years immediately preceding the application;			
2C	Current fair market value of building or resource as determined by appraiser;			
2D	Real estate taxes for the property for two years immediately preceding the application;			
2E	The annual gross income generated for the property for the last two years;			
2F	The debt associated with the property including a profit and loss statement for the two years immediately preceding the application;			
2G	Any expenditures associated with the property during the two years immediately preceding the application;			
2H	Report from structural engineer on the condition of the historic and/or National Register-listed resource when that resource is a building(s) or structure(s);			
2I	Estimate of cost for rehabilitation of the historic and/or National Register-listed resource with an existing use;			
2J	Report from real estate or other market professional identifying potential alternative uses allowed for development of the historic and/or National Register-listed resource with existing zoning. The report should include a market analysis evaluating need for alternative uses as well as the number of existing alternative uses already present within the zone;			
2K	Estimate of cost for rehabilitation of the historic and/or National Register-listed resource for at least two other identified			
2L	Report identifying available economic incentives for adaptive reuse of the the historic and/or National Register-listed resource, including any federal tax credits available for rehabilitation of National Register-listed resources;			

1. Pioneer Hall – Linfield University. Built 1883

Completed in 1883 as the second home of McMinnville Baptist Church, later Linfield College, Pioneer Hall is on the National Register of Historic Places and also on the State of Oregon Inventory of Historic Sites and Buildings. Functioning alternately and often simultaneously in roles of administration, residence, instruction, drama, religion, dining hall, and social organization center, Pioneer Hall remained the hub of student activities until completion of Riley Hall in 1956. Prominently sited atop the south banks of the Cozine Creek on land donated to the college by Samuel Cozine, this building, the largest in Yamhill County, has a Greek cross plan and rises over a basalt basement story to four total stories plus central lantern. Italianate villa features include tall one over one regularly spaced windows with different window headers and hood molding at each story, hipped roof with bracket-supported wide eaves, and pediments over each of three facades (triangular over east and west, arched over north façade). Bays are defined by relief brick piers with corner detailing suggesting arcading. Foliated ornament suggestive of Composite capital detailing tops each pilaster. A prominent brick belt course separates first and second stories, and a sandstone belt course divides basalt foundation story from brick structure above.

2. **Samuel Cozine House: Home of McMinnville Downtown Association. Built 1893**



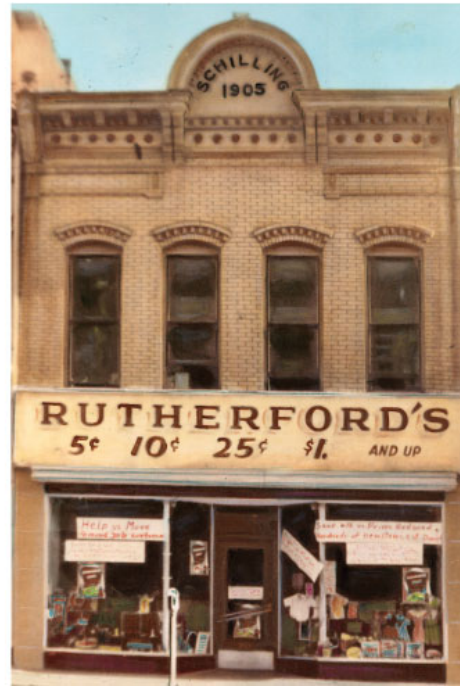
This wooden Queen Anne house is a cruciform plan with a cross-gabled roof. It sits on a busy city center corner facing south and has an attached garage on the north. The variety of texture in siding is particularly rich; a variety of decorative shingles and square panels decorate the gable ends and sections under the eaves. V-grooved lap siding sheathes the first story, and the area below the windowsills is covered with vertical or diagonal boards set within paneling. There are plain corner boards and a skirted water table at sill level all around. The foundation is brick, and windows indicate a daylight basement. The corners of the south and east facing sections are chamfered at the first story with pendants in the overhangs. A small porch is tucked into the angle of the cross gables at the southeast and is covered by a roof extension from the southern gable and supported by slender turned posts. Two corbelled brick chimneys are apparent from the street. Fenestration is irregular; all windows are double hung sash with the typical Queen Anne colored glass lights surrounding the upper pane. The lot has many old trees and shrubs which appear to be part of the original landscaping. Early McMinnville pioneer blacksmith, Samuel Cozine, and his wife Mahala bought this property in 1882 for \$800. The house was built in 1893 prior to the death of Samuel in 1897. Mrs. Cozine lived here until her death in 1908. The site now serves as the home of the McMinnville Downtown Association.

3. McMinnville Public Library. Built 1912 as a Carnegie Library



Built with funds from the Carnegie foundation, this library dates back to 1912. The building sits on the edge of the City Park. Above the first floor, it is brick, below, rough concrete. Wide eaves are supported by paired brackets. Fenestration is somewhat irregular; strips of narrow paired casement windows superimposed by transoms of small translucent lights which are continuous with the frieze. The daylight basement has eight over eight double-hung sash windows. The frieze is partially decorated with contrasting brickwork in diamond patterns. The entrance is an arched double door (aluminum now) surrounded by concentric arches of headers. A stained-glass lunette above the doors displays a design of fir trees, a lamp and the words, "Carnegie Library 1912". Tax funding and a library board were created by ordinance in 1911. The first board, appointed by the mayor, included: Mrs. D.C. Apperson, Mr. Macy, Lulu Roger, O.O. Hodson, and Ella Hendrick. Until that time, the library had been in the hands of a private organization, the Civic Improvement Club, it was quartered in Eliza Wright's building for rent of \$12.00 a month. In 1911 discussion of a Carnegie Library was begun. Ernst Kroner, Worcester Building, Portland was chosen architect and plans were submitted and reworked throughout most of 1912. Portland firm, Wineland & Co. were chosen as builders with a bid of \$8,880. The new building was insured by Oregon Fire Relief Association for \$4000. It was completed in March 1913. The building sits on the edge of the City Park facing north and surrounded by several large trees, including a Giant Sequoia, Douglas Firs, and a Monkey Puzzle tree.

4. Schiling Building (Boss Saloon) Built Prior to 1884 (exact date unknown)



Originally a long, narrow, two-story, brick structure, the Schilling Building, which faces north on East Third Street, was given a new stucco façade in 1905. Extensively altered at ground floor level with the installation of a glass front, the building displays its original four-bay façade at the second floor. The windows are arched, one-over-one, double-hung sash, and superimposed by dentils under eyebrow hoods. The cornice line is elaborate with paired brackets, modillions, rosettes in the frieze and a central arch topped by a finial. The building appears on the first Sanborn map available (1884) as a saloon. It remained a saloon until after 1892. By the early 1900's, it was a grocery; later it became a variety store. Photographic evidence shows that its façade 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. This could very possibly be the oldest standing brick building on Third Street. It is currently home to La Rambla restaurant.

5. The Oregon Hotel/Hotel Elberton/McMenamins Oregon Hotel. Built 1905



The Oregon Hotel is the largest hotel building in Yamhill County. It was erected sometime prior to World War I and exhibits some Richardson style influences, especially in its heavy appearance, use of native stone and brick, and in the Richardsonian style arches on the second floor on the south and west elevations. The building was originally designed as four stories tall, but only the first two floors were completed in its early years. The upper floors were added later on. In the 1930's the hotel's restaurant and dining room facilities were very popular. Since the 1950's the hotel has had frequently changing management. The former dining room has been divided into facilities for a taxi company and a beauty parlor. The main lobby served for several years as a bus depot.

It is currently a thriving hotel and restaurant again, known as McMenamins and managed by Oregon's popular McMenamins group. It's rooftop eating area is the highest point in downtown McMinnville and offers great views of the city, the coast mountains and the high peaks of the Cascade's like Mount Hood and Mount Jefferson.

6. United Presbyterian/First Presbyterian Church. Built 1897, updated 1909



The Presbyterian Church was founded on the corner of Second and Davis in 1851. Two previous church buildings burned, before the current version was erected in 1897. The northeast corner (now the sanctuary) was added in 1909. The original building had a brick foundation-now covered with cement. There is a complete cement basement under the northeast and southeast portions of the church. The roof is gabled except for one side which is hipped. Window treatment is triangular shaped. Decorative stained glass, three-over-three, two lighted pivotal, and single lights. There is an off-center main entrance in the tower with corbelled cap. There is a cement stairway. Two exterior chimneys. An education and fellowship hall was built in 1968 a stucco and brick exterior. The addition is separated by a courtyard attractively landscaped with metal sculptured waterfall. Planning for the church building began Jan. 1909, with the cornerstone laid in September of that year.

7. McMinnville/Southern Pacific Train Depot. Built 1912



The depot sits just west of the tracks facing south on Third Street. A hip-roofed rectangular single-story brick structure, it has deep overhanging eaves with large wooden supporting brackets. Roof rafters are exposed. The lower portion of the wall is paneled concrete three feet from the ground all around. The roof extends some 20 feet over a cement entry and is supported by four large bracketed square columns on flared cement piers. The roof is presently covered with sheet metal. Original stained and varnished fir woodwork is still visible in the interior. Windows are six over one double-hung sash. The depot building was owned, in 1912, by the Portland, Eugene, and Eastern Railroad Company. It was built to accommodate the new electric line connecting McMinnville with Portland and Eugene. Unfortunately, the electric inter-urban rail line was short lived. The depot stands as a lasting monument to what was. Eventually Southern Pacific's older wooden depot on Fourth was razed and Southern Pacific assumed ownership of this structure.

8. Old City Powerplant. Built 1926-1927



A rectangular brick one and one-half story building with a flat roof with a plain concrete cornice at the rooftop. The brick is common bond. There are one and one-half story high windows on all sides with 15 to 25 lights per window. At the southeast corner of the building the main entrance has three one and one-half story high semi-circular arched brick windows with fanlights. All windows also have lug (projection) sills. The main entrance has plain entablature and double doors with full-length glass. On the north side there are three equidistant wood doors with entablature work above each. This building housed the diesel engines which supplemented power production for the city when this facility was built in the late 1920's. These diesels were in operation until 1978. The building is currently home to the Elizabeth Chambers wine tasting room.

9. First Baptist Church. Built 1926



The Baptist Church was built in the Spanish Colonial Revival Style in 1926. The unique features are carvings highlighting the arches, columns, portals, and door surrounds. There is a bell tower with iron balconets, and the window treatment is round arched windows – some three-tiered 8-over-8-over-8 sash and double-hung 6-over-6 sash and others fixed. Many windows have iron grills. The red asbestos gabled roof, instead of red tile, detracts from the overall style. Wrought iron gates lead to red cement floored portal with wooden steps. The portal is arched with much terra cotta baroque trim. Two double doors lead to the sanctuary. The education wing was built in 1964 with glass front on glass double doors. It has a hipped roof and side cyclone fenced yard. The landscaping is fair. The church sits on the site Baptists have occupied since the City's beginnings. Two structures have preceded it. The first, built in 1883 for \$2,100 was a simple wood frame building painted yellow and brown. The second was a steepled Queen Anne wood church built for \$5,800 in 1898.

10. Wright Building. Built 1893



This imposing rectangular two-story commercial building of painted brick faces North on the corner of 3rd and Davis. The most ornate commercial structure in the city, it exhibits Queen Anne influence in the use of a variety of textures. There are tall narrow one-over-one double hung windows at the second floor on the North and West sides of the building; in four on the façade and one on the side, the top light is shorter than the bottom. At ground level the façade has been altered and the entire front is glass with an inset entrance. Five floor-to-roof pilasters which expand into brackets at frieze level and terminate in decorative iron projections above the roofline adorn the façade. There are sixteen stepped forward piers on the façade from a second-floor cornice line to the frieze; then are irregularly spaced. A peaked parapet decorated with elaborate penciled brackets, a filigreed rake board and lattice design pierces the roofline at center front. An involved cornice of shell designs alternating with penciled brackets superimposes frieze decorated with small geometric designs. Inset panels above the façade windows display shells and garlands in relief and additional panels between the windows and the frieze are fluted and decorated. Dentil molding below the frieze runs the length of the Westside. The west windows are arced and superimposed by continuous corbelled brick stilted segmental arch labels. Much of the ornament appears to be stucco. It has been highlighted with darker paint, also used on sashes and pilasters. The first floor on the West side has been stuccoed. Elsie Wright came to Oregon from Illinois in 1871. He was in the harness business in McMinnville and erected several buildings. This was his finest. It cost \$12,500 to build. He served on City Council and was active in various civic organizations. The building has remained in the Wright family and is owned today by the builder's grandson.

11. McMinnville City Hall. Built post 1928



This beautiful home, built by the Courtemanche family, is now the City Hall. It is a beautifully kept building and grounds with many brick walls and walkways. It is a white, basically square, beveled horizontal siding building. The window treatment is varied, six over-six sash, cement, top pane fixed over pivotal with wooden louvers and screens. In the rear are glass brick windows; on the east side are two 15-pane bays with metal hoods. The front entrance is covered by a conical roof and four square pillars. The door is enhanced with two sidelights. There is also a side front entrance with pillars and sidelight. The rear patio has been enclosed with huge sliding glass doors. There is a brick enclosed side yard on the west, beautifully landscaped, and an iron gate entry. On the south is a cement porch and double-car garage with flat roof. The roof on the house is heavy wooden shingle. L.A. Courtemanche operated many businesses in McMinnville: the Firestone tire distributorship, the International Harvester distributorship, McCormick Farm Equipment, the G.E. Store, and a hardware business on Third Street from 1915 until the late 1950's.

The site currently serves as McMinnville City Hall.

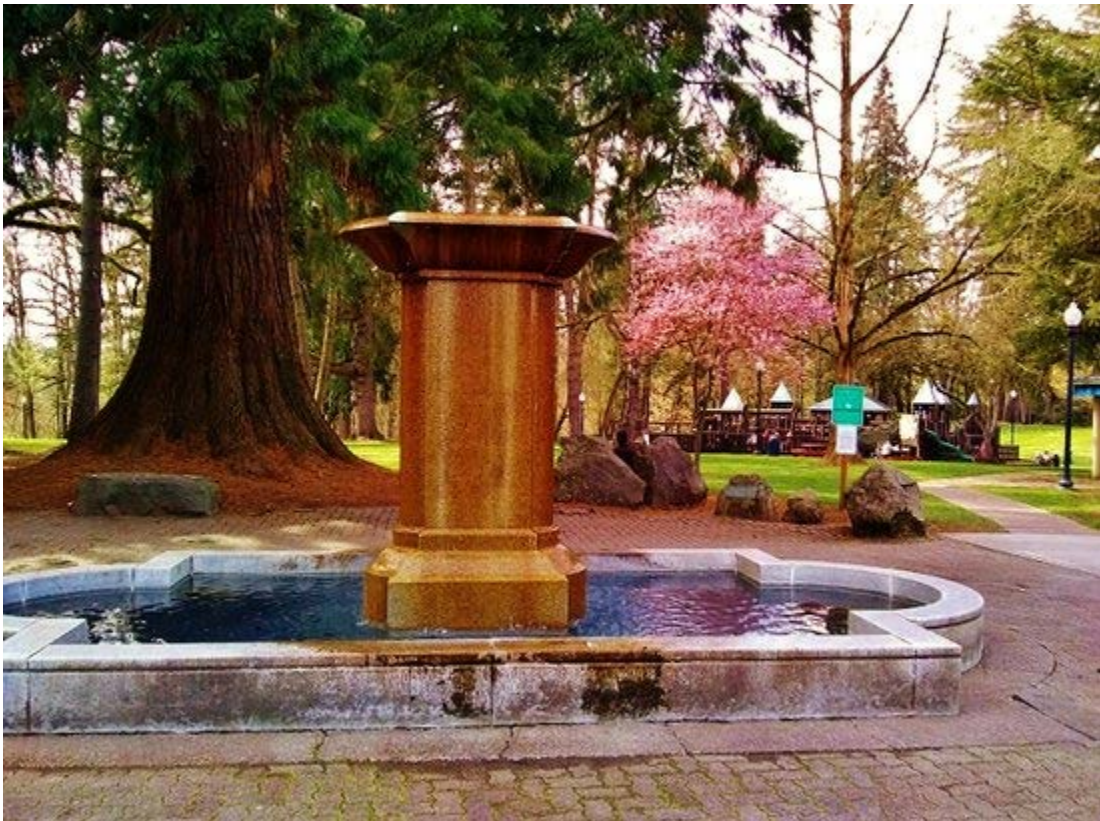
12. McMinnville Bank. Built 1885



This is a long, narrow, two-story stucco covered brick structure built in the Italianate manner. It faces northeast on the corner of Third and Cowls. It is six bays long and has only two windows across the Third street elevation. The corner is clipped and accommodates the entrance superimposed by a corner window. Fenestration is irregular but all windows on the unaltered 2nd floor are one-over-one, double-hung sash. The ground floor has been marred by being faced with salmon-colored marble tile and by new and irregular windows. The second story is unchanged: piers scored to simulate stone divide the window bays; continuous segmental arched labels surmount the windows and an elaborate cornice line complete with corbelled cut brickwork, elaborate brackets. A paneled frieze, and modillions remain in place on the north and east elevations. The clipped corner is surmounted by a false gable bearing the inscription, "1885". The stucco has come off in places and needs attention. The McMinnville National Bank occupied this building in 1885; it moved to the Jacobson Block (demo. 1964) in 1905. The building has housed several businesses, among them a meat market, physicians, boot repair. In 1890 the building was "fitted throughout with water", making it one of the earliest buildings in the city to do so.

The site currently serves as the home of the Bitter Monk, a craft beer tap room and shop.

13. City Park



In October 1906, 24 people contributed \$100 each (two contributed \$200) to purchase land for a city park (total amount \$2400). In 1907 park bonds were sold totaling \$7100. Four- and one-half acres were purchased from the Jones and Adams tract and 4 acres from the B. Brower tract. In June 1908, contractor and landscape gardener J. A. Gilbertson was employed for \$50 to lay out and plan the grounds. Plans included a grandstand, playground and lake, a sprinkling system, water tower (for water pressure for irrigation). Water was pumped from the Cozine Creek with a 5hp motor and a 4" line. Tennis courts were also in the plan. A pavilion was built in 1908 on the site of the present-day pool. The building was demolished in 1922, after serving many years as a locus of community activities. The windows were sold and used in construction of a chicken house. In 1910 more park bonds were authorized amounting to \$3000. A bandstand was built in 1911. The park included a pond and a small zoo where bears, deer and other animals were kept. In 1917, the animals were sold. A \$3500 bond issue was passed in that year for a park driveway, concrete for the pond, and comfort stations in the lower park. Construction of the Soper fountain was approved in 1927. \$8500 of bonds were issued for purchase of the Star Mill property including the millrace, the millpond, and water rights. The old pool was donated to the Garden Club for a sunken garden, which was never built. Ralph Wortman donated a monkey pod tree to the park in 1939.

14. Star Mill Way – Built 1882



Across from 345 NW Star Mill Way at the western edge of McMinnville City Park, a brick wall 24 feet long can be seen. It is the thickness of two bricks laid across the wall in common bond. For most of its length, the wall is about four feet high, measured from the valley side of the wall. In the middle it is about six feet high. Here a semi-elliptical arch consisting of two courses of brick has been bricked up in common bond. This arch opened into what remains of the flume. At the wall the flume is about a yard wide and two feet deep. It is lined with large blackish-grey stones mortared together. The flume runs downhill about 150 feet. It is overgrown with blackberry bushes and other vegetation. It ends at the bottom of the hill in a drop over a four-foot wall of the same kind of stone. The area over which it drops might be covered with stone also, but this is not evident now. However, the sides of the area are lined with the stone, and V out to a distance of about twelve feet—that is, the ends of the V are this distance apart. This flume carried water around the end of the millpond to an over-shot water wheel that helped run the Star Mill after it was moved in 1882 from the east to the west side of the present city park.

The original mill built by William T. Newby was located near the end of Third Street. The later mill pond and the original mill received their water supply from a ditch dug in 1853 at the instigation of Mr. Newby. Water was brought from Baker Creek. The original ditch can still be seen west of town, cutting across the fields in a straight line toward City Park. (According to Alice Daniel, this structure is not the original flume, but was built with the brick from the mill when it was raised.)

This important gristmill site, the prime factor in the platting, settlement, and development of McMinnville, Oregon, is located near the banks of Cozine Creek in the town's City Park. The site includes two millstones mounted as landmarks at the site of the Star Mill (built in 1881) and, approximately 200 feet east, the stone footings of the building that once housed the original William Newby gristmill.

In 1853 William Newby, who had settled on the Donation Land Claim, cut a ditch from Baker Creek to the north to bring water to a site where he had erected a gristmill. The diverted water then flowed into Cozine Creek and on into the Yamhill River. Newby had mill stoned cut in Oregon City. These he brought by boat and ox team to his mill. In 1854 Sebastian Adams and Newby laid out McMinnville around the mill. In 1859 Robert C. Kinney purchased the Newby Mill; he purchased the Salem mills in 1875 and continued to expand his interests. By 1881 the Kinney mill at McMinnville was closed, but in that year John Sax, a Swiss, built the Star Mill at the site. The Sax mill had twenty-four-inch stones. It burned in 1885. After Sax's death in 1889 the mill, a three-story brick building with a stone basement, was sold to Dave Stout and John Martin. The men rebuilt the mill in 1890 or 1891 and ran it until 1894 when H. M. Daniel bought Martin's half interest. Daniel bought out Stout's interest in 1902. Ivan Daniel then entered the business with his father and continued operating the mill until H. M. Daniel died in December 1908. The Star Mill continued to operate until July 1921. In 1927, while the building was used for apple storage, it burned.

15. Malone Cemetery



Homesteader Madison Malone established this cemetery site for his first wife. It was the only one in the region for many years. Permanent headstones were not used; the number of burials is unknown. There are 15 names known, 25 are believed buried here. This was the first dedicated cemetery between north and south Yamhill Rivers. Inscription on the above-pictured headstone reads: "When a death occurred, the settlers nailed together a board coffin and a simple burial was made. When the first circuit riding preacher came by, a formal funeral service was held." Only five markers remain. Two have no inscription, two others are of sandstone and nearly illegible, one for a Malone daughter. Only one, in white marble is legible and reads "Britannia Hallstead, d 1860, age 29."

The site is now surrounding by commercial development on Highway 99, near Winco.

16. Buchanan Cellars – Built 1888



Outside of the historic downtown district, the Buchanan Cellars Mill, constructed in 1888, is one of McMinnville's oldest industrial/commercial buildings and one of only a handful of tangible reminders of the City's agricultural beginnings, specifically that a flour-milling business once flourished in McMinnville. Indeed, the building is the last remaining, intact flourmill building within the city limits. The building's status as an anchor of McMinnville's original industrial district has persisted as it now anchors the area (the Granary District) currently recognized for its commitment to locally owned and operated commercial, industrial, and agricultural businesses. As the city's sole remaining flour mill building, the continued presence of this building solidifies a piece of McMinnville's past amidst a changing economy and streetscape. The old flourmill building looms tall in northeast McMinnville, its presence a comfort and constant. While change is imminent and guaranteed, the preservation of McMinnville's only remaining flour mill building is an essential link between the agricultural past and the emerging future.

17. Mac Market (for adaptive reuse) Built 1929



Mac Market is a collaborative and community-driven eating, drinking, and gathering place housed in a renovated historic warehouse. Locally known as the old shoe grease building,” this 10,000 sqft building began its life as a cannery facility for cherry packing in 1929. It served as the manufacturing facility for Huberd’s Shoe Grease in the 1950’s, and was used as a recycling sorting facility in the 1970’s.

It is currently home to Mac Market’s diverse and exciting array of eateries.

18. Knights of Pythias Building – Built approx. 1886



This square brick structure sits midblock on Third St. facing north. It displays some Italianate ornament on its five-bayed façade. One-over-one double hung sash windows on the second floor are segmentally arched with continuous labels. The central window is flanked by pilasters which reach from a first-floor cornice line to the roof. Identical pilasters finish the corners of the façade. A short parapet wall rising from the cornice line conceals the roof. Corbelled brickwork and inset paneling adorn the frieze. Stucco covers the façade; but the brick is exposed on the west elevations and the south and east elevations appear to be covered by poured concrete. The first floor has been substantially altered; the wall surface is stuccoed smooth. Two store entrances are set within large plate glass windows with modern brick beneath them, and a stairwell entrance on the east is without ornament. Early photos show decorative projections above the parapet wall. The pilasters extended to the street and storefronts were flanked by slender columns which appear to be cast iron. Dresser and Hendrick, grocers and secondhand dealer occupied the building before 1912. One of the oldest on third street, the building was built between 1884 and 1889, possibly 1886 when the 1st National Bank which sat east of it and which was similar in style was erected. Occupants have included Rogers' Bros. Pharmacy, established in 1876 and still operating in a different location as Rogers' and Perry's Thrifty Drug. The location is currently home to the popular local bookstore known as Third Street Books.

19. Cook's Hotel/Mack Theater – Built 1886



The 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. Fuller was a farmer and the brother-in-law of Lyman Hall Cook who built the hotel. The original hotel housed 28-bedroom chambers. It had a billiard hall, bridal chamber, an elegant second floor parlor and a large dining room where meals cost 25 to 50 cents. By 1890 the hotel was referred to as The Commercial House with lodging at the cost of \$1.00–\$2.00 per day.

The large rectangular three-story stucco-covered brick Italianate building facing north on the corner of Third and Evans. Flat-roofed, the building exhibits very regular fenestration of one-over-one double-hung sash windows on the second and third stories. The cornice is bracketed, and piers separate the bays. The windows are topped by console-supported cornice hoods. Two belt courses articulate the story divisions. While the east half of the building was irreparably altered during the 1930's for a movie theater, the west half is admirably preserved, notwithstanding first floor modifications for storefronts.

Contrary to popular belief, Mack Theater is not named after McMinnville, but rather the Mattechecks, its first proprietors. The site is currently being rehabilitated in order to reopen the historic movie theater for a new generation of McMinnville residents.

20. Linfield Observatory – Built 1894



The Linfield College Observatory was erected in 1894. It was one of the earliest astronomical observatories in the Pacific Northwest. The now razed observatory of the University of Oregon on Skinner's Butte in Eugene may have predated this building, but it no longer extant. The trustees of McMinnville College built this two-story wooden frame building (resided and covered with bricks in a stretcher bond about 1955) to house a thousand-dollar telescope that was bequeathed to the college by A.W. Kinney. The six-inch telescope is yet in the building and is mounted in a two-story doomed tower. The building originally stood adjacent to Failing Hall approximately 400 feet east of Pioneer Hall. The exterior of the building included sections of imbricated shingling. This building is currently in use for small classes by the Linfield athletic department.

21. Grissen House – Built 1889



A two-story Queen Anne built in 1889 by Charles Grissen, one of the founders of Oregon Mutual Insurance Company. It was the first house insured by that company. The house has an irregular, asymmetrical roof line which has a medium high cross gable on the north and south, hipped roof on the east with a small projecting gable dormer with imbrications on the west, above a two-story gable projecting bay with verges, fish scale imbrications and exposed beam work at the base. The east end of the house has a separate low gable roof which wraps around the southeast corner of the house. On the south roof is an asymmetrically placed gable roofed dormer with overhang and single sash window with entablature. There is a recessed second story porch off the master bedroom with Queen Anne style multi-light upper glass pane door.

The main entrance to the house has a hip roof which runs the length of the house and covers an extended, formal porch supported by eight Tuscan columns. The northeast end of the hip roof has a small pediment with verges and imbrications; the northwest end of the hip roof has a bell-shaped polygonal portico with metal finial, which rests upon a hexagonal entablature supported by four (of the eight) Tuscan columns. There is a built-in bench seat on the front porch with original doors at both entrances. All landscaping is original with a low hedge surrounding the house on three sides. A birch and walnut tree are original to the house. The interior of the house has many original accessories including a large multi-paneled sliding parlor door, bell shaped chandeliers in the parlor and living room, built-in tongue and groove pine cabinets, and China closet in the kitchen, original porcelain door handles and ornate cast iron hinges.

22. Frank E Rodgers House – Built 1896



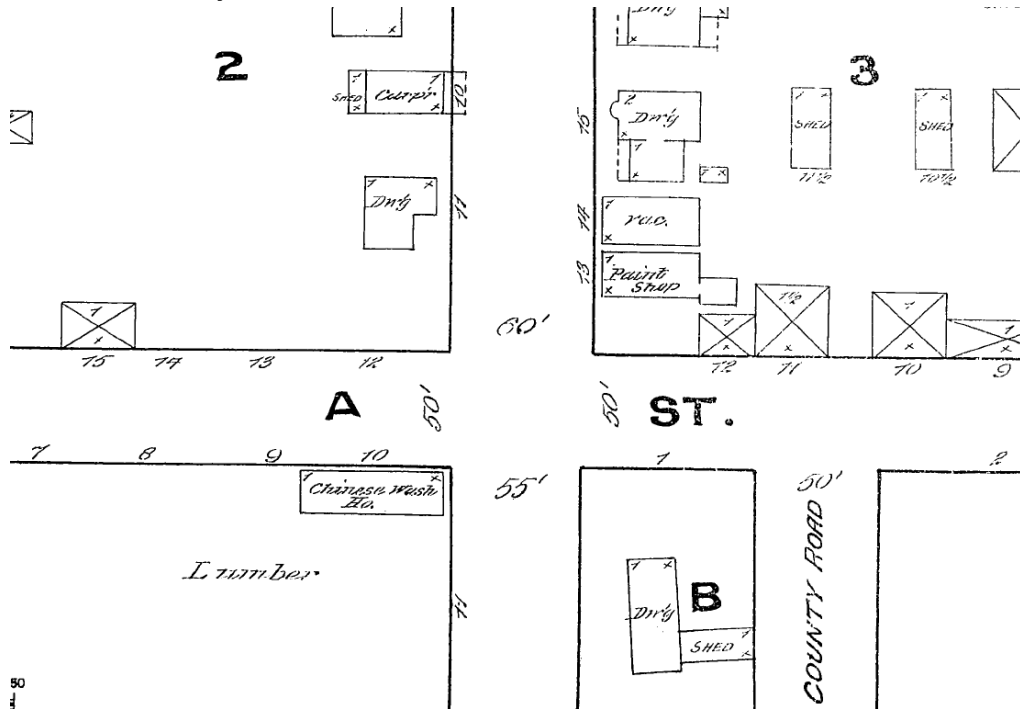
This tall, two-story Queen Anne has a multi-form roof line: an off-center front gable facing north, a high hip with frontal gable, an east-west gable ending in pavilions on either side elevation, a secondary lower hip with gable on the rear, and still lower, another hipped roof over a rear ell. There is much flaring—hoods over windows, flared band around the story division, and another flare beneath the water table just above the new concrete block foundation which reveals a basement. The front gable is asymmetrical with a long eastern slope over a cutaway porch supported by carved posts and sawn wood ornamental brackets. Above this and behind the false gable slope, is a cutaway balcony with a latticework balustrade. There is a beltline of molded wood just above the midsection flare and matching water table. Fenestration is remarkable for its variation and beauty. An arched four-lighted fixed stained-glass window graces the façade under the gable; it is superimposed by a large double-hung stained glass bay window flanked by carved and paneled wood pieces. There are stained glass windows of varying designs on all elevations but the rear. The richness, variety of texture, and form make this a fine example of the Queen Anne style, and the most ornate house in McMinnville. This house was originally located at the southwest corner of 6th and Cows, and it cost Frank and Nell Rogers \$2,500 to build it around 1896. The house was moved to its present location in 1912. A surviving daughter, Zonweiss Mead, was born in this house.

23. 535 NE Cows – Built 1912



This excellent example of a well-preserved Craftsman house sits at the corner formerly occupied by the last entry on our list, the Frank E. Rodgers house. It also sits right behind the City's Community Development Center building, that was originally constructed by Oregon Mutual Insurance Company. This newer home continues the grand tradition of elaborate homes on the corner of 6th and Cows as McMinnville's downtown transitions into residential neighborhoods. Built in 1912 the home features a green stucco façade with period correct and well-preserved Craftsman details, including a large corner porch. The site is currently home to Electro Design and Convergent Products.

24. Chinese Laundry – dates unknown



Located near the site of the present-day city pool, a Chinese Laundry occupied to site adjacent to city park for several years in the late 1800's and early 1900's. It served as a hub of the city's little known Chinese culture and history for years, but the business was forced to live on the margins of the city and eventually closed at an unknown date. The site is known by its inclusion in the early 20th century Sanborn maps. Maps like the one pictured above were the first detailed surveys of American cities in order for downtown homes and businesses to procure fire insurance; a vital survival too for businesses around the turn of the 20th Century.

Several local historians are working to uncover more information about the site and the Chinese residents who lived here.

25. **Shadden House – Built 1859**





One of the earliest homes in McMinnville, the Shadden house dates back to 1859 and the earliest days of non-native settlement in the area. It was built by pioneer Thomas Jefferson Shadden who arrived in Oregon in 1842 before departing to serve in the Mexican American War. Shadden returned in 1850 and built his home in 1859. The home was later owned by Judge Grenfield a prominent resident.

26. The Dielschneider House 610 NE Cows St – Built 1900



This house was constructed ca. 1900 on the northeast corner of C and Buckeye streets (now NE Cows and NE Sixth streets).¹ The property's original address was 210 N C Street; when the streets were renamed and houses renumbered, the property's address became 610 NE Cows Street.

This property exhibits a loss of physical integrity through the combined effect of front porch foundation and flooring changes, and brick cladding on the rear addition. The building is an example of the American Foursquare form and is associated with a prominent early McMinnville family. The property's substantial massing and design render this house an important visual feature within the neighborhood.

27. Hodson House – Built 1895



The Hodson House was constructed ca. 1895 on the southwest corner of D and Buckeye streets (now NE Davis and NE Sixth streets).¹ The property's original address was 133 D Street; when the streets were renamed and houses renumbered, the property's address became 533 NE Davis Street. The Hodson House is associated with a period of development in McMinnville following the development of the nearby business district, the Hodson Building in downtown McMinnville, and the arrival of the railroad.

The house is well constructed, and heavily ornamented example of the Queen Anne style with Stick Style influences. The property's massing, notable chronology of changes, early construction date, and design render this house an important visual feature within the neighborhood.

28. Masonic Building – Built 1913



This is a basically square three-story buff-colored brick structure with a flat roof, facing south on the corner of Third and Cows. The first floor on the south has four large store front windows. There are piers between the bays and belt courses articulate the floors. Cornice ornament of corbelled cut brickwork encircles the building approximately two feet below the roofline. The entrance on the corner has been cut away and a modern brick pillar supports a metal canopy. The rear elevation is plain red brick with irregular fenestration; windows are arched, double-hung sash of varying sizes with deep reveals. Some windows have been fitted with aluminum storm windows.

The cornerstone reads: "Union Lodge No. 48 A F & A M laid by M.W. Grand Master October 18, 1913." It replaced an earlier Masonic Hall, which was a smaller, two-story Italianate brick structure occupied by Bishop Clothiers. David M. Nayberger operated the first mercantile store in the new building until 1930. The building currently houses a store on the first floor, a natural grocery store, with offices and the lodge hall above.

29. 135 NE Irvine St – Built 1895



On the corner of Irvine and Second Street is this restored and well-kept example of a simple Victorian home of the late 1890's that was common in McMinnville and the surrounding areas. It's features little in the way of ornamentation and multiple porches, but nevertheless has a charm and a presence fitting of a grand home from this period.

30. Newby-Cook House – Built 1879



This well-preserved Classical Revival style home sits on land once owned by McMinnville's founder William T Newby. Newby sold the land to farmer John F. Cook in 1877 and Cook built this classical revival style home on the property two years later in 1879. It stayed in the Cook family for generations and has served as a McMinnville landmark ever since.