



# City of McMinnville

PLANNING

**City of McMinnville  
Planning Department**

231 NE Fifth Street  
McMinnville, OR 97128  
(503) 434-7311

[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

## **Historic Landmarks Committee Hybrid, In-Person & ZOOM, Online Meeting Thursday, August 8th - 3:00 PM**

**McMinnville Community Development Center: 231 NE 5th St.**

*Please note that this meeting will take place at McMinnville Community Development Center and simultaneously be conducted via ZOOM meeting software*

### **Join Zoom Meeting**

<https://mcminnvilleoregon.zoom.us/j/86387387969?pwd=puFqm0y0Sg3xj1kIXpB0kXh2YRfcJT.1>

**Zoom Meeting ID: 863 8738 7969**

**Zoom Meeting Passcode: 123123**

**Or join ZOOM Meeting by phone via the following number: 1-253-215-8782**

Committee Members	Agenda Items
N/A, Chair	<ul style="list-style-type: none"> <li>• <b>Call to Order</b></li> <li>• <b>Citizen Comments</b></li> </ul>
Mary Beth Branch, Vice Chair	<ul style="list-style-type: none"> <li>• <b>Approval of Minutes</b> <ul style="list-style-type: none"> <li>• December 21, 2023 (Exhibit 1)</li> </ul> </li> <li>• <b>Action Items</b></li> </ul>
Mark Cooley	<ul style="list-style-type: none"> <li>• Draft Review of Intensive Level Survey of SODAN Area (<i>Exhibit 2</i>) <ul style="list-style-type: none"> <li>○ Presentation by Brigid Boyle of Willamette Cultural Resources Associates</li> </ul> </li> </ul>
Christoper Knapp	<ul style="list-style-type: none"> <li>• <b>Discussion Items</b></li> <li>• <b>Old/New Business</b></li> </ul>
Katherine Huit	<ul style="list-style-type: none"> <li>• <b>Committee Member Comments</b></li> </ul>
City Council Liaison Chris Chenoweth	<ul style="list-style-type: none"> <li>• <b>Staff Comments</b></li> <li>• <b>Adjournment</b></li> </ul>

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](http://www.mcminnvilleoregon.gov). You may also request a copy from the Planning Department.

# Exhibit 1: MINUTES

**December 21, 2023**  
**Historic Landmarks Committee**  
**Regular Meeting**

**3:00 pm**  
**Hybrid Meeting**  
**McMinnville, Oregon**

**Members Present:** Mary Beth Branch, Eve Dewan, Mark Cooley, Christopher Knapp, and John Mead

**Members Absent:**

**Staff Present:** Heather Richards – Community Development Director and Adam Tate – Associate Planner

**Others Present:** Chris Chenoweth – City Councilor

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## 1. Call to Order

Chair Mead called the meeting to order at 3:00 p.m.

## 2. Citizen Comments

None

## 3. Approval of Minutes

None

## 4. Action Items

- Certificate of Approval for Alteration: 806 SE Hembree St

**Disclosures:** Chair Mead opened the public hearing and read the hearing statement. He asked if any Committee member wished to make a disclosure or abstain from participating or voting on this application. There was none. He asked if there was any objection to the jurisdiction of the Committee to hear this matter. There was none.

**Staff Presentation:** Associate Planner Tate said this was a certificate of approval for alterations at 806 SE Hembree St. He discussed the subject site, project summary to weatherize the home, photos of the current house, proposed site plan, applicable review criteria, public agency comments, and conditions of approval. Staff recommended approval with conditions.

There was discussion regarding SHPO approval of the project and how that informed the HLC's decision. It was clarified the HLC could render a different decision as it was a review of the City's criteria.

Michael Figueredo, representing OHCS, was the technical lead for the weatherization assistance program for the state of Oregon. They had a programmatic agreement with SHPO to review historic buildings to make sure they met the requirements of SHPO. SHPO had reviewed the application according to the Department of the Interior's standards and said it met the requirements. He explained their whole house approach to weatherization and how they evaluated the whole house as a system that did a lot toward the building's durability. A choice to say yes to weatherization was a choice to say yes to preserving the building. He confirmed that unless they heard a no from SHPO, after 30 days it was an automatic yes. Most of the work was out of the public right-of-way and he thought that attributed to their approval.

There was discussion regarding the proposed conditions of approval, how the east façade window even though not on a primary street could be seen from the public right-of-way, specs for the sliding door, and how the applicant proposed to use the Cascade window series for replacement windows.

Applicant's Testimony: Kraig Ludwig, Energy Services Director at YCAP, the proposal included replacing the wood windows with vinyl windows. The estimate they had for the cost for the project was \$32,000. However, the price was outdated and they would have to reach out to the contractor to review any potential increase. They proposed to replace the existing sliding aluminum door with an energy efficient vinyl door. It was not just the preservation of the property for them, but also a focus on the energy savings and health and safety measures. The work would include attic insulation, wiring assessment, exterior wall installation, replacement of windows and patio door, installation of a ductless heat pump, minor plumbing repairs, and other minor improvements. They wanted to assist the occupants in energy consumption to reduce utility bills. They would like to start the project as soon as possible. They had limited funding resources to add anything to the project.

Committee Member Branch asked what was included in the application submitted to SHPO, especially regarding the wood windows being replaced with vinyl.

Mr. Ludwig said it did reference the aluminum windows would be replaced with white vinyl. There were a few wood windows that would be replaced as well.

Committee Member Dewan clarified the house was not listed on the national register, but it was on the local historic register.

Committee Member Branch asked about the method of replacement for the windows and door including the exterior trim. Mr. Ludwig said they tried to put the materials back on the house after replacement as is unless they were broken and then they would be replaced with the same kind of materials.

Committee Member Branch asked if the windows would have a grid or be clear. Mr. Ludwig thought the two awning windows would have grids. If there were additional requirements outside the scope of the program, they would remove that portion from the project.

Chair Mead said the north facing aluminum window had no crown molding and cap over it. Was it possible to add the molding when the new window was installed? Mr. Ludwig thought it was something they could see if they could do.

Chair Mead asked if the exterior siding would be drilled and plugged. Mr. Ludwig said the plan was to remove the siding to drill and fill and then replace the siding right back.

Chair Mead asked about the options for the heat pump. Mr. Ludwig said all three were possible for the Committee to choose from.

There was no public testimony.

Chair Mead closed the public hearing.

There was discussion regarding the HVAC system options. The Committee was comfortable with the installation approach. Committee Member Branch suggested adding a condition that any siding needing to be replaced would match the profile of the existing siding.

There was discussion regarding the windows. For the north façade windows, they discussed identifying what the materials were, how the windows had to be replaced with like material instead of restoring to the original wood windows, guidelines for rehabilitation for missing historic features, regulatory authority of what they could require based on the proposal, and not requiring the applicant to go above and beyond what was proposed.

There was consensus to accept the vinyl replacements on windows 2, 7, 8, 9, and 10 and slider door 5, because they were aluminum currently. It was suggested to add a condition that the new vinyl windows would have no grids because the existing windows did not.

There was discussion regarding the wood windows, 6, 16, and 17. There was consensus to deny replacement of these windows and to recommend interior storm windows to be used or repairing the existing wood windows. Replacement of the wood windows would be allowed after review by staff.

It was suggested to add a condition for the applicant to take photographs before the work commenced.

The conditions to add would be: the siding that was pulled off for drilling would be replaced and any new material would match the profile and material of the removed siding, the white vinyl replacement windows would match the fenestration pattern of the existing windows with regard to grids, the exterior trim of the new windows would match the wood trim on the existing wood windows, and the applicant would provide exterior photographs of the project prior to beginning any work. The economic conditions criterion was not in play, but local criteria 17.65.060 subsections b and e was being used to deny replacement of the wood windows.

Committee Member Branch moved to approve HL 5-23 except for the replacement of the existing wood windows labeled as Windows #6, #16, and #17. The rest of the windows would be replaced with vinyl units with staff conditions and new conditions as stated above. The motion was seconded by Committee Member Dewan and passed 5-0.

## **5. Old/New Business**

None

## **6. Committee Member Comments**

Chair Mead said this was Committee Member Dewan's last meeting as she was moving to Ohio.

## **7. Staff Comments**

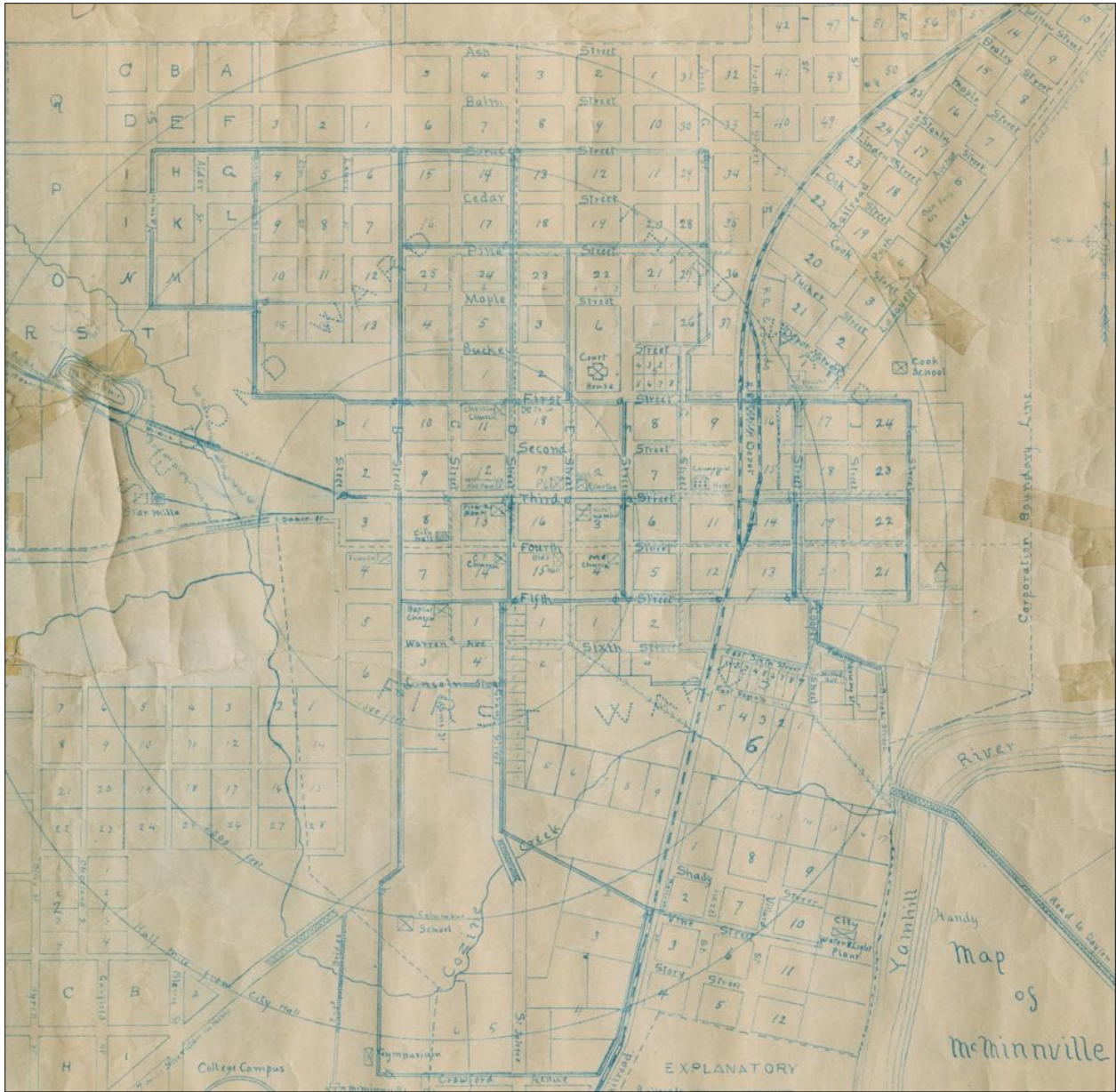
Community Development Director Richards discussed staff recruitment. They were working on scheduling training for the committee.

Chair Mead said they had interviewed for Committee Member Dewan's replacement and the person would start in January. Committee Members Knapp and Branch had reapplied to serve on the committee.

## **8. Adjournment**

Chair Mead adjourned the meeting at 5:01 p.m.

DRAFT



# McMinnville Intensive Level Survey

DRAFT SUBMISSION

JULY 15, 2024

# South Area Neighborhood of Downtown, Intensive Level Survey McMinnville, Yamhill County, Oregon

Prepared by

Brigid Boyle, Ph.D.  
Essie Weiss-Tisman, B.A.

July 15, 2023

WillametteCRA Report No. 24-75-01  
Portland, Oregon

Prepared for  
City of McMinnville  
McMinnville, Oregon



**WILLAMETTE**  
CULTURAL RESOURCES ASSOCIATES, LTD.

## Table of Contents

McMinnville Intensive Level Survey .....	1
I. Acknowledgments.....	4
II. Introduction .....	5
III. History of McMinnville and its Cultural Setting .....	6
Precontact and Native People.....	6
European American Settlement History .....	7
Founding and Development of McMinnville .....	8
Architecture in McMinnville, 1850–1970.....	14
IV. McMinnville’s Approach to Historic Preservation.....	21
V. 2024 Intensive Level Survey .....	23
Introduction .....	23
Oregon Historic Sites Database (OHSD) Eligibility .....	23
ILS Methodology.....	24
Background Research .....	24
Survey Fieldwork.....	24
OHSD Evaluation .....	24
National Register of Historic Places Evaluation .....	25
Areas included in the ILS.....	27
SE 1st Street and SE 2nd Street Corridors.....	31
SE Baker Street Corridor .....	33
Chandler’s Addition .....	35
VI. Results .....	36
Table of ILS Properties, OHSD Recommendation, NRHP Eligibility .....	36
VII. Conclusions and Recommendations .....	38
Bibliography.....	39



# I. Acknowledgments

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The activity that is the subject of this survey has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

## II. Introduction

Willamette Cultural Resources Associates, Ltd. (WillametteCRA) was retained by the City of McMinnville to perform an intensive-level survey of historic built environment resources within South Area Neighborhood of Downtown (SODAN), all of which were previously identified as potentially “Eligible/Significant” by Northwest Vernacular, Inc. in its 2020 reconnaissance-level survey.

Approximately thirty-seven resources were identified by Northwest Vernacular, Inc. WillametteCRA resurveyed these resources, researched the historic significance of each building and evaluated its integrity. Of the thirty-seven resources, twenty-three are recommended as “Eligible/Significant,” thirteen are recommended as “Eligible/Contributing,” and one, not visible from the public right-of-way, is recommended as “Undetermined.”

The following report details the research and findings of WillametteCRA.

### III. History of McMinnville and its Cultural Setting

#### Precontact and Native People

McMinnville lies in the traditional homeland of the Yamhill Kalapuya Band, which extended from Rickreall Creek to the South Yamhill River basin, and from the Willamette River west to the Coast Range. The Kalapuyan tribes, comprised of approximately nineteen tribes and bands, were organized linguistically within the Willamette Valley. North of the Yamhill were the Tualatin (Atfalati) Kalapuya Band; the Luckiamute Kalapuya Band lived to the south. Generally, Kalapuyans lived in tribal territories comprised of linguistically similar but autonomous villages.<sup>1</sup>

Throughout their territory, the Kalapuyan peoples moved seasonally, harvesting animal and vegetable resources as available. Certain vegetables, like the camas, wapato, and tarweed, were the foundation of the Yamhill diet. During the warm summer months, Kalapuyans lived in the open, with minimal shelter; in colder months, they lived in sheltered village sites. Taking advantage of the watersheds of the area's rivers, several subgroups lived along what are today known as the Willamette, Yamhill, Pudding, Santiam, Mohawk, and Umpqua Rivers.<sup>2</sup>

The Kalapuyans managed the land of their territory by burning grasslands and excess vegetation at every summer's end, creating the abundant and fertile soils of the Willamette Valley that later drew so many European settlers. Although the bands regularly traded with Europeans from their arrival in the 18th century, the population was nearly decimated when settlers brought with them malaria and other diseases in the early nineteenth century. Drastic changes to tribal lifeways were introduced when the fur and timber industries moved into the area, with forceful invasions, land appropriations, and economic domination. When the Oregon Donation Lands Claims Act was passed in 1850, a massive number of migrants arrived in the area, resulting in treaties, removal to reservations, and a new, involuntary and immobile, way of life for the Native peoples.

In 1850, the Willamette Valley Treaty Commission, created by the United States Congress, negotiated agreements with the Santiam, Tualatin, Yamhill, and Luckiamute Bands of the Kalapuyan tribe.<sup>3</sup> The agreement exchanged most of the lands of the Willamette Valley for small reserves within the traditional homelands. Congress never signed the treaty, having revoked the Commission's authority a few months earlier. In 1855, however, the Kalapuyans, decimated by disease, signed a new treaty with the US government, ceding their lands in exchange for a permanent reservation, annuities, supplies, public services, and protection from settler-violence.<sup>4</sup> The Kalapuyans were forcibly removed from their territory in the winter of 1855–1856, relocated to the Grand Ronde Encampment.<sup>5</sup>

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<sup>1</sup> Henry Zenk, "Kalapuyan Peoples," *Oregon Encyclopedia*, updated March 18, 2024. [https://www.oregonencyclopedia.org/articles/kalapuyan\\_peoples/](https://www.oregonencyclopedia.org/articles/kalapuyan_peoples/).

<sup>2</sup> In addition to Zenk, see David G. Lewis, "Kalapuyan Tribal History," in his blog, The Quartux Journal. <https://ndnhistoryresearch.com/tribal-regions/kalapuyan-ethnohistory/>.

<sup>3</sup> Melinda Jette, "Kalapuya Treaty of 1855," *Oregon Encyclopedia*, updated March 17, 2022. [https://www.oregonencyclopedia.org/articles/kalapuya\\_treaty/](https://www.oregonencyclopedia.org/articles/kalapuya_treaty/).

<sup>4</sup> Jette, "Treaty."

<sup>5</sup> See Zenk, "Kalapuyan Peoples," Jette, "Treaty," and Lewis, "Kalapuyan Tribal History."

## European American Settlement History

North America's Northwest coast was disputed territory for the imperial powers seeking control in the region, including the United States, Great Britain, Spain, and Russia. The "Oregon Territory," as it was called by Americans, or "Columbia Region" by the British, was, after disputes from the War of 1812 were somewhat resolved at the Convention of 1818, open to both countries for trade and settlement.<sup>6</sup> The United States and Britain were invested in the resources of the region as much as the promise of its growth; the burgeoning fur trade lured a steady stream of migrants looking to resettle the west. They traveled westward with their families and servants, coming over the Continental Divide beginning in 1812. They were followed by priests and other missionaries, armed with ideas of salvation, in the 1830s. The first wave came over the Continental Divide in 1812. For a while, immigrants, Native people, fur trappers and traders and their families, and missionaries comprised a rather diverse population.

The Willamette Valley, a flat, 150-mile-long river valley stretching from the Columbia River to the Calapooya Divide, was shaped by the glacial Missoula floodwaters nearly 12,000 years ago. The magnitude of the flood transformed the region, creating new landforms and new grasslands, and depositing glacial till that would result in some of the richest, most arable land in the country.

The first re-settlers to choose the Willamette Valley followed missionaries into the area in the early 1840s. Oregon City, Portland, Salem, Albany, and Eugene were established along the Willamette River. With the passage of the Donation Land Act in 1850, most of the available agricultural land was deeded 640 acres at a time to white married men, newly arrived for this express purpose, lured by fables of the mild climate, long growing season, and Edenic associations used to describe Oregon. Most migrants were or became farmers, planting wheat that grew large-headed in the summer months, oats, fruit, and hops, which together comprised the majority of crops dominating the valley's land.<sup>7</sup> Supplemented shortly thereafter by the timber industry and its seemingly inexhaustible supply of "merchantable timber," the river basin was soon dotted with sawmills and gristmills, the outlines of livestock herds, fences marking property lines, and the black smoke that prophesized progress.<sup>8</sup>

The Willamette Valley's proximity to the markets established in Portland, and improvements in river travel created new economic opportunities for the settlers in the Valley, for grain and lumber especially. Grain was shipped from Portland or transported overland in response to the demands created by massive numbers of migrants seeking gold in California and in Idaho. Agricultural development in the valley increased to meet demands (though still small in comparison to the size

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<sup>6</sup> The ambiguity of control over the region was mostly settled through the terms of the 1846 Oregon Treaty. See Taylor Noakes, "Oregon Treaty." *The Canadian Encyclopedia*. Historica Canada. Article published February 07, 2006; Last Edited July 23, 2021. <https://www.thecanadianencyclopedia.ca/en/article/oregon-treaty>.

<sup>7</sup> "Large-headed wheat" is described in an 1851 editorial in the Oregon Spectator. See David J. Schnebly, "Letter: July 29, 1851," *The Oregon Spectator*. Accessed online, <https://www.oregonhistoryproject.org/articles/historical-records/oregon-spectator-the-idyllic-willamette-valley-farm/>.

<sup>8</sup> Edward Gardner Jones, *The Oregonian's Handbook of the Pacific Northwest*. (Portland: The Oregonian Publishing Co.), 1894, p245. See also William G. Robbins' critical take on the resettlement of Oregon Territory, "Western Voices: Willamette Eden: The Ambiguous Legacy," *Oregon Historical Quarterly* 99, no. 2, 1998, 189–218.

of farms that then defined eastern Oregon), and was thus recognized as “a marked improvement in the manner of living among farmers in Oregon.”<sup>9</sup> Dredging, blasting, damming, and other efforts to improve the river’s navigability were constantly underway, including the construction of the canal and locks at Willamette Falls in 1873.

The railroad entered the Willamette Valley in 1871, connecting the region to a network of transportation that had arrived a decade prior; the Oregon Steam Navigation Company, which monopolized the grain industry on the Columbia, had built tracks paralleling the river at Cascades and Celilo Falls in 1862. The 1871 arrival of rail in the Willamette Valley, built by the Oregon & California Railroad, created a direct link between Portland and Eugene (and reached California, having sold to Southern Pacific, by 1887). The transcontinental Northern Pacific Railroad completed its western link in 1883.<sup>10</sup> This last connection incorporated the Pacific Northwest into the global economy, from which it had previously been relatively excluded because of treacherous shipping routes and general inaccessibility. The population of the region grew quickly, which in turn brought more industry, more capital, more investment, and a more embedded position in the national and international economy.<sup>11</sup>

## Founding and Development of McMinnville

### *Entry of the Railroad and Development of Industry (1879–1903)*<sup>12</sup>

McMinnville, presently a city of thirty thousand, was, like other smaller towns in the Willamette Valley, originally resettled by migrants arriving in the region looking for natural resources and arable land to support a new life. John G. Baker (1818–1887) built the first house in the area—325 NW Baker Creek Road—and was followed shortly thereafter by those who had traveled with him on the Oregon Trail as part of the Great Migration of 1843: Willam T. Newby (1820–1884), Samuel Cozine (1821–1897), Joel J. Hembree (1829–1920), and Madison Malone (c.1817–1880).<sup>13</sup> Their land claims, permitted by the Provisional Government and its passage of the “Organic Act” in 1843,

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<sup>9</sup> William G. Robbins, “Willamette Valley,” *The Oregon Encyclopedia*. Last updated July 31, 2023. Accessed online [https://www.oregonencyclopedia.org/articles/willamette\\_valley/](https://www.oregonencyclopedia.org/articles/willamette_valley/).

<sup>10</sup> Bob H. Reinhardt, Ph.D. “Oregon History,” in Office of the Secretary of State, *Oregon Blue Book*. Portland: Legare Street Press, 2023. Accessed online, <https://sos.oregon.gov/blue-book/Pages/facts/history1/connecting.aspx>.

<sup>11</sup> See John M. Findlay, “Industrialization, Technology, and Environment in Washington,” *Center for the Study of the Pacific Northwest*, Accessed online, <https://sites.uw.edu/cspn/resources/history-of-washington-state-and-the-pacific-northwest/>.

<sup>12</sup> These development periods were established in a historic context statement written by SWCA Environmental Consultants in 2011. The periodization has been subsequently adopted and used as part of McMinnville’s Historic Preservation Plan and evaluations of significance. Because this historic context was used to justify the significance of the thirty-seven properties included in this report, WillametteCRA will follow the same categorization of McMinnville’s history. The history in this section and those following relies on primary research as well as SWCA’s 2011 report.

<sup>13</sup> The migration is well documented. A list of members is archived at Stephanie Flora, “Emigrants to Oregon, 1843,” Electronic Document, accessed online, <http://www.oregonpioneers.com/1843.htm>; see also Mike Ransom, “The Wagon Train of 1843,” Electronic document, accessed online, <https://freepages.rootsweb.com/~mransom/history/pioneers.html#wagon-train-members>; Herbert Lang, *History of the Willamette Valley* (Portland: Himes & Lang, 1885), Accessed online, <https://babel.hathitrust.org/cgi/pt?id=hvd.hx4s4s&seq=9>; and Ruth Stoller, *Old Yamhill* (Portland: Binford & Mort, 2002), 47.

allocated 640 acres to each married white couple. After Oregon was recognized as a territory under American law (1848), the land claims were legitimized under the Donation Land Act in 1850.

Newby and his wife claimed 640 acres between Cozine Creek and the Yamhill River. They built a cabin for themselves and their family (eventually, nine children) near present-day Baker and 3rd Streets in 1852, followed by a grist mill (located on and powered by the creek) the following year. Once operational, use of the grist mill meant that wheat no longer had to be transported the eighty miles by boat and wagon to Oregon City for harvesting, saving immense labor and cost and resulting in attracting many more people to the area. A general store was opened next to the mill in 1854, and the first post office in 1855. With a steadily increasing population, Newby hired Sebastian Adams to survey a town on five acres of Newby's land, which he donated to the common good. That first plat, drawn in 1856, comprised 18 gridiron blocks of eight 60-foot by 100-foot lots, separated by a wide street. Newby named the town after his hometown of McMinnville, Tennessee.

Quickly, the community grew. Churches and schools were established, and hotels, shops, stables, and services offered amenities. A commercial district along 3rd Street, lined with dusty oil lamps, flourished, as did the newspaper, the *Yamhill County Reporter* (which was later joined by and eventually merged with *The Telephone-Register*), which maintained its office on 3rd. The streets were often flooded, lacking a proper drainage system. Many of the platted lots were offered to early inhabitants at no cost, in exchange for their investment in the community. Newby pursued his own development interests, including the Baptist College, established in 1858 (renamed McMinnville College, now known as Linfield University), an aqueduct to carry water from Baker Creek to McMinnville City Park, and a railroad—a posthumous achievement for the founder—connecting the town to the rest of the Valley and Portland.

With the railroad in place, the population boomed, and the town was officially incorporated in 1882. Its first bank, First National Bank, moved into the stately brick building on 3rd Street in 1884. Four years later, in 1888, thanks to the canvassing of local advocates, McMinnville was named the county seat, taking the honor from the nearby city of Lafayette and recognized with a newly



Figure 1 View of McMinnville circa 1894  
(*The Oregonian's Handbook*).

constructed courthouse and county jail. That honor was accompanied by another one the same year: McMinnville was the first town in the Pacific Northwest to create a combined municipal electricity and water/sewer system, wherein a water-fueled turbine generated the power distributed by McMinnville Water and Light.<sup>14</sup> Indoor plumbing changed the layout of many existing buildings and the majority of those that followed, most evident in rear porches that were converted to indoor bathrooms.<sup>15</sup>

By the last few years of the nineteenth century, *The Oregonian's Handbook of the Pacific Northwest* reported that McMinnville had taken on “a decided metropolitan appearance,” with a population over 2,500 residents, a number nearly four times that

<sup>14</sup> SWCA, 2011; McMinnville Water and Light, “The Early Years,” Electronic Document, Accessed online, <https://www.mc-power.com/about-us/history/full-history/early-years/>.

<sup>15</sup> SWCA, quoting Lockett, 6.



Figure 2 McMinnville's 3rd Street (McMinnville Downtown Association).

in 1885.<sup>16</sup> Third Street, the center of the city, was a macadamized road, lined with brick buildings and sidewalks made of planks and artificial stone, defined by the periodic poles distributing the city's electricity (Figure 2).<sup>17</sup> Southern Pacific sent two daily passenger trains and one freight train through McMinnville in either direction, connecting the city and its inhabitants to Portland, fifty miles north.<sup>18</sup> There were two banks, two newspapers, six churches, a public school system and Baptist College, two flouring mills, a creamery, a volunteer fire department, two hotels, two livery stables, and innumerable shops and storefronts offering all of the modern conveniences and services.

#### *Motor Age, Boom and Bust (1903–1940)*

Prior to the turn of the century, most McMinnville residents got around by horse and buggy or bicycle. The twice-daily train increased the city's connectedness to the Valley and beyond, but the arrival of the automobile and electric interurban rail service transformed the entire region. The first automobile, also known as a "horseless carriage," was a 1901 Stanley Stanhope Model 1 Locomobile.<sup>19</sup> Purchased by the Wortmans, the prestigious family behind the town's First National Bank, the automobile was the first of its kind in Yamhill County and heralded the pace of changes about to come. Automobile ownership increased steadily from the Wortmans' original horseless carriage, corresponding to the growth of McMinnville's population, which rose 69% in the first decade of the twentieth century.<sup>20</sup> The risk of getting stuck in unpassable mud was drastically decreased when the city's streets were paved in 1912.

More than the introduction of the automobile, which was still inaccessible to most, electric interurban rail redefined residents' abilities to commute to Portland or connect with family, friends, and neighbors in adjacent towns. The Oregon Electric Railway, established in 1906, provided

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<sup>16</sup> Other sources indicate the population may have been closer to 1,500 (SWCA, 2011), or 1,420, according to the US Census.

<sup>17</sup> *The Oregonian's Handbook of the Pacific Northwest*, 1894, 244.

<sup>18</sup> *The Oregonian's Handbook*, 246.

<sup>19</sup> Ralph Wortman, "History of the Wortman Family in Oregon," McMinnville: News-Register, 1955.

<sup>20</sup> SWCA's "Historic Context Statement" quotes Olcott, Ben. *Oregon Blue Book 1919-1920*. Salem: State Printing Department, 1919.

**TIME TABLES, ELECTRIC TRAIN SERVICE**

**Round Trip Tickets Between Various Stations**

**SOUTHERN PACIFIC**  
Time Tables Electric Trains

**Big Red Steel Cars**

**Ticket Offices - Portland**  
4th and Yamhill 175 4th Street  
Jefferson St. Depot Foot of Jefferson Street  
Union Depot Foot of 6th Street  
City Ticket Office 30 Sixth St., Cor. Oak

CHAR. S. FEE, JOHN M. SCOTT  
Gen'l Traffic Manager, General Passenger Agent  
SAN FRANCISCO, CAL. PORTLAND, OREGON

Figure 3 Portland to McMinnville Timetable, 1915 (City of McMinnville).

service between Portland and Salem; a Forest Grove line was added in 1909. Southern Pacific (operating as Portland, Eugene, and Eastern) extended the line to McMinnville through Hillsboro in 1913.<sup>21</sup> A new train depot was constructed, with catenary lines and support poles installed along the existing rail lines. The “Red Electric” interurban service, named for the steel cars painted bright red, carted passengers between Portland and McMinnville five times per day in either direction by 1915; as its advertisements said, “From the heart of the City to the heart of the Valley” (Figure 3).

Like the rest of the country, McMinnville prospered during the 1910s and 1920s, although its economic strength was tied to the fertility of its farmland rather than the expansion of business successes that described East Coast interests. Especially during the war years, agricultural output was easily sold—often shipped to Europe—and still not enough to fulfill demand. Orchards became a promising investment, and canneries, fruit driers, and creameries moved to or were created in town, followed by a steadily growing number of working residents.<sup>22</sup> This was the period when social clubs were established, like the Grand Army of the Republic, Odd Fellows, Masons, Elks, Ancient Order of United Workers, and the National Grange of the Order of Patrons of Husbandry. The McMinnville Development League and McMinnville Commercial Club were established to encourage business development. A new city park, created around 1910, offered respite to residents with a pavilion, a recreational pond (later, a pool), a bandstand (demolished 1940), and a small zoo (dismantled 1917).

A state-wide ban on alcohol implemented in 1916, combined with the passage of the 18th amendment to the Constitution, had a dramatic effect on McMinnville’s agricultural production, effectively erasing the demand for hops overnight. Oregon produced more hops than any other

<sup>21</sup> City of McMinnville, “McMinnville, Southern Pacific Train Depot,” Electronic Document, Accessed online, <https://www.mcminnvilleoregon.gov/cd/page/mcminnville-southern-pacific-train-depot>; “Electric Trains By January 1 is Promise,” *Polk County Observer* (Dallas, OR), February 11, 1913.

<sup>22</sup> Janice Rutherford, “The Bungalow Aesthetic,” 83.



state in the country (California surpassed Oregon in 1915), and the crop had dominated production in the Willamette Valley.<sup>23</sup> Additionally, each of the 100 breweries licensed to operate in Oregon at the time of the state-wide ban closed its doors.<sup>24</sup> The agricultural industry diversified and by the mid-1920s had substantially recovered, only to falter again, like every industry, at the end of the decade.<sup>25</sup>

Population in McMinnville increased during the 1920s. The Pacific Highway (present-day 99W) was routed directly through town and opened in 1923, creating the first direct connection from California to Canada, bringing the automobile and tourist industry as well as new trade with it. Building activity saw an unprecedented high in 1928, due to many new buildings constructed in the downtown district, dozens of residences, and a new campus building at Linfield College.<sup>26</sup> The downtown street system was also reconfigured in 1928, an attempt by the City Council to end the confusion



Figure 4 1926 View of McMinnville (The Oregon Historical Society Research Library).

that resulted from the town's gradual development and ad-hoc planning.<sup>27</sup> The north-south streets that had followed an alphabetical order were renamed in honor of figures in McMinnville's history: Adams replaced "A," for instance, and Baker, "B." East-west streets, which had been numbered, were inverted about 3rd Street. Subsequently 1st became 5th, 2nd became 4th, and vice versa.<sup>28</sup>

The onset of the Great Depression in 1929 halted most of the construction in McMinnville for the next few years; the revenue from building permits dropped to \$11,250 in 1934, a marked decrease from 1928's \$463, 984.<sup>29</sup> Federal programs helped the city recover, slowly, but the impacts were long-lasting.

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<sup>23</sup> Peter A. Kopp, "Hop Industry," *The Oregon Encyclopedia*, last updated October 13, 2022. Accessed online, [https://www.oregonencyclopedia.org/articles/hop\\_industry/#.X43lw0JKhPM](https://www.oregonencyclopedia.org/articles/hop_industry/#.X43lw0JKhPM); Tiah Edmunson-Morton, "Brewing Industry in Oregon," *The Oregon Encyclopedia*, last updated February 27, 2024. Accessed online, <https://www.oregonencyclopedia.org/articles/brewing-industry-in-oregon/>.

<sup>24</sup> Edmunson-Morton, "Brewing."

<sup>25</sup> SWCA, 2011.

<sup>26</sup> Northwest Heritage Property Associates, "McMinnville Downtown Historic District." National Register of Historic Places Nomination, on file at State Historic Preservation Office, Salem, 1986, 8-7.

<sup>27</sup> Ordinance #1765.

<sup>28</sup> John White, "Residents Needed a Map in 1928 McMinnville," *The West Side, Yamhill County Historical Society Newsletter*, October 1998. Accessed online, <https://yamhillcountyhistory.org/residents-needed-a-map-in-1928-mcminnville/>.

<sup>29</sup> Northwest Heritage, "McMinnville," 8-6, 8-7.

### *World War II and the Postwar Years (1941–1965)*

Its entry into World War II (WWII) fast-tracked the country's recovery, and McMinnville and the rest of the Pacific Northwest offered new opportunities for industrial development because of the low-cost hydroelectric power, combined with access to fuel and a plentiful labor pool.<sup>30</sup> The projects sponsored by the Bonneville Power Administration transformed the region's capabilities.

McMinnville Water and Light even supplemented their supply with BPA-produced electricity, eventually ceding all responsibility to that agency by the end of the 1940s.<sup>31</sup> The army established an airfield just outside of the city.

In the postwar years, the city went through a profound expansion. A new planning commission was established in a 1948 ordinance and the first master plan was designed in the following two years.<sup>32</sup> Residency rose, corresponding to similar expansions in industry, many of which were by-products of the war. McMinnville Industrial Promotions was a new organization established to develop the land surrounding McMinnville for industrial interests. The Yamhill Plywood Company was established in 1955 after McMinnville citizens invested \$250,000. Rex Mobile Homes moved into a newly constructed manufacturing facility in northwest McMinnville. The Nelson Paint Company and Northwest Fabrics moved to the city in the 1960s.

The rural history of the city was still visible in the continued success of the agricultural and food industries. The Farmers' Cooperative Creamery, which later became known as Darigold, expanded operations and one of the first companies lured to the area by McMinnville Industrial Promotions was Archway Cookie Company in 1953. Bradley Frozen Foods, Inc. and L & W Food Product established operations in McMinnville in the mid-1960s.



*Figure 5 Nestle Milk Condensery in the 1920s; the plant closed in 1953 and was subsequently used in plywood and rubber manufacturing (Van Heukelem).*

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<sup>30</sup> "Bonneville Makes Industrial Survey 18 Oregon Cities," *The Albany Democrat-Herald* (Albany, OR), January 19, 1944, 6.

<sup>31</sup> Christy Van Heukelem, Tom Fuller, and the News-Register, *McMinnville*. Charleston: Arcadia Publishing, 2012.

<sup>32</sup> SWCA, 2011, E-10.

## Architecture in McMinnville, 1850–1970

Since McMinnville’s founding, the styles of buildings constructed in the city are unsurprisingly aligned with national trends. Though the earliest resettlement buildings were temporary, once permanent dwellings were constructed, they recognizably manifested a common understanding of construction and American domesticity. Though largely untrained in housebuilding, settlers brought local traditions to Oregon that tied the western landscape to ones more familiar, constructing houses created from a set of standard building forms and easily applied ornament. The styles that define the thirty-seven resources of this study include the following.

### *Queen Anne (1880–1910)*

The “Queen Anne” style was one of many styles that defined the “Victorian” era, occurring during the long reign of Queen Victoria in Britain. Named for a predecessor who sat on the British throne a decade earlier (1702–1714), Anne’s rule was nostalgically interpreted by English architects as a period of peace and cultural flourishing. Richard Norman Shaw (1831–1912) was one of the style’s first advocates abroad, using it in place of the Gothic Style in more urban settings; it was introduced to Americans by Henry Hobson Richardson (1838–1886) in his 1874 Watts Sherman House in Newport, Rhode Island, and became the dominant style in American residential architecture from 1880–1900.<sup>33</sup>



*Figure 6 307 SE Cows, an example of a Queen Anne style house in McMinnville.*

The style, on account of its informal asymmetry, was infinitely adaptable beyond the standard layout: a reception hall with grand staircase, sitting room, dining room, and front parlor. The variety of the irregular plan was mirrored on the exterior: every surface was embellished with color, texture, and detailing. Often, the massing includes a turret, tower, or rounded bays. Roof lines are varied and designed according to the volumetric massing, usually as a steep hip or gable. Nearly all Queen Anne houses have porches, many wraparound, with elaborate balustrades and spindle work, which was made possible by the mechanizations of the Industrial Revolution. Detailed ornaments were added to bargeboards, like rosettes or sunbursts, and roof overhangs were visually supported by brackets. The wall surfaces were varied and complementary: fish-scale shingles, often in gable peaks, horizontal wood siding, brick, and even half-timbering. Corner board trim effectively emphasized the corners of the building, highlighting its volumetric irregularity. The proportion of the building, due to narrow windows and doors with transoms, appeared quite vertical despite its large presence. The style is associated with the Eastlake variation, Stick style, and the Gothic Revival.

### *Italianate (1845–1890)*

Andrew Jackson Downing’s (1815–1852) 1842 book *Cottage Residences* (and later, his 1850 *The Architecture of Country Houses*) spurred a proliferation of architectural styles in the United States. Richly illustrated, the book proffered a variety of picturesque styles of small and rural residences

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<sup>33</sup> McAlester, 350; SurveyLA “Late 19th and Early 20th Century Residential Architecture,” 6–8.

for middle-class consumers.<sup>34</sup> Inspired by British landscapes, Downing's approach to style was "Romantic" but civic-oriented, with a moral undertone. The Italianate style was one of his preferred styles (second, perhaps, to Gothic Revival) on account of its organic accommodation of function, visible in an Italianate building's asymmetry, like the Italian villas and farmhouses it was named for, but with a refined and cohesive aesthetic, usually achieved through the tall, narrow windows, singular, simple building surfaces, and volumetric roof.



Figure 7 642 SE 1st Street, an early example of an Italianate style house in McMinnville.

Italianate buildings share several defining characteristics. In terms of mass, they are usually two or three stories with a square or irregular footprint and capped by a low-pitched hip roof that sometimes also has a square belvedere. The deep, overhanging eaves of the roof are traditionally supported by decorative brackets, which often appear in pairs (for this reason Italianate is also sometimes called the "Bracketed style"). Most Italianate buildings have single-story entry or partial-width porches, pedimented windows, and elaborate paired or single-entry doors.<sup>35</sup> Brick cladding was used regularly, with structural quoins at

the corner; on the west coast, where wood was more plentiful, buildings were usually clad with milled lumber.

### *Gothic Revival (1840–1880)*

Downing's book was also responsible for the American audience's new, Romantic appreciation of the architecture of the medieval period constructed in the Gothic style. Considered alongside art theorist John Ruskin's 1853 essay, "The Nature of the Gothic," the Gothic style was praised for its irregularity, variety, and naturalism, which, in the United States, seemed an appropriate style for an emerging country that prized individuality, self-reliance, and humility rather than historical permanence and a stable perfection, like Classical Revival styles. Downing claimed the style was particularly suited to rural residences, not only because the picturesque features fit well with the horizontal landscapes, but also because he believed it to be a moral style, nurturing family togetherness and shaping middle-class character.<sup>36</sup>



Figure 8 The McMinnville First Presbyterian Church, 1910.

<sup>34</sup> Lacey Baradel, "Andrew Jackson Downing," National Gallery of Art. Electronic Document, accessed online, [https://heald.nga.gov/mediawiki/index.php/Andrew\\_Jackson\\_Downing](https://heald.nga.gov/mediawiki/index.php/Andrew_Jackson_Downing).

<sup>35</sup> McAlester, "Italianate," 282–302.

<sup>36</sup> Andrew Jackson Downing, *The Architecture of Country Houses*. New York: Appleton, 1850.

In domestic architecture, the identifying features of Gothic Revival include a steeply pitched roof, often with cross gables, each with highly decorated bargeboards. Building volumes were 1.5- or 2-story, and usually had a 1-story partial-, full-, or wraparound porch on the ground level. Windows often have Gothic detailing—a pointed arch, or a wood cutout in front of rectangular windows. The buildings are usually wood-framed with horizontal wood cladding, although board-and-batten was used with regularity. The Gothic Revival style was also preferred for religious buildings, like the First Presbyterian Church at the corner of SE 2nd and Davis Streets. Religious architecture built in the Gothic Revival style—widely understood as a Christian style—emphasized the vertical proportions and connection to the perceived devout traditions of medieval Christianity. The use of this style tapered out when the geometric abstraction of Art Deco began to supplant it.

### *Colonial Revival (1880–1955)*

Colonial Revival was the dominant style of residential construction in the first half of the twentieth century, incited by a newfound interest in revisiting the early styles of American building. Colonial Revival “was a style whose ancestry was good, and whose breeding had always been careful... It might be monotonous and uninteresting, but never lost the character of good breeding and refinement which its progenitors impressed upon it.”<sup>37</sup> Early iterations of the style often appeared as isolated details applied to Queen Anne and Shingle style homes, but later phases of Colonial Revival were more historically accurate, without curved bays or wraparound porches, engaged towers, or irregular, asymmetrical footprints found in contemporary romantic styles.<sup>38</sup>

The style accommodated such a large number of variations that the identifying features were restricted to an accentuated front door, often with a fanlight, sidelights, or both; symmetrically balanced windows, usually double-hung with multi-light panes; two stories; and a side gable roof.<sup>39</sup> Variants, however, included buildings with asymmetrical façades, gambrel and hipped roofs, and 1- and 3-story volumes. The style easily yielded to the financial austerity of the 1930s, and the simplicity that resulted was encouraged by new fashions in the postwar years when the style was applied to ranches and split-level houses. Eventually, it was incorporated into the “New Traditional” style of the late twentieth century.

### *Craftsman (1905–1930)*

Craftsman style architecture in the US has its roots in the British Arts and Crafts movement started in the 1850s, a reaction to and critique of the conditions resulting from the Industrial Revolution. As its name implies, the style called for a return to traditional craftsmanship in which beautiful and useful objects were made by hand.<sup>40</sup> Although the movement never fully achieved its ideals and would come to depend on the mechanization it initially rejected, it had an enormous influence on art, furniture, and architecture in Europe and North America going into the early twentieth century.<sup>41</sup>

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<sup>37</sup> This quote from *American Architect and Building News* was reprinted in William J. Hawkins, III, and William F. Willingham, *Classic Houses of Portland, Oregon 1850–1950*. (Portland: Timber Press, 1999), 246.

<sup>38</sup> Hawkins and Willingham, 247.

<sup>39</sup> Most of these are described by Virginia McAlester, 408–432.

<sup>40</sup> Lawrence Kreisman and Glenn Mason, *The Arts and Crafts Movement in the Pacific Northwest* (Portland, OR: Timber Press, 2007), 17.

<sup>41</sup> Kreisman and Mason, *The Arts and Crafts Movement*, 18.

The style was introduced and adapted to the US through the work of the Greene Brothers, Charles and Henry, whose large, single-family homes in and around Los Angeles, took inspiration from the “bungalows” of India and expert detailing from Japan. The bungalow was a low and rambling building suited to the hot landscape of India; British colonists brought the form back and readapted it to the British seaside: overhanging eaves and open verandas provided protection from rain and direct sun. The form had more success in the US than it did in Great Britain, largely due to its replication in publications like Gustav Stickley’s *The Craftsman* (1901–1917) and *Bungalow Magazine* (1911–1918).<sup>42</sup> These publications and the architects behind them gave the style a broader appeal to America’s growing working and middle classes. According to architectural historian Robert M. Craig, these Craftsman bungalows are usually one or one and a half stories with either a gabled front including a prominent porch or side gables with prominent roof surfaces



Figure 9 345 SE Baker, a Craftsman bungalow.

spanning the house. Additionally, “masonry piers serving as plinths are topped with tapered wood piers or columns to support the broad entablature of a frontal gable over a wide porch,” although even simpler examples may only have wood piers. Lastly, the eaves of the roof typically feature exposed rafter ends which along with “other evidence of wood framing and masonry directly express the fabrication of the building, the art of the joinery and the labor of the... builder. The bungalow, as a sociological expression, is honest, democratic, middle class, and simple, in all, appropriate for an American clientele.”<sup>43</sup>

The Craftsman-style bungalow of California quickly found its way to the Pacific Northwest where it was highly adaptable. Its sloped roofs, overhanging eaves, and covered porches provided ample protection from the region’s notorious climate while utilizing its abundant resources such as Douglas fir and basalt stone which suited its prominent use of locally sourced, natural materials. Craftsman-style architecture found expression in new American homes up through about 1930 although it became increasingly outmoded. By the 1920s, the style was lingering mostly in the Pacific Northwest where it remained popular longer because of the abundance of local timber, brick, and stone.<sup>44</sup>

#### *Minimal Traditional (1935–1950)*

Houses built in the “Minimal Traditional” style were mainly constructed during 1935 and 1950. First developed during the years of the Great Depression (1929–1939), the style and its construction were reflective of the austere conditions that had redefined the country and possibilities for its future. New construction during the Depression was afforded in large part by the passing of the 1934 National Housing Act and subsequent creation of the Federal Housing Administration (FHA), which developed, among other things, a set of basic building standards that houses were required

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<sup>42</sup> Hunt, 50.

<sup>43</sup> Robert M. Craig, “Bungalows in the United States,” *Grove Art Online*, January 20, 2015. <https://doi.org/10.1093/gao/9781884446054.article.T2289898>.

<sup>44</sup> Kreisman and Mason, *The Arts and Crafts Movement*, 153.

to meet if lenders wanted FHA insurance.<sup>45</sup> These standards had a positive impact on the country's building code, ensuring that new American houses were constructed according to or above a common minimum. They also, however, often limited stylistic experimentation among builders to small set of styles, sometimes humorously referred to as "Banker's Modern."<sup>46</sup> Although appellations were only applied in hindsight, styles favored by the FHA included a pared-down Colonial Revival and later Ranch houses and Split-Levels. During the height of the Depression, however, a survey of FHA-insured houses of the 1930s revealed clear preferences: the most common design was a small two-bedroom, one-bath, "Colonial Revival" style cottage built over a full or partial concrete basement, wood-framed, with a separate dining room.<sup>47</sup>

The design of Minimal Traditional houses was influenced in form by the popular preceding Revival styles, particularly Tudor and Colonial Revival, but included none of the recognizable detailing, hence the assessment of this style as a "compromise" style.<sup>48</sup> Houses were designed from stock plans already designed to meet FHA standards and were mostly one-story, usually less than 1,000 square feet. Materials varied, including wood, brick, stone, or, in some cases, a combination. Design elements of previous styles, like the steep pitch of Tudor Revival roofs, or decorative accents of a Cape Cod, were changed to accommodate cheaper, more efficient construction. Most roofs of the minimal traditional style were without overhang, and the pitch of the gable or hip roof was low and gradual; most façade detailing was omitted. Many houses were built without a basement to save on costs. Other details included windows fashioned with horizontal panes and the frequent use of the "corner window" inspired by the work of Frank Lloyd Wright (1867–1959). With its low cost and wide appeal, the style remained popular after the end of the Depression both during World War II and into the postwar period. Such was their abundance across the country that other names sprang up for them including "Roosevelt Cottages" and, later, "WWII Era Cottages," on account of the large number of houses built for veterans (with financial assistance from the 1944 Servicemen's Readjustment Act, also known as the GI Bill) upon their return from WWII.<sup>49</sup>



Figure 10 228 SE Evans, an example of the Minimal Traditional style.

Although the Minimal Traditional style was developed between 1935 and 1950, its ubiquity and quality of construction meant that the style has had an outsized influence on speculative housing

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<sup>45</sup> "Federal Housing Policy Developments, 1932-50," *Monthly Labor Review* 71, No. 6 (Washington DC: Department of Labor, 1950), 682–83, <http://www.jstor.org/stable/41843722>.

<sup>46</sup> Virginia Savage McAlester, *A Field Guide to American Houses*, rev. (New York: Knopf, 2017), 599.

<sup>47</sup> Alfred M. Staehli, "They sure don't build them like they used to: Federal Housing Administration insured builders' houses in the Pacific Northwest from 1934 to 1954" (PhD dissertation, Portland State University, 1987), 100–101, PDXScholar (3799).

<sup>48</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* 2nd ed. (New York: Knopf, 2006), 478.

<sup>49</sup> Washington Department of Archaeology & Historic Preservation, "WWII Era Cottage," *Washington Department of Archaeology & Historic Preservation*, Access date April 18, 2023, <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/wwii-era-cottage>.

built in the United States in the twentieth century. At the outset, Minimal Traditional houses were developed to answer the ever-growing need for single-family housing and were most commonly constructed by speculative builders.

### *Ranch (1940s–1970s)*

“Ranch” is often used to describe an architectural style, but it is more commonly used as a building “form,” like “bungalow,” which describes the general footprint and design concept behind an architectural building. Ranches became popular in the late 1940s, a slightly larger version of Minimal Traditional houses and, in concession to the increasing ubiquity of the personal automobile, with an attached garage. Ranch houses are single-story, single-family buildings, and emphasize the horizontal connection to the ground, with an easy transition between interior and exterior. Stylistically, the buildings were asymmetrical and informal, with a low-pitch roof and a large picture window, usually clad in wood or masonry veneer.<sup>50</sup>



Figure 11 203 SE Davis, a ranch house with Colonial Revival details.

The horizontality of the ranch house was suited to the expansiveness of the suburban lot, and as suburban tracts were developed—California led the way in the postwar years—ranches became synonymous with standardized, mass-produced communities. The houses were easy to construct because of the open floor plans, had been approved by the FHA, and the popularity of the style correlated with new rates of homeownership, particularly in areas along newly built infrastructure, removed from city centers.<sup>51</sup>

The attached garage featured prominently, facing the street, and was a key component of the kind of home made possible by personal, private

transportation. Ranches accommodated stylistic details—a low-pitched asymmetrical roof rendered the building Contemporary while decorative windows and shutters added Spanish, French, or English Colonial referents.

### *Vernacular (n.d.)*

Often used as a descriptor of buildings with no particular or cohesive style, “vernacular” architecture has an autonomous history and embedded ideology that is regularly overlooked in favor of architect-designed buildings. Vernacular buildings are constructed with locally available materials and locally available skills, which, though reliant on traditional forms, are not necessarily permanently fixed or changeless, but built and changed according to use. Buildings constructed in a “vernacular” style were prevalent among the re-settlers migrating across the country in the late nineteenth century, awarded opportunity and a broad expanse of land in exchange for its improvement. The vernacular residence embodied similar values that such a life demanded: an appreciation for correctness and straightness; simplicity; an absence of ornament; economy of

<sup>50</sup> SurveyLA, “Los Angeles Citywide Historic Context Statement: The Ranch House,” 5.

<sup>51</sup> SurveyLA, 9–11.



production and cost; and flexibility in use and adaptation.<sup>52</sup> Most buildings in the American landscape fall into this category.<sup>53</sup>

### Builders

Builders in McMinnville at the turn of the century included James Bickford; John Cook and Albert Arthur; Vernon Derby; and Dwight Miller. Few, if any, architects worked in the town; nearly all the houses came from plan books and were built by speculative builders. Factory-cut homes, mostly bungalows—designed by Aladdin (with a branch established in Portland in 1919), Fenner Manufacturing, two national companies, or available for purchase through local agents F. C. Barnekoff or Spaulding Lumber Company—comprised the majority of construction before the onset of the Great Depression.<sup>54</sup>



Figure 12 "The Hudson," an Aladdin kit house (Aladdin Company, 1919).

<sup>52</sup> Fred W. Peterson, "Vernacular Building and Victorian Architecture: Midwestern American Farm Homes," in Dell Upton and John Michael Vlach, eds., *Common Places: Readings in American Vernacular Architecture*. Athens: The University of Georgia Press, 1986, 444.

<sup>53</sup> According to Amos Rappoport in *House Form and Culture*, nearly 95 percent.

<sup>54</sup> Rutherford, "The Bungalow," 117–121.

## IV. McMinnville’s Approach to Historic Preservation

McMinnville’s Historic Preservation Program commenced in the early 1980s. In 1981, after a survey of nearly 650 properties completed the previous year, the City of McMinnville’s Historic Resources Inventory (HRI) was created, which was and is still used to identify local historic districts, buildings, structures, sites, and objects. In 1982, the McMinnville City Council passed an ordinance establishing the Historic Landmarks Commission (HLC) and protections for the primary historic buildings in the HRI. The second phase of the survey was completed in 1984, an expansion of the original area to incorporate all historic resources within the city’s Urban Growth Boundary.<sup>55</sup> A nomination for the McMinnville Downtown Historic District, defined as the nine-block area bounded by 5th Street, the Southern Pacific right of way, 2nd Street, and North Adams Street, was prepared by Northwest Heritage Property Associates and submitted to the local, state, and national historic preservation offices in 1987.

More surveys followed (although most have not been added to the HRI):

- a reconnaissance-level survey of an area north of downtown (2010)
- a survey of Settlement-era dwellings, barns, and farms in the Willamette Valley (2013)
- an intensive-level survey of eight properties identified in the 2010 survey (2018)
- a reconnaissance-level survey of the area south of downtown (2020)
- the present study of thirty-seven resources identified as significant in 2020 (2024)

In 2011, SWCA Environmental Consultants prepared a draft Multiple Property Documentation (MPD), “Historic Architecture in McMinnville, Oregon,” which established a historic context statement for the City. In 2017, McMinnville hired Northwest Vernacular, Inc. to prepare a Historic Preservation Plan that would guide city planning efforts over the following two decades. This plan, which relied heavily on the draft MPD, was adopted in April of 2019.

### *Historic Resources Inventory*

As established by city code, all buildings, sites, structures, districts, and objects included in McMinnville’s Historic Resources Inventory are considered a “historic resource.” Those categorized as “distinctive” or “significant” are considered local historic landmarks.<sup>56</sup> The methodology established in the first survey continues to define the evaluation and categorization of the inventory’s resources, which comprises the following categories:

- **Distinctive Resources.** Resources outstanding for architectural or historic reasons and potentially worthy of nomination to the National Register of Historic Places (NRHP). Denoted by an “A” prefix.
- **Significant Resources.** Resources of recognized importance to the city due to historical association or architectural integrity, uniqueness, or quality. Denoted by a “B” prefix.
- **Contributing Resources.** Resources not in themselves of major significance, but which enhance the overall historic character of the neighborhood or city. Removal or alteration

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<sup>55</sup> McMinnville Municipal Code (17.06.060) established these categories. See also “Historic Resource Inventory Report,” on file at the Yamhill County Historical Society; and “McMinnville Downtown Historic District,” National Register of Historic Places.

<sup>56</sup> McMinnville Municipal Code, 17.65.010

would have a deleterious effect on the quality of historic continuity experienced in the community. Denoted by a “C” prefix.

- Environmental Resources. Resources that have been surveyed and found not to be distinctive, significant, or contributing, but which comprise and add to the historic context of the community. Denoted by a “D” prefix.<sup>57</sup>

The HRI is maintained by McMinnville’s Historic Landmarks Commission.<sup>58</sup>

*MPD (Draft) “Historic Architecture in McMinnville, Oregon”*

The 2011 draft report prepared by SWCA Environmental Consultants established a statement of historic contexts for the city of McMinnville. Understanding the history of the city contextualizes individual buildings, providing the proper framework to evaluate how the building may have contributed to important events or patterns of events in the city’s history. SWCA periodized McMinnville’s history into the following categories (summarized in this document in Section III):

- Pre-settlement History
- Settlement and Early Development (1844–1879)
- Entry of the Railroad and Development of Industry (1879–1903)
- Motor Age, Boom and Bust (1903–1940)
- World War II and the Postwar Years (1941–1965)

Although a final version of this document was not submitted to the Oregon State Historic Preservation Office (SHPO), it has served as the comprehensive historical overview of the city’s development and local architecture up until the mid-twentieth century.

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<sup>57</sup> McMinnville Municipal Code 17.06.060; see McMinnville’s Community Development website, <https://www.mcminnvilleoregon.gov/cd/page/resource-inventory>.

<sup>58</sup> McMinnville Municipal Code 2.34.20.

# V. 2024 Intensive Level Survey

## Introduction

In July of 2020, Northwest Vernacular, Inc. submitted a report to the City of McMinnville detailing its reconnaissance level survey and preliminary evaluation of 371 buildings in two areas south of downtown. Each resource was evaluated according to 3 criteria: its historic significance, according to the historic context statement written by SWCA in 2011; its architectural significance, based on style; and its architectural integrity, which assesses the balance between extant character-defining features that convey the resource's historic significance and any alterations to the building's appearance that preclude such communication.

## Oregon Historic Sites Database (OHSD) Eligibility

The evaluations of the resources are preliminary indications of eligibility for listing in the NRHP. Northwest Vernacular, Inc., evaluated resources according to the six categories of eligibility as proscribed by the Oregon State Historic Preservation Office (Northwest Vernacular's methodological interpretation follows in italics):

- ES (Eligible/Significant). ES describes a resource over 45 years, retains historic physical materials and/or design and architectural features, appears to be of a notable architectural style, architect-designed, or is associated with a significant event or person.
  - o *ES assigned if the windows, cladding and plan remain intact; or have slight changes but the building exhibits a high level of design, and/or quality of construction or notable form.*
- EC (Eligible/Contributing). EC describes a resource over 45 years that retains historic physical materials and/or design and architectural features.
  - o *EC assigned if there are moderate and up to one extensive alteration to windows, cladding, or plan. Buildings in this category could have a mix of intact/slight/moderate alterations, but it was the number of extensive alterations that pushed a building to NC. If a property had two extensive changes, but those changes did not detract from the property's historic visual character, it was still assigned EC.*
- NC (Not Eligible/Non-Contributing). NC describes a resource that is over 45 years old but does not retain historic physical materials and/or design and architectural features.
  - o *NC assigned if there are two or more extensive changes to windows, cladding, or plan. NC also assigned if enough moderate changes to windows, cladding, or plan obscured the property's historic visual character.*
- NP (Not Eligible/Out-of-Period). NP describes resources not yet 45 years of age.
- UN (Undetermined). UN is recorded when the integrity of a resource cannot be determined because the resource was not located, was too obscured by vegetation, or was too distant to evaluate from the public right-of-way.
- XD (Demolished). XD is recorded when a resource is no longer present at the site.

Of the 371 resources surveyed, Northwest Vernacular, Inc. evaluated 37 as “Eligible/Significant” and recommended they be further studied in an intensive-level survey. The City hired Willamette Cultural Resources Associates (WillametteCRA) to conduct this study in spring 2024.

## ILS Methodology

### Background Research

For each of the 37 resources, WillametteCRA reviewed its previous documentation in the Oregon Historic Sites Database, in the 2020 reconnaissance level survey, and in McMinnville’s HRI. Online and in-person background research on each property was compiled from the following sources:

- Sanborn Fire Insurance Maps. Sanborn maps were created and updated in order to assess insurance liability in the case of fire. These were consulted to verify the date of the building, as well as to compare its footprint to its later iterations. In addition to the building’s footprint, Sanborn maps indicate the height and use of a building, its openings (porches, for instance), projecting bays, and often, the material used in its construction.
- Census Records. The United States Census, conducted every decade, reveals information about the inhabitants of a house, including the number of residents, relationship, name, age, race, occupation, and schooling. Census records inform genealogical research.
- Yamhill County’s *News-Register*. The local paper, the *News-Register* also includes an online photograph archive: <https://newsregister.zenfolio.com/f498397713>
- The Ruth Stoller Research Library at the Yamhill Valley Heritage Center
- Yamhill County Clerk’s Office (Deeds)
- Yamhill County Assessor’s Office. The assessor’s office lists the current property owner, recent permits, and the date of original construction.
- McMinnville Historic Landmarks Committee meeting minutes
- McMinnville Historic Preservation website, <https://www.mcminnvilleoregon.gov/cd/page/historic-preservation>
- Oregon Historical Society
- Oregon Encyclopedia
- Ancestry.com

### Survey Fieldwork

Fieldwork took place over two days in May and June of 2024 and included a physical visit to every property. WillametteCRA architectural historians documented each building from the public right-of-way, attempting as best as possible to photograph all visible elevations and identify character-defining features. The building was documented with field notes that described its location, style, materials, setting, construction methods, and any visible alterations to its physical appearance.

### OHSD Evaluation

WillametteCRA evaluated resources using the same metric as Northwest Vernacular, Inc. within the parameters of the Oregon Historic Sites Database criteria. WillametteCRA’s results are listed in the table as “E/S” or as a new recommendation.

## National Register of Historic Places Evaluation

The project was completed using the Oregon SHPO's *Guidelines for Conducting Historic Resource Surveys in Oregon* and in compliance with the Secretary of the Interior's Standards for Preservation Planning. According to the Oregon SHPO, an intensive level survey (ILS) is designed to provide a high level of documentation for specific historic resources. The purpose of an ILS, which is often conducted on resources identified through a reconnaissance-level survey (RLS), is to provide local governments, agencies, and the Oregon SHPO with detailed and verifiable information about a specific historic resource and to provide a solid basis for individual, historic district, and multiple property National Register nominations.<sup>59</sup>

The NRHP is the official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. The NRHP was authorized by the National Historic Preservation Act of 1966 and is administered by the National Park Service.

Each resource listed in the Register has significance to the prehistory or history of its community, State, or Nation. Historic significance is defined by the area of history in which the property made important contributions ("Historic context"), by the period of time when these contributions were made ("Period of Significance"), and determined by the four following criteria:

- **Criterion A:** Association with one or more events that have made a significant contribution to an important moment or to the broad patterns of American history.
- **Criterion B:** Association with people whose activities were demonstrably important within a local, State, or national historic context.
- **Criterion C:** Embodies distinctive characteristics of a type, period, or method of construction; represents the work of a "master" architect or craftsman; possesses high artistic value; and/or represents a significant and distinguishable entity whose components may lack individual distinction.
- **Criterion D:** Has information to contribute to our understanding of human history or prehistory and/or the information is considered important.

In addition to its historic significance, each property eligible for the National Register must retain historic integrity, the authenticity of a property's historic identity. Integrity is evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period; it is an accumulation of the following seven qualities:

- **Location** is the place where the historic property was constructed or the place where the historic event occurred.
- **Design** is the combination of the elements that create the form, plan, space, structure, and style of a property.
- **Setting** is the physical environment of a historic property.
- **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

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<sup>59</sup> State Historic Preservation Office. *Guidelines for Historic Resource Surveys in Oregon*. Oregon Parks and Recreation Department, 2011, 14.

- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

Each of the thirty-seven resources included in this survey was evaluated for its eligibility to be included in the National Register. WillametteCRA's results are listed in the table as "Eligible" or "Not Eligible," alongside the appropriate criterion of its historic significance. All resources with an "eligible" recommendation also retain enough integrity to convey their significance.



*Figure 13 1920s view of McMinnville (The Oregon Historical Society Research Library)*

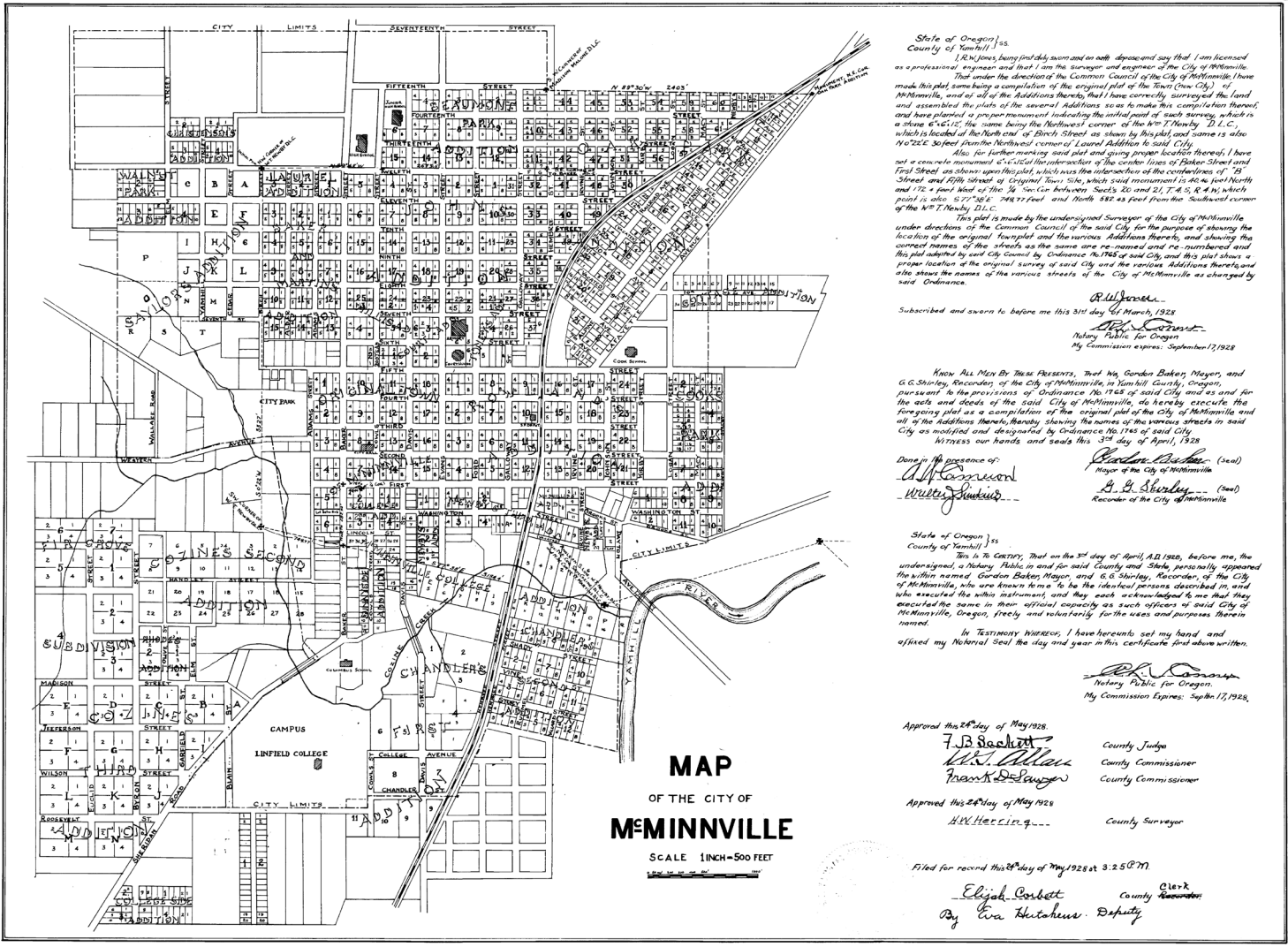


Figure 14 Compiled plat map of the City of McMinnville, 1928.

### Areas included in the ILS

McMinnville grew from Newby's donation of the five acres of land making up the original townsite platted in 1856. It wasn't recorded until 1865, the same year the plats of McMinnville College, comprised of the areas south and southeast of downtown McMinnville, and Rowland's Addition, east of downtown, were recorded. The areas surrounding the town were developed in the early 1880s—Court's Addition, Newby's 2nd Addition, McMinnville College 2nd Addition, Newby's 3rd Addition—and seventeen more were platted between 1888 and 1892.<sup>60</sup>

There are three areas included in the ILS, all located south of the downtown area of McMinnville (SODAN). Additionally, several houses not constructed within these three areas but recommended

<sup>60</sup> Northwest Vernacular, Inc. "McMinnville Historic Preservation Plan," 19.



Eligible/Significant by Northwest Vernacular, are grouped according to the period of their construction.

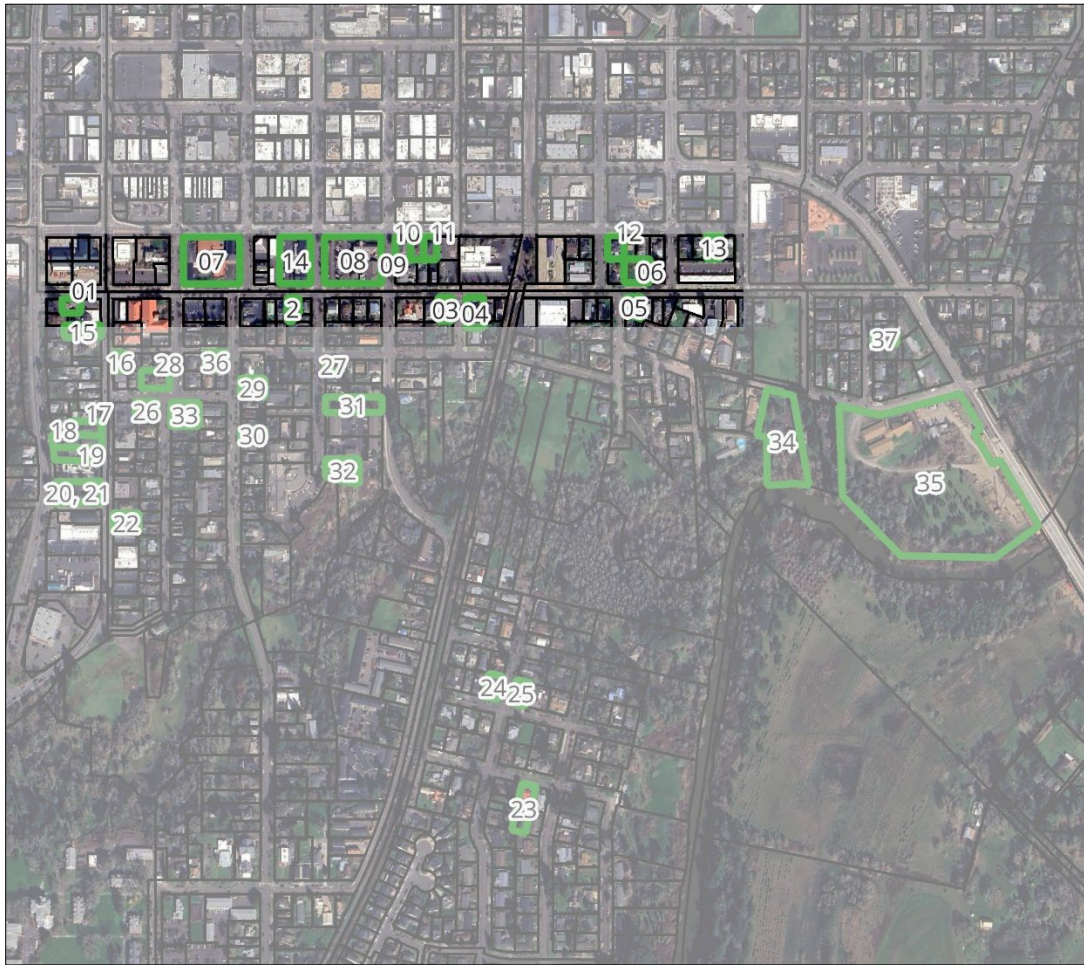


Figure 15 SE 1st and 2nd Street Corridors

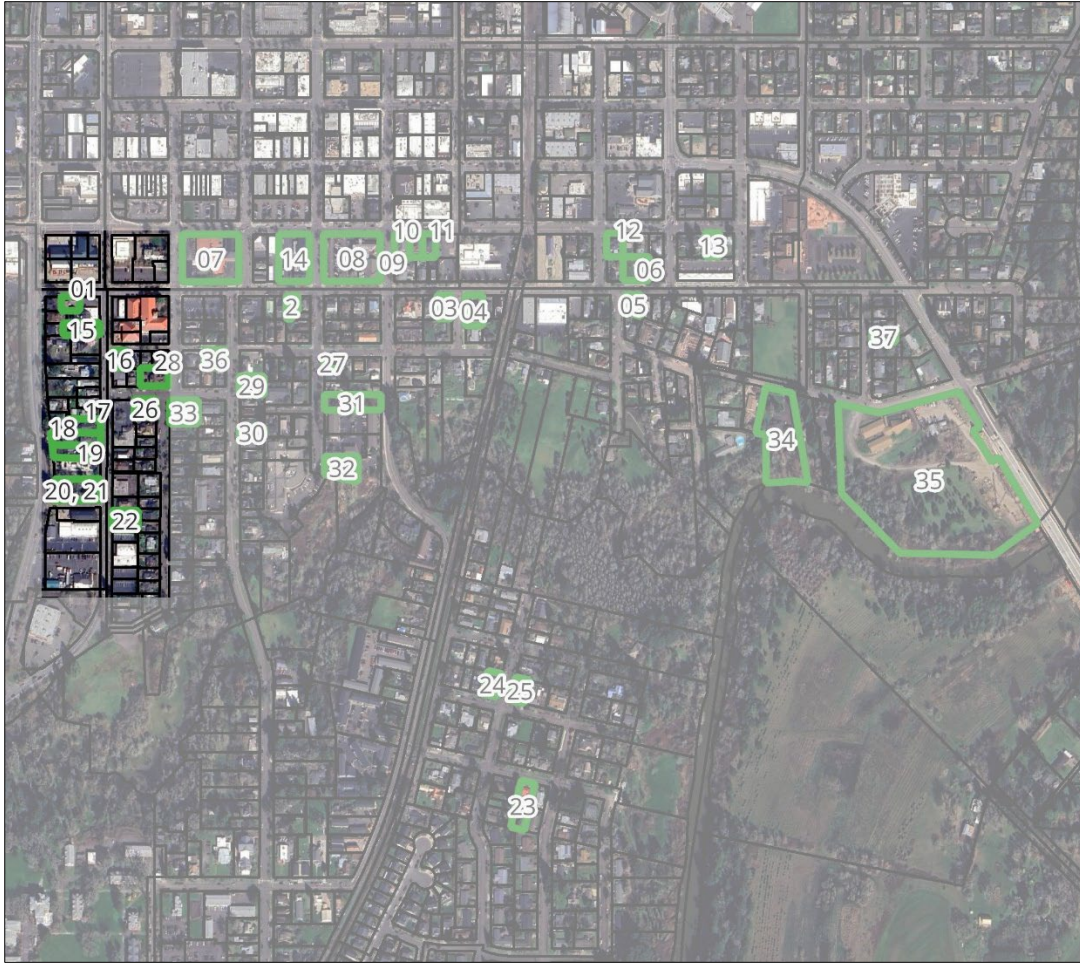


Figure 16 SE Baker Street Corridor

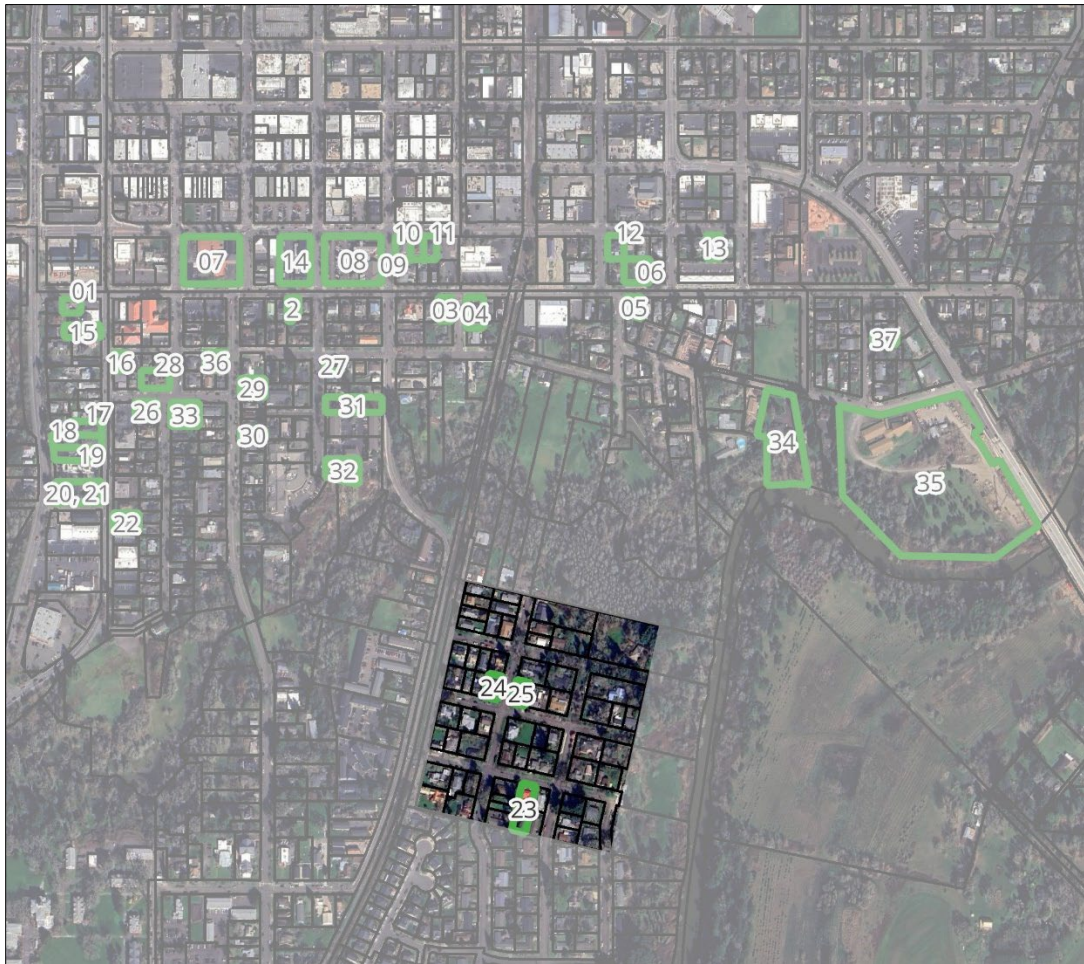


Figure 17 Chandler's Addition

## SE 1st Street and SE 2nd Street Corridors

The SE 1st Street and SE 2nd Street Corridors (originally 5th Street and 4th Street, respectively, Figure 19) are located immediately south of 3rd Street, the main strip of commercial activity in McMinnville. In 1884, Southeast 2nd Street contained only a fraction of the occupants of 3rd Street, which was already dense with commercial construction. A few lots lining Southeast 2nd were developed and contained community buildings such as Granger's Hall, a church, a jail adjacent to the "Hook and Ladder", and several commercial buildings related to local industry: mills for grain and drying sheds for fruit (Figure 19; note that 2nd is called 4th and 1st is called 5th). South of 2nd Street was largely undeveloped.

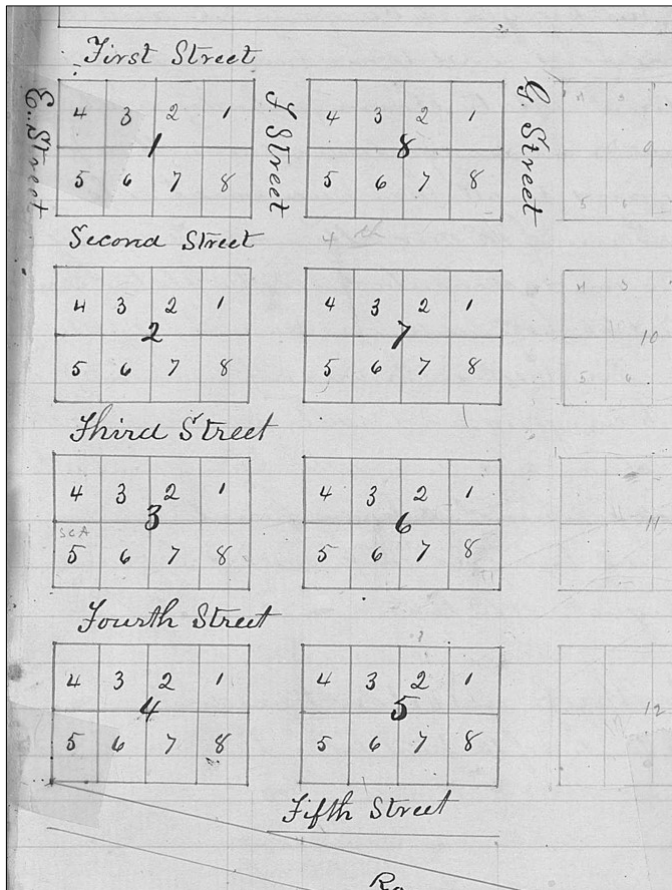


Figure 18 Plat of Rowland's Addition, 1865.

By 1892, there were a few residences lining the south side of Southeast 2nd in Rowland's Addition, east of the original townsite, but the blocks remained mostly undeveloped until 1912. The snapshot of the city documented in 1912 shows civic and commercial buildings lining the north side of Southeast 2nd, facing a mix of residences and commercial properties on the south side. The street transitioned to a mostly residential development further east as it approached the railroad. One block south, Southeast 1st Street began to show similar patterns of development, predominantly residential, interspersed with a few commercial and religious buildings. By 1928, SE 1st Street was nearly fully occupied. A garage, auto washing building, and gas and oil station were located at its intersection with Baker Street, indicating the new influence of the automobile; adjacent was the First Baptist Church; from Cowls to the railroad tracks, the street was lined with residences.

Between 1928 and 1948, Southeast 2nd Street was absorbed as part of an expanded commercial center, lined with religious buildings, three undertaker buildings (including Macy & Sons), churches, and automobile service, sales, and repair shops. The blocks of 1st and 2nd Street adjacent to the rail remained industrial, occupied by the Planing Mill and Sash factory, a poultry and dairy company, a bottling company, and automobile-related businesses; most of these buildings were demolished between 1955 and 1970; the area has been in continuous development into the twenty-first century.

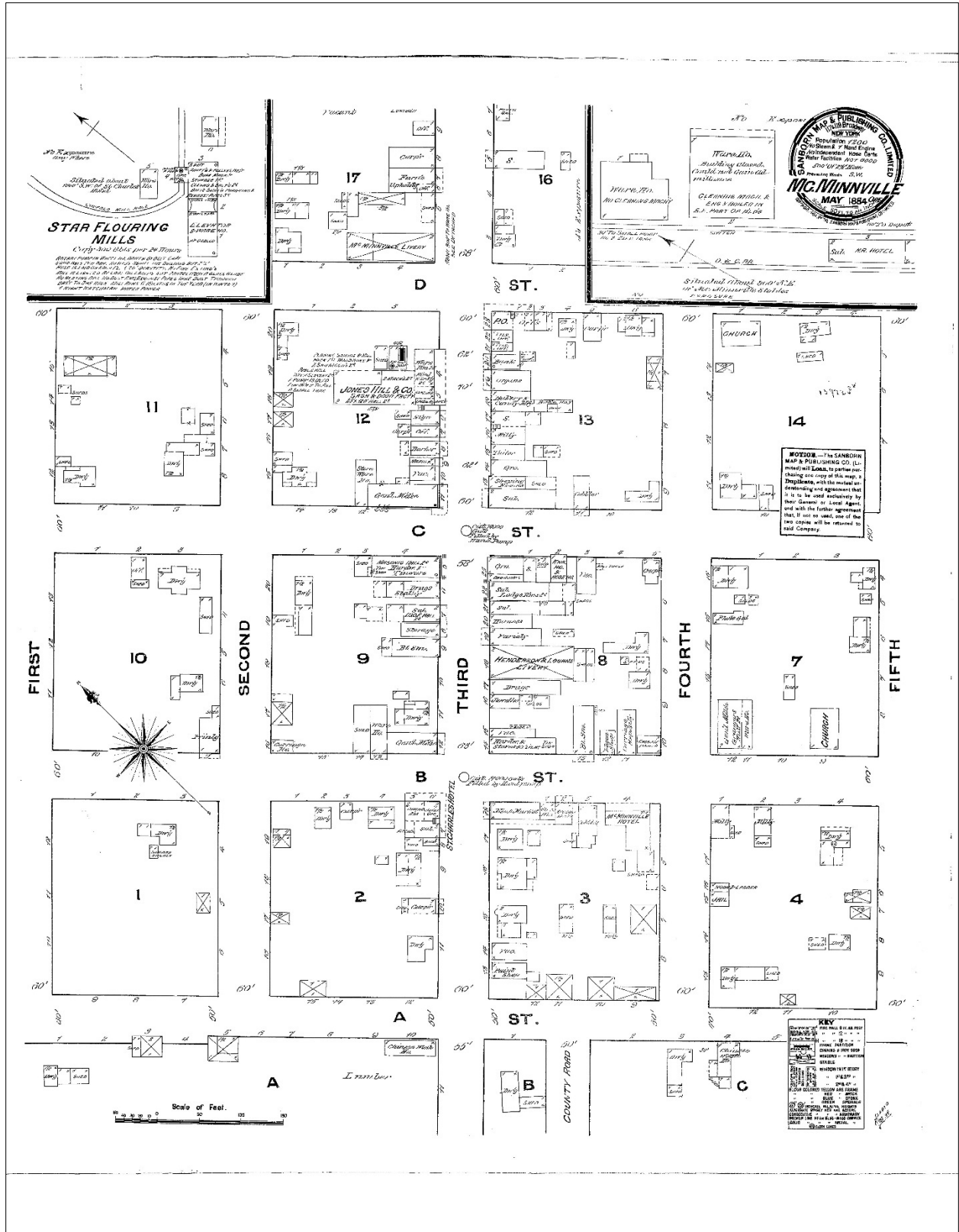


Figure 19 1884 Sanborn Fire Insurance map of McMinnville

## SE Baker Street Corridor

By 1892, a few houses lined the corridor that led south to the McMinnville Baptist College (Figure 20). Ten years later, the Columbus Public School marked the arrival into town, and ten years after that, 1912, the southern end of “B Street,” as it was then known, was lined with 1.5- and 2-story residences, many of which are still extant. As it intersected with the southern end of the city, B Street was occupied by peripheral services: a veterinary, blacksmith, and wheelwright at the corner of present-day SE 1st, a Chinese laundry, some vacant buildings, and otherwise vacant lots. In 1928, “B” Street was renamed “Baker,” after John G. Baker, the first immigrant to resettle in McMinnville.

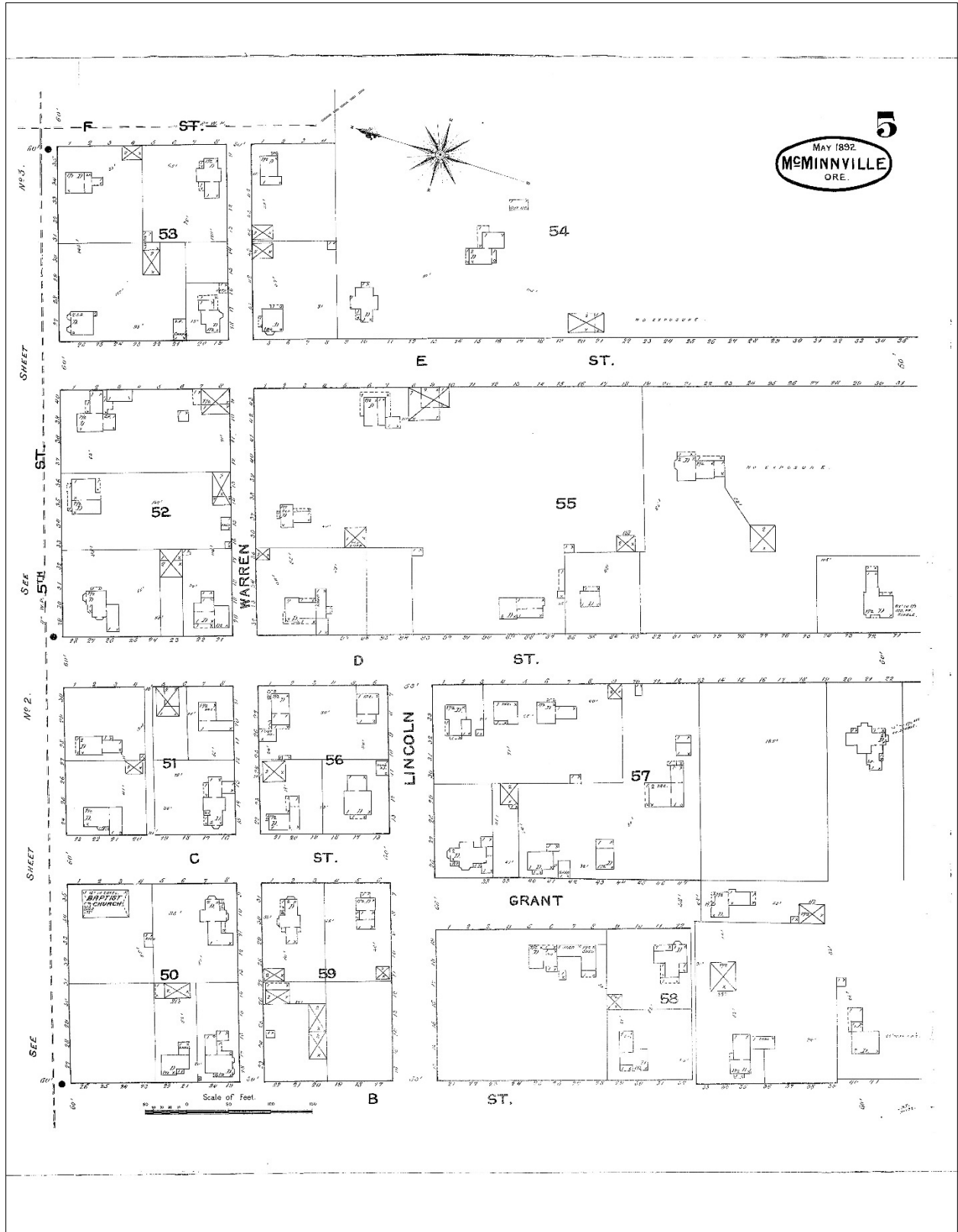


Figure 20 1892 Sanborn map of McMinnville, Baker ("B") Street at the bottom.

## Chandler's Addition

The plat of Mrs. P.W. Chandler's 2nd Addition, located on land that was originally part of Samuel Cozine's donation land claim and anchored by the Municipal Light and Pumping Plant, was recorded on December 13, 1887. Comprised of 12 blocks, each divided into 8 lots, the area was southeast of the old townsite, bordered by the Yamhill River on the east side and the railroad tracks on the west. The first documentation of the area is the Sanborn Fire Insurance map dated 1912, although many of the houses predate both the map and the plat itself, evidenced by their position relative to lot lines. Further development was documented in the 1948 Sanborn map. By the end of the twentieth century, the plat looked largely like it does in the present day.

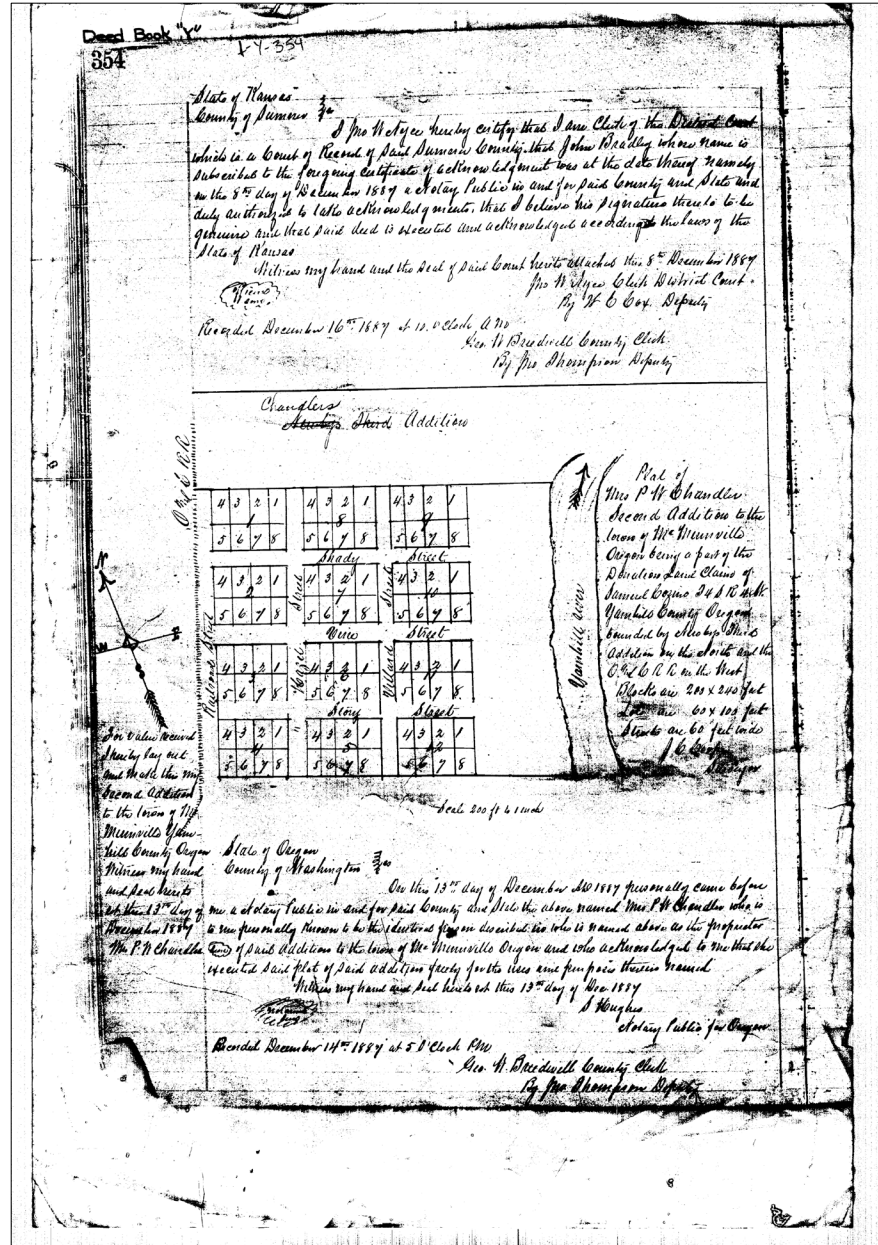


Figure 21 Plat of Chandler's Addition, 1887



## VI. Results

Table of ILS Properties, OHSD Recommendation, NRHP Eligibility

Resource Number	Address	OHSD Recommendation	NRHP Eligibility
01	122 SE 1st	ES	Eligible, Criterion C, local, Architecture, 1930
02	444 SE 1st	Change to EC	Not eligible, Relocated
03	642 SE 1st	ES	Eligible, Criteria A and C, local, Community Planning and Development and Architecture, 1895-1950
04	706 SE 1st	Change to EC	Not eligible, Lack of Integrity
05	906 SE 1st	ES	Eligible, Criterion C, local, Architecture, 1915
06	931 NE 1st	ES	Eligible, Criterion C, local, Architecture, 1919
07	390 NE 2nd	Change to EC	Not eligible, Lack of Integrity
08	544 NE 2nd	Change to EC	Not eligible, Lack of integrity
09	606 NE 2nd	Change to EC	Not eligible, Lack of integrity
10	642 NE 2nd	ES	Eligible, Criterion C, local, Architecture, 1914
11	628 NE 2nd	Change to EC	Not eligible, Lack of integrity
12	906 NE 2nd	ES	Eligible, Criterion C, local, Architecture, 1890-1902
13	1028 NE 2nd	ES	Eligible, Criterion C, local, Architecture, 1915
14	135 NE Evans	ES	Eligible, Criterion A, local, Commerce, 1936-1999
15	129 SE Baker	ES	Eligible, Criterion C, local, Architecture, 1914
16	208 SE Baker	Change to EC	Not eligible, Lack of integrity
17	323 SE Baker	ES	Eligible, Criterion C, local, Architecture, 1925
18	335 SE Baker	ES	Eligible, Criterion C, local, Architecture, 1912
19	345 SE Baker	ES	Eligible, Criterion C, local, Architecture, 1912
20	411 SE Baker	ES	Eligible, Criterion C, local, Architecture, 1872-1955
21	423 SE Baker	ES	Eligible, Criterion A, local, Commerce, 1881-1928

Resource Number	Address	OHSD Recommendation	NRHP Eligibility
22	436 SE Baker	Change to EC	Not Eligible, Lack of integrity
23	920 SE Storey	ES	Eligible, Criterion C, local, Architecture, 1950
24	839 SE Vine	Change to EC	Not Eligible, Lack of Significance
25	905 SE Vine	ES	Eligible, Criterion C, local, Architecture, 1895
26	307 SE Cowls	Change to EC	Not Eligible, Lack of Integrity
27	508 SE Washington	Change to EC	Not Eligible, Lack of Integrity
28	221 SE Cowls	ES	Eligible, Criterion C, local, Architecture, 1909
29	240 SE Davis	Change to EC	Not Eligible, Lack of Integrity
30	326 SE Davis	ES	Eligible, Criterion C, local, Architecture, 1926
31	228 SE Evans	ES	Eligible, Criterion C, local, Architecture, 1937
32	286 SE Evans	ES	Eligible, Criterion C, local, Architecture, 1920
33	306 SE Lincoln	Change to EC	Not Eligible, Lack of Integrity
34	1140 SE Brooks	Change to UN	Eligible, Criterion C, local, Architecture, 1968
35	1300 SE Brooks	ES	Eligible, Criterion C, local, Architecture, 1967
36	203 SE Davis	ES	Eligible, Criterion C, local, Architecture, 1961
37	138 SE Macy	ES	Eligible, Criterion C, local, Architecture, 1953

## VII. Conclusions and Recommendations

WillametteCRA has included in the table above and in the following appendix recommendations for reclassifying resources that have been altered, relocated, or are no longer able to convey historic significance. Of the thirty-seven resources, WillametteCRA recommends that thirteen be changed from “Eligible/Significant” to “Eligible/Contributing” and one resource be changed to “Undetermined.”

The following appendix provides detailed and verified information about each of the thirty-seven resources. Each resource description, which will be entered into the Oregon Historic Sites Database, provides a solid basis for continued study, which could include individual, historic district, and multiple property National Register nominations.

WillametteCRA recommends that the City of McMinnville and the Historic Landmarks Committee update the Historic Resources Inventory with the information garnered from this and other recent surveys. The HLC should support the nomination of eligible properties to the NRHP and placement on the local landmark list. Although outside the scope of this document, further research on historic districts, like the SE Baker Street Corridor, could be investigated with a specific Intensive-Level Survey, as outlined in the City’s Historic Preservation Plan. Additionally, the City should consider some of the at-risk resources, such as 411 and 423 Baker Street, a high priority.

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