



City of McMinnville

PLANNING

**City of McMinnville
Planning Department**

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

www.mcminnvilleoregon.gov

Historic Landmarks Committee Hybrid In-Person & ZOOM Online Meeting Thursday, October 27, 2022 - 3:00 PM McMinnville Civic Hall: 200 NE 2nd St.

Please note that this meeting will take place at McMinnville Civic Hall and simultaneously be conducted via ZOOM meeting software if you are unable or choose not to attend in person

Join Zoom Meeting

<https://mcminnvilleoregon.zoom.us/j/86263556395?pwd=dE4rR1Y5RzFqNHRHNnpXMjRFVFNwdz09>

**Zoom Meeting ID: 862 6355 6395
Zoom Meeting Passcode: 059489**

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

Committee Members	Agenda Items
John Mead, Chair	1. Call to Order
Mary Beth Branch, Vice Chair	2. Citizen Comments
Mark Cooley	3. Approval of Minutes • <i>(None this month)</i>
Eve Dewan	4. Action Items • HL 4-22: 935 NE Cows St. Resubmission <i>(Exhibit 1)</i> • HL 10-22: 210 SE Davis St. <i>(Exhibit 2)</i>
Christopher Knapp	5. Committee Member Comments
Youth Liaison: Hadleigh Heller	6. Staff Comments
City Council Liaison Sal Peralta	7. 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.

EXHIBIT 1 - STAFF REPORT

DATE: October 27, 2022
TO: Historic Landmark Committee Members
From: Adam Tate, Associate Planner
SUBJECT: HL 4-22 (Certificate of Approval for Alteration) – 935 NE Galloway Street

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

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

OBJECTIVE/S: Define the unique character through a community process that articulates our core principles

Report in Brief:

This is a public meeting for a Certificate of Approval for Alteration land-use application for alterations to the building on the property at 935 NE Galloway Street (Tax Lot R4421-BB-06900). The property is identified as No. B662 a “Significant” Historic Landmark on the City of McMinnville’s Historic Resources Inventory, which makes the building subject to the City of McMinnville’s Certificate of Approval and historic preservation review processes, as specified in Section 17.65.060(B) of the McMinnville Municipal Code.

The McMinnville Historic Landmarks Committee serves as the decision-making body for the design review of all remodel/renovation work for historic structures in McMinnville. The applicant, Daniel Bramske, is requesting the approval of exterior rehabilitation to a neglected resource as well as the addition of a new dormer on the roof. This narrative is attached to the application and segments of it are contained in the Decision Document.

Background:

Subject Property & Request

The proposal is an application for a Certificate of Approval for Alteration requesting approval of exterior rehabilitation to a neglected resource as well as the addition of a new dormer on the rear shed roof.

This application initially came before the Historic Landmarks Committee at their August 25th, 2022, meeting. It was determined that more information was needed. The Committee approved of the overall massing and design, as well as the addition of the new dormer on the rear shed roof. However, the applicant had failed to provide detailed specifications of the materials to be used for siding, trim, doors,

Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of HL 1-22

Attachment B: HL 1-22 Application Materials

and windows on the restoration. The Committee moved to continue the case to a later date. The applicant, Dan Bramske, then resubmitted the application, which was deemed complete on October 3rd, and is scheduled to be reviewed by the Committee on October 27th, 2022.

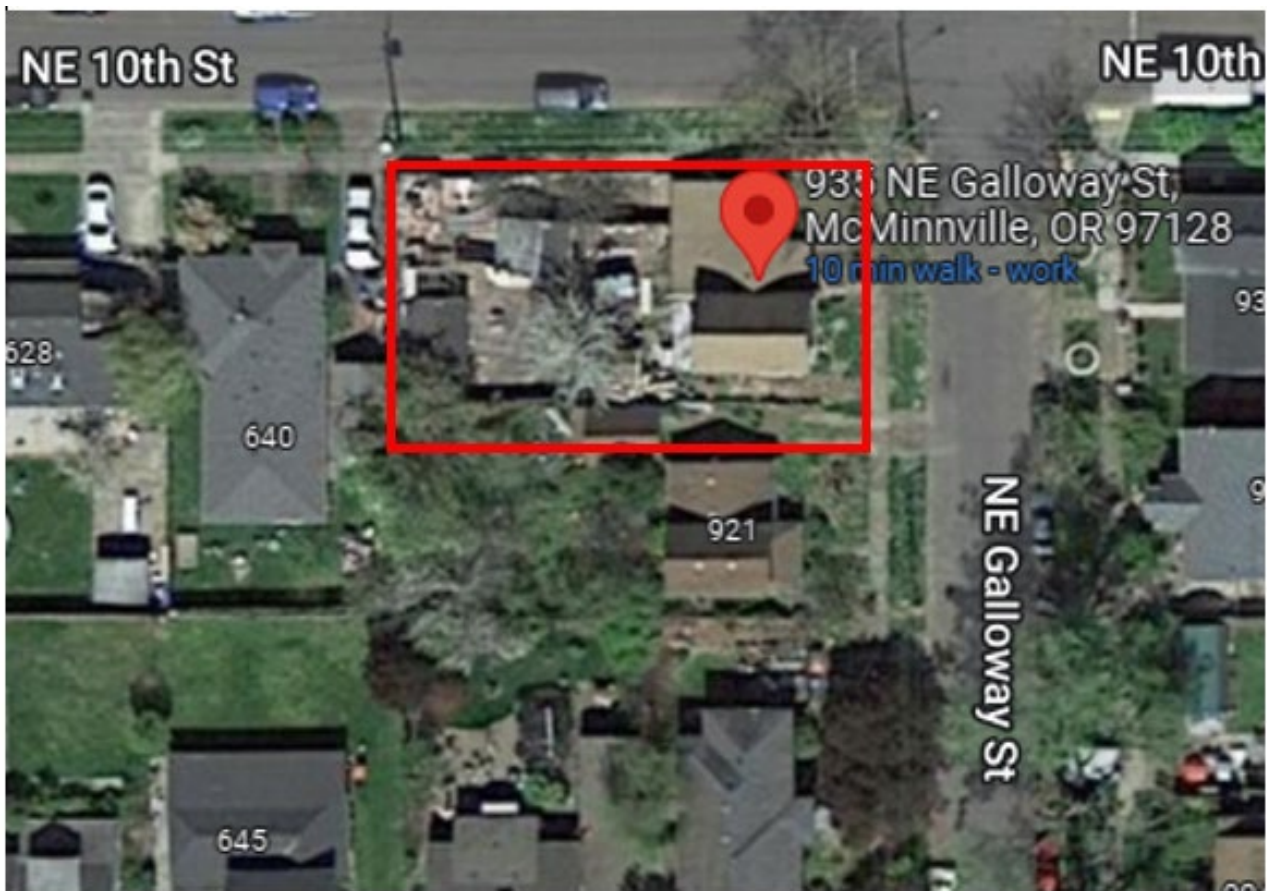
The specifications regarding materials can be found below in **Figure 6: Materials and Specifications** as well as **Figure 7: Architectural Details**

The applicant plans to replace rotted siding with new wooden siding as well as remove the period incorrect aluminum windows, and replace them with period correct wooden windows. The applicant also plans to repair the front porch and its railing with new wood designed to match the historic design of the home. They also plan to repair the rear of the shed roof and add a new dormer there. The electrical meter will also be rerouted to the rear of the home from its current location in the front in order to enhance the historic character of the home.

An excellent example of rural, vernacular architecture, 935 NE Galloway was built in 1895. Sadly, the home has fallen into a state of disrepair and significant work is needed for its preservation and in order to be made habitable again.

The subject property is located at 935 NE Galloway Street. The property is identified as Tax Lot R4421-BB-06900 **See Vicinity Map (Figure 1) below.**

Figure 1. Vicinity Map



The building is a historic home on the City of McMinnville’s Historic Resources List. It is on the second highest category B list, known as Significant Resources. “Significant resources are defined as resources of recognized importance to the City due to historical association or architectural integrity, uniqueness,

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or quality.” The building is resource number B662, It was first constructed in 1895, but the previous owner let it fall into disrepair due to neglect and deference of maintenance that the proposed alterations seek to address.

Figure 2. Entry NO. B662 on the McMinnville Historic Resources List

Historic Resources Survey
City of McMinnville
Yamhill County, Oregon



Site No. 21.7 Aerial Map K-9
Block 29 Lot 4
Addition Oak Park
Tax Lot 4421 BB 6900
Address 935 NE Galloway OK
Common Name -
Historic Name -
Present Owner Cecilie and Yolanda Suarez
Present Use Residence
Original Use "
Builder or Architect unknown
Outbuildings garage (west property line)
Date of Construction c. 1895
-Condition Assessment on Reverse Side-

B662 *R-3*

Attachments:

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Attachment B: HL 4-22 Resubmission Application Materials

Figure 3: Photos of Current Exterior Conditions



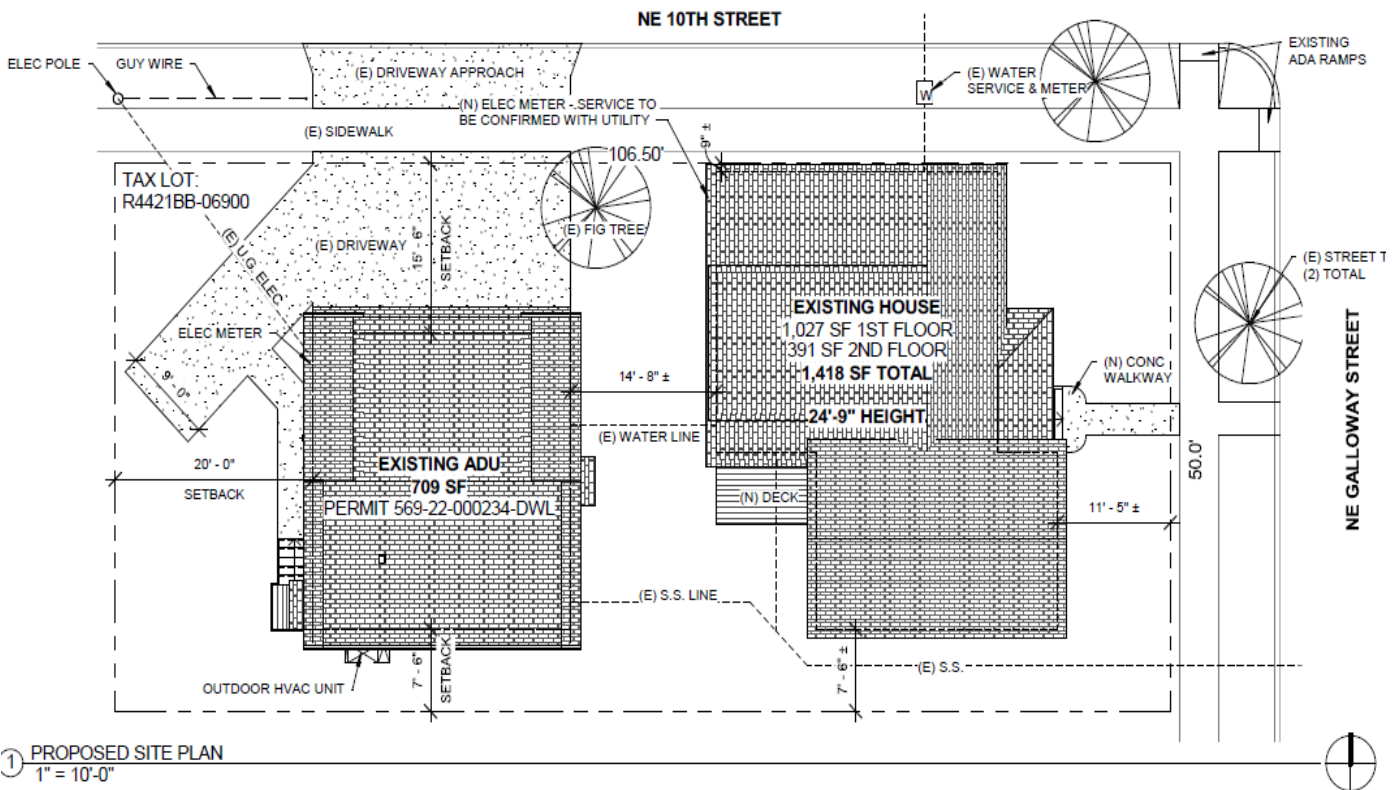
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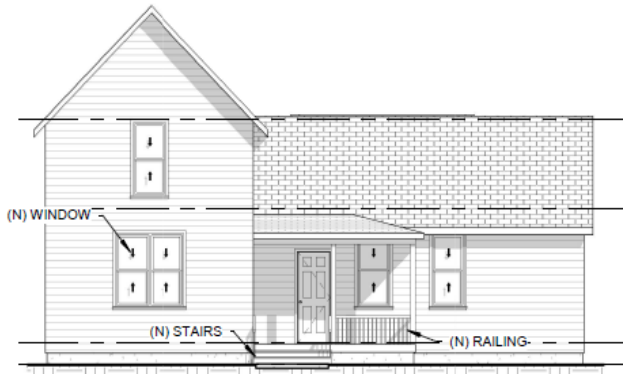
Figure 4: Site Plan



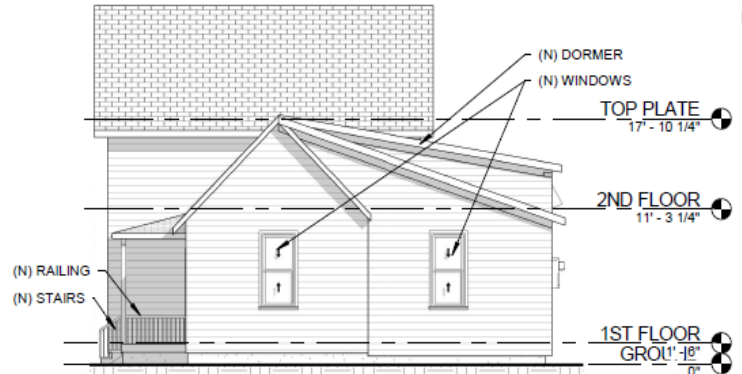
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1" = 10'-0"

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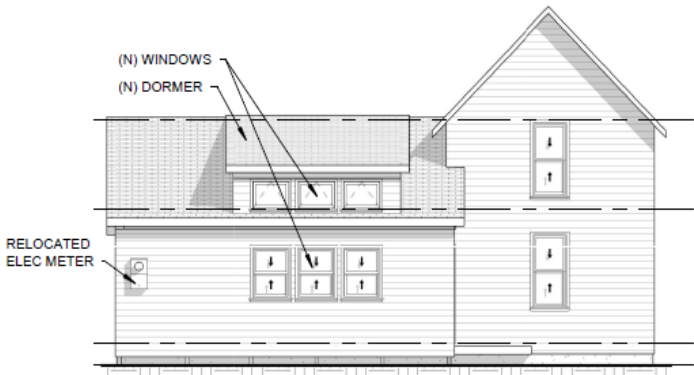
Figure 5: Site Elevation Drawings



① PROPOSED EAST ELEVATION
1/8" = 1'-0"



② PROPOSED NORTH ELEVATION
1/8" = 1'-0"



③ PROPOSED WEST ELEVATION
1/8" = 1'-0"



④ PROPOSED SOUTH ELEVATION
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Figure 6: Materials and Specifications

EXTERIOR MATERIAL SPECIFICATIONS

PAINT COLORS

TO BE DETERMINED - APPLICANT IS SEEKING APPROVAL WITH CONDITION THAT PAINT COLORS WILL BE SUBMITTED FOR REVIEW

SIDING

7" REVEAL "DROP SIDING" TO MATCH EXISTING PROFILE - SEE DETAIL ON SHEET H4

SIDING SHALL BE SOLID WOOD, TO BE PRIMED AND PAINTED, ALL FASTENER HOLES TO BE FILLED

TRIM

SEE DETAILS ON SHEET H4 FOR SPECIFICS FOR WINDOW, DOOR, BUILDING CORNER, WATER TABLE, FRIEZE AND FASCIA TRIM PROFILES

ALL TRIM SHALL BE SOLID WOOD, TO BE PRIMED AND PAINTED, ALL FASTENER HOLES TO BE FILLED

RAILINGS

NEW RAILINGS TO BE FIR, PRIMED, AND PAINTED - SEE DETAIL ON SHEET H4

PORCH AND STAIRS DECKING

1x6 CEDAR, WITH BULLNOSE EDGE, TO BE PRIMED AND PAINTED - SEE DETAILS ON H3

WINDOWS

WOOD UNITS, OPERATIONS AND SIZES PER ELEVATIONS, WITH SIMULATED DIVIDED LITES, PAINTED

FRONT DOOR

SOLID FIR DOOR, MODEL 37414, BY SIMPSON MANUFACTURING

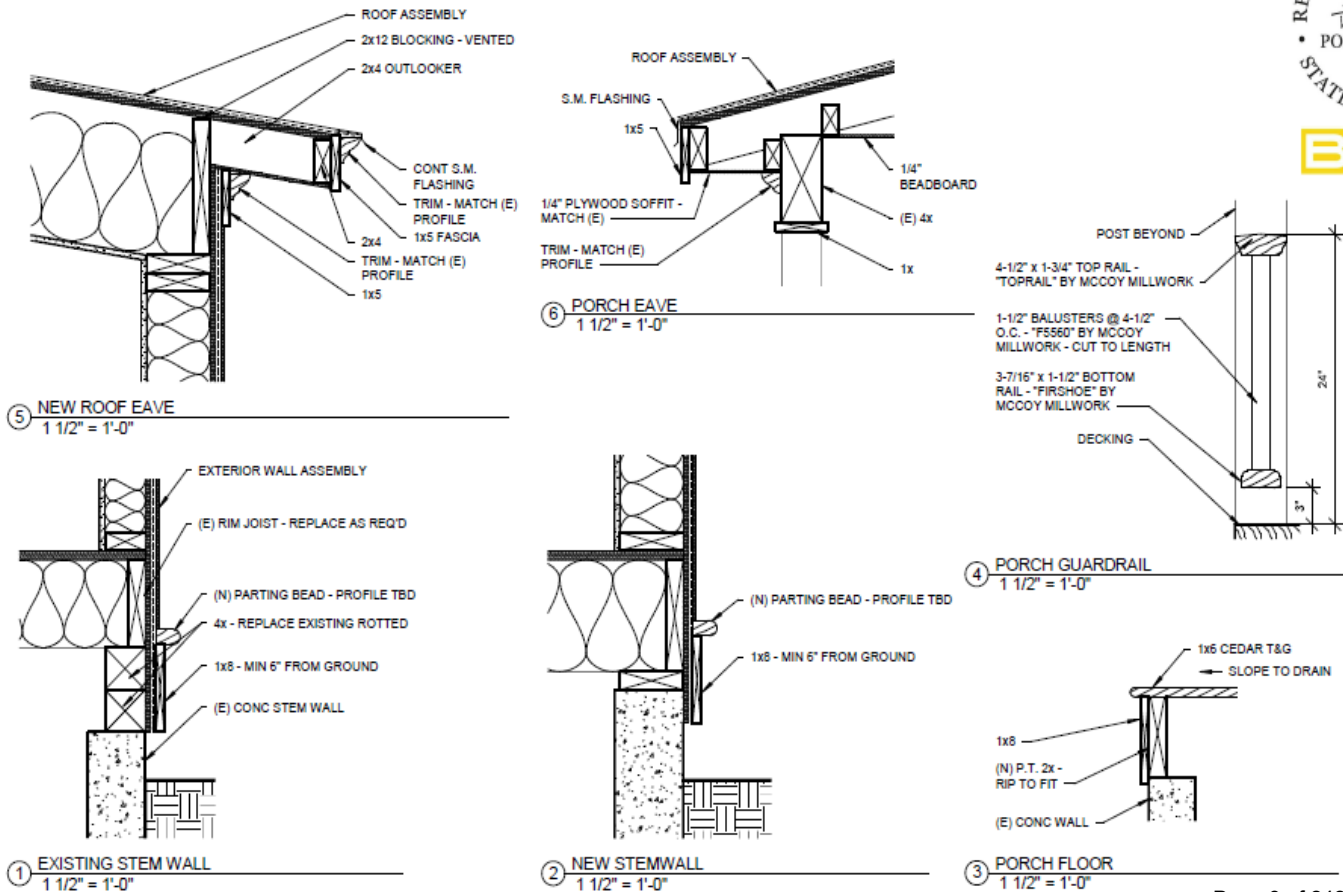
REAR PATIO DOOR

FIBERGLASS DOOR WITH SIMULATED DIVIDED LIGHTS, PAINTED

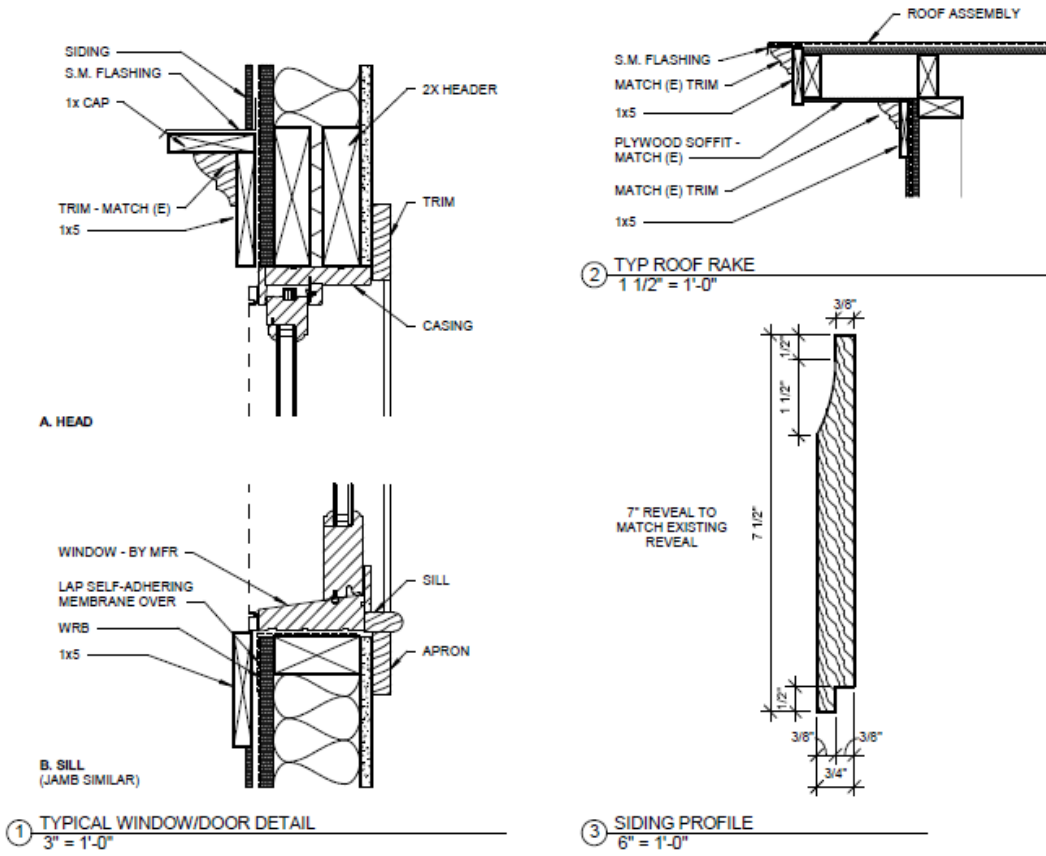
ROOFING

ASPHALT SHINGLES, COLOR AND PATTERN TO BE DETERMINED

Figure 7: Architectural Details



MOLLENCOP RESTORATION
935 NE GALLOWAY STREET, MCMINNVILLE, OR 97128



MOLLENCOP RESTORATION
935 NE GALLOWAY STREET, MCMINNVILLE, OR 97128

9/8/22
H5

Discussion:

Decisions and/or recommendations for approval of the land use application is dependent upon whether or not the application meets state regulations, the McMinnville Comprehensive Plan, and the McMinnville Municipal Code. The application can either meet these criteria as proposed, or a condition of approval can be provided that either outlines what needs to occur to meet the criteria or when something needs to occur to meet the criteria.

The specific review criteria for HL 4-22 are as follows:

1. The City’s historic preservation policies set forth in the Comprehensive Plan;
2. The City’s historic preservation regulations in Chapter 17.65, and in particular, the standards and guidelines contained in Section 17.65.060(2);

Summary of Applicant Findings

The applicant has provided a written narrative to support their requests. The narrative is provided in the application materials, and is also reiterated and expanded upon in the Decision Document. The Decision Document include the specific findings of fact for each of the applicable review criteria, but an overview of the findings in those Decision Documents is provided below.

The application is for proposed alterations of the residential property located at 935 NE Galloway St.

Included in the application is a site plan, as well as photos of the building, and elevation drawings.

Attachments:

- Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of HL 4-22 Resubmission*
- Attachment B: HL 4-22 Resubmission Application Materials*

Suggested Conditions of Approval

Staff is suggesting some conditions of approval to ensure that all of the applicable standards are being achieved by the proposal.

The first condition of approval is related to the future building permit submittal process and ensuring that the construction plans eventually submitted for building permit review are consistent with both the plans submitted for HL 4-22 as well as any requests by the Historic Landmarks Committee and the City of McMinnville Building Department.

The second condition of approval is related to the moving of electrical conduit and boxes.

The third and final condition of approval relates to the potential for finding any archaeological resources.

Commission Options:

- 1) Close the public meeting and **APPROVE** the application **WITH CONDITIONS**, per the decision document provided which includes the findings of fact.
- 2) **CONTINUE** the public meeting to a specific date and time.
- 3) Close the public meeting and **DENY** the application, providing findings of fact for the denial in the motion to deny.

Recommendation:

Based on the information and plans provided, staff believes that most of the City's Historic Preservation standards, are being achieved by the alterations made but that the suggested conditions of approval are needed to ensure future compliance with city rules and regulations.

Staff is recommending approval of the application, subject to the following suggested conditions of approval:

1. That the applicant and/or current owners shall submit building permit applications prior to completing any future work of their choice or work required by either the Historic Landmarks Committee or City of McMinnville Building Department. Any construction plans submitted with these building permit applications will be reviewed by the Planning Director for consistency with the written narrative, exhibits, drawings, and renderings submitted for review by the Historic Landmarks Committee, along with any revisions to respond to other conditions of approval.
2. Any further exterior alterations necessary to address requirements of affected agencies shall be reviewed by the Planning Director to address additional minor exterior alterations such as meters, electrical conduit, etc.
3. Archeological resources discovered must be reported to the Planning Department and Historic Landmarks Committee along with a plan for their preservation, either in situ or donated to a proper archaeological/historical facility.

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MOTION FOR HL 4-22:

BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE APPROVES HL 4-22, SUBJECT TO THE CONDITIONS OF APPROVAL PROVIDED IN THE DECISION DOCUMENT.

AT

Attachments:

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DECISION, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS OF THE MCMINNVILLE HISTORIC LANDMARKS COMMITTEE FOR THE APPROVAL OF ALTERATIONS TO A HISTORIC LANDMARK LOCATED AT 935 NE GALLOWAY STREET

- DOCKET: HL 4-22 (Certificate of Approval for Alteration Resubmission)
REQUEST: Applicant is requesting the approval historically accurate repairs including the replacement of windows, roofing, and siding in order to restore the home from its current state of disrepair, as well as adding a new dormer to the rear roof.
LOCATION: 935 NE Galloway St, also known as Tax Lot R4421-BB-06900
ZONING: R-3 (Two-Family Residential Zone)
APPLICANT: Daniel Bramske
STAFF: Adam Tate, Associate Planner
DATE DEEMED COMPLETE: August 5, 2022 (Original) October 3, 2022 (Resubmission)
REVIEW BODY & ACTION: McMinnville Historic Landmarks Committee
MEETING DATE & LOCATION: October 27, 2022. This will be a hybrid meeting, in person at McMinnville Civic Hall 200 NE 2nd St and online via Zoom. Zoom Online Meeting ID: 862 6355 6395, Meeting Password: 059489.
PROCEDURE: An application for a Certificate of Approval for Alteration is processed in accordance with the procedures in Section 17.65.060 of the McMinnville Municipal Code, with a public meeting and decision made by the Historic Landmarks Committee.
CRITERIA: The applicable criteria for a Certificate of Approval for Alteration are specified in Section 17.65.060(B) of the McMinnville Municipal Code. In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.
APPEAL: As specified in Section 17.65.080 of the McMinnville Municipal Code, the Historic Landmarks Committee's decision may be appealed to the Planning Commission within fifteen (15) days of the date written notice of decision is mailed. The City's

I. APPLICATION SUMMARY:***Subject Property & Request***

The subject property is located at 935 NE Galloway Street. The property is also identified as Tax Lot R4421-BB-06900. **See Vicinity Map (Figure 1) below as well as Site Plan (Figure 4)**

Figure 1. Vicinity Map (Property Lines Approximate)



This application initially came before the Historic Landmarks Committee at their August 25th, 2022, meeting. It was determined that more information was needed. The Committee approved of the overall massing and design, as well as the addition of the new dormer on the rear shed roof. However, the applicant had failed to provide detailed specifications of the materials to be used for siding, trim, doors, and windows on the restoration. The Committee moved to continue the case to a later date. The applicant, Dan Bramske, then resubmitted the application, which was deemed complete on October 3rd, and reviewed by the Committee on October 27th, 2022.

The specifications regarding materials can be found below in **Figure 6: Materials and Specifications** as well as **Figure 7: Architectural Details**

The applicant plans to replace rotted siding with new wooden siding as well as remove the period incorrect aluminum windows, and replace them with period correct wooden windows. The applicant also plans to repair the front porch and its railing with new wood designed to match the historic design of the home. They also plan to repair the rear of the shed roof and add a new dormer there. The electrical meter will also be rerouted to the rear of the home from its current location in the front in order to enhance the historic character of the home.


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Attachment 1 – Resubmission Application and Attachments

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Figure 2: Entry on City of McMinnville Historic Resources Inventory

Historic Resources Survey
City of McMinnville
Yamhill County, Oregon



Site No. 21.7 Aerial Map K-9
 Block 29 Lot 4
 Addition Oak Park
 Tax Lot 4421 BB 6900
 Address 935 NE Galloway OK
 Common Name -
 Historic Name -
 Present Owner Cecilio and Yolanda Suarez
 Present Use Residence
 Original Use "
 Builder or Architect unknown
 Outbuildings garage (west property line)
 Date of Construction c. 1895
 -Condition Assessment on Reverse Side-

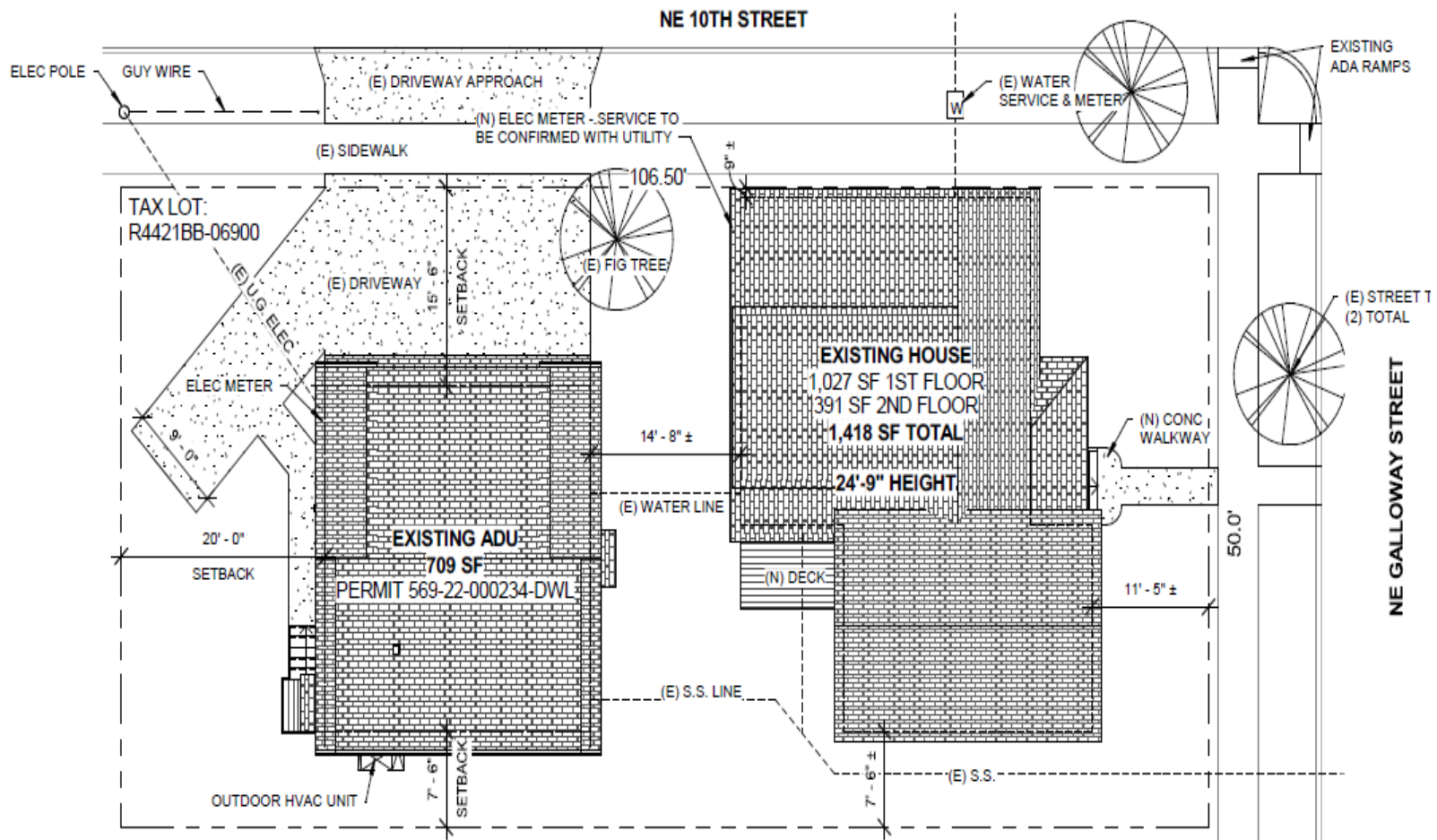
D662 *R-3*

Figure 3: Photos of Current Exterior Conditions



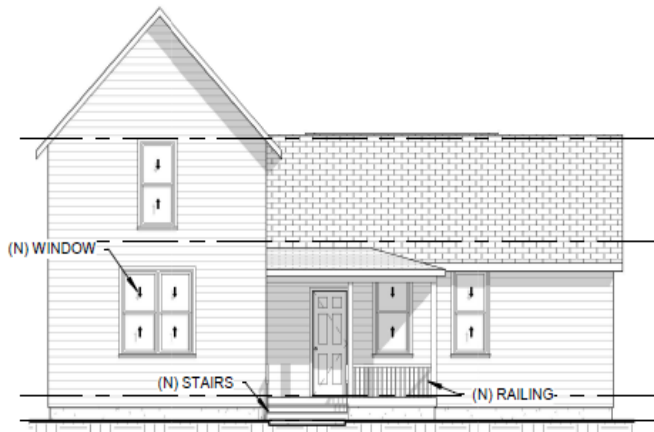


Figure 4: Site Plan

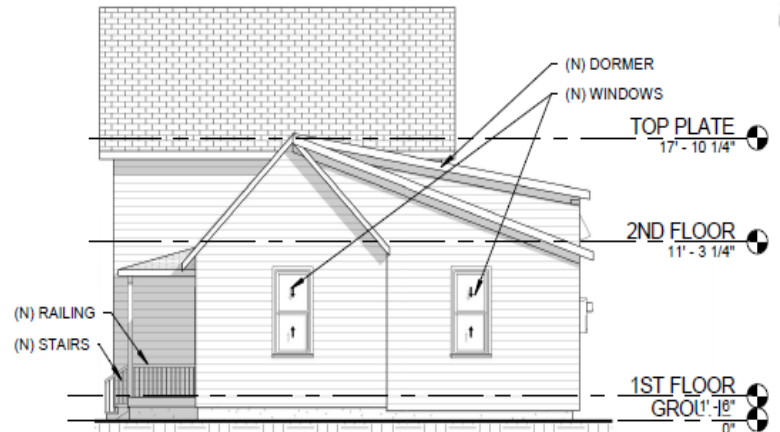


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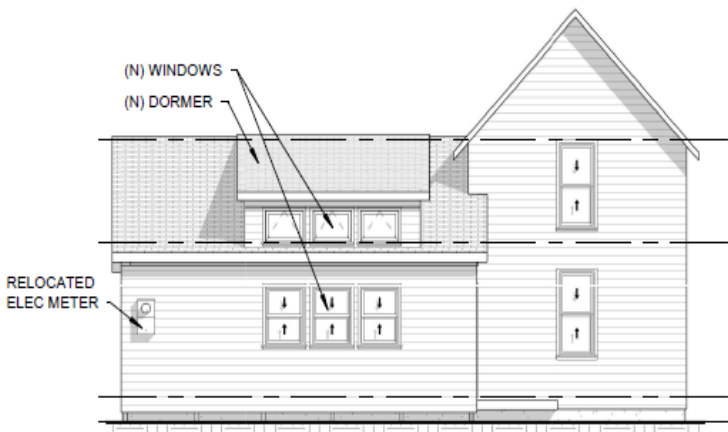
Figure 5: Elevation Drawings



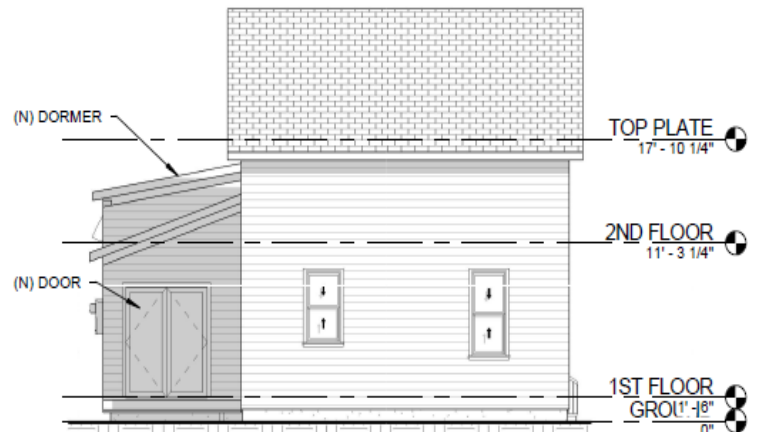
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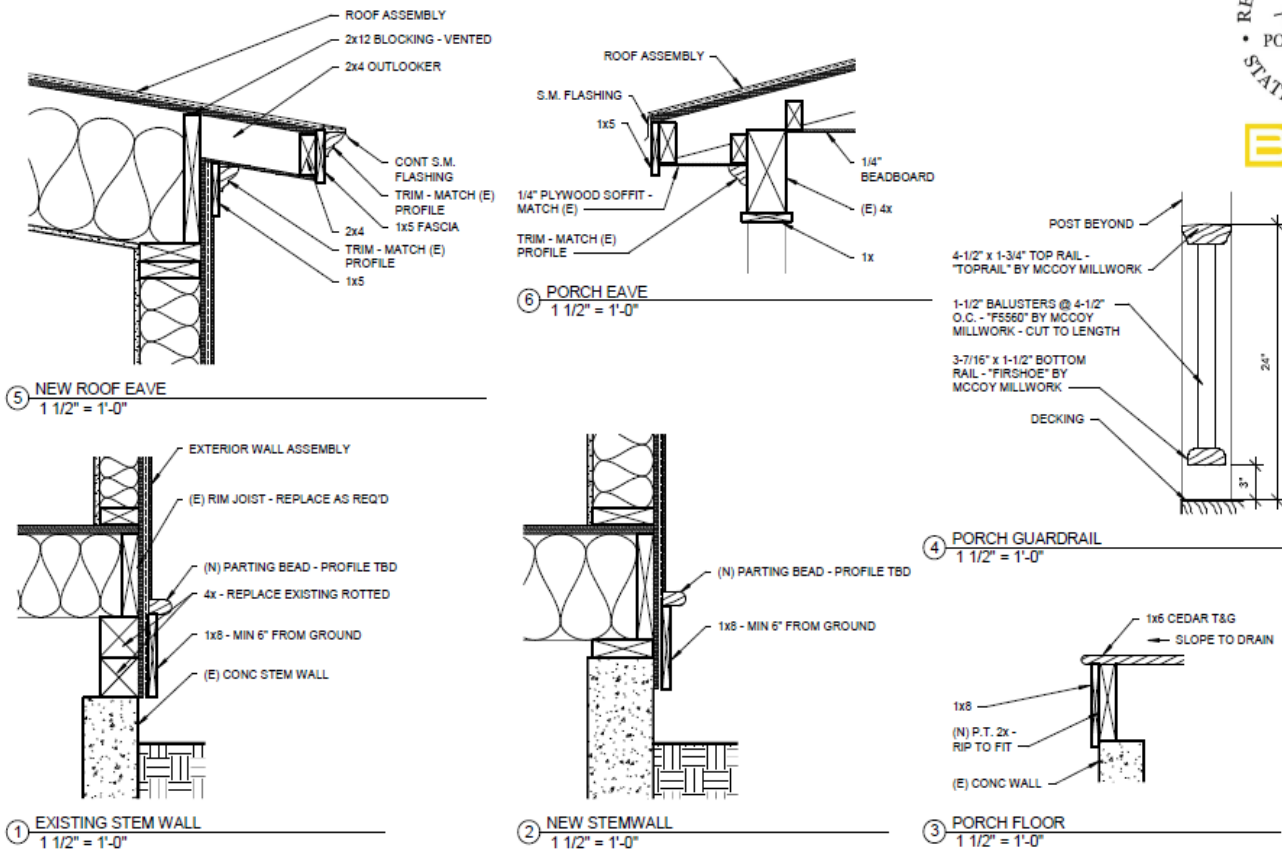
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Figure 7: Architectural Details



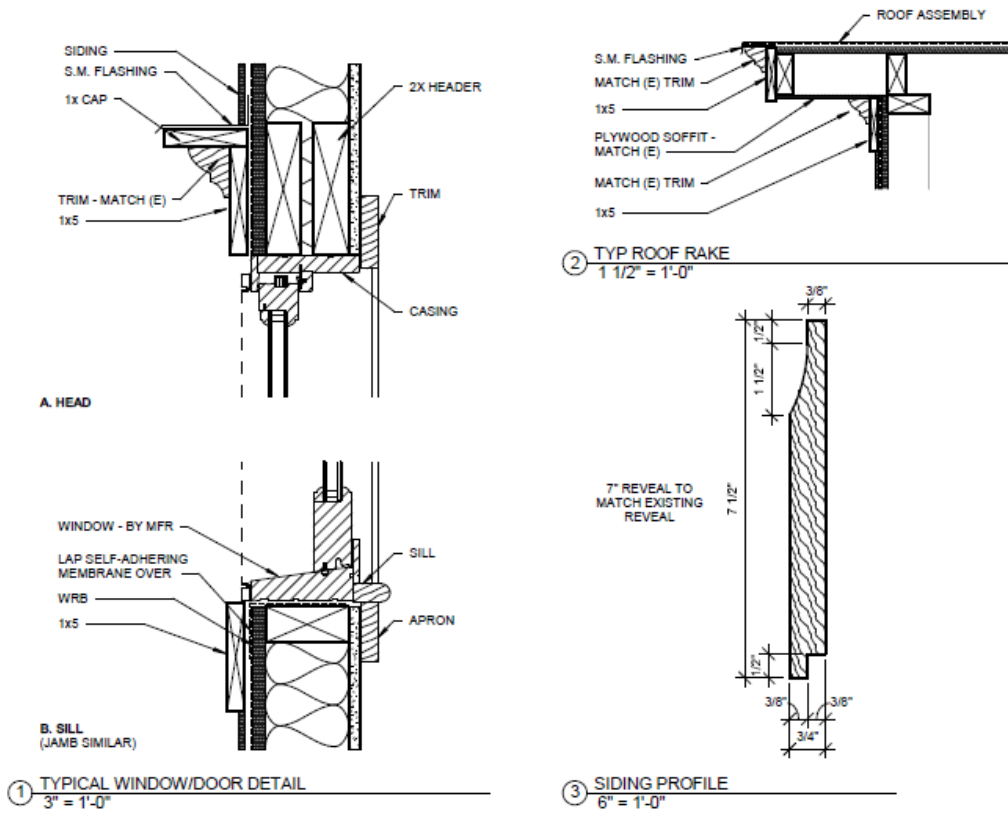
MOLLENCOP RESTORATION
935 NE GALLOWAY STREET, MCMINNVILLE, OR 97128

9/8/22

H4

Attachments :

Attachment 1 – Resubmission Application and Attachments



MOLLENCOP RESTORATION
935 NE GALLOWAY STREET, MCMINNVILLE, OR 97128

9/8/22

H5

Background

An excellent example of rural, vernacular architecture, 935 NE Galloway was built in 1895. Sadly, the home has fallen into a state of disrepair and significant work is needed for its preservation and in order to be made habitable again.

The applicant plans to replace rotted siding with new wooden siding as well as remove the period incorrect aluminum windows, and replace them with period correct wooden windows. The applicant also plans to repair the front porch and its railing with new wood designed to match the historic design of the home. They also plan to repair the rear of the shed roof and add a new dormer there. The electrical meter will also be rerouted to the rear of the home from its current location in the front in order to enhance the historic character of the home.

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Summary of Criteria & Issues

The application (HL 4-22) is subject to Certificate of Approval for Alteration review criteria in Section 17.65.060(B) of the McMinnville Municipal Code (MMC). The goals and policies in Volume II of the Comprehensive Plan are also independent approval criteria for all land use decisions.

Attachments :

Attachment 1 – Resubmission Application and Attachments

The applicant has provided a written narrative to support the request for a Certificate of Approval for Alteration. This will be discussed in detail in Section VII (Conclusionary Findings) below.

II. CONDITIONS:

1. That the applicant and/or current owners shall submit building permit applications prior to completing any future work of their choice or work required by either the Historic Landmarks Committee or City of McMinnville Building Department. Any construction plans submitted with these building permit applications will be reviewed by the Planning Director for consistency with the written narrative, exhibits, drawings, and renderings submitted for review by the Historic Landmarks Committee, along with any revisions to respond to other conditions of approval.
2. Any further exterior alterations necessary to address requirements of affected agencies shall be reviewed by the Planning Director to address additional minor exterior alterations such as meters, electrical conduit, etc.
3. Archeological resources discovered must be reported to the Planning Department and Historic Landmarks Committee along with a plan for their preservation, either in situ or donated to a proper archaeological/historical facility.

III. ATTACHMENTS:

1. HL 4-22 Application and Attachments (on file with the Planning Department)

IV. COMMENTS:

Agency Comments

This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Parks and Recreation Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Recology Western Oregon, Frontier Communications, Comcast, Northwest Natural Gas. Comments received are below:

- McMinnville Engineering Department:

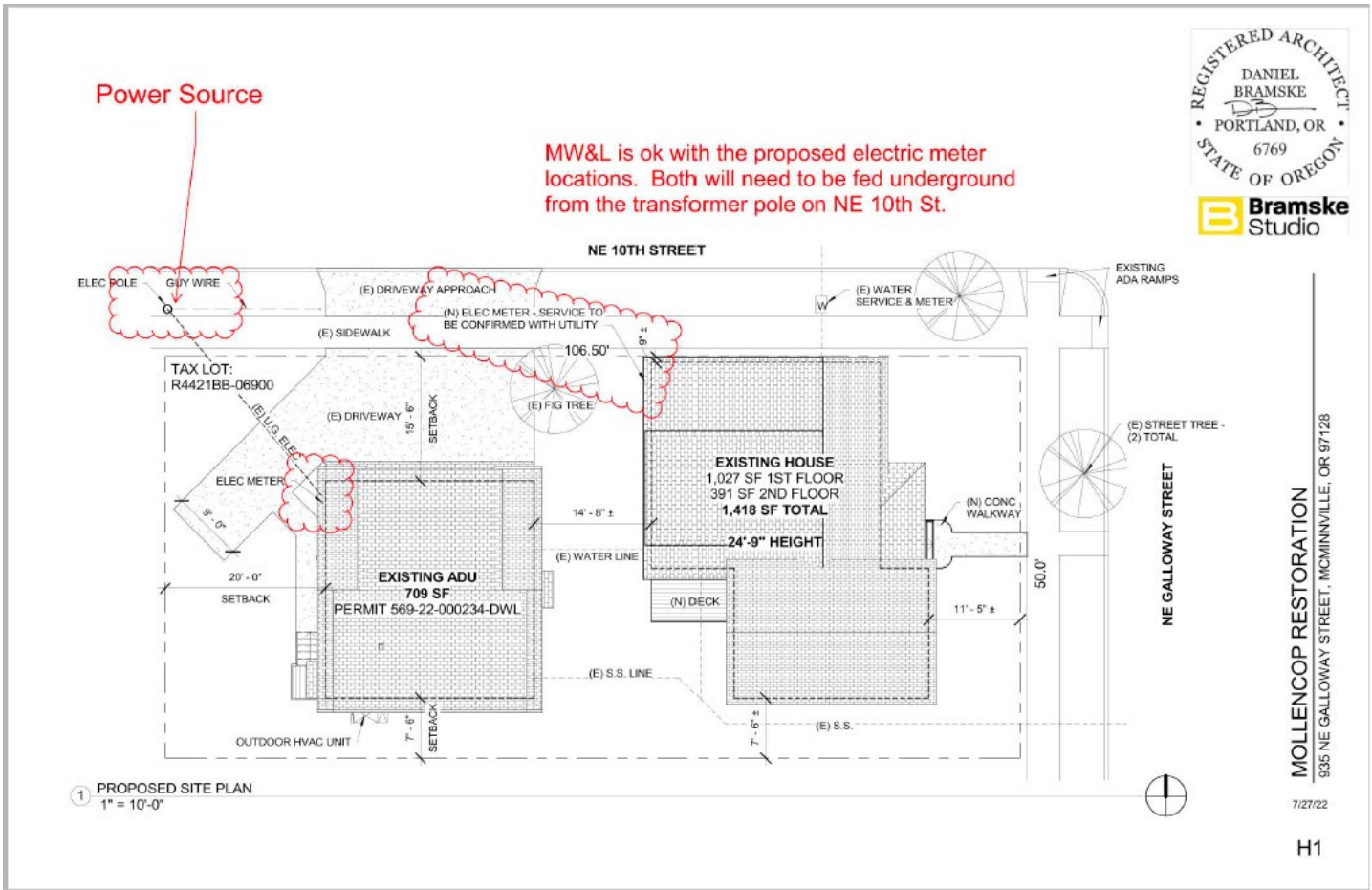
May require the evaluation of the sanitary sewer lateral and the sidewalks and driveways within the public right of way. See the city code: <https://mcminnville.municipal.codes/MMC/12.12.030>

Depending on the last time that the house was refurbished (Historic Survey was performed in July of 1980), EHS and HAZMAT steps may need to be taken prior to and during removal of materials.

Street trees on North and East side of property may need to be addressed during the sidewalk inspection.

- McMinnville Water & Light:

Power: MW&L is ok with the proposed electric meter locations. Both will need to be fed underground from the transformer pole on NE 10th St. – Please see the attached document.



Water: No issues.

- McMinnville Fire Department:
Fire Department has no issues with this request.

Public Comments

Notice of this request was mailed to property owners located within 300 feet of the subject site. As of the date of the Historic Landmarks Committee public meeting on October 27th, 2022, no public testimony has been received by the Planning Department.

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

1. The applicant, Daniel Bramske, submitted the Certificate of Approval application (HL 4-22) on August 3, 2022.
2. The application was deemed complete on August 5, 2022. Based on that date the 120 day land use decision time limit expires on December 3rd, 2022.
3. Notice of the application was referred to the following public agencies for comment in accordance with Section 17.72.120 of the Zoning Ordinance: McMinnville Fire Department, Police Department, Parks and Recreation Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and

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Light, Yamhill County Public Works, Yamhill County Planning Department, Recology Western Oregon, Frontier Communications, Comcast, Northwest Natural Gas.

Comments received from agencies are addressed in the Decision Document.

4. Notice of the application and the August 25th, 2022, Historic Landmarks Committee public meeting was mailed to property owners within 300 feet of the subject property in accordance with Section 17.65.070(C) of the Zoning Ordinance on August 5th, 2022.
5. On August 25th, 2022, the Historic Landmarks Committee held a duly noticed public meeting to consider the request.
6. The Historic Landmarks Committee decided that more information was needed to review the case and chose to continue the application to a later date.
7. The applicant, Dan Bramske submitted revised materials addressing the Committee's concerns. This resubmittal was deemed complete on October 3, 2022.
8. The Historic Landmarks Committee reviewed the resubmittal for HL 4-22 at their October 27th, 2022 meeting.

VI. FINDINGS OF FACT – GENERAL FINDINGS

1. **Location:** 935 NE Galloway St, also known as Tax Lot R4421-BB-06900
2. **Size:** Lot 5,092 Square Feet
3. **Comprehensive Plan Map Designation:** Residential
4. **Zoning:** R-3 (Two-Family Residential Zone)
5. **Overlay Zones/Special Districts:** None
6. **Current Use:** Residential
7. **Inventoried Significant Resources:**
 - a. **Historic Resources:** The building is a historic resource on the McMinnville Historic Resources list, NO. B662.
 - b. **Other:** None
8. **Other Features:** The site is generally flat, and fully developed. There are no significant or distinguishing natural features associated with the property.
9. **Utilities:**
 - a. **Water:** Water service are available to the subject sites.
 - b. **Electric:** Power service are available to the subject sites.
 - c. **Sewer:** Sanitary sewer service are available to the subject sites.
 - d. **Stormwater:** Storm sewer service are available to the subject sites.
 - e. **Other Services:** Other utility services are available to the subject sites. Northwest Natural Gas and Comcast are available to serve the sites.

10. **Transportation:** The site is adjacent to NE Galloway Street and 10th Street, both of which are identified as local streets in the McMinnville Transportation System Plan. Section 17.53.101 of the McMinnville Municipal Code identifies the right-of-way width for local streets as 50 feet.

VII. CONCLUSIONARY FINDINGS:

The Conclusionary Findings are the findings regarding consistency with the applicable criteria for the application. The applicable criteria for a Certificate of Approval for Alteration are specified in Section 17.65.060(B) of the Zoning Ordinance, as well as OAR 660-023-0200.

In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. “Proposals” specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.

Comprehensive Plan Volume II:

The following Goals, Policies, and Proposals from Volume II of the Comprehensive Plan provide criteria applicable to this request:

The implementation of most goals, policies, and proposals as they apply to this application are accomplished through the provisions, procedures, and standards in the city codes and master plans, which are sufficient to adequately address applicable goals, policies, and proposals as they apply to this application.

The following additional findings are made relating to specific Goals and Policies:

GOAL III 2: TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, OR ARCHAEOLOGICAL SIGNIFICANCE TO THE CITY OF McMINNVILLE.

APPLICANT’S RESPONSE: The proposed project will meet the policies of the Comprehensive Plan by preserving an existing historic resource, and by ensuring its useful life is extended for decades through repair and restoration. Additionally, it will maintain the dwelling as a residence, aligning with the goals of the Comprehensive Plan as both a historic resource and a residential use.

FINDING: SATISFIED. The applicant is working to rehabilitate and preserve a historical structure on the City’s historic resources inventory.

GOAL III 4: ENCOURAGE THE PRESERVATION AND REHABILITATION OF HISTORIC RESOURCES

APPLICANT’S RESPONSE: The proposed project will meet the policies of the Comprehensive Plan by preserving an existing historic resource, and by ensuring its useful life is extended for decades through repair and restoration. Additionally, it will maintain the dwelling as a residence, aligning with the goals of the Comprehensive Plan as both a historic resource and a residential use.

FINDING: SATISFIED. The applicant is working to rehabilitate and preserve a historical structure on the City’s historic resources inventory.

GOAL X 1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMINNVILLE.

GOAL X 2: TO MAKE EVERY EFFORT TO ENGAGE AND INCLUDE A BROAD CROSS SECTION OF THE COMMUNITY BY MAINTAINING AN ACTIVE AND OPEN CITIZEN INVOLVEMENT PROGRAM THAT IS ACCESSIBLE TO ALL MEMBERS OF THE COMMUNITY AND ENGAGES THE COMMUNITY DURING DEVELOPMENT AND IMPLEMENTATION OF LAND USE POLICIES AND CODES.

Policy 188.00 The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The process for a Certificate of Approval for Alteration provides an opportunity for citizen involvement throughout the process through the public notice and the public meeting process. Throughout the process, there are opportunities for the public to review and obtain copies of the application materials and the completed staff report prior to the advertised public meeting(s). All members of the public have access to provide testimony and ask questions during the public review and meeting process.

McMinnville Zoning Ordinance

The following Sections of the McMinnville Zoning Ordinance (Ord. No. 3380) provide criteria applicable to the request:

Chapter 17.03. General Provisions

17.03.020 Purpose. The purpose of this ordinance is to encourage appropriate and orderly physical development in the City through standards designed to protect residential, commercial, industrial, and civic areas from the intrusions of incompatible uses; to provide opportunities for establishments to concentrate for efficient operation in mutually beneficial relationship to each other and to shared services; to provide adequate open space, desired levels of population densities, workable relationships between land uses and the transportation system, and adequate community facilities; to provide assurance of opportunities for effective utilization of the land resource; and to promote in other ways public health, safety, convenience, and general welfare.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The purpose of the Zoning Ordinance is met by the proposal as described in the Conclusionary Findings contained in this Decision Document.

Chapter 17.65. Historic Preservation

17.65.060 Exterior Alteration or Remodeling. The property owner shall submit an application for a Certificate of Approval for any exterior alteration to a historic landmark, or any resource that is listed on the National Register for Historic Places. 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 Planning Director shall determine whether the proposed activities constitute an alteration as defined in Section 17.65.020 (A) of this chapter. 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

Attachments :

Attachment 1 – Resubmission Application and Attachments

request. A failure to review within thirty (30) days shall be considered as an approval of the application. Within five (5) working days after a decision has been rendered, the Planning Department shall provide written notice of the decision to all parties who participated.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The applicant has provided an application, complete with a detailed narrative, photos and renderings. The proposal constitutes an alteration which requires review by the Historic Landmarks Committee through a public meeting.

17.65.060 Exterior Alteration or Remodeling. [...]

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

17.65.060(B)(1). *The City’s historic policies set forth in the comprehensive plan and the purpose of this ordinance;*

APPLICANT’S RESPONSE: The proposed project will meet the policies of the Comprehensive Plan by preserving an existing historic resource, and by ensuring its useful life is extended for decades through repair and restoration. Additionally, it will maintain the dwelling as a residence, aligning with the goals of the Comprehensive Plan as both a historic resource and a residential use.

FINDING: SATISFIED. The findings for the applicable Comprehensive Plan policies are provided above. The findings regarding the purpose of the Zoning Ordinance are provided above.

17.65.060(B)(2)(a). *A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.*

APPLICANT’S RESPONSE: The property’s use will not change from its most recent and also historic use. Any changes to the resource are needed in order to make it habitable again after decades of neglect and deferred maintenance.

FINDING: SATISFIED. The restoration of the structure will allow for its continued use as a residence and help preserve the distinctive history, features, and materials of the structure.

17.65.060(B)(2)(b). *The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

APPLICANT’S RESPONSE: It is the intent of this project to maintain and restore all historic and distinctive features of the existing house. Siding, trim, windows, doors, guardrails, stairs, and posts will all match the original character of the house.

FINDING: SATISFIED. The property’s historic features will be preserved as part of the restoration work proposed which fulfills the requirement.

17.65.060(B)(2)(c). *Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.*

APPLICANT’S RESPONSE: It is the intent of this project for the house to remain as a physical record of its time, place, and use. The single-family dwelling will be retained, and any require elements being added or replaced will be physically and visually compatible. Where new elements are called out. They will be of wood and will match similar historic elements.

FINDING: SATISFIED. The applicant has provided detailed plan on how they want to preserve the historic materials of the building as well as preserve the historical use of the site as a single-family dwelling.

17.65.060(B)(2)(d). *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

APPLICANT’S RESPONSE: This house is largely in its original condition, with the exception of historically non-compatible aluminum windows, which were added in the second half of the 20th century. The proposed alterations will remove any in-historic elements and replace them with materials that match the composition, design, color, and texture of the original house.

FINDING: SATISFIED. The home has not changed drastically over its lifespan so far and remains mostly original. The restoration of historic elements and replacement of non-historic elements is in line with this goal.

17.65.060(B)(2)(e). *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

APPLICANT’S RESPONSE: All distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the house will be preserved.

FINDING: SATISFIED. Where possible, the applicant plans to preserve distinctive materials, features, finishes and craftsmanship of the original structure.

17.65.060(B)(2)(f). *The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.*

APPLICANT’S RESPONSE: At time of construction, the existing conditions of the historic features will be evaluated for structural integrity, water damage, and deterioration. If found to be in need of repair or limited replacement, it is our intention to match the new material with the old in composition, design, color, and texture.

FINDING: SATISFIED. Any replacement or repair will ensure that new materials match the existing materials in composition, design, color, and texture as required.

17.65.060(B)(2)(g). *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

APPLICANT’S RESPONSE: There are no proposed chemical treatments in this project. Physical treatments, such as sanding of existing siding and trim, will be undertaken in a sensitive way, consistent with the Secretary of the Interior’s Guidelines for Historic Preservation.

FINDING: SATISFIED. Applicant does not plan to use chemical treatments that may harm physical materials.

17.65.060(B)(2)(h). *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

APPLICANT'S RESPONSE: No known archaeological resources are present on site and the proposed project is not proposed to disturb any existing soil. If archaeological resources are discovered during demolition or construction, they will be dealt with appropriately.

FINDING: SATISFIED: In the offhand chance archaeological resources are discovered during the project, they will be properly reported and catalogued.

17.65.060(B)(2)(i). *The Guidelines for Historic Preservation as published by the United States Secretary of the Interior.*

APPLICANT'S RESPONSE: The proposed project will protect the significance of this historic home, preserving historic materials, and elevations where needed through maintenance and repair and sustaining the existing form, integrity, and materials of the property. Per the guidelines for Historic Preservation as published by the United States Secretary of the Interior, the comprehensive treatment standard that our project will be following is Preservation. Preservation is defined as the act of maintaining, repairing, and limited replacement of a property's distinctive materials, features, and spaces that are essentially intact and thus convey the historic significance without extensive repair or replacement. Again, this property will continue to be used for the same purpose and all elements or work in this proposed project are required in order to make the house habitable and preserve the original character of the property.

The new shed roof dormer at the rear of the house will not disrupt or overpower the use of historic materials, features, and special relationships that characterize the property. The new work will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. Additionally, this work will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired and will be designed and constructed so that the character-defining features of the historic building, its site, and setting are not negatively impacted.

Furthermore, per the guidelines put forth by the United States Secretary of the Interior, we will be upgrading or altering the mechanical, electrical, and plumbing systems within a very limited and sensitive scope to make the property more functional.

FINDING: SATISFIED. The proposed changes to the structure follow the Guidelines for Historic Preservation.

17.65.060(B)(3). *The economic use of the historic resource and the reasonableness of the proposed alteration and their relationship to the public interest in the historic resource's preservation or renovation;*

APPLICANT'S RESPONSE: This project is reasonable; in that it is a project with minimal impact and is limited to making a previously vacant and deteriorated building once again habitable. The only proposed modifications are necessary in order to make this a financially viable and productive property once again, as well as maintaining the historic character of the neighborhood.

FINDING: SATISFIED. The economic use of the building as a single-family home is maintained. The restoration proposed is reasonable and in the public's interest as it helps preserve the historic structure and character of the neighborhood.

17.65.060(B)(4). *The value and significance of the historic resource; and*

APPLICANT'S RESPONSE: As similarly stated above, the current and historic value of this resource is that it is a single-family dwelling, original to the area, and will be maintained as such.

FINDING: SATISFIED. The building is a B list Historical Resource. The alterations proposed do not change that fact, indeed they will help to preserve the building for future generations.

17.65.060(B)(5). *The physical condition of the historical resource.*

APPLICANT'S RESPONSE: This property has suffered from decades of neglected and deferred maintenance by the previous owner. In addition to piles of trash, sheds, and vehicles that previously filled the yard have been removed. If the proposed project is not undertaken, this resource will continue to deteriorate to a point where demolition is the only financially feasible solution. It is the intent of this project to intervene as soon as possible in order to save all original elements of this resource and restore the house back to a fully functioning and livable condition that is consistent with the original character and use of the property.

FINDING: SATISFIED. The applicant is proposing this plan to directly address the deteriorating physical condition of the historical resource in order to rehabilitate it.

17.65.060(C). *Any approval may be conditioned by 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.*

APPLICANT'S RESPONSE: None

FINDING: NOT APPLICABLE. This has not been conditioned by the committee.

17.65.060(D). *If the historic landmark is located in the downtown core as defined by Section 17.59.020 (A) of the McMinnville Zoning Ordinance, the exterior alteration shall also comply with the requirements of Chapter 17.59 (Downtown Design Standards and Guidelines)..*

APPLICANT'S RESPONSE: None

FINDING: NOT APPLICABLE. The property isn't within the boundary of the core area subject to the downtown design standards and guidelines.

AT

Historic Landmark Alteration Information & Submittal Requirements



Planning Department
231 NE Fifth Street ◦ McMinnville, OR 97128
(503) 434-7311 Office ◦ (503) 474-4955 Fax
[***.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

Overview

The City of McMinnville recognizes that certain districts, buildings, and sites in the city have special historic, architectural, or cultural significance. These districts, buildings, and sites give the community character and beauty and provide a visual record of McMinnville heritage. The preservation of these structures and areas is important for the education, enjoyment, and pride of the citizens of McMinnville.

The City of McMinnville has an adopted Historic Resources Inventory, which is a local inventory of historic buildings and sites that have been deemed to be historically, architecturally, or culturally significant to the history of McMinnville. Well over 500 sites and/or buildings are included on the Historic Resources Inventory. Each building or site on the Historic Resources Inventory is considered either a “historic landmark” or a “historic resource”, depending on its level of significance. Prior to beginning any construction or maintenance project, property owners with a potentially historic building or site are encouraged to contact the McMinnville Planning Department to determine whether their building or property is listed on the Historic Resources Inventory.

In order to encourage the preservation of historic buildings and sites, the City adopted a Certificate of Approval process that applies to most changes to buildings or properties that are listed on the Historic Resources Inventory. The Certificate of Approval process ensures that changes to historic sites and structures are consistent with required historic preservation design standards and guidelines.

A Certificate of Approval is required prior to any of the following actions:

- A. The alteration, demolition, or moving of any historic landmark, or any resource that is listed on the National Register for Historic Places;
 - 1. Accessory structures and non-contributing resources within a National Register for Historic Places nomination are excluded from the Certificate of Approval process.
- B. New construction on historical sites on which no structure exists;
- C. The demolition or moving of any historic resource.

Application Submittal

The following materials must be provided at the time of submittal, or the application will not be accepted for processing.

- A completed Certificate of Approval application form;
- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), including the following information:
 - Name of owner;
 - Address of site;
 - Lot dimensions;

- The outline and location of existing structures;
 - The distance of all existing structures from existing property lines;
 - Location, names, and existing widths (right-of-way) of streets and access easements;
 - The outline and location of any proposed building alteration, addition or new construction;
 - The outline and location of any proposed building demolition. If only a portion of a building is to be demolished, highlight that area to be demolished; and
 - Signs, exterior lighting, and other appurtenances such as walls, fences, and awnings.
- Architectural drawings, including elevations showing any proposed alteration. The elevations shall include colors and descriptions of the proposed finish material.
- Photographs and/or drawings of the existing structure.

Review Process

The review process described below is provided in more detail in Chapter 17.65 (Historic Preservation) of the McMinnville Zoning Ordinance.

Exterior Alteration or Remodeling (Section 17.65.060)

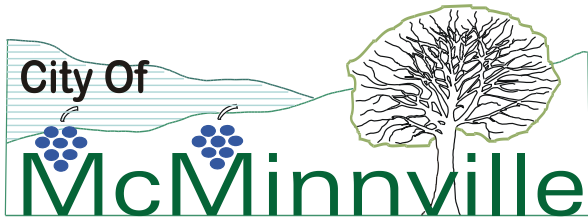
The property owner shall submit an application for a Certificate of Approval for any exterior alteration to a historic landmark, or any resource that is listed on the National Register for Historic Places. Applications shall be submitted to the Planning Department for initial review for completeness as stated in Section 17.72.040 of the McMinnville Zoning Ordinance. The Planning Director shall determine whether the proposed activities constitute an alteration as defined in Section 17.65.020. An alteration is defined as: "The addition to, removal of, removal from, or physical modification and/or repair of any exterior part or portion of an historic resource that results in a change in design, materials or appearance. Painting, reroofing, and general repairs are not alterations when the new materials and/or colors match those already in use."

If the proposed activities are found to be an alteration by the Planning Director, 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. Within five (5) working days after a decision has been rendered, the Planning Department shall provide written notice of the decision to all parties who participated.

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 following standards and guidelines:
 - a. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
 - b. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
 - c. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

- d. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
 - e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 - f. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
 - g. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
 - h. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 - i. The Guidelines for Historic Preservation as published by the United States Secretary of the Interior.
3. The economic use of the historic resource and the reasonableness of the proposed alteration and their relationship to the public interest in the historic resource's preservation or renovation;
 4. The value and significance of the historic resource; and
 5. The physical condition of the historical resource.



Planning Department
 231 NE Fifth Street ◦ McMinnville, OR 97128
 (503) 434-7311 Office ◦ (503) 474-4955 Fax
 *** mcminnvilleoregon.gov

Office Use Only:	
File No.	_____
Date Received	_____
Fee	_____
Receipt No.	_____
Received by	_____

Certificate of Approval (Alteration)

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name Daniel Bramske, Bramske Studio Architecture LLC Phone 503-724-2564

Contact Name _____ Phone _____
(If different than above)

Address 12746 SE Stark Street

City, State, Zip Portland, OR 97233

Contact Email dan@bramske.com

Property Owner Information

Property Owner Name Jeff Mollencop Phone 541-480-3490
(If different than above)

Contact Name _____ Phone _____

Address P.O. Box 415

City, State, Zip Pacific City, OR 97135-0415

Contact Email jmollencop@gmail.com

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 935 NE Galloway Street, McMinnville, OR 97128

Assessor Map No. R4421 - BB - 06900 Total Site Area 5,190 sf

Subdivision Oak Park Block 29 Lot 4

Comprehensive Plan Designation residential Zoning Designation R-3

1. What is the classification of the historic building? B - historic landmark

2. Architect Name Daniel Bramske, Bramske Studio Architecture LLC Phone 503-724-2564
 (Engineer or Other Designer)
 Contact Name _____ Phone _____
 Address 12746 SE Stark Street
 City, State, Zip Portland, OR 97233
 Contact Email dan@bramske.com

3. Contractor Name TBD Phone _____
 Contact Name _____ Phone _____
 Address _____
 City, State, Zip _____
 Contact Email _____

4. The existing use of the property. Single-family dwelling with detached ADU & garage

5. The intended use of the property. Single-family dwelling with detached ADU & garage

6. Attach a written narrative that describes:
 - A. The proposed project in detail (specific portions of the structure being altered, new features being constructed, etc.);
 - B. How the proposed project meets the applicable Comprehensive Plan policies;
 - C. How the proposed project meets the applicable design standards and guidelines, which are as follows:
 - a. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
 - b. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
 - c. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
 - d. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
 - e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 - f. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

- g. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
 - h. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 - i. The proposed project must be consistent with the Guidelines for Historic Preservation as published by the United States Secretary of the Interior;
- D. The reasonableness of the proposed project and a description of the economic use of the historic resource, and how those factors relate to the proposed project;
 - E. The current value and significance of the historic resource, and how those factors relate to the proposed project; and
 - F. The physical condition of the historic resource, and how the condition relates to the proposed project.

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), showing the information listed in the information sheet.*
- Architectural drawings, including elevations of the proposed alteration. The elevations shall include descriptions of the proposed finish material.*
- Photographs and/or drawings of the existing structure.*

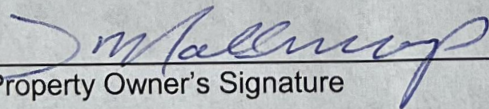
I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.



Applicant's Signature

7/13/22

Date



Property Owner's Signature

7/30/22

Date



HISTORIC LANDMARK ALTERATION

935 NE Galloway Street Narrative

9/8/22

A. The proposed project in detail;

The intent of this project is preserve the existing historic resource in order to continue its use as a single family dwelling. Historically, this property has always been a single-family dwelling.

More specifically, rotted or missing siding at all sides of the house will be repaired or replaced as required. The existing windows will be replaced for historically accurate single-hung or awning windows. All window and door trim will be maintained or replaced. At the front porch, missing railings and stairs will be replaced with new elements to match the historic character of the house. A third window will be added at the front of the one-story section, completing the pattern of fenestration that likely existed before the small addition at the north end of the house. The existing shed roof at the rear of the one-story section of the house will be re-built with a shed dormer to provide adequate height for the living space. At the south side of the one-story section of the house, a french door will be added, but will not be visible from any public way. Finally, the existing electric meter will be relocated to the rear of the house in order to minimize its visual impact from the street corner.

B. How the proposed project meets the applicable Comprehensive Plan policies;

The proposed project will meet the policies of the Comprehensive Plan by preserving and protecting an existing historic resource, and by ensuring its useful life is extended for decades through repair and restoration. Additionally, it will maintain the dwelling as a residence, aligning with the goals of the Comprehensive Plan as both a historic resource and a residential use.

C. How the proposed project meets the applicable design standards and guidelines, which are as follows:

- a. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

The property's use will not change from its most recent and also historic use. Any changes to the resource are needed in order to make it habitable again after decades of neglect and deferred maintenance.

- b. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

It is the intent of this project to maintain and restore all historic and distinctive features of the existing house. Siding, trim, windows, doors, guardrails, stairs, and posts will all match the original character of the house. Only the proposed french door at the rear of the house will be of a fiberglass material and cannot be seen from either adjacent street.

- c. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

It is the intent of this project for the house to remain as a physical record of its time, place, and use. The single-family dwelling will be retained, and any required elements being added or replaced will be physically and visually compatible. Where new elements are called out, they will be of wood and will match similar historic elements.

- d. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

This house is largely in its original condition, with the exception of historically non-compatible aluminum windows, which were added in the second half of the 20th century. The proposed alterations will remove any in-historic elements and replace them with materials that match the composition, design, color, and texture of the original house.

- e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

All distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the house will be preserved.

- f. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. When the severity of deterioration requires repair or limited replacement of a distinctive feature, the new materials will match the old in composition, design, color, and texture.

At time of construction, the existing conditions of historic features will be evaluated for structural integrity, water damage, and deterioration. If found to be in need of repair or limited replacement, it is our intention to match the new material with the old in composition, design, color, and texture.

- g. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

There are no proposed chemical treatments in this project. Physical treatments, such as sanding of existing siding and trim, will be undertaken in a sensitive way, consistent with the Secretary of the Interior's Guidelines for Historic Preservation.

- h. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

No known archeological resources are present on site and the proposed project is not proposed to disturb any existing soil. If archeological resources are discovered during demolition or construction, they will be dealt with appropriately.

- i. The proposed project must be consistent with the Guidelines for Historic Preservation as published by the United States Secretary of the Interior

The proposed project will protect the significance of this historic home, preserving historic materials, and elevations where needed through maintenance and repair and sustaining the existing form, integrity, and materials of the property. Per the Guidelines for Historic Preservation as published by the United State Secretary of the Interior, the comprehensive treatment standard that our project will be following is Preservation. Preservation is defined as the act of maintaining, repairing, and limited replacement of a property's distinctive materials, features, and spaces that are essentially intact and thus convey the historic significance without extensive repair or replacement. Again, this property will continue to be used for the same purpose and all elements of work in this proposed project are required in order to make the house habitable and preserve the original character of the property. The new shed roof dormer at the rear of the house will not disrupt or overpower the use of historic materials, features, and spatial relationships that characterize the property. The new french door at the rear of the house, to be built from fiberglass to withstand exposure, is hidden from both adjacent streets. The new work will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. Additionally, this work will be undertaken in such a matter that, if removed in future, the essential form and integrity of the historic property and its environment would be unimpaired and will be designed and constructed so that the character-defining features of the historic building, its site, and setting are not negatively impacted.

Furthermore, per the Guidelines put forth by the United States Secretary of the Interior, we will be upgrading or altering the mechanical, electrical, and plumbing systems within a very limited and sensitive scope to make the property more functional.

- D. The reasonableness of the proposed project and a description of the economic use of the historic resource, and how those factors relate to the proposed project;

This project is reasonable, in that it is a project with minimal impact and is limited to making a previously vacant and deteriorated once again habitable. The only proposed modifications are necessary in order to make this a financially viable and productive property once again, as well as as maintaining this historic character of the neighborhood.

- E. The current value and significance of the historic resource, and how those factors relate to the proposed project; and

As similarly stated above, the current and historic value of this resource is that it is a single-family dwelling, original to the area, and will be maintained as such.

- F. The physical condition of the historic resource, and how the condition relates to the proposed project.

This property has suffered from decades of neglected and deferred maintenance by the previous owner. In addition, piles of trash, sheds, and vehicles that previously filled the yard have been removed. If the proposed project is not undertaken, this resource will continue to deteriorate to a point where demolition is the only financially feasible solution. It is the intent of this project to intervene as soon as possible in order to save all original elements of this resource and restore the house back to a fully-functioning and livable condition that is consistent with the original character and use of the property.

Historic Resources Survey
 City of McMinnville
 Yamhill County, Oregon



Site No. 21.7 Aerial Map K-9
 Block 29 Lot 4
 Addition Oak Park
 Tax Lot 4421 BB 6900
 Address 935 N Galloway OK
 Common Name -
 Historic Name -
 Present Owner Cecilio and Yolanda Suarez
 Present Use Residence
 Original Use "
 Builder or Architect unknown
 Outbuildings garage (West property line)
 Date of Construction c. 1895

-Condition Assessment on Reverse Side-

B662

R-3

Statement of historical significance and description of property:

The plan of this two story with one story wing forms an "L" shape with a shed addition on the rear (West) elevation . A hip roof porch fills the corner. Its steep gable roof has wide overhang with covered rafters and small frieze board, undetailed. The siding is "drop" (with corner boards). The regularly spaced windows are (single light) double hung with cornice molding. The porch supports are narrow square wood columns with scroll cut brackets at the beams, forming two bays, one for the steps and the other filled with a balustrade. A brick chimney is centered in the one story wing. Although some detailing is missing this structure remains in a near original state as an excellent example of rural vernacular architecture.

*needs
 research to
 main I*

Primary Resource No. 263

Condition of structure:

_____ A Excellent

_____ B Good

 x 1. Slight damage to porch steps.

 x 2. Small cracks in walls, chimneys.

 x 3. Broken gutters or downspouts.

 x 4. In need of paint.

 x C Fair

 x 1. Holes in walls.

 x 2. Open cracks.

 x 3. Missing material in small area.

 x 4. Rotten sills or frames.

 x 5. Deep wear on stairs.

 x 6. Poor or no foundation.

_____ D Poor

_____ 1. Sagging walls or roof.

_____ 2. Holes, open cracks, missing material over large areas.

_____ 3. Unrepaired storm or fire damage.

Recorded by J.K. Baird Date July 28, 1980

Sources Consulted:



FRONT OF HOUSE FROM NE GALLOWAY



FRONT OF HOUSE FROM NE GALLOWAY & NE 10TH AVENUE



HOUSE AS VIEWED FROM BACKYARD



FRONT PORCH



FRONT OF HOUSE SHOWING JOINT AT PREVIOUS ADDITION TO HOUSE



INTERIOR OF LIVING ROOM SHOWING LINE IN FINISHES AT PREVIOUS ADDITION TO HOUSE



Save Money
GO DUTCH

For a limited time, get \$50 off a Dutch door. Rebate earned when purchasing any exterior or interior Simpson Dutch door. Offer is available to a homeowner or builder (limit 1 per).

AUGUST 1 - SEPTEMBER 30, 2022

[VIEW DOORS](#)

[DOWNLOAD REBATE FORM +](#)

37414 THERMAL SASH (SDL)

DOOR SPECIFICATIONS (AS SHOWN):

Wood Species: Fir

Glass: Clear

Profile: Ovolo Sticking

Panel Type: 1-7/16" Innerbond DHRP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

Quantity

1

Change Quantity

Change Door Shape

Stain or Paint?

[view more](#)

Stain Paint

Wood Species

Fir

Slab Width

[view more](#)

Feet	Inches	Fraction
3 <input type="button" value="v"/>	0 <input type="button" value="v"/>	0 <input type="button" value="v"/>

Slab Height

[view more](#)

6 <input type="button" value="v"/>	8 <input type="button" value="v"/>	0 <input type="button" value="v"/>
------------------------------------	------------------------------------	------------------------------------

Thickness

[view more](#)

1 3/4"

IG Glass, Option 1

[view more](#)

Clear

Add Low-E

Yes No

Sticking Profile

Ovolo Sticking

Bar Type

[view more](#)

7/8" Ovolo SDL

Panel Type

1-7/16" Innerbond DHRI

Groove Type

None

Stile Width

[view more](#)

4-1/2"

UltraBlock

[view more](#)

Yes

WaterBarrier

[view more](#)

Yes No

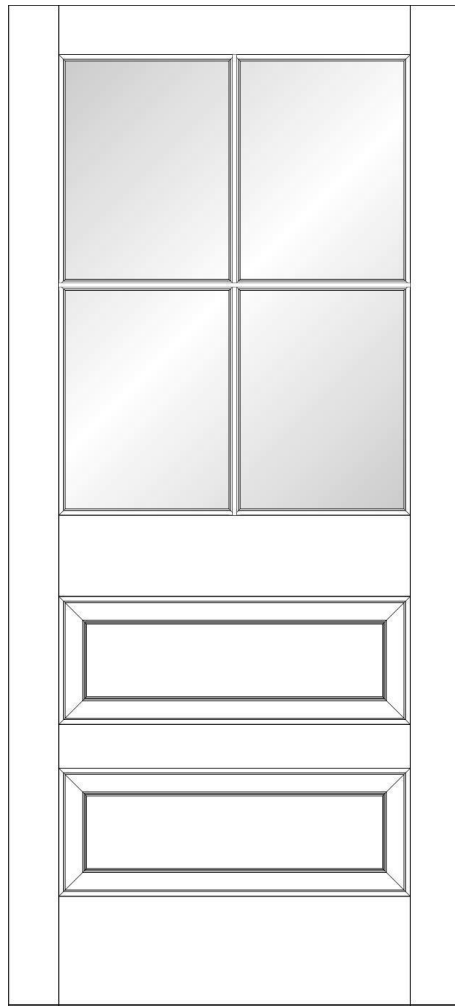
DESIGN AND CONSTRUCTION ALTERATIONS

FINISHING TOUCHES

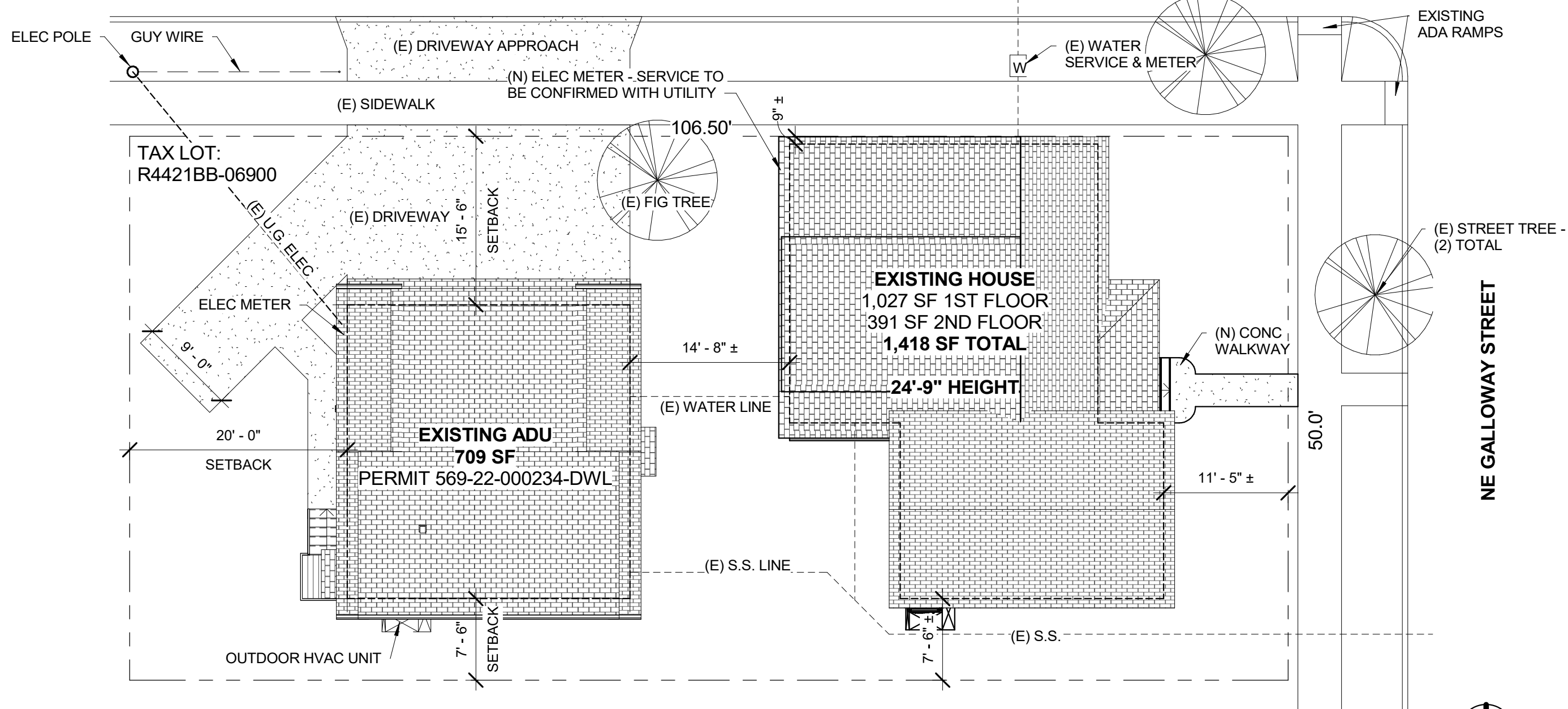
Priming

[view more](#)

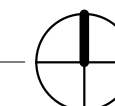
Yes No



NE 10TH STREET



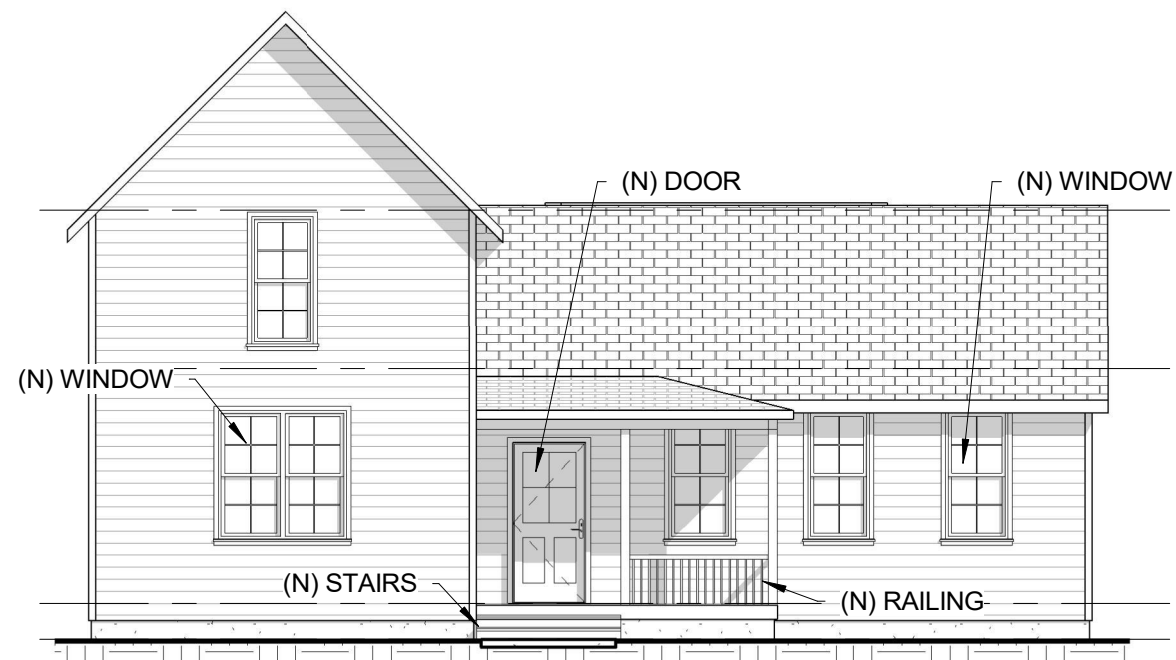
1 PROPOSED SITE PLAN
 1" = 10'-0"



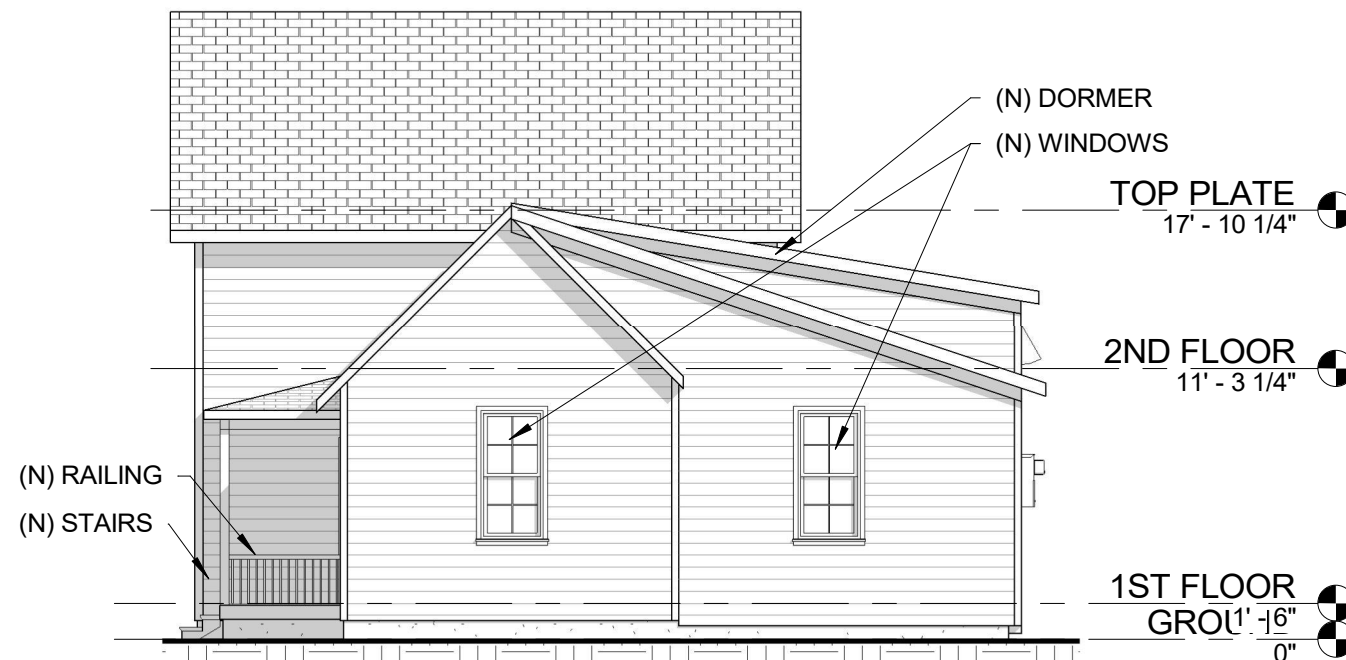
MOLLENCOP RESTORATION
 935 NE GALLOWAY STREET, MCMINNVILLE, OR 97128

9/8/22

H1



1 PROPOSED EAST ELEVATION
 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION
 1/8" = 1'-0"



3 PROPOSED WEST ELEVATION
 1/8" = 1'-0"



4 PROPOSED SOUTH ELEVATION
 1/8" = 1'-0"



EXTERIOR MATERIAL SPECIFICATIONS

PAINT COLORS

TO BE DETERMINED - APPLICANT IS SEEKING APPROVAL WITH CONDITION THAT PAINT COLORS WILL BE SUBMITTED FOR REVIEW

SIDING

7" REVEAL "DROP SIDING" TO MATCH EXISTING PROFILE - SEE DETAIL ON SHEET H4

SIDING SHALL BE SOLID WOOD, TO BE PRIMED AND PAINTED, ALL FASTENER HOLES TO BE FILLED

TRIM

SEE DETAILS ON SHEET H4 FOR SPECIFICS FOR WINDOW, DOOR, BUILDING CORNER, WATER TABLE, FRIEZE AND FASCIA TRIM PROFILES

ALL TRIM SHALL BE SOLID WOOD, TO BE PRIMED AND PAINTED, ALL FASTENER HOLES TO BE FILLED

RAILINGS

NEW RAILINGS TO BE FIR, PRIMED, AND PAINTED - SEE DETAIL ON SHEET H4

PORCH AND STAIRS DECKING

1x6 CEDAR, WITH BULLNOSE EDGE, TO BE PRIMED AND PAINTED - SEE DETAILS ON H3

WINDOWS

WOOD UNITS, OPERATIONS AND SIZES PER ELEVATIONS, WITH SIMULATED DIVIDED LITES, PAINTED

FRONT DOOR

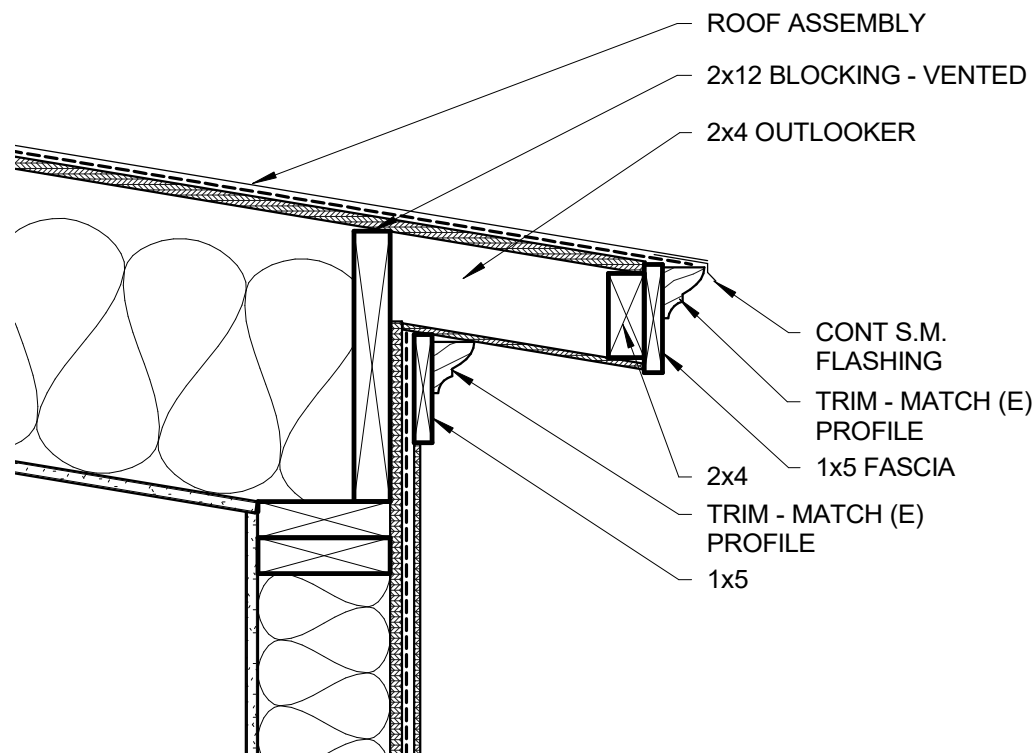
SOLID FIR DOOR, MODEL 37414, BY SIMPSON MANUFACTURING

REAR PATIO DOOR

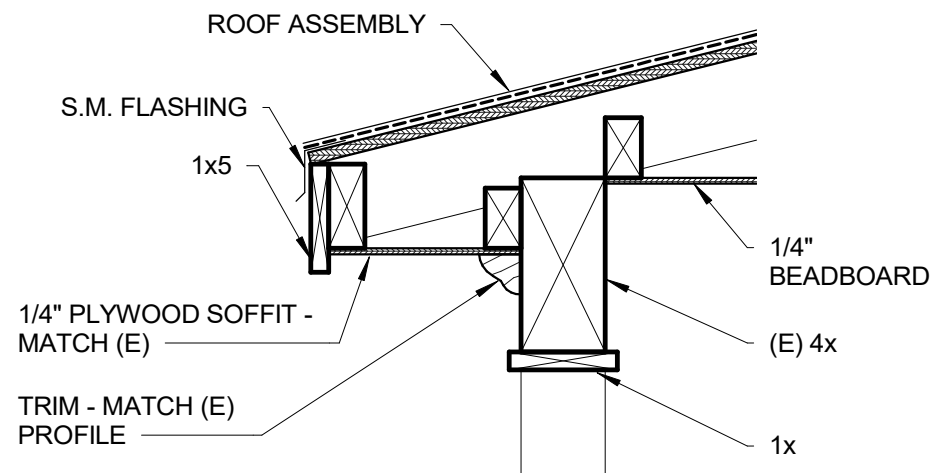
FIBERGLASS DOOR WITH SIMULATED DIVIDED LIGHTS, PAINTED

ROOFING

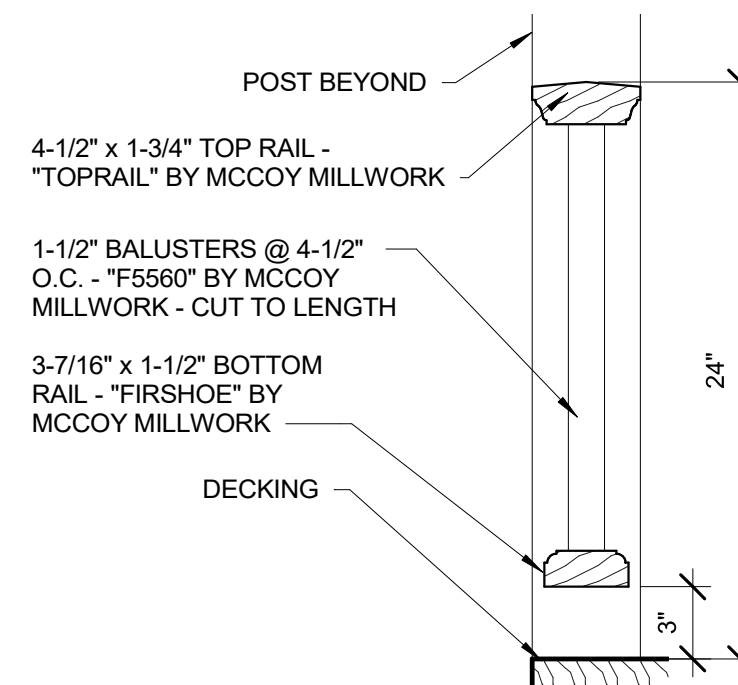
ASPHALT SHINGLES, COLOR AND PATTERN TO BE DETERMINED



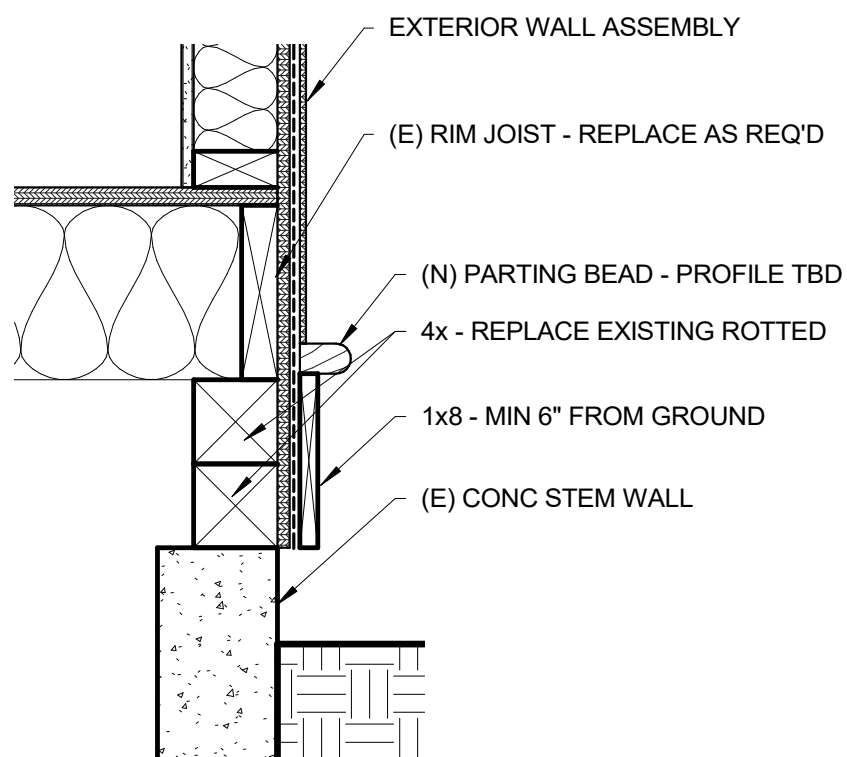
5 NEW ROOF EAVE
 1 1/2" = 1'-0"



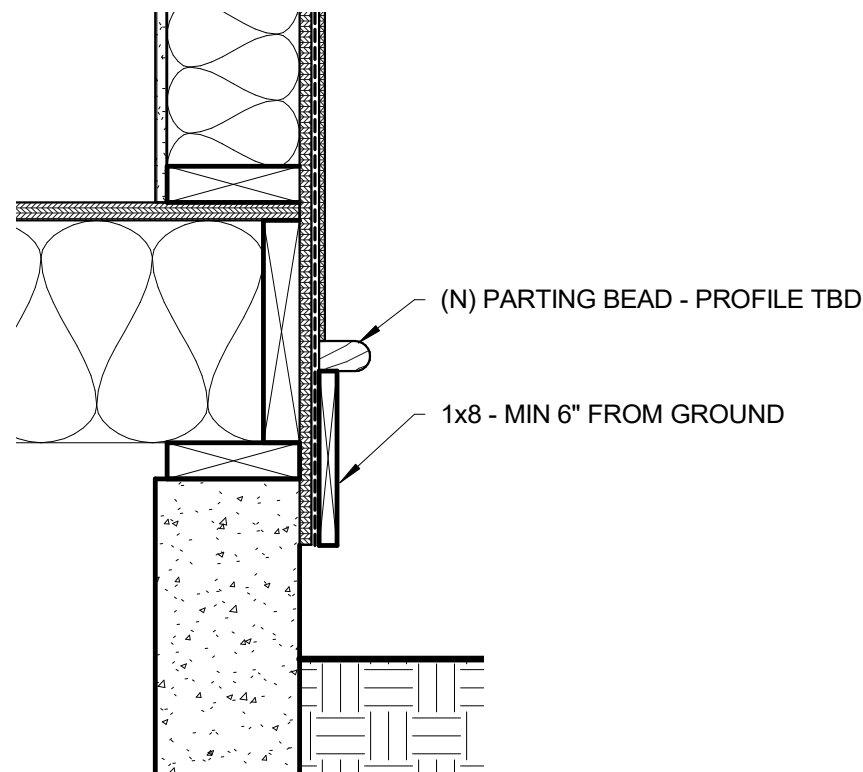
6 PORCH EAVE
 1 1/2" = 1'-0"



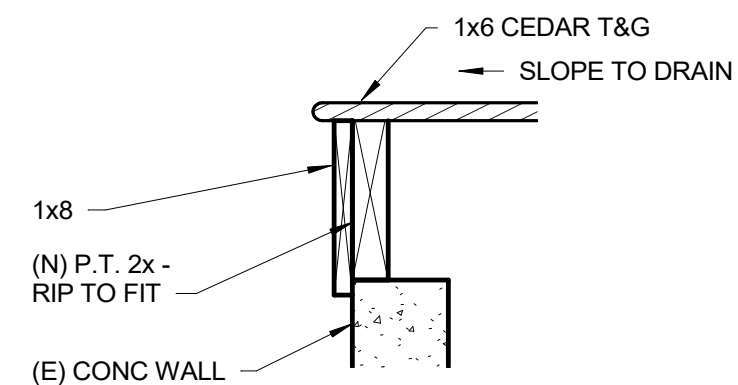
4 PORCH GUARDRAIL
 1 1/2" = 1'-0"



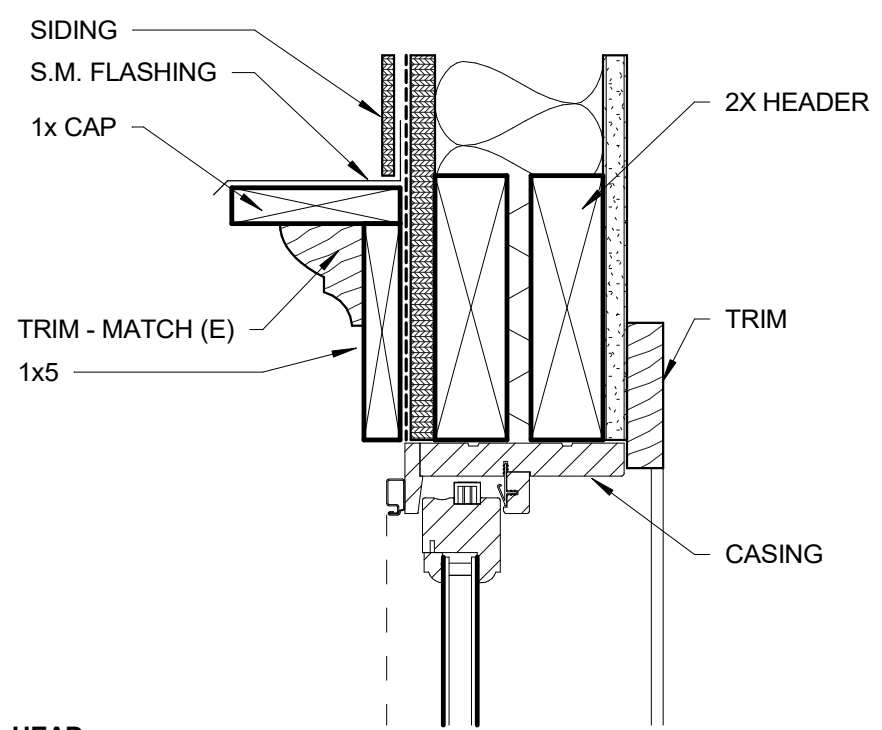
1 EXISTING STEM WALL
 1 1/2" = 1'-0"



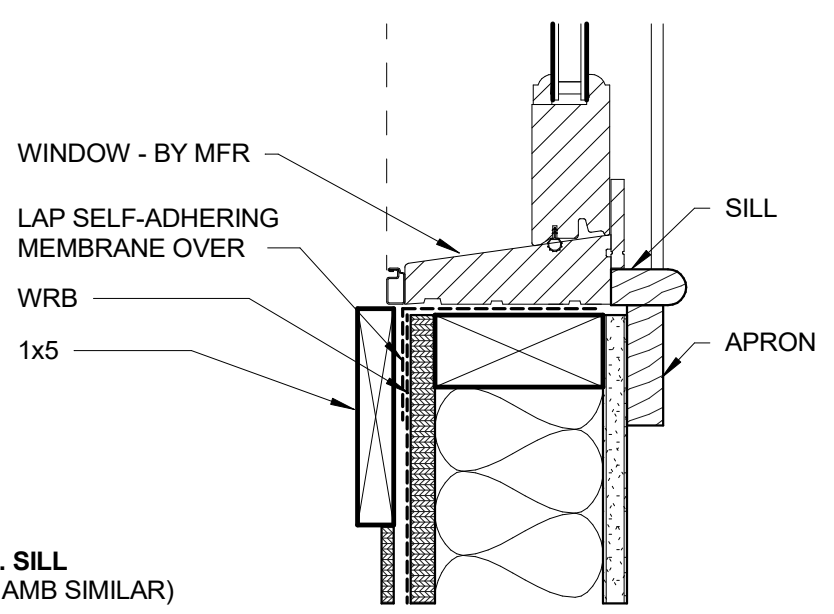
2 NEW STEMWALL
 1 1/2" = 1'-0"



3 PORCH FLOOR
 1 1/2" = 1'-0"

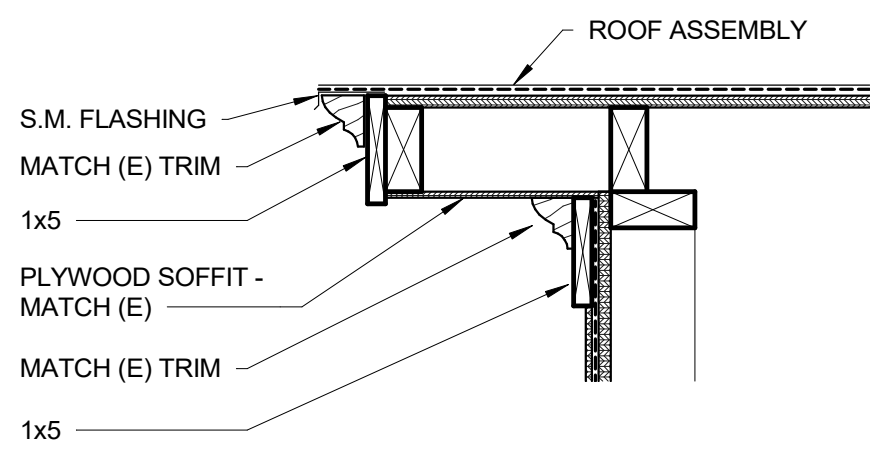


A. HEAD

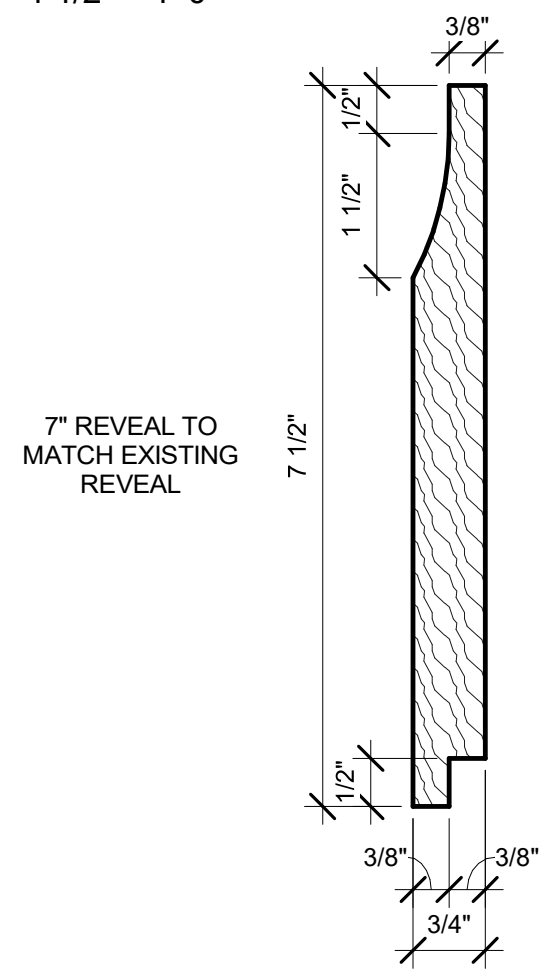


B. SILL
(JAMB SIMILAR)

1 TYPICAL WINDOW/DOOR DETAIL
 3" = 1'-0"



2 TYP ROOF RAKE
 1 1/2" = 1'-0"



3 SIDING PROFILE
 6" = 1'-0"

EXHIBIT 2 - STAFF REPORT

DATE: October 27, 2022
TO: Historic Landmark Committee Members
From: Adam Tate, Associate Planner
SUBJECT: HL 10-22 (Certificate of Approval for Alteration) – 741 NE Third Street

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

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

OBJECTIVE/S: Define the unique character through a community process that articulates our core principles

Report in Brief:

This is a public meeting for a Historic Resources Inventory Amendment land-use application requesting the reevaluation and downgrade of the historic resource at 210 SE Davis Street (Tax Lot R4421-CB-13200). The property is identified as No. B470 the Colonel JC Cooper House; a “Significant” Historic Landmark on the City of McMinnville’s Historic Resources List. This reevaluation process is specified in Sections 17.65.030(A) through 17.65.030(C) of the McMinnville Municipal Code.

The McMinnville Historic Landmarks Committee serves as the decision-making body for all Historic Resources Inventory Amendment cases in McMinnville.

The Colonel JC Cooper House was originally constructed in 1892 as a modest Queen Anne style home. It was the home of prominent citizen Col. JC Cooper, a local veteran who wrote several works on the military history of Yamhill County. He was a member of the volunteer fire department and the secretary to the Commerce Club.

The structure has had numerous additions over the years including converted porches and new segments of the building.

Background:

Subject Property & Request

The proposal is an application for a Historic Resources Inventory Amendment requesting that the Historic Landmarks Committee reevaluate the resource. It is currently owned by the applicant,

Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of HL 1-22

Attachment B: HL 1-22 Application Materials

Michele Kolet Gamble who uses the building as a multi-family dwelling with rooms for rent. The applicant states that due to the numerous additions over the years and the current state of the building that it does not merit inclusion on the B list of Significant historic resources and requests that the Historic Landmarks Committee consider reassessing the property and moving to the D list for Environmental Resources.

The subject property is located at 210 SE Davis St, also known as Tax Lot R4421-CB-13200. See *Vicinity Map (Figure 1) below*

Figure 1. Vicinity Map (Property Lines Approximate)



Discussion:

Decisions and/or recommendations for approval of the land use application is dependent upon whether or not the application meets state regulations, the McMinnville Comprehensive Plan, and the McMinnville Municipal Code. The application can either meet these criteria as proposed, or a condition of approval can be provided that either outlines what needs to occur to meet the criteria or when something needs to occur to meet the criteria.

The specific review criteria for HL 10-22 are as follows:

1. The City’s historic preservation policies set forth in the Comprehensive Plan;
2. The City’s historic preservation regulations in Chapter 17.65, and in particular, the standards and guidelines contained in Section 17.65.030(A) through 17.65.030(C).

Attachments:

Attachment A: City of McMinnville, Reconnaissance Level Survey, July, 2020, Prepared by Northwest Vernacular

Attachment B: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Denial of HL 10-22

Attachment B: HL 10-22 Application Materials

Summary of Applicant Findings

The applicant has provided a written narrative to support their requests. The narrative is provided in the application materials, and are also reiterated and expanded upon in the Decision Document. The Decision Document includes the specific findings of fact for each of the applicable review criteria.

The application is for a Historic Resources Inventory Amendment of the residential property located at 210 SE Davis St, requesting a reevaluation/downgrade of the historic landmark from the B List to the D List on the Historic Resources Inventory.

Included in the application are photos of the building, and narrative supplied by the applicant, which is attached to this staff report..

City staff is recommending a denial of the request for the change in classification for the property at 210 SE Davis Street for the following reason. In 2020, the City of McMinnville hired Northwest Vernacular to survey over 300 properties on the southside of the downtown area including the property at 210 SE Davis Street.

As part of the survey work, Northwest Vernacular was asked to evaluate properties for eligibility to be nominated to the National Register of Historic Places either as an individual property or as part of a National Register of Historic Places Historic District, and for properties that were already listed on the McMinnville Historic Resources Inventory to evaluate those properties to see if their local historic resource classification should change.

Based on their evaluation, Northwest Vernacular recommended that the property at 210 SE Davis Street remain a “B” significant historic resource classification on the McMinnville Historic Resources Inventory. Please see attached City of McMinnville, Reconnaissance Level Survey, July 2020, and a summary of the findings in the attached decision document.

Commission Options:

- 1) Close the public meeting and **APPROVE** the application.
- 2) Close the public meeting and **APPROVE** the application **WITH CONDITIONS**.
- 3) **CONTINUE** the public meeting to a specific date and time.
- 4) Close the public meeting and **DENY** the application, providing findings of fact for the denial in the motion to deny.

Recommendation:

Based on the information and plans provided, staff believes that the City’s Historic Preservation standards are not being achieved by application. Staff is recommending denial of the application.

MOTION FOR HL 10-22:

BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE DENIES HL 10-22.

Attachments:

Attachment A: City of McMinnville, Reconnaissance Level Survey, July, 2020, Prepared by Northwest Vernacular

Attachment B: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Denial of HL 10-22

Attachment B: HL 10-22 Application Materials



City of McMinnville Reconnaissance Level Survey

McMinnville, Yamhill County, Oregon
July 2020

Report prepared and survey conducted by:

Katie Pratt, Architectural Historian, Northwest Vernacular, Inc.
Spencer Howard, Historic Preservationist, Northwest Vernacular, Inc.



“This publication has been funded with the assistance of a matching grant-in-aid from the Oregon State Historic Preservation Office and the Historic Preservation Fund, National Park Service, Department of the Interior. Any opinion, findings, and conclusions or recommendations expressed in this material do not necessarily reflect the views of the Department of the Interior. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Office of Equal Opportunity, National Park Service, 1201 Eye Street, NW (2740) Washington, DC 20005”

“The activity that is the subject of this Intensive Level Survey Report 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.”

All images unless otherwise noted were taken by Northwest Vernacular in June 2020. Cover images are, clockwise starting from the upper left: 506 SE 1st Street, 345 SE Baker Street, and 203 SE Davis Street.

Contents

STATEMENT OF PROJECT OBJECTIVES	5
METHODOLOGY	5
BOUNDARY EXPLANATION AND JUSTIFICATION	9
SETTING	9
HISTORICAL OVERVIEW	9
DATA SUMMARY	10
SETTLEMENT AND EARLY DEVELOPMENT (1844–1879)	11
ENTRY OF THE RAILROAD AND DEVELOPMENT OF INDUSTRY (1879–1903)	12
MOTOR AGE, BOOM AND BUST (1903–1940)	13
WORLD WAR II AND THE POST-WAR YEARS (1941–1965)	15
DEMOLISHED BUILDINGS	16
COMMON ALTERATIONS	16
RECOMMENDATIONS	16
INTENSIVE LEVEL SURVEY	16
HISTORIC DISTRICT POTENTIAL	17
CITY HISTORIC RESOURCE INVENTORY	18
PRESERVATION EDUCATION	19
BIBLIOGRAPHY	19
APPENDICES	21
MAPS	21
STATISTICAL REPORTS SHPO	41
STATISTICAL REPORT CITY	44
PROPERTY LIST	101

LIST OF FIGURES AND MAPS

TABLE 1. SPATIAL LOCATION CLEAN-UP PROPERTIES	11
MAP 1. SURVEY AREA MAP	21
MAP 2. SHPO EVALUATION	22
MAP 3. SHPO EVALUATION MAPS	23
MAP 4. HRI CATEGORIES	29
MAP 5. HRI CHANGES	30
MAP 6. HISTORIC FUNCTIONS	31
MAP 7. DEMOLISHED BUILDINGS	32
MAP 8. PERIOD BUILT	33
MAP 9. PLATS	34
MAP 10. ANALYSIS	35
MAP 11. ARCHITECTURAL STYLES AND FORMS	36
MAP 12. RECOMMENDATIONS	37
MAP 13. HRI CATEGORY DETAIL MAPS	38
TABLE 2. ES PRIORITY RECOMMENDATIONS	43
TABLE 3. NO CATEGORY CHANGE	46
TABLE 4. CATEGORY CHANGE	55
TABLE 5. NEW CATEGORY RECOMMENDATIONS	79

Statement of Project Objectives

The City of McMinnville Reconnaissance Level Survey (ILS) of areas 1 and 2 described below in the Boundary Explanation and Justification section was completed as part of a Certified Local Government (CLG) grant received by the City of McMinnville from the Oregon State Historic Preservation Office (SHPO). The City of McMinnville hired historic preservation consultant firm Northwest Vernacular, Inc. (NWV) to complete the RLS, with the following three project objectives:

- Conduct a standard reconnaissance-level survey (RLS) of two areas to resurvey buildings that are designated on the McMinnville Historic Resources Inventory (approximately 192 buildings) and to survey any other properties (buildings and structures) within the areas that may not have been identified in previous survey work (approximately 97 properties).
- Conduct focused research to develop a brief history of each survey area and how they relate to the development periods established in the city’s Historic Preservation Plan.
- Present findings and recommendations at a public meeting of the McMinnville Historic Landmarks Committee.

Methodology

Northwest Vernacular, Inc. began the survey project by processing previously surveyed buildings and structures to confirm what has and has not been surveyed. The structures consisted of three bridges at Cozine Creek. We obtained a geographic information system (GIS) point layer and a database extraction from the Oregon Historic Sites Database, a parcel layer from the City of McMinnville, and photographs of the color-coded maps used in the City’s Historic Resources Inventory. We geo-referenced the October 1928 Sanborn Fire Insurance maps and the color-coded city maps (using a 1968 basemap) for the two survey areas. We compared addresses in the point layer with parcel addresses and moved points to locations over the center of the primary building on the property. We used the geo-referenced maps to identify and correct locations for addresses missing directional prefixes and for demolished buildings. We then added points for all buildings and structures that had not been surveyed. We used this updated dataset to develop field maps and to process latitude and longitude coordinates in decimal degrees to at least the fifth decimal place for all new survey forms and correct the locations of all previously surveyed points in GIS using the North American Datum of 1983 (NAD83) for use during form data entry.

Data entry consisted of first adding the 2020 McMinnville RLS survey project name to previously surveyed buildings. New forms were started for new buildings and structures. City Historic Resources Inventory status was added to each applicable form in the Notes/Comments section based on the geo-referenced color coded maps. Data entry was conducted for the new forms using Google Streetview to preload as much data as possible prior to field work. The governor’s COVID-19 “Stay home, save lives” closure prompted postponement of field work initially scheduled for March.

Field data collection took place on June 10 and 11, 2020, and was entered into the Oregon Historic Sites Database in June of 2020. Katie Pratt and Spencer Howard walked the survey areas, recording survey form and architectural feature data for each surveyed building, including checking addresses, original use, construction date(s), materials, style, plan type, comments (such as alterations observed, window details, or any notable aspects), number of contributing and non-contributing properties, and an eligibility evaluation. Two high resolution digital photographs were taken for each primary building (such as the house) and a single photograph of each secondary building (such as a garage or shed) on the property. We completed one form for each primary building and included all secondary buildings on that property with the primary building. The digital photographs were renamed by street and building number for inclusion in the survey report, individual survey forms for each building, and to provide a digital archive for the City.

When updating previously surveyed buildings, any changes to existing data was noted in the comments field. For example, a 1984 survey form identified clapboard siding but the building currently has vinyl siding. We noted that the 1984 survey recorded clapboard as the siding material under the comments field to retain this information since all new data in the drop-down fields over-writes existing data. We linked the database optimized images to each form. We included a copy of the final survey report content in the database, and exported reports and lists for inclusion in the survey report.

Research on the two survey areas was conducted by reviewing previous survey forms, Sanborn Fire Insurance maps, and plat information. In order to provide estimated dates of construction for buildings for which the Yamhill County Assessor did not have data, we geo-referenced Sanborn maps from 1884, 1889, 1892, 1902, 1912, and 1948 (in addition to the 1928 maps) and 1953, 1954, 1970, and 1976 historic aerials from the U.S. Geological Survey in order to narrow down estimated year built based on building form, materials, style (if applicable), and when it first showed up in one of the Sanborns or aerials.

The eligibility evaluation utilized the SHPO terms (ES, EC, NC, NP, UN, and XD) per Appendix B of the SHPO's "Guidelines for Historic Resource Surveys in Oregon." Evaluation of each building's architectural integrity using the steps outlined below was based on the estimated year built, establishing the character-defining features of the building based on the age, building form, and any applicable architectural style. Section E from the draft Multiple Property Documentation prepared by SWCA (2011), served as the historic context within which the buildings were evaluated. Refer to "Statistical Reports SHPO" on page 41 for a summary and "Property List" on page 101 for individual property eligibility data.

NWV utilized the following process in evaluating integrity and the types of changes and combinations of changes to and impact on building integrity. The primary character-defining features evaluated on each building were windows, cladding (including trim and detailing), and plan (encompassing the full building envelope) based on what was visible from the public right of way.

- 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 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 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.

The following guiding principles were used for windows, cladding, and plan to gauge the level of impact a change has on building integrity.

- Windows:
 - Intact: no visible changes to windows and exterior trim.
 - Slight: the majority of visible windows and trim remain intact.
 - Moderate: the majority of visible windows have been replaced, but at least one original window remains, and all window openings retain their original trim; or all windows have been replaced but the replacements are generally compatible and all openings retain their original trim. Replacing double hung windows (single or multi-lite) with 1:1 windows (vinyl, wood, or clad) rather than horizontal sliders. The majority of visible windows remain intact, but all of the majority of original trim has been replaced.
 - Extensive: all of the visible windows have been replaced and replacements are not compatible.
- Cladding:
 - Intact: no visible changes.
 - Slight: that majority of visible cladding remains intact.
 - Moderate: the majority of visible cladding has been altered but some original cladding remains, and/or replacement cladding is compatible.
 - Extensive: all of the visible cladding has been altered, and the replacement cladding is not compatible.
- Plan:
 - Intact: no visible changes.
 - Slight: rear addition set below the roof line, such as a back deck or shed roof extension.
 - Moderate: side addition(s), set back from front; rear addition projecting slightly above the roof line; or a front porch enclosure. Generally, the original building form and massing remains legible and is not overwhelmed by the addition(s).

- o Extensive: front addition(s), side addition(s) towards front of house; rear addition that is larger than the original building such that the original building form and massing is no longer legible from the public right of way.

Eligibility recommendations were also made according to the City of McMinnville’s Historic Preservation program. Section 17.65.030.C of the City’s Historic Preservation code establishes the criteria for HLC decision-making regarding additions or changes to the McMinnville Historic Resources Inventory. To support this process in the survey report findings we reviewed the original methodology used to calculate each of these. Refer to “Statistical Report City” on page 44 for analysis findings for surveyed buildings.

All houses categorized as either “Distinctive” or “Significant” on the McMinnville Historic Resource Inventory are considered City of McMinnville historic landmarks. Per Section 17.06.060 of the McMinnville Municipal Code (MMC), a historic landmark is defined as, “Any historic resource which is classified as “Distinctive” or “Significant” on the McMinnville Historic Resources Inventory.”¹

Section 17.06.060 of the McMinnville Municipal Code (MMC) provides the definition for the inventory’s classifications:

- Distinctive: Resources outstanding for architectural or historic reasons and potentially worthy of nomination to the National Register of Historic Places,
- Significant: Resources of recognized importance to the City due to historical association or architectural integrity, uniqueness, or quality,
- Contributory: Resources not in themselves of major significance, but which enhance the overall historic character of the neighborhood or City. Removal or alteration would have a deleterious effect on the quality of historic continuity experienced in the community, and
- Environmental: This category includes all resources surveyed that were not classified as distinctive, significant, or contributory. The resources comprise an historic context within the community.

Appendices 3 and 4 of the 1980 *McMinnville Historic Resource Survey and Inventory: Phase I* established the methodology. Evaluations are provided using this system for any recommended change in status and for buildings surveyed that were not previously evaluated.

The project was completed using the latest “Guidelines for Conducting Historic Resource Surveys in Oregon” (2011) from the Oregon SHPO. The survey was conducted in compliance with the Secretary of the Interior’s Standards for Preservation Planning and utilized the National Park Service’s “Guidelines for Local Surveys: A Basis for Preservation Planning” (1985). Katie Pratt and Spencer Howard of NWW conducted the survey and both meet the Secretary of the Interior’s Professional Qualifications for Architectural History.

1. City of McMinnville, Ordinance No. 4401 Section 2.(e), http://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/planning/page/1307/4401_historicresources.pdf (accessed February 15, 2018).

Boundary Explanation and Justification

The survey project area included two survey areas (Area 1 and Area 2). Refer to “Map 1. Survey Area Map” on page 21. The survey project area included 371 buildings. The two survey areas are defined as follows:

- **Area 1**, bounded by Adams Street (west), Second Street (north), Third Street and Three Mile Lane (east), and Cozine Creek (south). This boundary encompasses commercial and residential areas south of downtown and north of Cozine Creek. Key arterials serve as boundary edges along the north and east with Cozine Creek serving as the natural boundary along the south and west sides.
- **Area 2**, generally bounded by Ford Street (west), Shady Street (north), the Yamhill River (east), and Storey Street (south). This boundary follows the outline of the Chandler’s Second Addition plat except for the bump out on the northwest corner to pick up the ca. 1890 building at 534 SE Hembree Street.

The aforementioned boundaries reflect the standard reconnaissance-level survey approach. The Oregon SHPO defines a standard reconnaissance-level survey as one that examines every building within each survey area, regardless of the age of the building. The survey areas each contain a majority of buildings greater than 45-years of age, precluding them from a selective reconnaissance-level survey, which only examines buildings within the survey area that are 45-years old or older.

Setting

The survey area is located in McMinnville, Oregon, within the Willamette Valley. The northern plats within the survey area feature consistently rectangular lot and block shapes. To the south and west, the lot and block shapes are defined by the area’s terrain, particularly the river bed of the South Yamhill River and the creek bed of Cozine Creek. The blocks flanking SE 1st Street are generally uniform in orientation and size, particularly between SE Adams Street and SE Galloway. From SE Washington Street south, the blocks vary in size.

Historical Overview

The McMinnville Historic Preservation Plan, adopted in 2019 as an appendix to the Comprehensive Plan, provides a historical overview of the city’s development, residential architecture, and architectural styles. The following provides a brief synopsis of the city’s development periods per Chapter 3 of the Historic Preservation Plan, and an explanation of how the surveyed buildings relate to these development periods, historic property types, and architecture styles.

The Historic Preservation Plan establishes the following development periods relating to the city’s growth and development:

- 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 Post-war Years (1941–1965)

Per Chapter 3 of the Historic Preservation Plan, utilizing research compiled for a Multiple Property Documentation (MPD) draft prepared in 2011 by SWCA for the City of McMinnville, the pre-settlement history of the Willamette Valley extends at least 6,000 years prior to arrival of the first European explorers. The current site of McMinnville existed within an overlapping area of the Yamhill and Tualatin—both bands of the Kalapuyan peoples. Euro-American settlement of the McMinnville area began in 1844 with the John G. Baker claim. During McMinnville’s formative years, the neighboring town of Lafayette (founded 1847), along the Yamhill River, served as the county seat and main commercial hub until McMinnville secured the county seat in 1887. The 1850 Oregon Donation Land Act triggered a dramatic settlement increase, which was followed by William Newby’s grist mill development in 1853 to serve local growers. Newby’s 1856 donation land claim encompassed the majority of what would become downtown McMinnville. The next 50 years saw the platting and incorporation of the city, railroad connection, provision of electricity to every building, and the substantial build out of the main business district, primarily consisting of brick buildings. From 1900 to 1910 the city experienced a 679 percent population growth increase, with continued growth through the following decades. Residential, commercial, and industrial build out followed suit, with brief drops during the Great Depression and World War II followed by a resurgence during the 1950s and 1960s.²

Data Summary

The 371 buildings and structures surveyed for this RLS represent four development periods, span multiple plats, and represent over 12 architectural styles. Structures consisted of three bridges at Cozine Creek. Building uses are comprised of 21 commercial/trade, 9 religious, 4 public/civic, 313 residential, 4 transportation-related, and a mortuary. Buildings within the survey area are predominately single-family dwellings (279), one to two stories in height, and mostly feature wood lap, shingle, and vinyl siding. There are a high number of multiple family dwellings (33) including duplexes and apartments.



436 SE Baker Street (ca. 1870), Italianate house.

² SWCA, “McMinnville Multiple Property Documentation” (draft), prepared for the City of McMinnville (2011).

We identified during the GIS data clean up that the three buildings listed in the following table had spatial locations within the survey area that did not match with their addresses. These account for the total building count of 374 in the McMinnville RLS 2020 group. As part of this survey work we updated the spatial location data for these buildings based on historic Sanborn maps. These buildings were included in the McMinnville RLS 2020 group name to track the change, but no field work was undertaken for these properties. The status for 102 NE Adams Street and 204 NE Irvine Street were updated to XD with a note made in each form based on new development at both locations.

TABLE 1. SPATIAL LOCATION CLEAN-UP PROPERTIES

<i>Address</i>	<i>Status</i>
102 NE Adams Street	XD
204 NE Irvine Street	XD
149 NE Johnson Street	EC

The buildings within Area 1 of the survey project area are included within multiple and overlapping plats, including:

- Town of McMinnville, recorded July 3, 1865, featured 18 blocks with 8 lots per block (only 6 blocks within the survey area)
- McMinnville College Addition, recorded July 18, 1865, featured one large block for the college, plus 39 lots and 14 large blocks (not subdivided into lots)
- Rowland’s Addition, recorded September 7, 1865, featured 8 blocks with 8 lots per block (only 2 blocks within the survey area)
- College 2nd Addition, recorded October 24, 1882, featured 4 blocks with 8 lots per block (a replatting of the large block intended for the college as it had moved south of town)
- Newby’s 1st Addition, documentation unclear
- Newby’s 3rd Addition, recorded May 31, 1883, featured 4 blocks with 8 lots in block 1, 6 lots in block 3, 4 lots in block 3, and 2 lots in block 4
- Sunnyside Addition, date unknown, featured 23 blocks

The buildings within Area 2 of the survey project area are included within Chandler’s 2nd Addition, which was recorded on December 14, 1889, and featured 12 blocks with 8 lots per block.

The buildings within the survey area were constructed between ca. 1870 and 2020, with the majority of historic buildings constructed between ca. 1879 and 1965. There are 72 properties within the survey areas built after 1965.

SETTLEMENT AND EARLY DEVELOPMENT (1844–1879)

Of the 371 buildings surveyed, one was built during this period. This building, a single-family dwelling at 436 SE Baker Street, was constructed ca. 1870 and exhibits the Italianate style.



508 SE Washington (1880), Italianate house.



642 SE 1st Street (1885), Italianate house.



219 SE Lincoln Street (ca. 1885), a Queen Anne example.

The **Italianate style** was contemporary with Gothic Revival and was also a reaction against classical architecture. It drew from sixteenth century Italian villas, utilizing and simplify their ornamentation. The style was popular in Oregon between the 1870s and 1890s. Residential Italianate examples are marked by decorative detailing around windows and doors, arched windows, often in pairs or threes, and elaborate, bracketed cornices. Italianate buildings may include square towers, cupolas, or lanterns.³



714 SE Washington Street (1900), a Queen Anne example.



905 SE Vine Street (ca. 1890), a Queen Anne example.

ENTRY OF THE RAILROAD AND DEVELOPMENT OF INDUSTRY (1879–1903)

Of the 371 buildings surveyed, 62 were built during this period. Buildings built within this period exhibit a few key architectural styles, including Italianate and Queen Anne.

In addition to the early Italianate example from the previous development period, examples of Italianate include 508 SE Washington (1880) and 642 SE 1st Street (1885).

The **Queen Anne style** is well represented in McMinnville from the 1880s to about 1910. English architects (especially Richard Norman Hunt) developed the style in the nineteenth century, although the adoption of the style in the United States was accompanied by the application of American stylistic tastes to the basic form.⁴ Queen Anne architecture is marked by complex and

3 Northwest Vernacular, “McMinnville Historic Preservation Plan,” (2018), prepared for the City of McMinnville, 24-25.

4 Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2002), 268.

asymmetrical roof lines, incorporating hips and gables as well as towers and other irregularities. Asymmetry continues on the elevations, with projecting gables, isolated or compound projecting bays, some cantilevering (especially at the bays), and rich, highly stylized detail in all elements of trim work. Porches are almost always included, and many wrap around two or more elevations. The overall massing is quite heavy, although this is usually somewhat offset by the intricacy of the detailing. Queen Anne architecture often incorporated mixed materials in siding; examples in McMinnville typically just use wood, but incorporate a variety of applications, such as horizontal board (e.g., ship lap and clapboard) and shingles (coursed or more elaborate). Queen Anne houses are typically large, 2- or 2.5-story residences, but smaller 1-story cottages are not uncommon. In McMinnville, the Queen Anne style is most commonly seen in the larger form, although smaller cottages in the style are known to exist. The overall trend in Queen Anne stylistic design tended to be one of decreasing elaboration, with the earliest examples tending to be the most elaborate while later examples were more simplistic and representative of the Free Classic subset. Free Classic Queen Anne buildings feature a restrained use of decorative applications, and the inclusion of stylistic elements commonly associated with the Classical styles of architecture and those styles that drew on classical stylistic motifs, especially the Colonial Revival style. Examples of Queen Anne architecture within the survey area include 219 SE Lincoln Street (ca. 1885), 714 SE Washington Street (1900), and 905 SE Vine Street (ca. 1890).

MOTOR AGE, BOOM AND BUST (1903–1940)

Of the 371 buildings surveyed, 137 were built during this period. Buildings built within this period exhibit a few key architectural styles, with the Colonial Revival, Craftsman, and Minimal Traditional styles most prominent. This period also features house forms that can also read as a style, including bungalow and foursquare. Bungalows are often associated with the Craftsman style, but may be more vernacular rather than high style or may have Colonial Revival elements (e.g. symmetry and classical detailing). Foursquare houses may often also be Craftsman in style.



506 SE 1st Street (ca. 1930), a Colonial Revival example.



835 SE Villard Street (ca. 1900), a foursquare Colonial Revival example.



335 SE Baker Street (ca. 1908), a foursquare Craftsman example.



208 SE Baker Street (ca. 1925), a Craftsman example.



706 SE 1st Street (ca. 1910), a Craftsman example.



906 SE 1st Street (ca. 1920), a Craftsman example.



435 SE Washington Street (1914), a Craftsman example.



931 SE Rummel Street (ca. 1930), a Minimal Traditional example.



918 NE 2nd Street (ca. 1930), a Minimal Traditional example.

The **Colonial Revival style** began in the late nineteenth century and continued in popularity through the first few decades of the twentieth century. By 1900 it had become one of the more popular residential styles in the Pacific Northwest and in the Willamette Valley. The Colonial Revival style is distinguished by its use of symmetrical distribution of windows and doors, especially on the principal elevation, and the application of somewhat muted classical elements. These elements include pedimented or segmentally pedimented entry porches and gables, eave returns on gable ends, window and door trim with varying degrees of elaborated moldings, corner boards, and entry doors flanked with sidelights and frequently topped by a transom. Windows tend to be double-hung with multi-light sashes on the upper or both sashes.⁵ Colonial Revival examples within the survey area include 506 SE 1st Street (ca. 1930) and 835 SE Villard Street (ca. 1900).

The **Craftsman style** is the first major architectural style movement that originated on the West Coast. California architects Charles and Henry Greene are credited with popularizing the style in the beginning of the twentieth century. The style arrived in Oregon shortly after these early applications. The style dominated residential architecture from 1905 until the 1930s throughout the country as well as in McMinnville. The Craftsman style embraced the idea that design should suggest the labor of a master craftsman, so design elements associated with the style are often derived from structural elements of the building. The style relies heavily on shaping exposed framing and bracing, heaviness of design elements such as box posts, and use of mixed materials, such as wood in the main body of a building, and river cobble or cast stone in porch

5 Northwest Vernacular, "McMinnville Historic Preservation Plan," 26.

elements.⁶ Craftsman examples within the survey area include 630 SE 1st Street (ca. 1910), 706 SE 1st Street (ca. 1910), 906 SE 1st Street (ca. 1920), and 435 SE Washington Street (1914). A foursquare Craftsman example is 335 SE Baker Street (ca. 1908).

The **Minimal Traditional style** is derived from the Tudor Revival and English Cottage styles that reached the height of their popularity in the 1930s. Minimal Traditional houses share the form common on Tudor Revival and English Cottage houses with a forward-facing cross-gable. However, the Minimal Traditional style is more simplified, with a smaller footprint and profile and minimal stylistic elements.⁷ Minimal Traditional examples within the survey area include 931 SE Rummel Street (ca. 1930), 918 NE 2nd Street (ca. 1930), and 125 SE Baker Street (ca. 1930).

WORLD WAR II AND THE POST-WAR YEARS (1941–1965)

Of the 371 buildings surveyed, 82 were built during this period. Buildings built within this period exhibit a few key architectural styles, including Minimal Traditional and Modern. This period also features house forms that can also read as a style, including the WWII Era Cottage and Ranch.

Minimal Traditional examples from this period include 914 SE 1st Street (ca. 1949), 327 SE Adams Street (ca. 1949), and 1217 SE Brooks Street (ca. 1949).

Ranch houses became popular in the post-war decades. Ranches from the 1950s resemble Minimal Traditional houses in form but with a very low-pitched, hip roof rather than gables. Ornamentation is minimal, generally restricted to applied features such as veneer siding on the lower portions of the elevations and incorporated planters along principal elevations. During the 1960s, the overall shape of the Ranch style moved away from more compact floor plans toward a sprawling, linear floor plan, the building footprint stretching out to a long, narrow side-gabled massing, often



914 SE 1st Street (ca. 1949), a Minimal Traditional example.



310 SE Lincoln Street (ca. 1955), Ranch example.



1313 SE Brooks Street (ca. 1956), a Ranch example.



545 SE Cows Street (ca. 1948), a later Colonial Revival example.

6 Northwest Vernacular, “McMinnville Historic Preservation Plan,” 27-28.

7 Northwest Vernacular, “McMinnville Historic Preservation Plan,” 30.

with an incorporated, recessed entry porch. By the mid-1950s, nearly all Ranch style houses include an incorporated garage. Decorative wrought-iron porch supports and non-functional decorative shutters are quite common on Ranch style homes, especially as the 1960s progressed.⁸ Ranch examples within the survey area include 310 SE Lincoln Street (ca. 1955) and 1313 SE Brooks Street (ca. 1956).

Colonial Revival also persisted in new construction during this period, reflecting its overall popularity in residential construction. Colonial Revival examples from this period include 404 SE Cows Street (ca. 1948), 508 SE Cows Street (ca. 1948), and 545 SE Cows Street (ca. 1948).

DEMOLISHED BUILDINGS

Since completion of the 1980 and 1983 survey work, 17 buildings have been demolished within the survey area. Those buildings that were demolished they were primarily single-family dwellings or utilitarian structures. Over half (9 buildings) were located on either SE 1st Street or NE or SE Baker Street. The rest were individual lots within the core of Area 1. Of the 17 buildings demolished, 7 were constructed in 1900 or earlier, the rest were constructed between 1907 and 1948. Refer to “Map 7. Demolished Buildings” on page 32 for building locations.

COMMON ALTERATIONS

Common alterations to building materials within the survey area included the replacement of original wood or metal sash windows with vinyl or metal horizontal sliders and the replacement or covering up of original wood siding with vinyl, aluminum, cement fiber board siding. Additions to buildings were also common within the survey area and included infilled front porches and additions to the side and rear to enlarge interior living space. Many buildings retain historic integrity within the survey area, particularly as part of a district.

Recommendations

The following recommendations stem from field work, research findings, and National Park Service Bulletin, “How to Apply the National Register Criteria for Evaluation.”

INTENSIVE LEVEL SURVEY

Intensive level survey work should be undertaken for buildings recommended as eligible significant (ES) based on their integrity, and architectural significance to evaluate their potential for NRHP eligibility, and to support both walking tours and historic district development. Refer to “Map 12. Recommendations” on page 37 for an overview of the areas and “Table 2. ES Priority Recommendations” on page 43 to for a list of the buildings.

8 Ibid., 30-31.

Conduct outreach to owners of ES buildings to engage them in the process and ask if they are interested in NRHP listing, implications of listing, and financial incentives available.

Within the category of ES buildings, the following priorities are recommended:

- SE Baker Street corridor, ES buildings (8 total) along this corridor are important visual elements at this point of entry into the City. They range in age from ca. 1870 to ca. 1925. ES buildings along this corridor are predominately single family residences while the underlying zoning is C-3 and O-R. These properties are along the west edge of the potential historic district and an important anchor to this edge.
- SE 1st Street and SE 2nd Street corridors, ES buildings (16 total) along these corridors are important transition elements between the downtown commercial core (NRHP Downtown Historic District, listed in 1987) and south downtown. They range in age from ca. 1880 to ca. 1941 and help define the visual character of these two important east/west transportation corridors in an area zoned C-3 and O-R.
- Chandler’s Addition, ES buildings (5 total) within this addition are important architectural character anchors for the area and tools for public education around the role of historic preservation. They range in age from ca. 1890 to ca. 1954.
- Development periods are then the fourth priority level, starting with the older periods and working forward.
 - 1879-1903 development period, 3 total.
 - 1903-1940 development period, 10 total.
 - 1940-1965 development period, 6 total.

HISTORIC DISTRICT POTENTIAL

Both survey areas were evaluated for historic district potential based on the SHPO eligibility categories and time spent walking through the areas as part of the field work. The south downtown area has a substantial concentration of moderate to high integrity buildings that could support a historic district. The Chandler’s Addition area has only low to moderate integrity levels that do not quite appear to support a historic district based on the general National Park Service ideal minimum threshold level of 60% contributing properties. Refer to “Map 10. Analysis” on page 35 for an overview of the two areas.

- South Downtown. There are 218 total buildings within the potential historic district. Outreach should be conducted with property owners to gauge the level of interest in a historic district. The proposed boundaries follow the concentration of contributing buildings and seek to include both sides of corridors to provide a clear sense of entry and visual character within the historic district. There are 127 historic contributing buildings based on a period of significances from 1870 to 1940, which would be 58% contributing. If the period of significance were extended to 1965, then there would be an additional 41 contributing buildings for 77% contributing. These counts are based only on the primary buildings and do not include secondary buildings (such as garages).
- Chandler’s Addition. There are 47 total buildings within the potential historic district. The boundaries generally follow the plat, except at north edge where there is a concentration

of newer in fill construction. There are 21 historic contributing buildings based on a period of significance from 1870 to 1940, which would be 47% contributing. If the period of significance were extended to 1965, that would add 3 contributing buildings for 51% contributing. These counts are based only on the primary buildings and do not include secondary buildings (such as garages).

CITY HISTORIC RESOURCE INVENTORY

Recommendations for updates to the City of McMinnville’s historic resource inventory based on the field work in the two survey areas follows in the appendices section “Statistical Report City” on page 44. Recommendations are organized based on no change, increase, and decrease, as well as new category assignments for buildings that had not been previously surveyed. Refer to “Map 4. HRI Categories” on page 29 for an overview of the recommendations and “Map 5. HRI Changes” on page 30 for an overview of where category changes occurred. The “Map 13. HRI Category Detail Maps” on page 38 provide detailed maps with addresses identified for each building.

These are recommendations only and require review and approval by the Historic Landmarks Committee and public process per Section 17.65.030 of the McMinnville Municipal Code.

Previous scoring data is included where applicable and stems from Appendix 5 of the 1980-1984 Historic Resource Inventory Report. The original report did not provide scoring data for category D buildings.

The most common changes between the 1980-1984 and 2020 scores are:

- History point increases due to the passage of 36 years since the last survey with corresponding adjustments for the current 50-year threshold and in cases of point decreases, the project not assigning extra points based on historical background information. Refer to the recommended stage 3 for HLC involvement and possible adjustments.
- Style point adjustments to distinguish between exceptional (3 points), and good (2), lesser (1), and unrecognizable (0) examples.
- Integrity point decreases due to alterations, and increases in some instances where the building observed as of the 2020 field work retained a level of integrity. In evaluating changes and compatible/non-compatible alterations the guidance in Appendix 4 of the 1980-1984 survey report was followed.
- Environmental scoring increases for buildings recommended as contributing to the potential historic district and/or contributing to the immediate character of their setting as in Chandler’s Second Addition. Buildings were scored based on their visual role in their immediate block setting, in terms of scale, form, materials, and design compatibility with the prevailing historic patterns. Thus commercial buildings in predominately residential settings and residential buildings in predominately commercial settings were not automatically scored low, rather they were compared with the design elements of their setting.

PRESERVATION EDUCATION

The following recommendations stem from common alterations observed within the two survey areas.

- Windows, conduct a window repair workshop and provide information on compatible replacements to inform property owners when considering different treatment approaches for existing wood and previously replaced windows. A key example is utilizing 1:1 windows rather than horizontal sliders at locations that historically had single or double hung windows.
 - Consider grants or other direct financial incentives to support the repair of existing wood windows.
 - Coordinate with McMinnville Water & Light to provide energy rebates for the repair and upgrade of existing wood windows and compatible replacements for buildings listed on the McMinnville Historic Inventory. Existing rebate forms for site built houses do not provide any guidance on or incentive for the repair of existing wood windows or what compatible replacements of previously altered windows would look like.
- Cladding, provide information on the repair of existing wood siding, removal of previously added siding, and the selection of compatible new siding when original siding has either been lost due to previous alterations or when the original is too deteriorated to be repaired.

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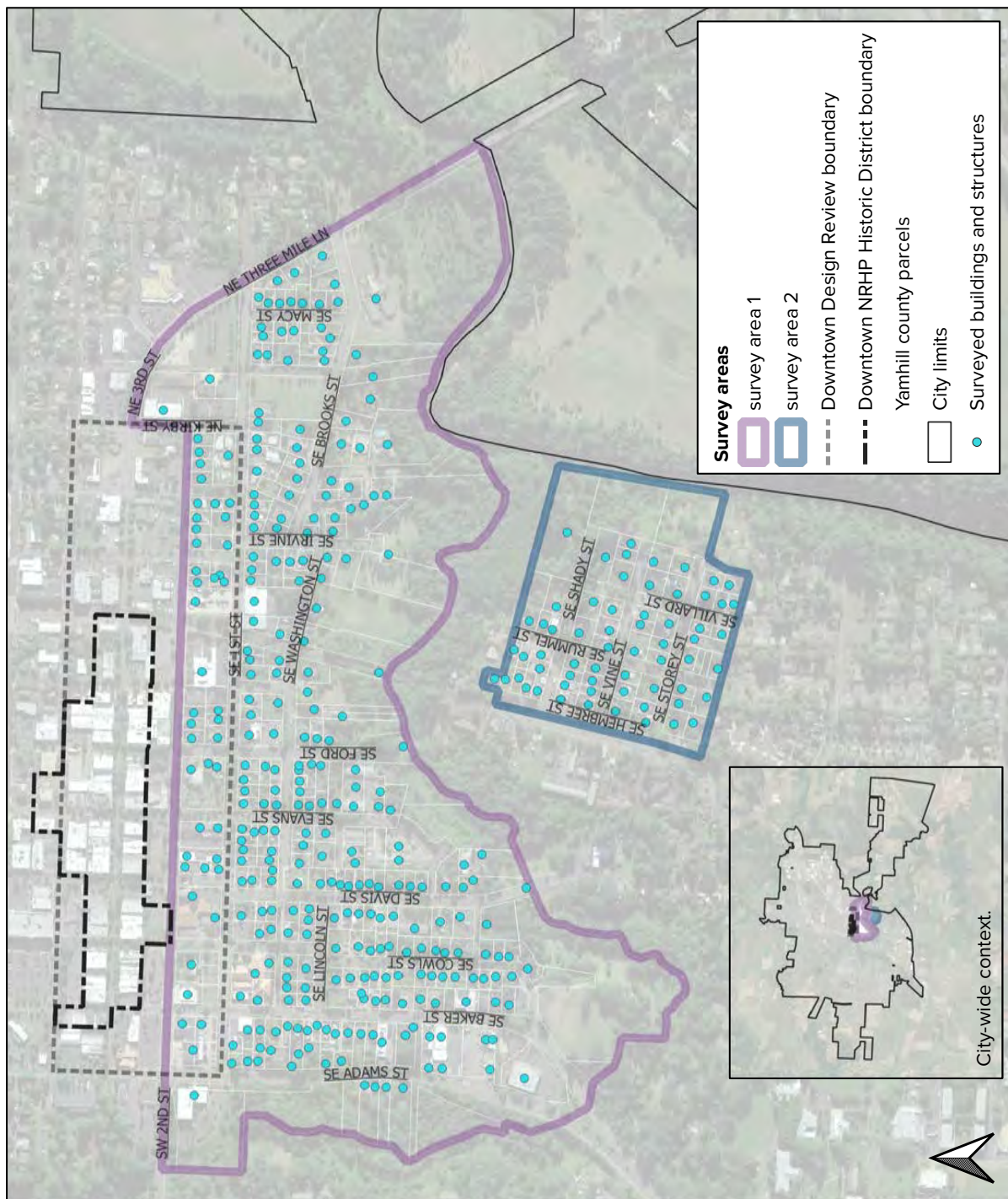
U.S. Geological Survey. Historic aerials, 1953, 1954, 1970, 1976. <https://earthexplorer.usgs.gov/>

Appendices

MAPS

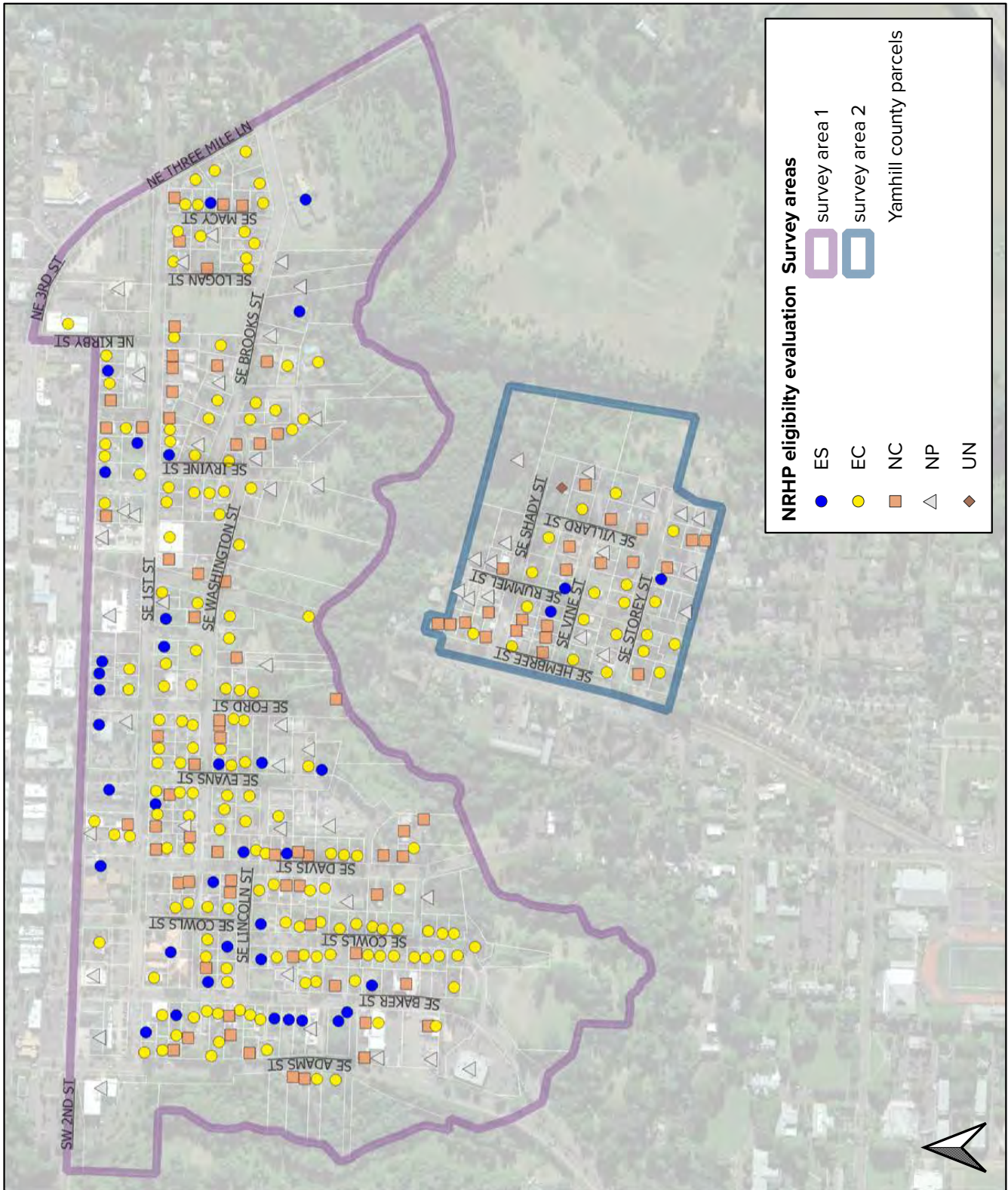
Map 1. Survey Area Map

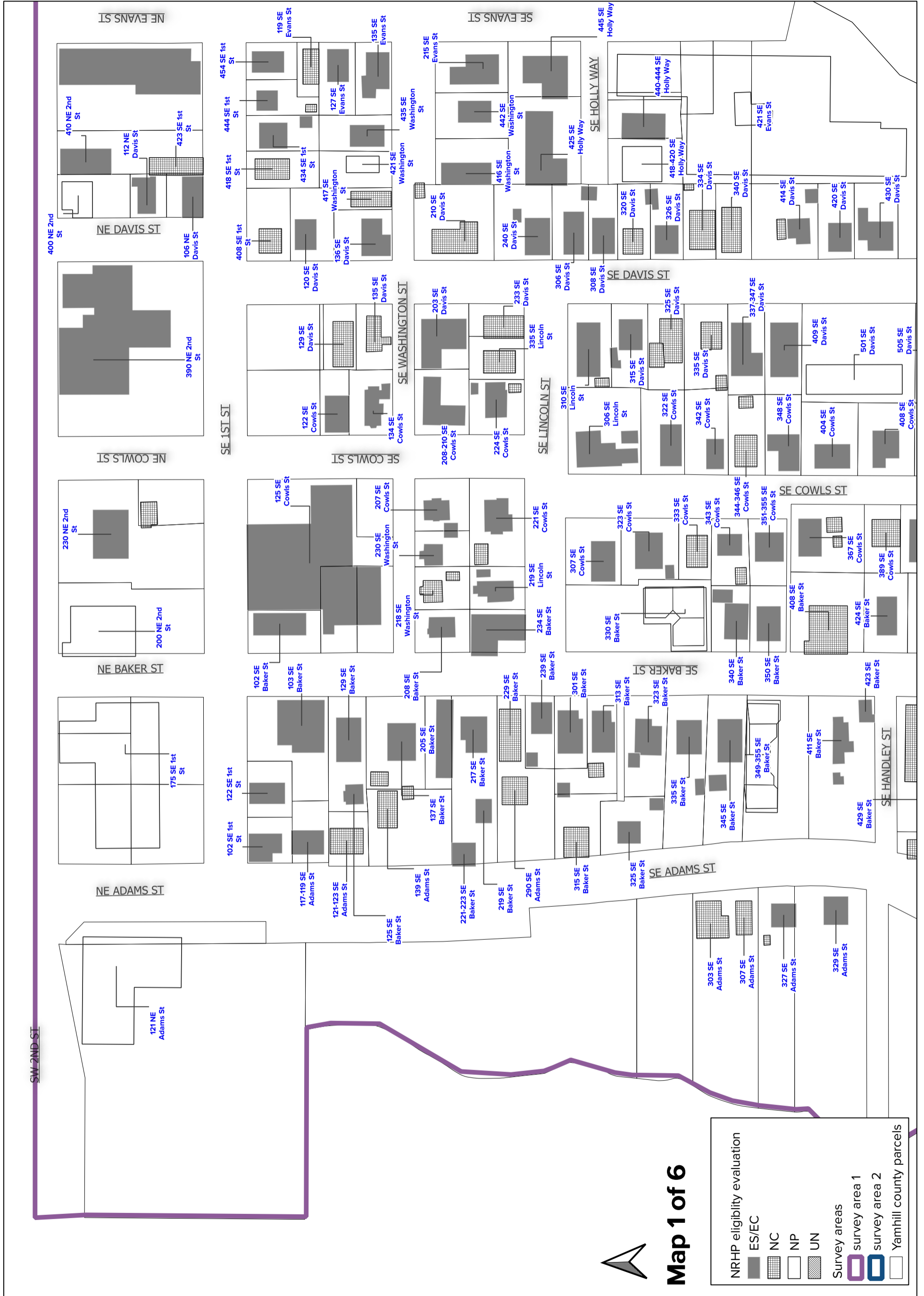
This map shows the two areas surveyed and their relative location within the city.

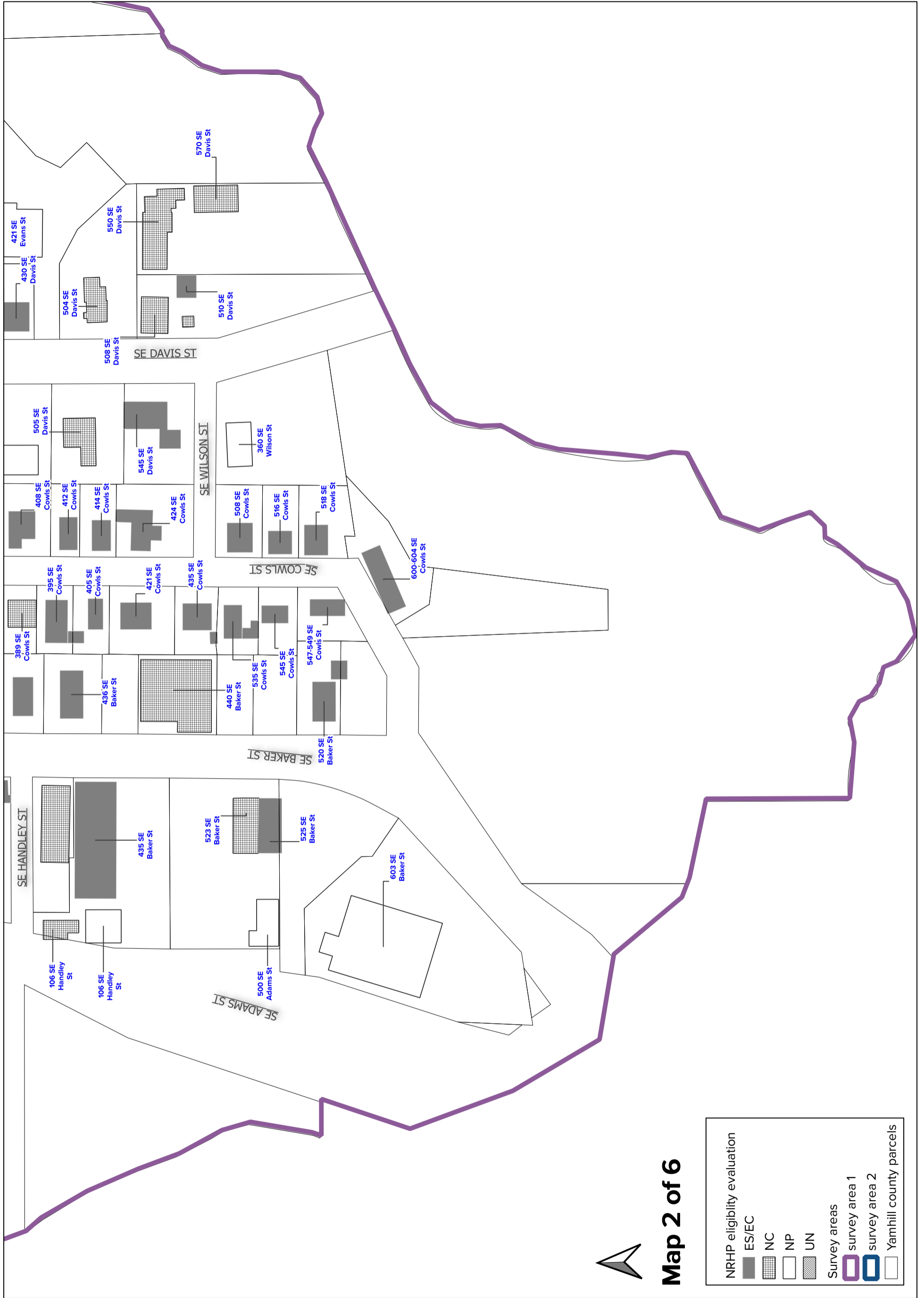


Map 2. SHPO Evaluation

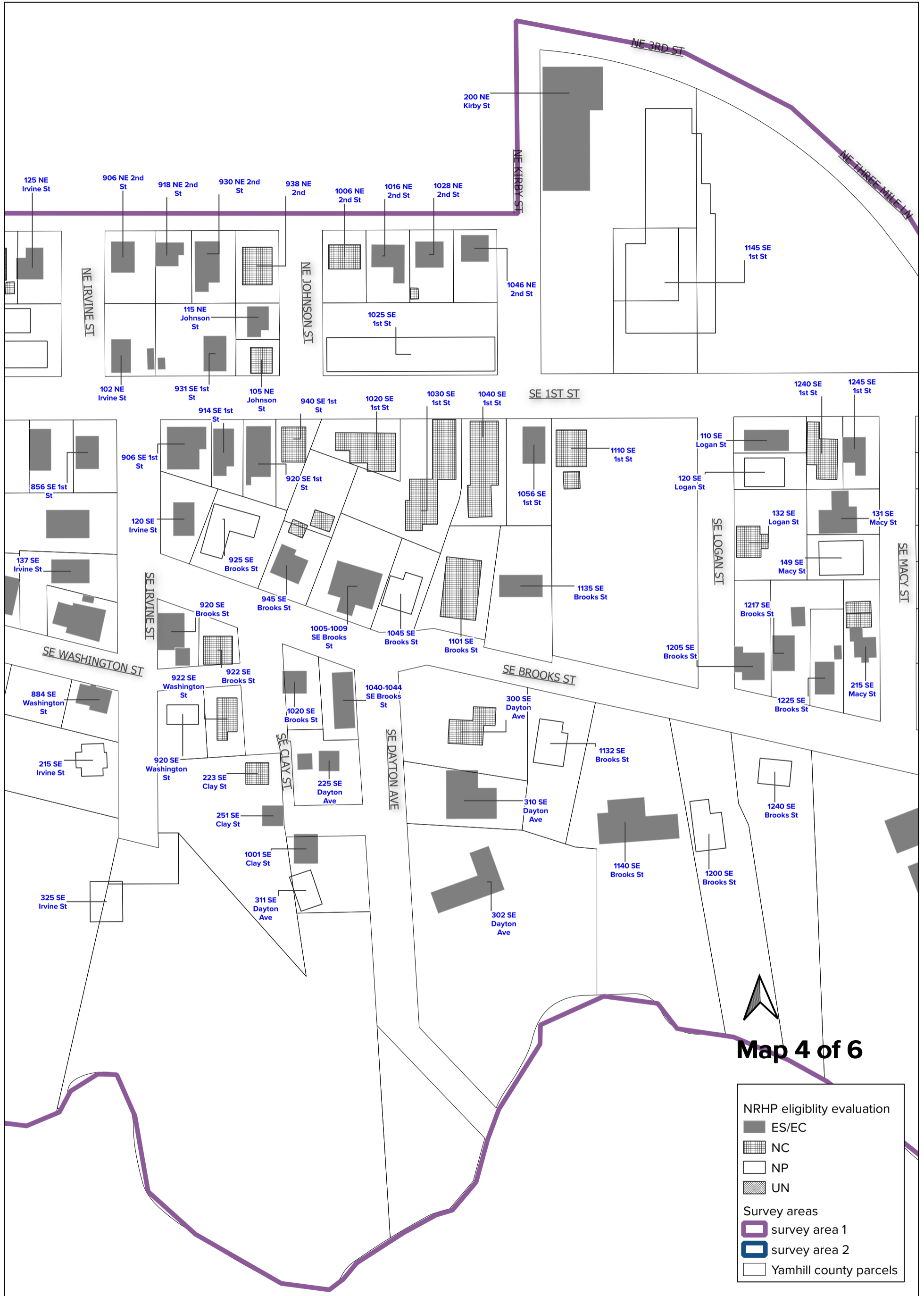
This map shows buildings and structures surveyed and their eligibility evaluation. Refer to the following SHPO Evaluation Detail Maps for maps with street addresses shown.











Map 4 of 6

NRHP eligibility evaluation	
	ES/EC
	NC
	NP
	UN
Survey areas	
	survey area 1
	survey area 2
	Yamhill county parcels



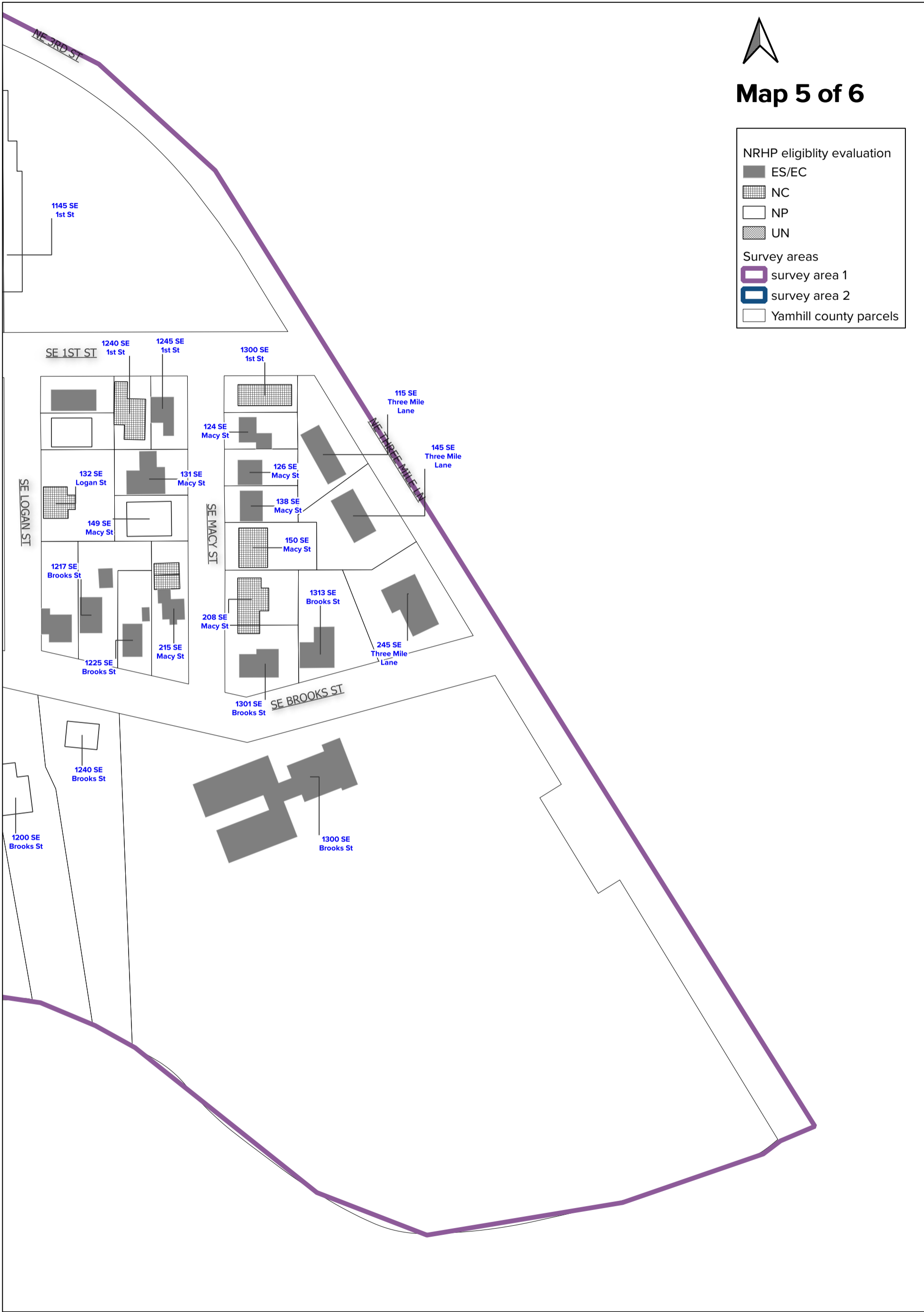
Map 5 of 6

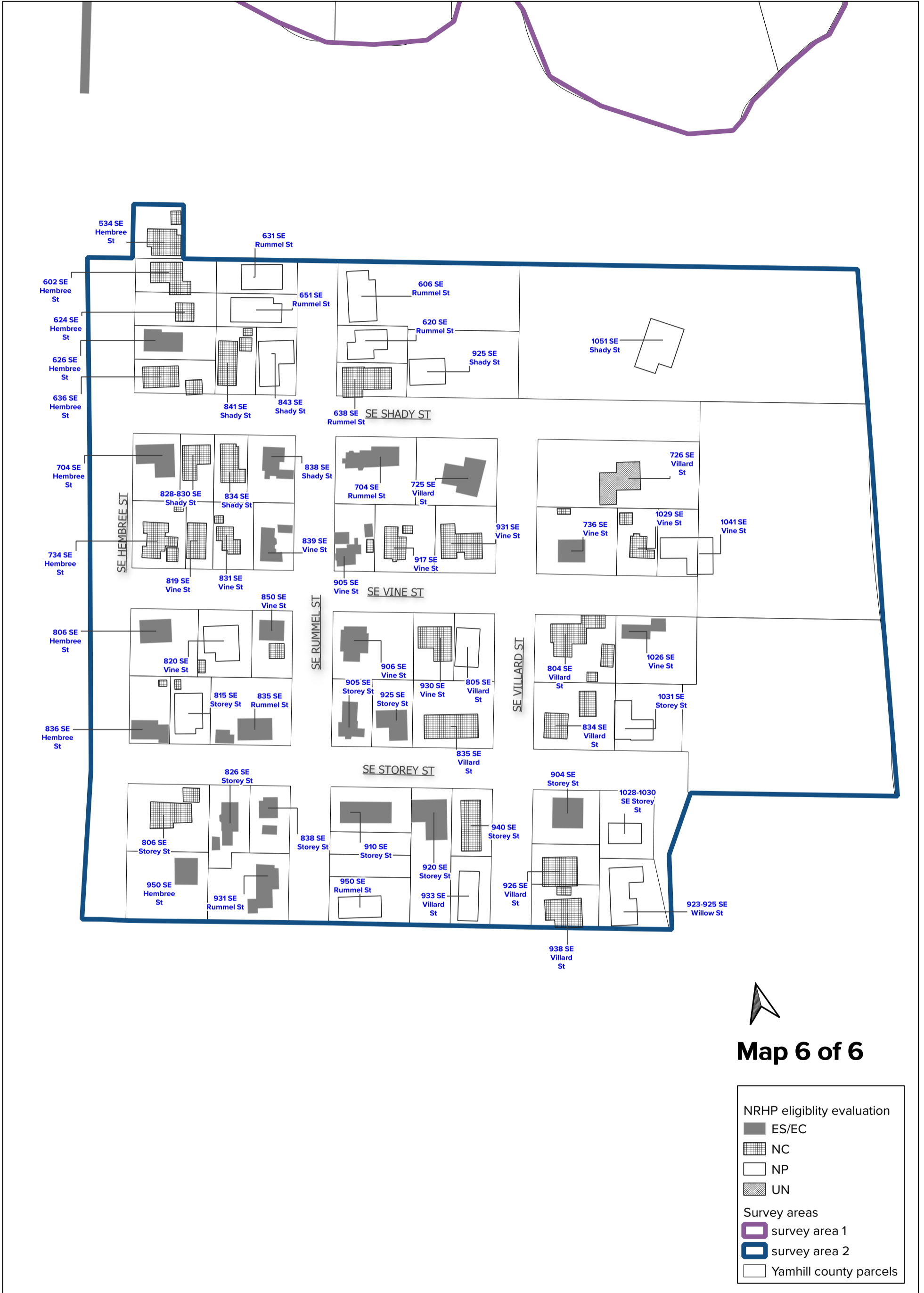
NRHP eligibility evaluation

- ES/EC
- NC
- NP
- UN

Survey areas

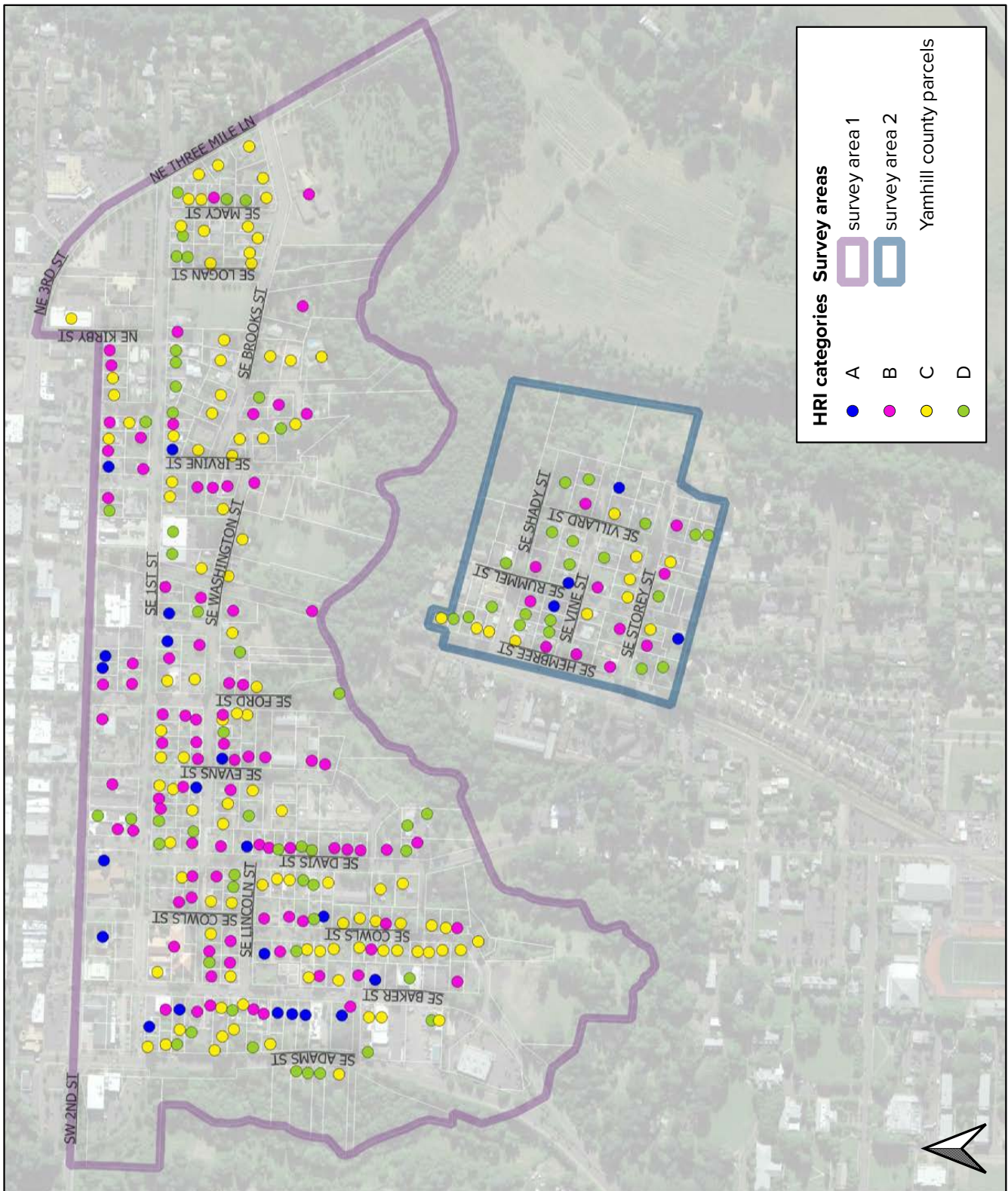
- survey area 1
- survey area 2
- Yamhill county parcels





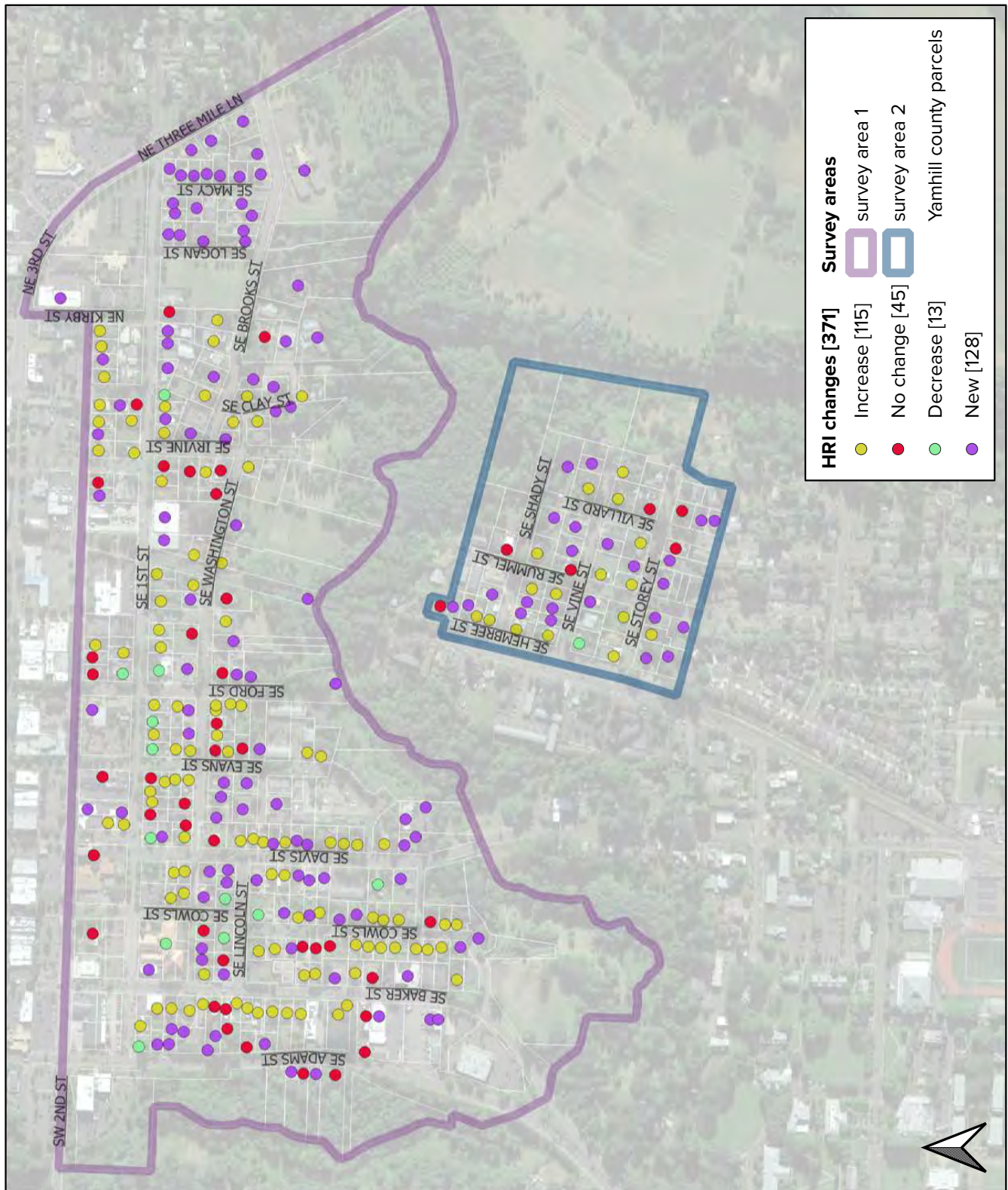
Map 4. HRI Categories

This map shows buildings and structures surveyed and their City of McMinnville Historic Resource Inventory category recommendations.



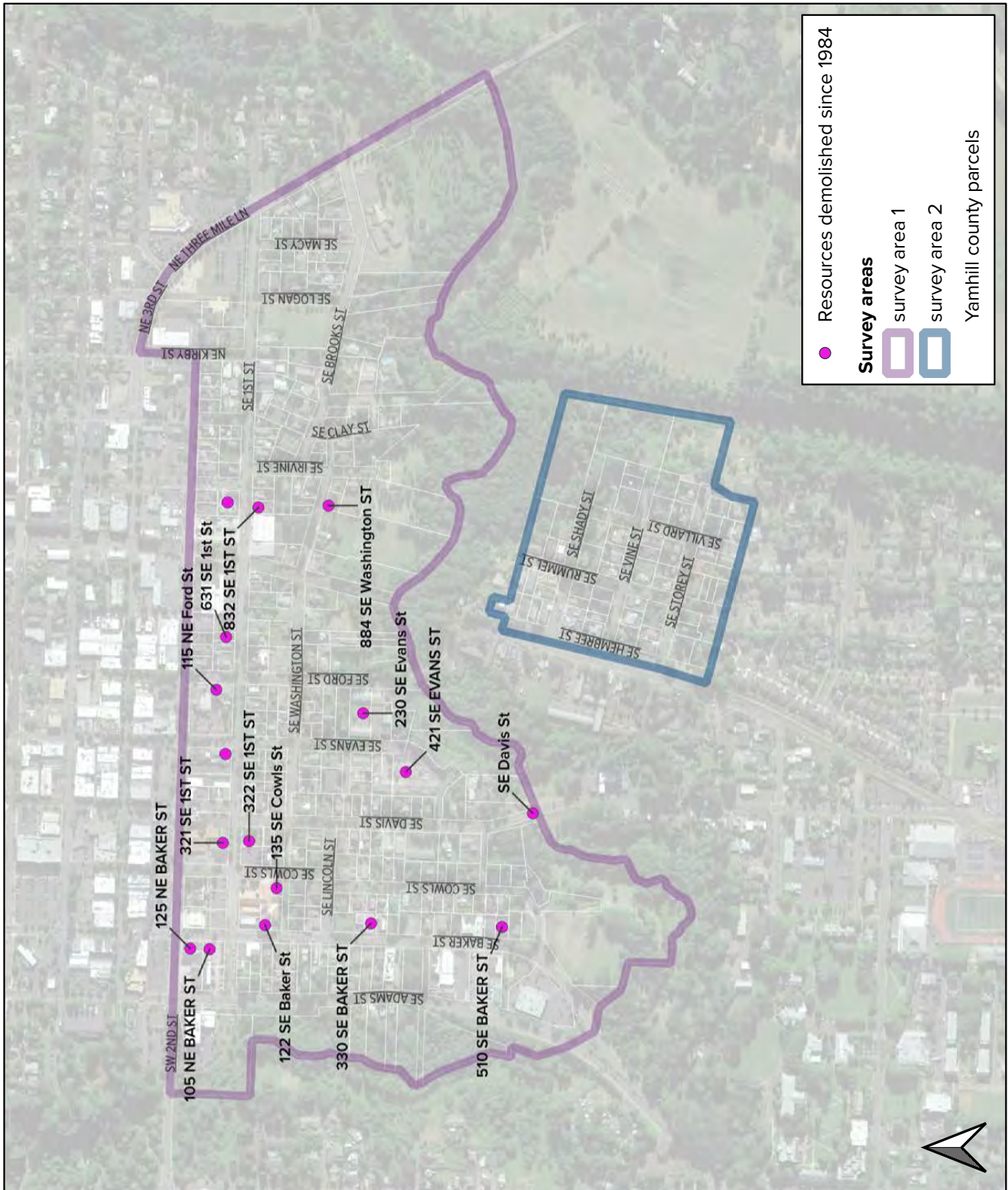
Map 5. HRI Changes

This map provides an overview of new, no change, increase and decrease in category ranking.



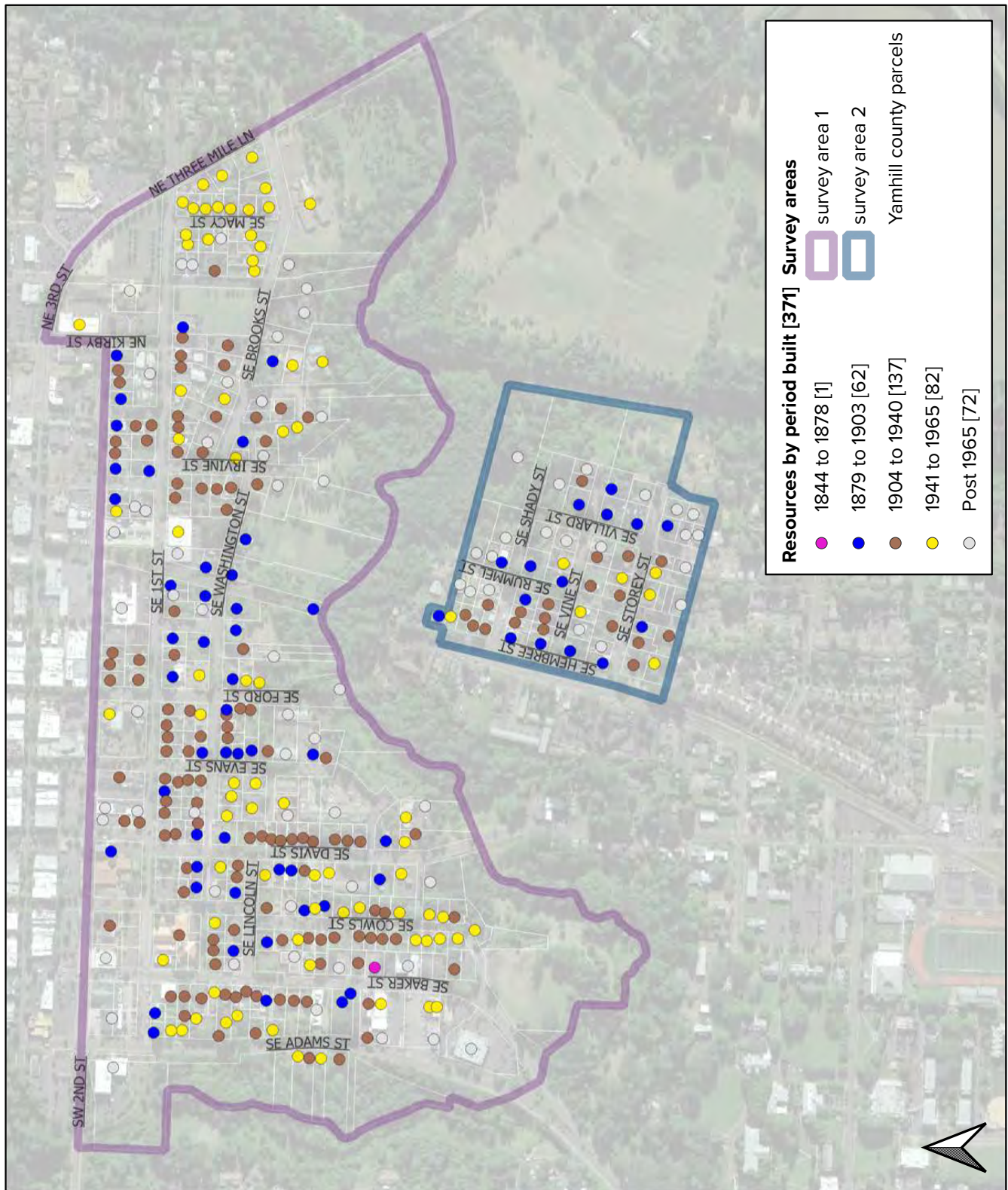
Map 7. Demolished Buildings

This map provides buildings demolished since the last survey in 1984.



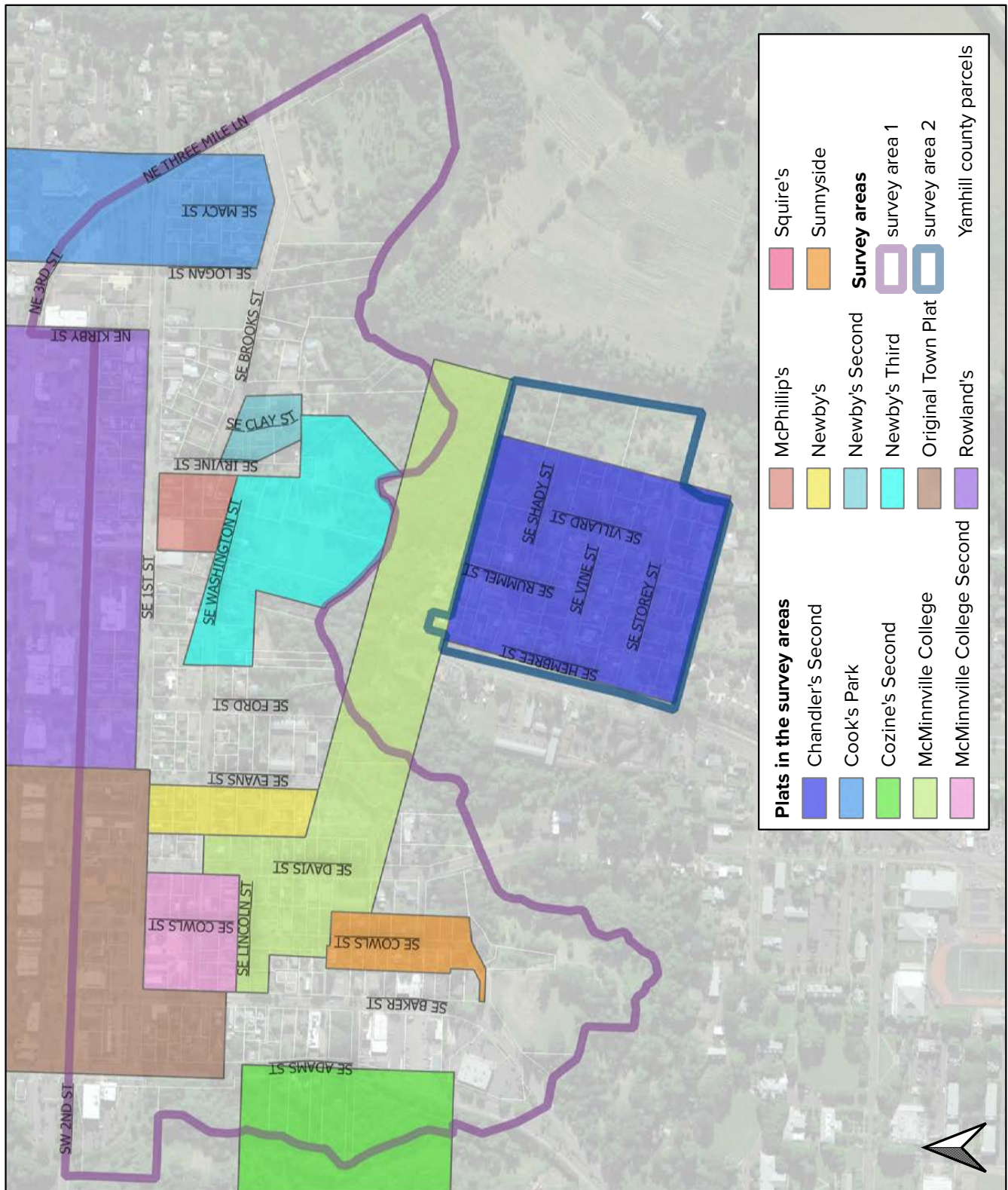
Map 8. Period Built

This map provides an overview of buildings based on the city's development periods identified in chapter 3 of the Historic Preservation Plan.



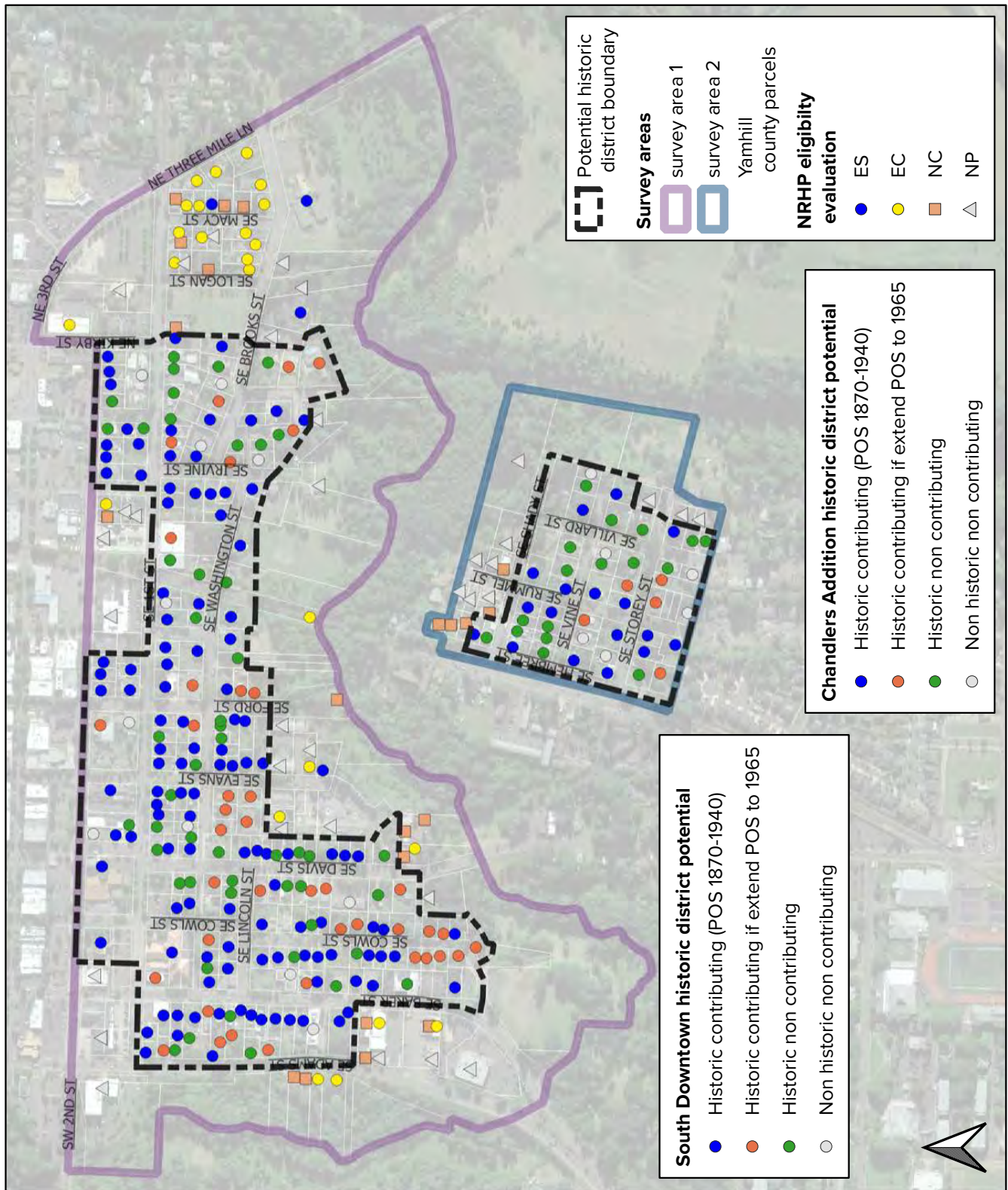
Map 9. Plats

This map provides an overview of buildings based on the city's development periods identified in chapter 3 of the Historic Preservation Plan.



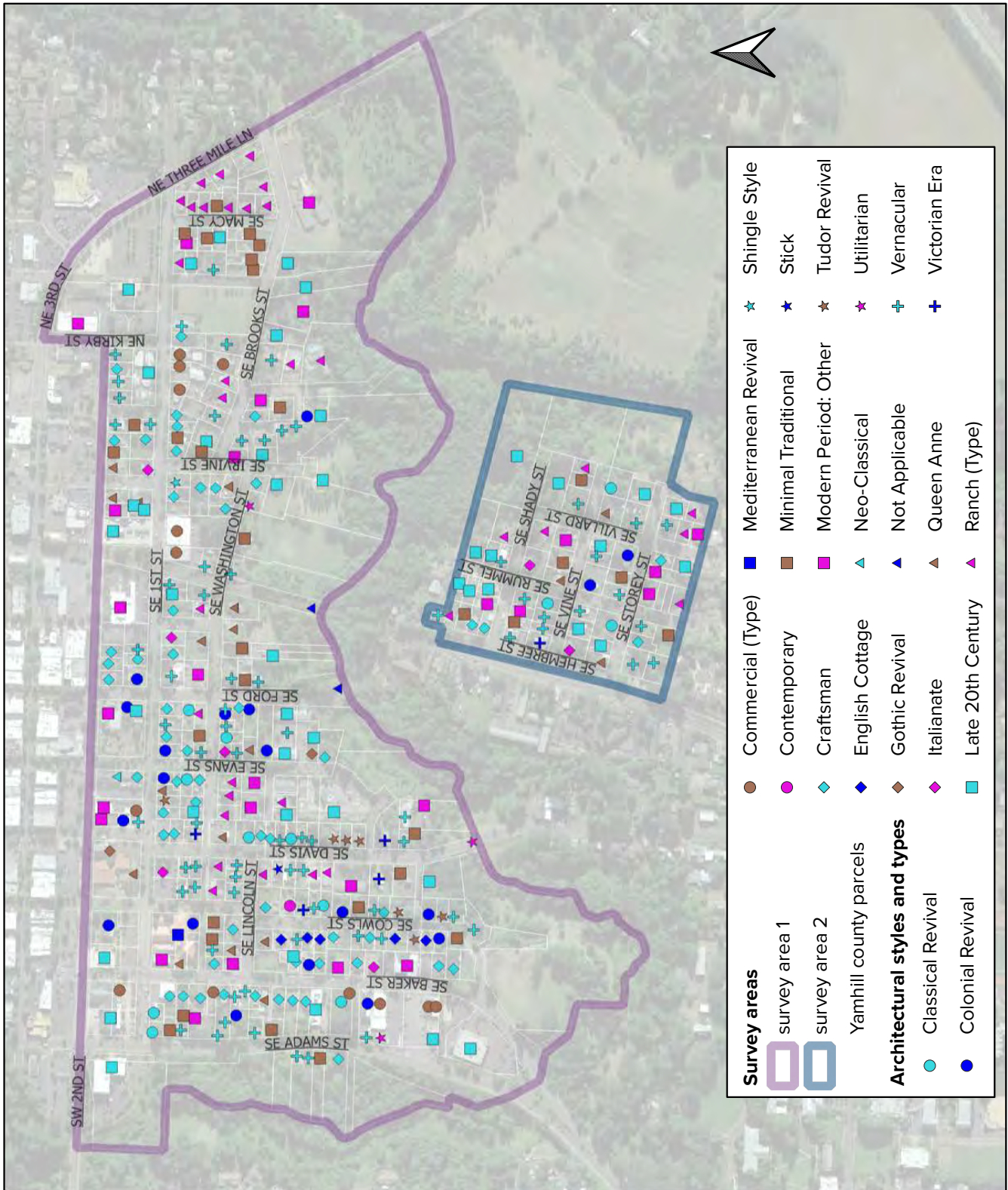
Map 10. Analysis

This map provides an overview of the potential historic district analysis for the two survey areas in support of recommendations in chapter 4b of the Historic Preservation Plan.



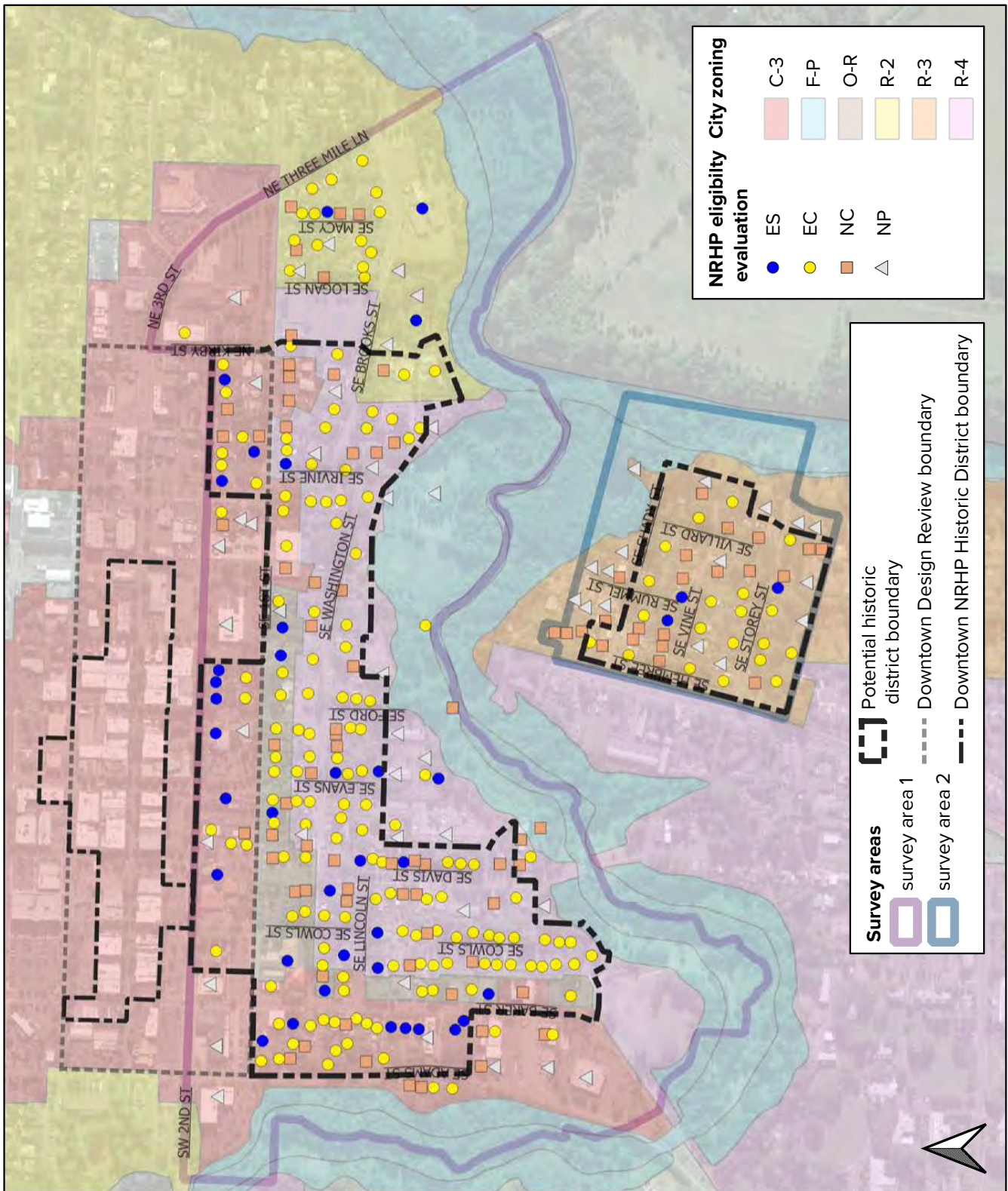
Map 11. Architectural Styles and Forms

This map provides an overview of the architectural styles and building forms within the survey areas.

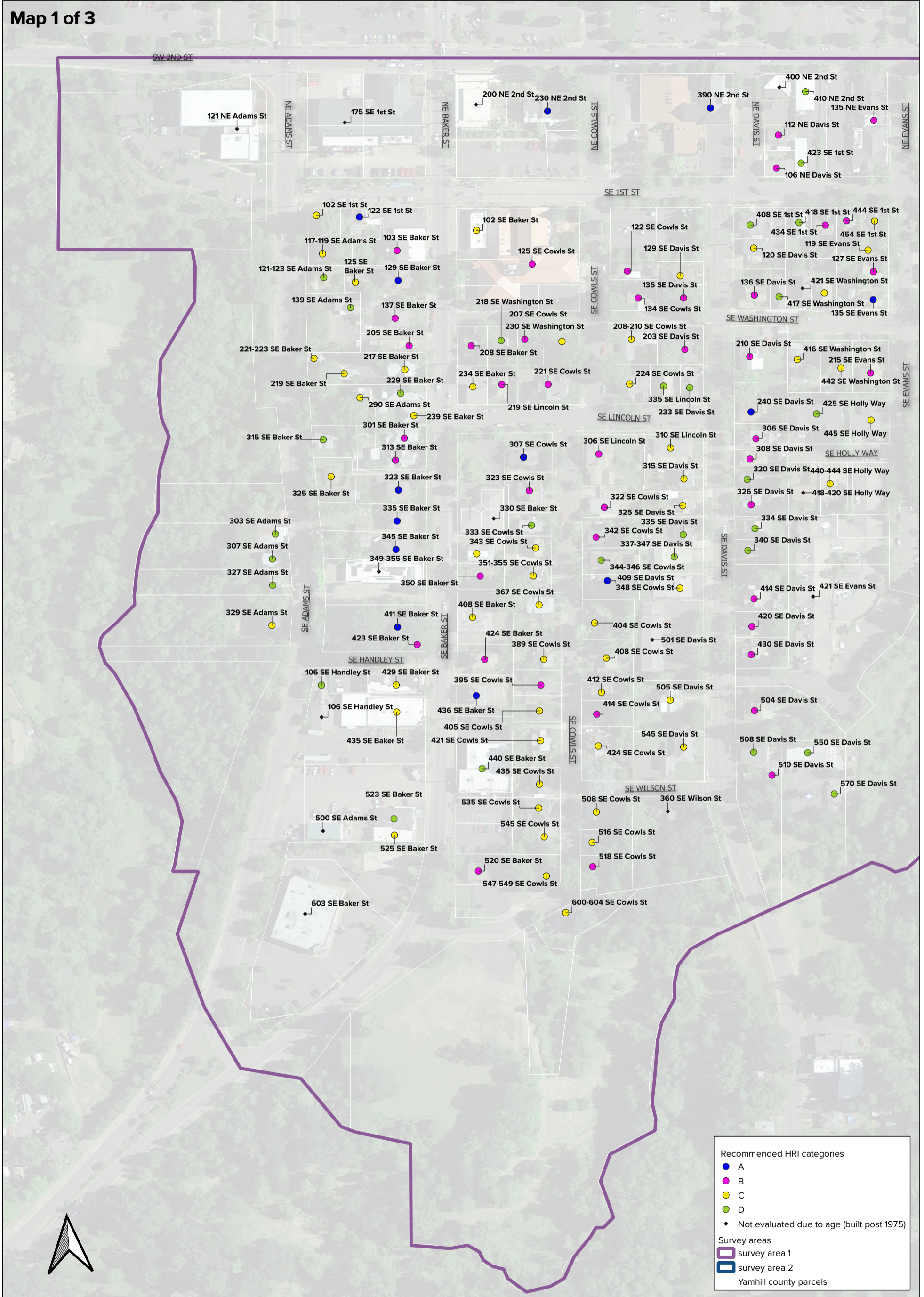


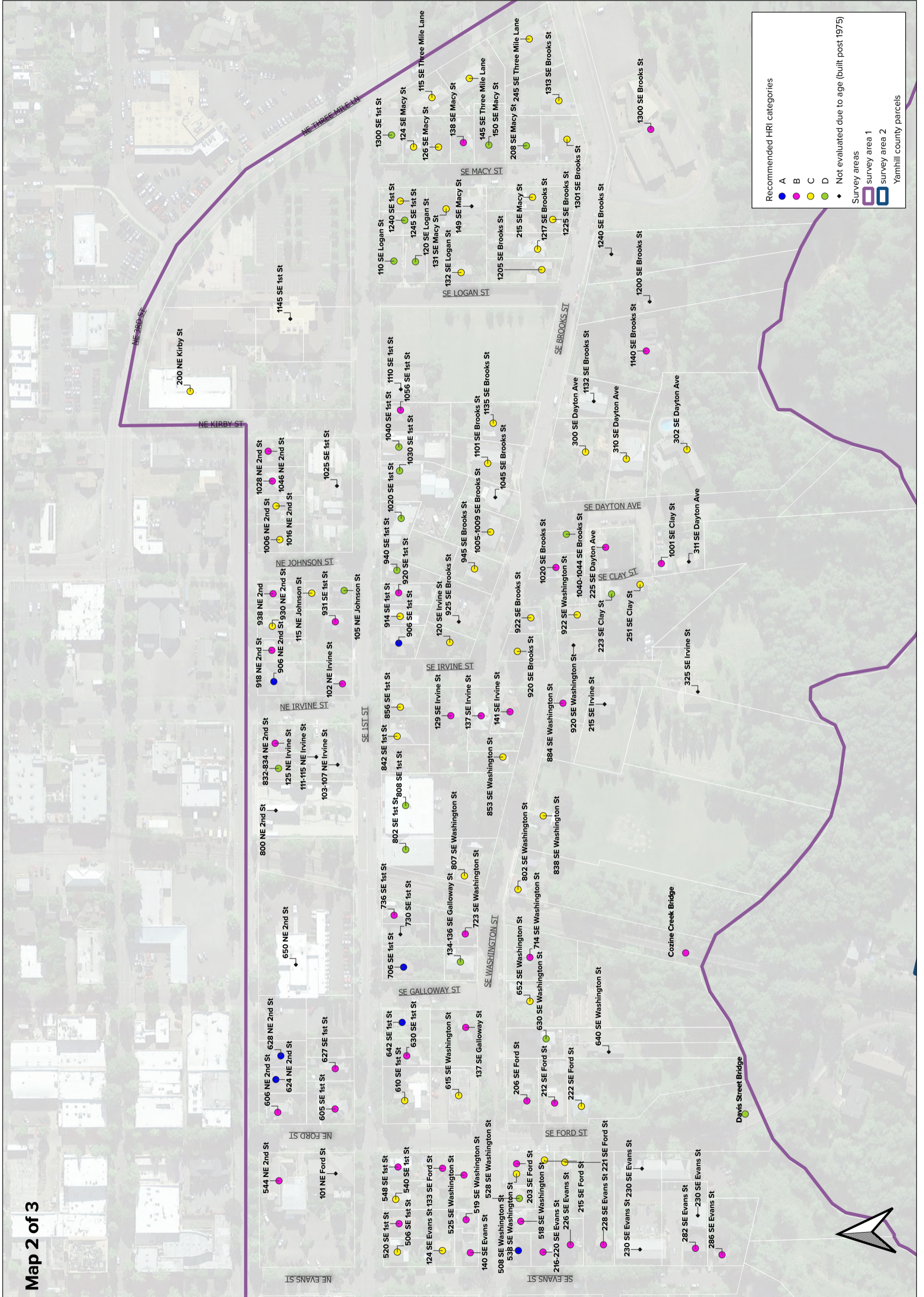
Map 12. Recommendations

This map provides an overview of the areas described in the recommendations. Note that zoning color coding is intended to match existing city maps, but has the transparency increased.



Map 1 of 3





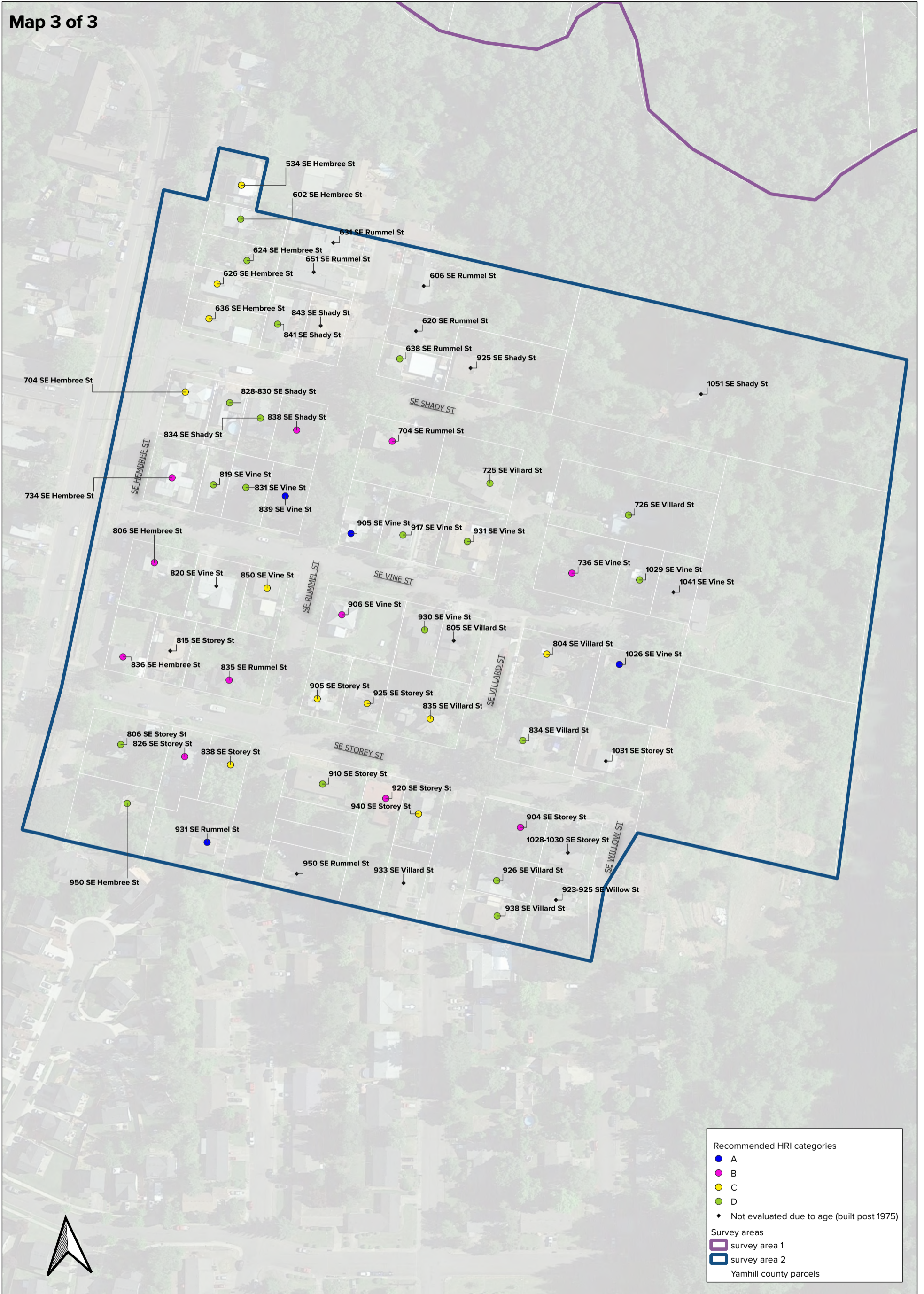
Recommended HRI categories

- A
- B
- C
- D
- Not evaluated due to age (built post 1975)

Survey areas

- survey area 1
- survey area 2

Yamhill county parcels



Recommended HRI categories

- A
- B
- C
- D
- ◆ Not evaluated due to age (built post 1975)

Survey areas

- ▭ survey area 1
- ▭ survey area 2

Yamhill county parcels

Historic Building Report/Counts
(All Properties Inventoried)

Evaluation Counts - McMinnville RLS 2020

Evaluation	Quantity	% of Total
demolished	19	5%
eligible/contributing	175	47%
eligible/significant	38	10%
not eligible/non-contributing	88	24%
not eligible/out of period	53	14%
undetermined	1	0%
Total:	374	

Construction Date Decade Counts - McMinnville RLS 2020

Decade	Quantity	% of Total
1870s	2	1%
1880s	16	4%
1890s	32	9%
1900s	37	10%
1910s	44	12%
1920s	58	16%
1930s	28	7%
1940s	42	11%
1950s	26	7%
1960s	29	8%
1970s	11	3%
1980s	16	4%
1990s	23	6%
2000s	9	2%
2020s	1	0%
Total:	374	

Original Use Counts - McMinnville RLS 2020

Original Use	Quantity	% of Total
AGRICULTURE / SUBSISTENCE	2	1%
COMMERCE / TRADE	20	5%
DOMESTIC	331	89%
FUNERARY	1	0%
GOVERNMENT	3	1%
HEALTH CARE	1	0%
INDUSTRY/PROCESSING/EXTRACTION	1	0%
RELIGION	8	2%
SOCIAL	1	0%
TRANSPORTATION	6	2%
Total:	374	

Material Counts - McMinnville RLS 2020

Materials	Quantity	% of Total
BRICK	21	6%
CONCRETE	10	3%
METAL	1	0%
OTHER	1	0%
STUCCO	12	3%
SYNTHETIC SIDING	94	25%
Undefined	1	0%
WOOD	234	63%
Total:	374	

Historic Building Report/Counts

(All Properties Inventoried)

Style Category Counts - McMinnville RLS 2020

Style Categories	Quantity	% of Total
VICTORIAN ERA		
Gothic Revival	2	
Italianate	7	
Queen Anne	19	
Shingle Style	1	
Stick	1	
Victorian Era: Other	5	
Category Total	35	9%
OTHER		
Not Applicable	2	
Utilitarian	3	
Vernacular	78	
Category Total	83	22%
MODERN PERIOD		
Contemporary	1	
Minimal Traditional	32	
Modern Period: Other	27	
Ranch (Type)	33	
Category Total	93	25%
LATE 20TH CENTURY		
Late 20th Century: Other	45	
Category Total	45	12%
LATE 19TH/20TH CENT. PERIOD REVIVALS		
Colonial Revival	19	
English Cottage	5	
Mediterranean Revival	1	
Neo-Classical	1	
Tudor Revival	7	
Category Total	33	9%
LATE 19TH/20TH CENT. AMER. MOVEMENTS		
Commercial (Type)	13	
Craftsman	57	
Category Total	70	19%
CLASSICAL REVIVAL		
Classical Revival: other	12	
Category Total	12	3%
Unrecorded		
Unrecorded	3	
Category Total	3	1%
Total:	374	

TABLE 2. ES PRIORITY RECOMMENDATIONS

Address	Year Built	Historic Function
<i>SE 1st Street and SE 2nd Street Corridors</i>		
122 SE 1st St	ca. 1880	Single Dwelling
444 SE 1st St	ca. 1900	Single Dwelling
642 SE 1st St	ca. 1885	Single Dwelling
706 SE 1st St	ca. 1910	Single Dwelling
906 SE 1st St	ca. 1920	Single Dwelling
931 SE 1st St	ca. 1920	Single Dwelling
390 NE 2nd St	ca. 1897	Religious Facility
544 NE 2nd St	ca. 1941	Religious Facility
606 NE 2nd St	ca. 1908	Single Dwelling
624 NE 2nd St	ca. 1920	Single Dwelling
628 NE 2nd St	ca. 1910	Single Dwelling
906 NE 2nd St	ca. 1890	Single Dwelling
1028 NE 2nd St	ca. 1915	Single Dwelling
135 NE Evans St	ca. 1930	Mortuary
<i>SE Baker Street Corridor</i>		
129 SE Baker St	ca. 1920	Single Dwelling
208 SE Baker St	ca. 1925	Single Dwelling
323 SE Baker St	ca. 1912	Single Dwelling
335 SE Baker St	ca. 1908	Single Dwelling
345 SE Baker St	ca. 1908	Single Dwelling
411 SE Baker St	ca. 1882	Single Dwelling
423 SE Baker St	ca. 1900	Single Dwelling
436 SE Baker St	ca. 1870	Single Dwelling
<i>Chandler's Addition</i>		
920 SE Storey St	ca. 1954	Single Dwelling
839 SE Vine St	ca. 1920	Single Dwelling
905 SE Vine St	ca. 1890	Single Dwelling
<i>Development Period 1879-1903</i>		
307 SE Cows St	ca. 1897	Single Dwelling
508 SE Washington St	ca. 1880	Single Dwelling

Address	Year Built	Historic Function
<i>Development Period 1903-1940</i>		
221 SE Cows St	ca. 1909	Single Dwelling
240 SE Davis St	ca. 1915	Single Dwelling
326 SE Davis St	ca. 1915	Single Dwelling
228 SE Evans St	ca. 1930	Single Dwelling
286 SE Evans St	ca. 1920	Single Dwelling
306 SE Lincoln St	ca. 1922	Single Dwelling
<i>Development Period 1940-1965</i>		
1140 SE Brooks St	ca. 1969	Single Dwelling
1300 SE Brooks St	ca. 1960	Religious Facility
203 SE Davis St	ca. 1959	Single Dwelling
138 SE Macy St	ca. 1950	Single Dwelling

STATISTICAL REPORT CITY

Section 17.06.060 of the McMinnville Municipal Code (MMC) provides the definition for inventory's classifications:

- Distinctive: Resources outstanding for architectural or historic reasons and potentially worthy of nomination to the National Register of Historic Places,
- Significant: Resources of recognized importance to the City due to historical association or architectural integrity, uniqueness, or quality,
- Contributory: Resources not in themselves of major significance, but which enhance the overall historic character of the neighborhood or City. Removal or alteration would have a deleterious effect on the quality of historic continuity experienced in the community, and
- Environmental: This category includes all resources surveyed that were not classified as distinctive, significant, or contributory. The resources comprise an historic context within the community.

Appendices 3 and 4 of the 1980 McMinnville Historic Resource Survey and Inventory: Phase I established the methodology. Evaluations are provided using this system for any recommended change in status and for resources surveyed that were not previously evaluated. The assignment of resource numbers for resources that had not been previously surveyed starts with 1147 as the base number. The highest number in the 1980 survey was B1146.

Stage 1 consisted of Northwest Vernacular staff comparing the existing classification with the existing building and identifying resources for which a change in classification is recommended. For these resources and all surveyed resources not having a classification the evaluation proceeded to stage 2.

Stage 2 consisted of applying points based on the property. Previous ranking data was pulled from Appendix 5 of the 1980 survey and included for reference in the following tables. As of 1980, the 50-year threshold was 1930. We adjusted the points to reflect the current 50-year threshold of 1970, and proportional point changes to the 1900s to 1930s based on their age relative to the 50-year threshold as of 2020.

- History, up to three points
 - 3 points: pre-1900 [originally 2]
 - 2 points: 1900-1939 [originally 1]
 - 1 point: 1940 to 1970 [originally 0 for post 1930]
 - 0 points: post 1970
- Style, up to three points
 - 3 points: clearly an exceptional example of a style
 - 2 points: has distinctive stylistic (materials, design) features

- 1 point: well-constructed, but without a clear style or distinctive features
- 0 points: extensively altered
- Integrity, up to two points
 - 2 points: relatively unaltered, as viewed from the street
 - 1 point: modest, reversible, or compatible alterations
 - 0 points: extensively altered
- Environment, up to two points
 - 2 points: if the building is in a neighborhood with other similar buildings (such as within the potential historic district), or relates to the character of the neighborhood prior to subsequent changes, such as a residence in an area that changed to strip commercial in the 1980s
 - 1 point: if the building does not contribute to the neighborhood character

State 3 is anticipated as being completed by the Historic Landmarks Committee. In addition to review of scorings, the following two tasks are recommended based on the 1980-1984 methodology.

- Determine if extra points should be awarded for any buildings under the history category. No extra points were awarded under the history category for additional historical information, since this was a reconnaissance level survey. Under the history category the 1980-1984 methodology allowed for “one to two points were awarded if historical information was provided.”
- Determine if bonus points should be awarded for any buildings. No bonus points were awarded as the original evaluation system utilized these as a means for the Historic Landmarks Committee to apply their knowledge of the neighborhood, the resource, and background material not available to the surveyors.

The following table is based on the table format in Appendix 5 of the 1980 report. The buildings are organized into tables based on change in classification and level reflecting completion of stages 1 and 2 defined above. The Import ID stems from the Oregon Historic Sites Database and is a unique number for each building. HRI is an abbreviation for McMinnville’s Historic Resource Inventory, with the unique identifier from this inventory included in this column for each building as applicable.




- Distinctive resources (A): 9 or 10 points
- Significant resources (B): 7 or 8 points
- Contributory resources (C): 5 or 6 points
- Environmental resources (D): Less than 5 points






TABLE 3. NO CATEGORY CHANGE

No changes in category levels were recommended for the buildings in the following table. For each building the original scoring is listed **below** the updated scoring for reference.






Previous scoring data stems from Appendix 5 of the 1980-1984 Historic Resource Inventory Report. The original report did not provide scoring data for category D buildings.

The most common reasons for scoring changes between the 1980-1984 and 2020 scores are point increases in history due to the passage of 36 years since the last survey with corresponding adjustments for the current 50-year threshold; changes to integrity scores due to alterations; and, increases in environmental scoring for buildings recommended as contributing to the potential historic district.







<i>No Category Change</i>										
<i>Import ID</i>	<i>Address</i>	<i>HRI</i>	<i>History</i>	<i>Style</i>	<i>Integrity</i>	<i>Environmental</i>	<i>Bonus</i>	<i>Total</i>	<i>Category</i>	<i>Image</i>
<i>Category A</i>										
75060	230 NE 2nd St	A441	2	3	2	2		9	A	
			3	3	2	1		9		
75687	390 NE 2nd St	A467	3	3	1	2		9	A	
			3	3	2	2		10		
75189	624 NE 2nd St	A874	2	3	2	2		9	A	
			3	3	2	2		10		







No Category Change										
<i>Import ID</i>	<i>Address</i>	<i>HRI</i>	<i>History</i>	<i>Style</i>	<i>Integrity</i>	<i>Environmental</i>	<i>Bonus</i>	<i>Total</i>	<i>Category</i>	<i>Image</i>
75014	436 SE Baker St	A513	3	3	1	2		9	A	
			3	3	2	2		10		
74986	508 SE Washington St	A839	3	3	1	2		9	A	
			3	3	2	2		10		
Category B										
74286	1056 SE 1st St	B935	2	2	1	2		7	B	
			1	2	2	2		7		
75270	606 NE 2nd St	B867	2	3	1	2		8	B	
			1	2	1	2	1	7		
75057	210 SE Davis St	B470	3	1	1	2		7	B	
			3	2	1	2		8		

No Category Change										
<i>Import ID</i>	<i>Address</i>	<i>HRI</i>	<i>History</i>	<i>Style</i>	<i>Integrity</i>	<i>Environmental</i>	<i>Bonus</i>	<i>Total</i>	<i>Category</i>	<i>Image</i>
75691	135 NE Evans St	B492	2	2	2	2		8	B	
			1	2	2	2		7		
74713	226 SE Evans St	B841	3	2	1	2		8	B	
			2	2	2	2		8		
75282	206 SE Ford St	B870	3	1	1	2		7	B	
			2	2	2	2		8		
74765	137 SE Galloway St	B882	3	2	1	2		8	B	
			2	2	2	2		8		
74840	125 NE Irvine St	B900	2	2	1	2		7	B	
			2	2	2	2		8		
75181	129 SE Irvine St	B903	2	2	1	2		7	B	
			1	2	2	2		7		







<i>No Category Change</i>										
<i>Import ID</i>	<i>Address</i>	<i>HRI</i>	<i>History</i>	<i>Style</i>	<i>Integrity</i>	<i>Environmental</i>	<i>Bonus</i>	<i>Total</i>	<i>Category</i>	<i>Image</i>
75088	141 SE Irvine St	B905	2	2	1	2		7	B	
			2	2	2	2		8		
75097	219 SE Lincoln St	B430	3	2	1	2		8	B	
			2	3	2	1		8		
75278	904 SE Storey St	B964	3	1	1	2		7	B	
			2	1	2	2		7		
74991	714 SE Washington St	B886	2	2	1	2		7	B	
			2	2	2	2		8		
<i>Category C</i>										
74290	454 SE 1st St	C494	2	1	1	2		6	C	
			1	1	2	1		5		

No Category Change

Import ID	Address	HRI	History	Style	Integrity	Environmental	Bonus	Total	Category	Image
75191	856 SE 1st St	C902	2	1	0	2		5	C	
			1	1	2	2		6		
75711	290 SE Adams St	C443	1	1	1	2		5	C	
			1	1	2	2		6		
74441	329 SE Adams St	C505	2	2	1	1		6	C	
			1	1	2	1		5		
74488	217 SE Baker St	C414	2	1	1	2		6	C	
			1	1	2	1		5		
75015	429 SE Baker St	C510	2	1	0	2		5	C	
			1	1	2	1		5		
75728	207 SE Cows St	C444	1	2	1	2		6	C	
			1	1	2	2		6		

<i>No Category Change</i>										
<i>Import ID</i>	<i>Address</i>	<i>HRI</i>	<i>History</i>	<i>Style</i>	<i>Integrity</i>	<i>Environmental</i>	<i>Bonus</i>	<i>Total</i>	<i>Category</i>	<i>Image</i>
74622	343 SE Cows St	C434	2	1	1	2		6	C	
			1	1	2	2		6		
74624	351-355 SE Cows St	C435	2	1	1	2		6	C	
			1	1	1	2		5		
74625	367 SE Cows St	C516	2	1	1	2		6	C	
			1	1	1	2		5		
75748	508 SE Cows St	C528	1	1	1	2		5	C	
			0	2	2	2		6		
74670	300 SE Dayton Ave	C932	2	1	1	2		6	C	
			1	2	0	2		5		
75263	534 SE Hembree St	C953	3	0	0	2		5	C	
			2	1	1	2		6		

<i>No Category Change</i>										
<i>Import ID</i>	<i>Address</i>	<i>HRI</i>	<i>History</i>	<i>Style</i>	<i>Integrity</i>	<i>Environmental</i>	<i>Bonus</i>	<i>Total</i>	<i>Category</i>	<i>Image</i>
75275	940 SE Storey St	C963	2	1	1	2		6	C	
			1	1	2	2		6		
75146	435 SE Washington St	C485	2	1	1	2		6	C	
			1	1	1	2		5		
74995	853 SE Washington St	C897	2	1	1	2		6	C	
			1	1	2	2		6		
<i>Category D</i>										
74288	418 SE 1st St	D480	2	0	0	2		4	D	
75717	307 SE Adams St	D401	2	0	0	1		3	D	

<i>No Category Change</i>										
<i>Import ID</i>	<i>Address</i>	<i>HRI</i>	<i>History</i>	<i>Style</i>	<i>Integrity</i>	<i>Environmental</i>	<i>Bonus</i>	<i>Total</i>	<i>Category</i>	<i>Image</i>
75712	229 SE Baker St	D415	2	0	0	1		3	D	
75714	315 SE Baker St	D404	2	0	0	1		3	D	
74790	106 SE Handley St	D507	2	0	0	2		4	D	
74853	105 NE Johnson St	D919	2	0	0	2		4	D	
74945	638 SE Rummel St	D960	2	0	0	2		4	D	
75148	834 SE Villard St	D965	2	0	0	2		4	D	




<i>No Category Change</i>										
<i>Import ID</i>	<i>Address</i>	<i>HRI</i>	<i>History</i>	<i>Style</i>	<i>Integrity</i>	<i>Environmental</i>	<i>Bonus</i>	<i>Total</i>	<i>Category</i>	<i>Image</i>
75734	417 SE Washington St	D479	2	0	0	2		4	D	
74988	528 SE Washington St	D854	2	0	0	2		4	D	
75025	905 SE Vine St	A958	3	2	2	2		9	A	


TABLE 4. CATEGORY CHANGE






Changes in category levels were recommended for the buildings in the following table. For each building the original scoring is listed **below** the updated scoring for reference.






Previous scoring data stems from Appendix 5 of the 1980-1984 Historic Resource Inventory Report. The original report did not provide scoring data for category D buildings.







The most common changes between the 1980-1984 and 2020 scores are:






- History point increases in due to the passage of 36 years since the last survey with corresponding adjustments for the current 50-year threshold and in cases of point decreases, the project not assigning extra points based on historical background information. Refer to the recommended stage 3 for HLC involvement and possible adjustments.
- Style point adjustments to distinguish between exceptional (3 points), and good (2), lesser (1), and unrecognizable (0) examples.
- Integrity point decreases due to alterations, and increases in some instances where the building observed as of the 2020 field work retained a level of integrity. In evaluating changes and compatible/non-compatible alterations the guidance in Appendix 4 of the 1980-1984 survey report was followed.
- Environmental scoring increases for buildings recommended as contributing to the potential historic district and/or contributing to the immediate character of their setting as in Chandler’s Second Addition. Buildings were scored based on their visual role in their immediate block setting, in terms of scale, form, materials, and design compatibility with the prevailing historic patterns. Thus commercial buildings in predominately residential settings and residential buildings in predominately commercial settings were not automatically scored low, rather they were compared with the design elements of their setting.






<i>Category Change</i>											
<i>Import ID</i>	<i>Address</i>	<i>HRI</i>	<i>History</i>	<i>Style</i>	<i>Integrity</i>	<i>Environmental</i>	<i>Bonus</i>	<i>Total</i>	<i>Category</i>	<i>Image</i>	<i>Comments</i>
<i>Previously category A</i>											
74293	540 SE 1st St	A853	2	1	1	2		6	C		Mix of new and original windows, and significant porch addition.
			3	3	2	2		10			







Category Change											
Import ID	Address	HRI	History	Style	Integrity	Environmental	Bonus	Total	Category	Image	Comments
75212	605 SE 1st St	A868	2	2	1	2		7	B		Replacement windows and siding
			3	3	1	2		9			
75089	125 SE Cowls St	A442	2	3	1	2		8	B		Substantial addition on southwest corner
			3	3	2	2		10			
75054	221 SE Cowls St	A445	2	3	1	2		8	B		
			3	3	2	2		10			
75858	806 SE Hembree St	A946	3	2	1	2		8	B		Replacement siding
			3	3	2	2		10			
75099	306 SE Lincoln St	A446	2	3	1	2		8	B		
			2	3	2	2		9			







Category Change											
Import ID	Address	HRI	History	Style	Integrity	Environmental	Bonus	Total	Category	Image	Comments
<i>Previously category B</i>											
75732	408 SE 1st St	B468	2	0	0	1		3	D		
			2	2	2	2		8			
74291	506 SE 1st St	B836	2	1	1	2		6	C		Replacement windows and siding
			1	2	2	2		7			
74295	610 SE 1st St	B869	3	0	1	2		6	C		
			3	1	0	2	1	7			
75287	642 SE 1st St	B881	3	3	1	2		9	A		Distinctive features and age informed scoring
			2	2	2	2		8			
75798	706 SE 1st St	B885	2	3	2	2		9	A		
			1	3	2	2		8			






Category Change											
Import ID	Address	HRI	History	Style	Integrity	Environmental	Bonus	Total	Category	Image	Comments
74301	906 SE 1st St	B911	2	3	2	2		9	A		Distinctive features informed scoring
			1	2	2	2		7			
74440	102 SE 1ST St	B403	2	1	1	2		6	C		
			3	1	1	1	1	7			
74482	129 SE Baker St	B411	2	3	2	2		9	A		
			1	3	2	1		7			
74492	323 SE Baker St	B419	2	3	2	2		9	A		
			1	2	2	2		7			
74494	335 SE Baker St	B420	2	3	2	2		9	A		
			1	2	2	2		7			
75126	345 SE Baker St	B421	2	3	2	2		9	A		
			1	2	2	2		7			

Category Change											
Import ID	Address	HRI	History	Style	Integrity	Environmental	Bonus	Total	Category	Image	Comments
75107	411 SE Baker St	B508	3	2	2	2		9	A		
			3	2	2	1		8			
74618	224 SE Cows St	B455	3	1	0	2		6	C		
			2	2	2	2		8			
74619	307 SE Cows St	B432	3	2	2	2		9	A		
			2	2	1	2		7			
75058	240 SE Davis St	B471	2	3	2	2		9	A		
			2	2	2	2		8			
74657	505 SE Davis St	B531	3	1	0	2		6	C		
			2	2	2	2		8			







Category Change											
Import ID	Address	HRI	History	Style	Integrity	Environmental	Bonus	Total	Category	Image	Comments
<i>Previously category C</i>											
75235	122 SE 1st St	C405	3	2	2	2		9	A		Age, high integrity, distinctive form, and visibility informed scoring
			2	1	2	1		6			
74289	444 SE 1st St	C488	2	2	2	2		8	B		High integrity, distinctive features, and age informed scoring
			1	2	1	2		6			
74292	520 SE 1st St	C847	2	2	1	2		7	B		Distinctive features and age informed scoring
			1	1	2	2		6			
74294	548 SE 1st St	C860	2	2	1	2		7	B		Distinctive features and age informed scoring
			1	1	1	2		5			
74296	627 SE 1st St	C875	2	2	1	2		7	B		Distinctive features and age informed scoring
			1	1	2	2		6			







Category Change											
Import ID	Address	HRI	History	Style	Integrity	Environmental	Bonus	Total	Category	Image	Comments
74297	630 SE 1st St	C879	2	2	1	2		7	B		Distinctive features and age informed scoring
			1	1	2	2		6			
74299	736 SE 1st St	C892	2	2	1	2		7	B		Distinctive features and age informed scoring
			1	1	1	2		5			
74303	931 SE 1st St	C914	2	2	2	2		8	B		Distinctive features, integrity, and age informed scoring
			1	1	2	2		6			
74334	906 NE 2nd St	C908	3	3	2	2		10	A		Age, form, distinctive features and integrity informed scoring
			1	1	2	2		6			
74338	938 NE 2nd	C918	3	1	1	2		7	B		Age and visual role along NE 2nd St informed scoring
			2	1	1	1		5			
74317	1028 NE 2nd St	C930	2	2	2	2		8	B		Age and building design informed scoring
			1	1	2	2		6			






Category Change											
Import ID	Address	HRI	History	Style	Integrity	Environmental	Bonus	Total	Category	Image	Comments
74318	1046 NE 2nd St	C934	3	2	1	2		8	B		Age, building form, and visual role informed scoring
			2	1	2	1		6			
74487	208 SE Baker St	C424	2	2	2	2		8	B		Age, design, and visual role informed scoring
			1	1	2	1		5			
74491	313 SE Baker St	C418	3	1	1	2		7	B		Age and visual role informed scoring
			2	1	1	1		5			
74495	350 SE Baker St	C426	2	2	1	2		7	B		Age and visual role informed scoring
			1	2	2	1		6			
74497	423 SE Baker St	C509	2	2	2	2		8	B		Rarity of form, integrity, visual role, and age informed scoring
			1	1	2	1		5			
74498	424 SE Baker St	C512	2	2	1	2		7	B		Age, design, and visual role informed scoring
			1	1	2	1		5			






Category Change											
Import ID	Address	HRI	History	Style	Integrity	Environmental	Bonus	Total	Category	Image	Comments
74616	134 SE Cowls St	C454	3	2	1	2		8	B		Age and design informed scoring
			2	1	1	2		6			
74620	323 SE Cowls St	C433	2	2	1	2		7	B		Age and design informed scoring
			1	1	2	2		6			
74621	342 SE Cowls St	C447	3	1	1	2		7	B		Age informed scoring
			2	1	1	2		6			
74623	348 SE Cowls St	C448	3	2	2	2		9	A		Age, integrity, and form informed scoring
			2	1	0	2		5			
74627	395 SE Cowls St	C518	2	2	2	2		8	B		Age, integrity, and form informed scoring
			1	1	1	2		5			







Category Change											
Import ID	Address	HRI	History	Style	Integrity	Environmental	Bonus	Total	Category	Image	Comments
75690	106 NE Davis St	C478	2	2	2	2		8	B		Age, integrity, visual role, and form informed scoring
			In 1980-1984, per appendix 5, dropped from C to D after stage 2 evaluations.								
75112	136 SE Davis St	C469	3	1	1	2		7	B		Age informed scoring
			2	1	1	2		6			
74654	306 SE Davis St	C472	2	2	1	2		7	B		Age and design features informed scoring
			1	1	2	2		6			
74655	308 SE Davis St	C473	2	2	1	2		7	B		Age informed scoring.
			1	2	1	2		6			
75124	326 SE Davis St	C474	2	2	2	2		8	B		Age and design features informed scoring
			1	1	2	2		6			







Category Change											
Import ID	Address	HRI	History	Style	Integrity	Environmental	Bonus	Total	Category	Image	Comments
75761	414 SE Davis St	C535	2	2	1	2		7	B		Age and design features informed scoring
			1	1	1	2		5			
75759	430 SE Davis St	C537	2	2	1	2		7	B		Age and design features informed scoring
			0	1	2	2		5			
75757	504 SE Davis St	C538	3	1	1	2		7	B		Age informed scoring
			1	1	1	2		5			
74706	135 SE Evans St	C497	2	3	2	2		9	A		Age and design informed scoring
			1	1	1	2		5			
74707	140 SE Evans St	C838	3	1	1	2		7	B		Age and integrity informed scoring
			2	1	0	2		5			
74717	286 SE Evans St	C843	2	2	2	2		8	B		Age and design features informed scoring
			1	1	2	2		6			







Category Change											
Import ID	Address	HRI	History	Style	Integrity	Environmental	Bonus	Total	Category	Image	Comments
74743	133 SE Ford St	C861	2	2	2	2		8	B		Age, integrity, and design features informed scoring
			1	1	1	2		5			
74801	734 SE Hembree St	C947	3	1	1	2		7	B		Age informed scoring
			2	1	1	2		6			
74831	102 NE Irvine St	C909	3	2	1	2		8	B		Age and design features informed scoring
			2	1	1	2		6			
74946	704 SE Rummel St	C959	3	1	1	2		7	B		Age informed scoring
			2	1	1	2		6			
74947	835 SE Rummel St	C952	2	2	1	2		7	B		Age and design features informed scoring
			1	1	2	2		6			
75182	838 SE Shady St	C955	3	1	1	2		7	B		Age informed scoring
			2	1	1	2		6			







Category Change											
Import ID	Address	HRI	History	Style	Integrity	Environmental	Bonus	Total	Category	Image	Comments
74954	826 SE Storey St	C948	2	2	1	2		7	B		Age and design features informed scoring
			1	1	1	2		5			
74977	839 SE Vine St	C954	2	3	2	2		9	A		Age, integrity, and design features informed scoring
			1	1	1	2		5			
74978	906 SE Vine St	C957	2	2	1	2		7	B		Age and design features informed scoring
			1	1	2	1		5			
74975	1026 SE Vine St	C969	3	2	2	2		9	A		Poor condition but high integrity, age, integrity, and design features informed scoring
			2	1	0	2		5			
74992	723 SE Washington St	C887	3	1	1	2		7	B		Age informed scoring
			2	1	1	2		6			





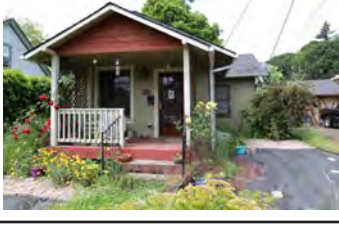

<i>Category Change</i>											
<i>Import ID</i>	<i>Address</i>	<i>HRI</i>	<i>History</i>	<i>Style</i>	<i>Integrity</i>	<i>Environmental</i>	<i>Bonus</i>	<i>Total</i>	<i>Category</i>	<i>Image</i>	<i>Comments</i>
74304	940 SE 1st St	C921	2	0	0	2		4	D		Age and extensive alterations informed scoring
			1	1	1	2		5			
<i>Previously category D</i>											
74331	628 NE 2nd St	D877	2	3	2	2		9	A		Age, integrity, and design features informed scoring
74474	103 SE Baker St	D410	2	2	1	2		7	B		Both the original house and the addition are good examples; age, visual role, and design of both informed scoring
74484	137 SE Baker St	D412	2	2	1	2		7	B		Age, visual role, and design features informed scoring
75708	205 SE Baker St	D413	1	2	2	2		7	B		Distinctive design elements and high integrity, important visual role







Category Change											
Import ID	Address	HRI	History	Style	Integrity	Environmental	Bonus	Total	Category	Image	Comments
74490	301 SE Baker St	D417	2	2	1	2		7	B		Age, visual role, and design features informed scoring
74615	122 SE Cows St	D452	2	1	2	2		7	B		Age, visual role, and integrity informed scoring
75731	135 SE Davis St	D461	3	1	1	2		7	B		Age and visual role informed scoring
74644	112 NE Davis St	D477	2	2	2	2		8	B		Age, visual role, integrity, and design features informed scoring
75736	434 SE 1st St	D482	2	2	1	2		7	B		Age, visual role, and design features informed scoring
74704	127 SE Evans St	D496	2	1	2	2		7	B		Age, visual role, and integrity informed scoring







Category Change											
Import ID	Address	HRI	History	Style	Integrity	Environmental	Bonus	Total	Category	Image	Comments
74500	520 SE Baker St	D515	2	2	1	2		7	B		Age, visual role, and design features informed scoring
74630	414 SE Cows St	D526	2	1	2	2		7	B		Age, visual role, and integrity informed scoring
74632	518 SE Cows St	D530	2	1	2	2		7	B		Age, visual role, and integrity informed scoring
75760	420 SE Davis St	D536	2	1	2	2		7	B		Age, visual role, and integrity informed scoring
74712	216-220 SE Evans St	D840	2	2	1	2		7	B		Age, visual role, and design features informed scoring
74716	282 SE Evans St	D842	2	2	2	2		8	B		Age, visual role, integrity, and design features informed scoring







Category Change											
<i>Import ID</i>	<i>Address</i>	<i>HRI</i>	<i>History</i>	<i>Style</i>	<i>Integrity</i>	<i>Environmental</i>	<i>Bonus</i>	<i>Total</i>	<i>Category</i>	<i>Image</i>	<i>Comments</i>
74987	518 SE Washington St	D848	2	2	2	2		8	B		Age, visual role, integrity, and design features informed scoring
75790	203 SE Ford St	D862	3	1	1	2		7	B		Age and visual role informed scoring
74846	137 SE Irvine St	D904	2	2	1	2		7	B		Age, visual role, and design features informed scoring
75041	884 SE Washington St	D906	2	2	2	2		8	B		Age, visual role, integrity, and design features informed scoring
74302	920 SE 1st St	D920	2	2	1	2		7	B		Age, visual role, and design features informed scoring
74556	1020 SE Brooks St	D923	2	2	1	2		7	B		Age, visual role, and design features informed scoring







Category Change											
Import ID	Address	HRI	History	Style	Integrity	Environmental	Bonus	Total	Category	Image	Comments
74587	1001 SE Clay St	D924	2	2	1	2		7	B		Age, visual role, and design features informed scoring
74804	836 SE Hembree St	D945	2	2	1	2		7	B		Age, visual role, and design features informed scoring
74976	736 SE Vine St	D967	3	1	1	2		7	B		Age and visual role informed scoring
75713	239 SE Baker St	D416	1	1	2	2		6	C		Integrity and visual role informed scoring
75738	340 SE Baker St	D425	1	1	1	2		5	C		Visual role informed scoring
75730	129 SE Davis St	D460	2	1	0	2		5	C		Age and visual role informed scoring

Category Change											
Import ID	Address	HRI	History	Style	Integrity	Environmental	Bonus	Total	Category	Image	Comments
75768	315 SE Davis St	D462	2	1	1	2		6	C		Age and visual role informed scoring
75123	325 SE Davis St	D463	2	2	0	2		6	C		Age, visual role, and design features informed scoring
74698	119 SE Evans St	D495	2	1	1	2		6	C		Age and visual role informed scoring
74626	389 SE Cows St	D517	2	1	0	2		5	C		Age and visual role informed scoring
74628	405 SE Cows St	D519	2	1	1	2		6	C		Age and visual role informed scoring
74631	421 SE Cows St	D520	2	1	1	2		6	C		Age and visual role informed scoring

Category Change											
Import ID	Address	HRI	History	Style	Integrity	Environmental	Bonus	Total	Category	Image	Comments
75746	435 SE Cows St	D521	1	1	1	2		5	C		
75745	535 SE Cows St	D522	1	1	2	2		6	C		
75744	545 SE Cows St	D523	1	2	1	2		6	C		Design features and visual role informed scoring
74629	412 SE Cows St	D525	2	1	1	2		6	C		Age and visual role informed scoring
75750	424 SE Cows St	D527	1	1	1	2		5	C		
75747	516 SE Cows St	D529	1	2	1	2		6	C		Design features and visual role informed scoring

Category Change											
Import ID	Address	HRI	History	Style	Integrity	Environmental	Bonus	Total	Category	Image	Comments
74703	124 SE Evans St	D837	2	1	1	2		6	C		Age and visual role informed scoring
74989	538 SE Washington St	D862	2	1	1	2		6	C		Age and visual role informed scoring
74745	215 SE Ford St	D863	2	1	1	2		6	C		Age and visual role informed scoring
74746	221 SE Ford St	D864	2	1	1	2		6	C		Age and visual role informed scoring
74990	652 SE Washington St	D883	2	1	1	2		6	C		Age and visual role informed scoring
74993	802 SE Washington St	D894	3	0	0	2		5	C		Age and visual role informed scoring

Category Change											
Import ID	Address	HRI	History	Style	Integrity	Environmental	Bonus	Total	Category	Image	Comments
74994	807 SE Washington St	D895	3	0	0	2		5	C		Age and visual role informed scoring
74300	842 SE 1st St	D901	2	1	1	2		6	C		Age and visual role informed scoring
74337	930 NE 2nd St	D913	2	1	1	2		6	C		Age and visual role informed scoring
74561	922 SE Brooks St	D915	3	0	0	2		5	C		Age and visual role informed scoring
75825	922 SE Washington St	D916	2	1	1	2		6	C		Age and visual role informed scoring
74562	945 SE Brooks St	D922	2	1	1	2		6	C		Age and visual role informed scoring

Category Change											
Import ID	Address	HRI	History	Style	Integrity	Environmental	Bonus	Total	Category	Image	Comments
74314	1006 NE 2nd St	D924	3	0	0	2		5	C		Age and visual role informed scoring
74557	1101 SE Brooks St	D931	2	1	0	2		5	C		Age and visual role informed scoring
74558	1135 SE Brooks St	D936	2	1	1	2		6	C		Age and visual role informed scoring
75857	704 SE Hembree St	D949	2	1	1	2		6	C		Age and visual role informed scoring
74799	636 SE Hembree St	D950	2	1	1	2		6	C		Age and visual role informed scoring
74800	626 SE Hembree St	D951	2	1	1	2		6	C		Age and visual role informed scoring








Category Change											
<i>Import ID</i>	<i>Address</i>	<i>HRI</i>	<i>History</i>	<i>Style</i>	<i>Integrity</i>	<i>Environmental</i>	<i>Bonus</i>	<i>Total</i>	<i>Category</i>	<i>Image</i>	<i>Comments</i>
75085	905 SE Storey St	D956	2	1	1	2		6	C		Age and visual role informed scoring
75027	835 SE Villard St	D962	2	1	1	2		6	C		Age and visual role informed scoring
74974	804 SE Villard St	D966	3	1	0	2		6	C		Age and visual role informed scoring

TABLE 5. NEW CATEGORY RECOMMENDATIONS

The following buildings did not previously have category assignments. Recommendations based for categories are in the following table.

<i>New Category Recommendations</i>										
<i>Import ID</i>	<i>Address</i>	<i>History</i>	<i>Style</i>	<i>Integrity</i>	<i>Environmental</i>	<i>Bonus</i>	<i>Total</i>	<i>Category</i>	<i>Image</i>	
75862	931 SE Rummel St	2	3	2	2		9	A		
<i>Category B</i>										
75692	544 NE 2nd St	1	3	2	2		8	B		
75698	918 NE 2nd St	2	1	2	2		7	B		
75818	1140 SE Brooks St	1	3	2	2		8	B		

New Category Recommendations									
Import ID	Address	History	Style	Integrity	Environmental	Bonus	Total	Category	Image
75815	1300 SE Brooks St	1	3	2	2		8	B	
75773	322 SE Cows St	1	2	2	2		7	B	
75853	Cozine Creek at PW RR	2	2	2	1		7	B	
75775	203 SE Davis St	1	3	2	2		8	B	
75754	510 SE Davis St	2	1	2	2		7	B	
75827	225 SE Dayton Ave	2	2	1	2		7	B	

New Category Recommendations									
Import ID	Address	History	Style	Integrity	Environmental	Bonus	Total	Category	Image
75780	215 SE Evans St	1	2	2	2		7	B	
75789	228 SE Evans St	2	2	2	2		8	B	
75794	212 SE Ford St	1	3	2	2		8	B	
75809	138 SE Macy St	1	2	2	2		7	B	
75865	920 SE Storey St	1	3	2	2		8	B	
75727	230 SE Washington St	2	2	2	2		8	B	

<i>New Category Recommendations</i>									
<i>Import ID</i>	<i>Address</i>	<i>History</i>	<i>Style</i>	<i>Integrity</i>	<i>Environmental</i>	<i>Bonus</i>	<i>Total</i>	<i>Category</i>	<i>Image</i>
75792	519 SE Washington St	2	1	2	2		7	B	
75791	525 SE Washington St	1	2	2	2		7	B	
<i>Category C</i>									
75835	914 SE 1st St	1	2	1	2		6	C	
75847	1245 SE 1st St	1	1	1	2		5	C	
75700	1016 NE 2nd St	2	1	1	2		6	C	

New Category Recommendations									
Import ID	Address	History	Style	Integrity	Environmental	Bonus	Total	Category	Image
75705	117-119 SE Adams St	1	1	1	2		5	C	
75704	102 SE Baker St	1	1	2	1		5	C	
75896	125 SE Baker St	2	1	1	2		6	C	
75710	219 SE Baker St	1	1	1	2		5	C	
75709	221-223 SE Baker St	1	1	1	2		5	C	
75729	234 SE Baker St	0	2	2	1		5	C	

New Category Recommendations									
Import ID	Address	History	Style	Integrity	Environmental	Bonus	Total	Category	Image
75715	325 SE Baker St	1	1	1	2		5	C	
75740	408 SE Baker St	1	1	2	1		5	C	
75721	435 SE Baker St	1	2	1	1		5	C	
75725	525 SE Baker St	1	1	2	1		5	C	
75838	920 SE Brooks St	1	1	1	2		5	C	
75830	1005-1009 SE Brooks St	1	1	2	2		6	C	







New Category Recommendations									
Import ID	Address	History	Style	Integrity	Environmental	Bonus	Total	Category	Image
75831	1205 SE Brooks St	1	1	1	2		5	C	
75832	1217 SE Brooks St	1	1	2	2		6	C	
75833	1225 SE Brooks St	1	1	1	2		5	C	
75812	1301 SE Brooks St	1	1	1	2		5	C	
75813	1313 SE Brooks St	1	1	1	2		5	C	
75823	251 SE Clay St	1	1	1	2		5	C	






New Category Recommendations									
Import ID	Address	History	Style	Integrity	Environmental	Bonus	Total	Category	Image
75774	208-210 SE Cows St	1	1	1	2		5	C	
75771	404 SE Cows St	1	2	1	2		6	C	
75751	408 SE Cows St	1	1	1	2		5	C	
75743	547-549 SE Cows St	1	1	1	2		5	C	
75742	600-604 SE Cows St	1	2	1	2		6	C	
75733	120 SE Davis St	2	1	1	2		6	C	







New Category Recommendations									
Import ID	Address	History	Style	Integrity	Environmental	Bonus	Total	Category	Image
75763	409 SE Davis St	1	1	1	2		5	C	
75752	545 SE Davis St	1	1	1	2		5	C	
75821	302 SE Dayton Ave	1	1	1	2		5	C	
75820	310 SE Dayton Ave	1	1	1	2		5	C	
75795	222 SE Ford St	1	1	1	2		5	C	
75784	440-444 SE Holly Way	1	1	1	2		5	C	

New Category Recommendations									
Import ID	Address	History	Style	Integrity	Environmental	Bonus	Total	Category	Image
75781	445 SE Holly Way	1	1	1	2		5	C	
75836	120 SE Irvine St	2	1	1	2		6	C	
75699	115 NE Johnson St	2	1	1	2		6	C	
75702	200 NE Kirby St	1	1	1	2		5	C	
75770	310 SE Lincoln St	1	1	1	2		5	C	
75845	132 SE Logan St	2	1	1	2		6	C	

New Category Recommendations									
Import ID	Address	History	Style	Integrity	Environmental	Bonus	Total	Category	Image
75807	124 SE Macy St	1	1	1	2		5	C	
75808	126 SE Macy St	1	1	2	2		6	C	
75848	131 SE Macy St	1	2	1	2		6	C	
75834	215 SE Macy St	1	1	1	2		5	C	
75861	838 SE Storey St	2	1	1	2		6	C	
75890	925 SE Storey St	1	1	1	2		5	C	

New Category Recommendations									
Import ID	Address	History	Style	Integrity	Environmental	Bonus	Total	Category	Image
75805	115 SE Three Mile Lane	1	1	1	2		5	C	
75806	145 SE Three Mile Lane	1	1	1	2		5	C	
75814	245 SE Three Mile Lane	1	1	1	2		5	C	
75891	850 SE Vine St	1	1	1	2		5	C	
75778	416 SE Washington St	1	1	1	2		5	C	
75779	442 SE Washington St	1	1	2	2		6	C	







<i>New Category Recommendations</i>									
<i>Import ID</i>	<i>Address</i>	<i>History</i>	<i>Style</i>	<i>Integrity</i>	<i>Environmental</i>	<i>Bonus</i>	<i>Total</i>	<i>Category</i>	<i>Image</i>
75793	615 SE Washington St	1	1	1	2		5	C	
75852	838 SE Washington St	2	1	1	2		6	C	
<i>Category D</i>									
75762	423 SE 1st St	1	0	0	1		2	D	
75801	802 SE 1st St	0	1	1	1		3	D	
75802	808 SE 1st St	1	1	1	1		4	D	

New Category Recommendations									
Import ID	Address	History	Style	Integrity	Environmental	Bonus	Total	Category	Image
75839	1020 SE 1st St	1	0	0	1		2	D	
75840	1030 SE 1st St	2	0	0	1		3	D	
75841	1040 SE 1st St	2	0	0	1		3	D	
75846	1240 SE 1st St	1	0	1	2		4	D	
75804	1300 SE 1st St	1	0	0	2		3	D	
75689	410 NE 2nd St	1	0	0	1		2	D	

New Category Recommendations									
Import ID	Address	History	Style	Integrity	Environmental	Bonus	Total	Category	Image
75696	832-834 NE 2nd St	1	0	0	2		3	D	
75706	121-123 SE Adams St	1	1	0	2		4	D	
75707	139 SE Adams St	1	0	0	2		3	D	
75716	303 SE Adams St	1	0	0	1		2	D	
75718	327 SE Adams St	1	1	1	1		4	D	
75741	440 SE Baker St	1	1	1	1		4	D	






New Category Recommendations									
Import ID	Address	History	Style	Integrity	Environmental	Bonus	Total	Category	Image
75724	523 SE Baker St	1	0	0	1		2	D	
75828	1040-1044 SE Brooks St	0	1	1	2		4	D	
75824	223 SE Clay St	1	0	0	2		3	D	
75739	333 SE Cows St	1	0	0	2		3	D	
75772	344-346 SE Cows St	1	0	0	2		3	D	
75776	233 SE Davis St	2	0	0	2		4	D	

New Category Recommendations									
Import ID	Address	History	Style	Integrity	Environmental	Bonus	Total	Category	Image
75769	320 SE Davis St	2	0	0	2		4	D	
75767	334 SE Davis St	2	0	0	2		4	D	
75765	335 SE Davis St	2	0	0	2		4	D	
75764	337-347 SE Davis St	1	0	0	1		2	D	
75766	340 SE Davis St	2	0	0	2		4	D	
75753	508 SE Davis St	1	0	0	1		2	D	

New Category Recommendations									
Import ID	Address	History	Style	Integrity	Environmental	Bonus	Total	Category	Image
75755	550 SE Davis St	1	0	0	2		3	D	
75756	570 SE Davis St	0	0	0	1		1	D	
75854	SE Ford St	1	0	0	1		2	D	
75800	134-136 SE Galloway St	1	0	0	2		3	D	
75855	602 SE Hembree St	1	0	0	2		3	D	
75856	624 SE Hembree St	2	0	0	2		4	D	

New Category Recommendations									
Import ID	Address	History	Style	Integrity	Environmental	Bonus	Total	Category	Image
75860	950 SE Hembree St	2	0	0	2		4	D	
75782	425 SE Holly Way	1	1	1	1		4	D	
75777	335 SE Lincoln St	2	0	0	2		4	D	
75843	110 SE Logan St	0	1	1	2		4	D	
75844	120 SE Logan St	1	0	0	2		3	D	
75810	150 SE Macy St	1	0	0	2		3	D	

New Category Recommendations									
Import ID	Address	History	Style	Integrity	Environmental	Bonus	Total	Category	Image
75811	208 SE Macy St	1	0	0	2		3	D	
75881	828-830 SE Shady St	2	0	0	2		4	D	
75882	834 SE Shady St	1	0	0	2		3	D	
75880	841 SE Shady St	1	0	0	2		3	D	
75859	806 SE Storey St	2	0	0	2		4	D	
75863	910 SE Storey St	1	0	0	2		3	D	

New Category Recommendations									
Import ID	Address	History	Style	Integrity	Environmental	Bonus	Total	Category	Image
75887	725 SE Villard St	0	0	0	2		2	D	
75871	726 SE Villard St	0	0	0	2		2	D	
75868	926 SE Villard St	1	0	0	2		3	D	
75867	938 SE Villard St	1	0	0	2		3	D	
75883	819 SE Vine St	2	0	0	2		4	D	
75884	831 SE Vine St	2	0	0	2		4	D	







New Category Recommendations									
Import ID	Address	History	Style	Integrity	Environmental	Bonus	Total	Category	Image
75885	917 SE Vine St	1	0	0	2		3	D	
75888	930 SE Vine St	2	0	0	2		4	D	
75886	931 SE Vine St	1	0	0	2		3	D	
75872	1029 SE Vine St	2	0	0	2		4	D	
75726	218 SE Washington St	2	0	0	2		4	D	
75796	630 SE Washington St	2	0	0	2		4	D	

PROPERTY LIST

(printout date: 7/31/2020)


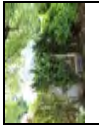






Architectural Survey Data for McMinnville RLS 2020
Oregon State Historic Preservation Office

Page 1 of 43

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date
102 SE 1st St Dielschneider, A. House	2	EC	c.1900 c.1949	Horizontal Board	Classical Revival; other	Single Dwelling Crosswing	6/24/2020	
Comments: (Moved 1930s) 2020: changed from UN to EC. Based on the building not being in the 1948 Sanborn map, the move date could have been post 1948. The building is in the 1954 USGS aerial. The building is listed as B403 in the local historic resource inventory. Vinyl replacement windows, from original window remains.								
122 SE 1st St Shadden House	1.5	ES	c.1880	Horizontal Board	Classical Revival; other	Single Dwelling Other Residential Type	6/18/2020	
Comments: Listed as a local historic resource C405. Distinctive form within the survey area. One side window replaced with vinyl horizontal slider.								
175 SE 1st St McMinnville Fire Department	1	NP	c.2000	Standard Brick Concrete Block	Late 20th Century; Other	Fire Station Other Commercial/Public	3/13/2020	
Comments: Year built estimated at 1990s to 2000s.								
321 SE 1st St House	1.5	XD	c.1895	Horizontal Board Shingle	Queen Anne	Single Dwelling	6/18/2020	No image available.
Comments: 2020: Was EC and listed on local historic resource inventory B458. Point location based on 1968 City of McMinnville map used for the 1983 survey.								
322 SE 1st St Wiesner, John, House	2	XD	c.1889	Horizontal Board	Italianate	Single Dwelling	6/18/2020	No image available.
Comments: 2020: was EC and listed on local historic resource inventory A459. Point location based on 1968 City of McMinnville map used in 1983 survey.								
408 SE 1st St Headwater Development Consulting	1.5	NC	c.1910	Synthetic Siding; Other/Undefin Shingle	Craftsman	Single Dwelling Other Residential Type	3/13/2020	
Comments: Listed on local historic resource inventory B468. Addition off the front northeast corner. 2020: year built based on the building form, materials, and existing in a 1912 Sanborn map but not in the 1902 Sanborn map. Extensive cladding and window replacements.								
418 SE 1st St House	1	NC	c.1920	Vinyl Siding	Craftsman	Single Dwelling Bungalow	6/18/2020	
Comments: Listed on local historic resource inventory D480. 2020: status changed from EC to NC due to extensive siding and window changes. Siding changed from shingles to vinyl.								
423 SE 1st St Commercial building	1	NC	c.1968	Vertical Board	Commercial (Type)	Business Other Commercial/Public	3/13/2020	
Comments: Year built based on the building existing in the 1968 base map for the 1983 survey but not in a 1954 USGS aerial. Aluminum windows.								








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Architectural Survey Data for McMinnville RLS 2020 Oregon State Historic Preservation Office

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434 SE 1st St	1.5	EC	c.1930	Horizontal Board Rug Face Brick	Tudor Revival	Single Dwelling Other Residential Type	3/13/2020	
House				<i>Comments: Year built based on the building form, materials, and it existing in a 1948 Sanborn map and replacing the building that existed in the 1928 Sanborn map. The footprints are substantially different. Contributing garage off the southeast corner. Vinyl windows, horizontal sliders installed. Original windows remain behind storms at front pointed arch window opening.</i>				
444 SE 1st St	1.5	ES	c.1900 c.1915	Cedar Rake Shingle Shingle	Queen Anne	Single Dwelling Other Residential Type	6/18/2020	
House				<i>Comments: Listed on local historic resource inventory C488, 2020; status changed to ES based on design and integrity. Wood windows behind storms. Year built based on the building materials, form, and the ca. 1915 date is a potential date the building was moved to the existing location based on the building existing in a 1928 Sanborn map but not the 1912 Sanborn map. Raked shingle cladding an older but compatible alteration. Non contributing shed at southwest corner of parcel.</i>				
454 SE 1st St	1.5	EC	c.1915	Vinyl Siding	Colonial Revival	Single Dwelling Other Residential Type	6/18/2020	
House				<i>Comments: Listed on local historic resource inventory C494, 2020; siding change from horizontal board to vinyl. Vinyl and wood windows.</i>				
506 SE 1st St	2	EC	c.1930	Vinyl Siding	Colonial Revival	Single Dwelling Other Residential Type	6/18/2020	
House				<i>Comments: Listed on local historic resource inventory B836, 2020; siding change from horizontal board to vinyl. Vinyl windows. Year built changed from 1928 to ca. 1930 based on the building not existing in a 1928 Sanborn map but existing in a 1948 Sanborn map. Contributing garage south of the house. Reveled on vinyl is compatible with building style and treated as a moderate change. Round columns at entrance stoop.</i>				
520 SE 1st St	1.5	EC	c.1920	Horizontal Board Standard Brick	Craftsman	Single Dwelling Bungalow	6/18/2020	
House				<i>Comments: Listed on local historic resource inventory C847, 2020; vinyl windows. Has original siding, but appears that porch railing and piers have added vinyl siding.</i>				
540 SE 1st St	1.5	NC	c.1912	Horizontal Board Shingle	Vernacular	Single Dwelling Other Residential Type	6/18/2020	
House				<i>Comments: Major Alterations/Demolition, was marked as XD, Not Recognizable (See Photos). As of 2020 building remains. Listed on local historic resource inventory A853, 2020; year built changed from 1860 to ca. 1912 based on the building existing in a 1912 Sanborn map but not the 1902, 1892, 1889, or 1884 Sanborn maps. The building may have been moved to this location; however, the form does not fit with a ca. 1860 residence. Vinyl windows. Non contributing garage off the southeast corner of the house. Added porch.</i>				
548 SE 1st St	1	EC	c.1929	Horizontal Board Standard Brick	Craftsman	Single Dwelling Bungalow	6/18/2020	
House				<i>Comments: Listed on local historic resource inventory C860, 2020; year built changed from 1920 to ca. 1929 based on the building materials and existing in a 1948 Sanborn map but not in a 1928 Sanborn map. Contributing garage off the south side of the house. Some replacement vinyl windows. Storms over original wood windows.</i>				
605 SE 1st St Peery-Macy House	2.5	EC	c.1909	Vinyl Siding Stone;OtherUndefined	Colonial Revival	Single Dwelling Foursquare (Box)	6/18/2020	
				<i>Comments: Listed on local historic resource inventory A868, 2020; contributing garage off the northeast corner of the house. Siding change from horizontal board to vinyl. Vinyl windows and some vinyl storms over wood windows.</i>				







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Oregon State Historic Preservation Office

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610 SE 1st St Henderson House	2	EC	c.1890 c.1950	Synthetic Siding: Rug Face Brick Comments: Listed on local historic resource inventory B869. 2020: the front northwest porch was enclosed post 1948 and the brick veneer added. Vinyl and aluminum replacement windows.	Other/Undefin Vernacular	Single Dwelling Other Residential Type	6/18/2020	
627 SE 1st St House	1	EC	c.1920	Horizontal Board Shingle Comments: Listed on local historic resource inventory C875. 2020: some vinyl replacement windows.	Craftsman	Single Dwelling Bungalow	6/18/2020	
630 SE 1st St House	1	EC	c.1910	Cement Fiber Siding Standard Brick Comments: Listed on local historic resource inventory C879. 2020: contributing garage off the southwest corner of the house. Year built changed from 1920 to ca. 1910 based on the design, materials, and the building existing in a 1912 Sanborn map but not the 1902 Sanborn map. Most windows original except for front gable vinyl replacement.	Craftsman	Single Dwelling Bungalow	6/18/2020	
631 SE 1st St House	1.5	XD	c.1920	Horizontal Board	Vernacular	Single Dwelling	6/18/2020	No image available.
642 SE 1st St Wright, Elsie, House	2	ES	c.1885	Horizontal Board	Italianate	Single Dwelling Foursquare (Box) Comments: Listed on local historic resource inventory B881. 2020: status changed from EC to ES based on age, style, integrity and form. Some vinyl replacement windows along sides. Porch and round columns remain intact.	6/18/2020	
706 SE 1st St House	1.5	ES	c.1910	Horizontal Board Clinker Brick Comments: Contributing garage off southeast corner of house. Building listed in the local inventory as B885. Year built based on the building form, design, and that it existed in the 1912 Sanborn map but not in the 1902 Sanborn map. Original windows behind storm windows.	Craftsman	Single Dwelling Bungalow	3/13/2020	
730 SE 1st St House	1	NP	c.1990	Synthetic Siding: Comments: Non contributing garage off southeast corner of house. Year built based on the building form and materials and not existing in a 1970 USGS aerial. The previous building at this site had been removed after 1968 based on the basemap used in the 1983 survey.	Other/Undefin Late 20th Century: Other	Single Dwelling Other Residential Type	3/13/2020	
736 SE 1st St House	2	EC	c.1900 c.1920	Horizontal Board Comments: Listed on local historic resource inventory C892. Year built based on the previous survey and corresponds with the form and design; the second date is an estimated move date as this house does not exist at this location in the 1912 Sanborn map, but does exist in the 1928 Sanborn map. The house was remodeled in 2019-2020. Compatible replacement windows. Added brackets at front gable end.	Vernacular	Single Dwelling Other Residential Type	6/18/2020	









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802 SE 1st St		1	NC	c.1975 Concrete Block Horizontal Board Comments: Year built based on the building not existing in a 1970 USGS aerial, but existing in a 1976 USGS aerial. Anodized aluminum storefront windows.	Commercial (Type)	Business Other Commercial/Public	3/13/2020		No image available.
808 SE 1st St		1	EC	c.1950 Concrete Block c.1975 Corrugated metal Comments: Year built based on the building existing in a 1953 USGS aerial, but not in a 1948 Sanborn map. The south addition exists in a 1976 USGS aerial, but not in the 1970 USGS aerial. Anodized aluminum storefronts.	Commercial (Type)	Warehouse Other Commercial/Public	3/13/2020		
832 SE 1st St		1	XD	c.1939 Vinyl Siding Comments: Non contributing garage at southeast corner of lot. 2020: building and garage demolished ca. 2019 (remained in Google Streetview as of 2020). Parking lot as of 2020. Year built based on the building form, materials and existing in a 1948 Sanborn map but not in the 1928 Sanborn map.		Single Dwelling Other Residential Type	3/13/2020		No image available.
842 SE 1st St		1	EC	c.1920 Horizontal Board Cement Fiber Siding Comments: Listed on local historic resource inventory D901. Some vinyl replacement windows. Infill siding section on east facade. Asbestos shingles appear to have been removed from the front facade exposing the original clapboard.	Craftsman	Single Dwelling Bungalow	6/18/2020		
856 SE 1st St Musselman, W C & Alice, House		1.5	EC	c.1908 Vinyl Siding Shingle Comments: Listed on local historic resource inventory C902. 2020: changed horizontal board to vinyl. Some vinyl replacement windows.	Shingle Style	Single Dwelling Bungalow	6/18/2020		
906 SE 1st St		1.5	ES	c.1920 Horizontal Board Standard Brick Comments: Listed on local historic resource inventory B911. 2020: changed EC to ES based on integrity and building design.	Craftsman	Single Dwelling Bungalow	6/18/2020		
914 SE 1st St		1	EC	c.1949 Cedar Rake Shingle Stone:Other/Undefined Comments: Year built based on the building form, materials, and a different building being in the 1948 Sanborn map, and this building being in the 1954 USGS aerial. Wood and some vinyl replacement windows.	Minimal Traditional	Single Dwelling Other Residential Type	3/16/2020		
920 SE 1st St		1.5	EC	c.1910 Horizontal Board Clinker Brick Comments: Listed on local historic resource inventory D920. Year built based on the building not existing in the 1902 Sanborn map, but existing in the 1912 Sanborn map, though with a full facade projecting front porch. The overall plan and west square bay are consistent with the existing building. By 1928 the front gable had been extended and the west portion of the front porch enclosed based on the 1928 Sanborn map. This fits with the foundation transition below the front portion of the building. Vinyl replacement windows.	Craftsman	Single Dwelling Other Residential Type	6/18/2020		










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931 SE 1st St	House	1	ES	c.1920 Horizontal Board Standard Brick <i>Comments: Listed on local historic resource inventory C914, 2020: contributing garage at southwest corner of the site. Status changed from EC to ES based on design and integrity. Intact garage.</i>	Craftsman	Single Dwelling Bungalow	6/18/2020	
940 SE 1st St	House	1.5	NC	c.1910 Vinyl Siding Standard Brick <i>Comments: Listed on local historic resource inventory C921, 2020: status changed from EC to NC due to siding and window changes. Horizontal board changed to vinyl and vinyl replacement windows, resulting in extensive window and cladding changes. Year built changed from 1920 to ca. 1910 based on building form and that it existed in a 1912 Sanborn map but not the 1902 Sanborn map.</i>	Craftsman	Single Dwelling Bungalow	6/18/2020	
1020 SE 1st St Bus Garage		1	NC	c.1945 Synthetic Siding; Other/Undefin Corrugated metal <i>Comments: Vinyl replacement windows. Year built based on the building existing in a 1948 Sanborn map but not the 1928 Sanborn map. Extensive window and cladding changes.</i>	Commercial (Type)	Road Related (vehicular) Other Commercial/Public	3/23/2020	
1025 SE 1st St	Townhouses	2	NP	c.2020 Stucco Stone; Other/Undefin <i>Comments: Building replaced a 1 central office/house, and 7 mobile homes.</i>	Late 20th Century; Other	Multiple Dwelling Other Residential Type	3/13/2020	
1030 SE 1st St	Commercial building	1	NC	c.1939 Wood Sheet c.1990 Corrugated metal <i>Comments: Year built for the main building based on the form and the building existing in a 1948 Sanborn map and not in a 1928 Sanborn map. Rear metal addition year-built estimated as 1990s. Anodized aluminum windows. Extensive cladding, plan, and window changes.</i>	Commercial (Type)	Business Other Commercial/Public	3/23/2020	
1040 SE 1st St	Commercial building	1	NC	c.1939 Wood Sheet <i>Comments: Year built based on building form and that it existed in a 1948 Sanborn map but not in a 1928 Sanborn map. Rear addition is post 1976. Extensive plan, cladding, and window changes. Brackets under pent roof and stepped parapet. Replacement storefronts.</i>	Commercial (Type)	Business Other Commercial/Public	3/23/2020	
1056 SE 1st St	House	1.5	EC	c.1920 Cement Fiber Siding <i>Comments: Listed on local historic resource inventory B935. Wood windows remain intact.</i>	Craftsman	Single Dwelling Bungalow	6/18/2020	
1110 SE 1st St	House	2	NC	c.1900 Synthetic Siding; Other/Undefin Vernacular c.1980 <i>Comments: Building listed in local historic inventory D937, 2020: non contributing garage at back of house. Siding changed from horizontal board. Vinyl replacement windows. Original front door with side lights. Status changed from EC to NC due to extensive window and cladding changes and being moved. Year built stems from the house form and style; the second date is the estimated move date and stems from the house not existing at this location in the 1948 or any previous Sanborn maps, or the 1954, 1970, or 1976 USGS aerials. But the building is included in the 1983 survey.</i>	Vernacular	Single Dwelling Foursquare (Box)	3/23/2020	

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1145 SE 1st St St. James Catholic Church	1.5	NP	c.1990	Standard Brick	Late 20th Century: Other	Religious Facility Church/Meetinghouse	3/13/2020	
1240 SE 1st St House	1	NC	1964	Wood Sheet Horizontal Board	Modern Period: Other	Single Dwelling Other Residential Type	3/23/2020	
1245 SE 1st St House	1	EC	c.1949	Stucco Standard Brick	Minimal Traditional	Single Dwelling WWII-Era Cottage w/Garage	3/23/2020	
1300 SE 1st St House	1	NC	c.1965	Vertical Board Roman Brick	Ranch (Type)	Single Dwelling Ranch w/Garage	3/15/2020	
200 NE 2nd St Kent L. Taylor Civic Hall	1	NP	c.2000	Standard Brick	Late 20th Century: Other	Meeting Hall Other Commercial/Public	3/13/2020	
230 NE 2nd St Courtemanche, L, House City Hall	1.5	EC	c.1929 c.1960	Horizontal Board Standard Brick	Colonial Revival	Single Dwelling Other Residential Type	6/18/2020	
390 NE 2nd St Cumberland Presbyterian Church United Presbyterian Church	1.5	ES	c.1897 1909	Standard Brick Stone;Other/Undefined	Gothic Revival Modern Period: Other	Religious Facility Church/Meetinghouse	3/13/2020	
400 NE 2nd St Corrigan Building	1	NP	1978	Vertical Board	Modern Period: Other	Business Other Commercial/Public	3/13/2020	
410 NE 2nd St Poseyland	1	EC	c.1968	Vertical Board Standard Brick	Modern Period: Other	Business Other Commercial/Public	3/13/2020	

Comments: Year built estimated as 1990s.
 Comments: Year built conveyed by property owner during field work in 2020. Vinyl replacement windows. Plan changes based on flat roof projection off the northwest corner of the front gable portion. Extensive plan and window changes.
 Comments: Year built based on building form, materials, and that it exists in a 1953 USGS aerial but not the 1948 Sanborn map. Some vinyl replacement windows.
 Comments: Vinyl windows. Year built based on the building form, materials, and it not existing in the 1954 USGS aerial, but existing in the 1968 base map for the 1983 survey. Extensive window changes.
 Comments: Listed on local historic resource inventory A441. 2020; Ca. 1960s detached garage added off the southeast corner. Year built based on the building existing in the 1948 Sanborn map but not the 1928 Sanborn map. Moderate plan change with southwest corner addition. Original garage bays infilled on front facade.
 Comments: 1909 and 1968 additions considered part of contributing resource. Recorded on local historic resource inventory as A467.
 Comments: Year built based on the "Building Est. 1978" signage on the front parapet.
 Comments: Year built based on the building not existing in a 1954 USGS aerial, but existing in a 1968 base map for the 1983 survey. Wood storefront windows.

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544 NE 2nd St Methodist Episcopal Church McMinnville Cooperative Ministries	1.5	ES	1941	Standard Brick Horizontal Board	Modern Period: Other Minimal Traditional	Religious Facility Church/Meetinghouse	3/13/2020	
606 NE 2nd St Wheeler, Delmer E., House	2	ES	c.1908	Vinyl Siding Clinker Brick	Craftsman	Single Dwelling Other Residential Type	6/18/2020	
624 NE 2nd St Mulkey House	2	ES	c.1920	Shingle Concrete Block	Craftsman	Single Dwelling Other Residential Type	6/18/2020	
628 NE 2nd St	2	ES	c.1910	Horizontal Board Concrete Block	Craftsman	Single Dwelling Foursquare (Box)	6/18/2020	
650 NE 2nd St	1	NP	c.1979	Poured Concrete	Modern Period: Other	Post Office Other Commercial/Public	6/18/2020	
800 NE 2nd St	1	NP	c.2000	Concrete Block Cement Fiber Siding	Late 20th Century: Other	Road Related (vehicular) Other Commercial/Public	3/13/2020	
832-834 NE 2nd St Yamhill County Transit Center	1	NC	c.1950	Stucco Wood Sheet	Modern Period: Other	Multiple Dwelling Double House/Duplex	3/13/2020	
906 NE 2nd St	1.5	ES	c.1890	Horizontal Board Shingle	Queen Anne	Single Dwelling Other Residential Type	6/18/2020	
918 NE 2nd St	1	EC	c.1930	Horizontal Board	Minimal Traditional	Single Dwelling Other Residential Type	3/13/2020	












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930 NE 2nd St	2	EC	c.1912	Horizontal Board c.1948 Shingle <i>Comments: Listed on local historic resource inventory D913, 2020: year built based on the building existing in a 1912 Sanborn but the building in the 1902 and 1892 Sanborn maps having a slightly different footprint. Additional research is needed to determine if the older building was incorporated in the existing building or replaced. The former wrap around porch was removed between 1928 and 1948 based on Sanborn maps. Vinyl replacement windows. Rear addition.</i>	Craftsman	Single Dwelling Other Residential Type	6/18/2020	
938 NE 2nd	2	NC	c.1890	Synthetic Siding: Other/Undefin c.1912 <i>Comments: Listed on local historic resource inventory C918, 2020: siding changed from horizontal board to fiber cement board. Vinyl windows. Status changed from EC to NC based on window and siding changes and south addition. Southwest rear addition between 1902 and 1912 based on Sanborn maps. South addition between 1954 and 1970 based on USGS aerials. Extensive window and cladding changes.</i>	Vernacular	Single Dwelling Crosswing	6/18/2020	
1006 NE 2nd St	1.5	NC	c.1890	Vinyl Siding Stone:Other/Undefined <i>Comments: Listed on local historic resource inventory D924, 2020: siding changed from shingle to vinyl. Status changed from EC to NC. Year built based on the building form and it existing in the 1892 Sanborn map. Vinyl replacement windows. Extensive window and cladding changes.</i>	Vernacular	Single Dwelling Crosswing	6/18/2020	
1016 NE 2nd St	1.5	EC	c.1930	Cedar Rake Shingle <i>Comments: Contributing attached garage. Year built based on the building form, materials, and that it existed in the 1948 Sanborn map but not the 1928 Sanborn map. Original wood and vinyl replacement windows.</i>	Vernacular	Single Dwelling Other Residential Type	3/13/2020	
1028 NE 2nd St	2.5	ES	c.1915	Horizontal Board Standard Brick <i>Comments: Listed on local historic resource inventory C930, 2020: status changed from EC to ES based on design, integrity, and location. Storms over wood windows. Basement vinyl replacement windows. Shed at southwest corner of parcel.</i>	Craftsman	Single Dwelling Foursquare (Box)	6/18/2020	
1046 NE 2nd St	1.5	EC	c.1893	Horizontal Board <i>Comments: Listed on local historic resource inventory C934, 2020: vinyl and wood windows. Year built based on the building form, materials, and it existing in the 1902 Sanborn map but not the 1892 Sanborn map. Wood windows. Added white shutters at windows and added scroll work at porch posts.</i>	Vernacular	Single Dwelling Crosswing	6/18/2020	
102 NE Adams St	1.5	XD	c.1920	Horizontal Board <i>Comments: 2020: updated spatial point location moving the building to its correct location, which is outside of the McMinnville RLS 2020 survey area. Changed status from EC to XD based on existing conditions.</i>	Vernacular	Single Dwelling Other Residential Type	6/15/2020	No image available.
117-119 SE Adams St	1	EC	c.1948	Vinyl Siding Concrete: Other/Undefined <i>Comments: 2020 changed from NC to EC based on extant wood windows and plan. Year built based on building extant in 1948 Sanborn map but not in the 1928 map. Some anodized aluminum replacement windows.</i>	Minimal Traditional	Multiple Dwelling Double House/Duplex	3/13/2020	







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Architectural Survey Data for McMinnville RLS 2020
Oregon State Historic Preservation Office

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121 NE Adams St McMinnville Police Department	2	NP	c.2000	Standard Brick Poured Concrete	Late 20th Century; Other	Correctional Institute Other Commercial/Public	3/13/2020	
121-123 SE Adams St Duplex	1	NC	c.1948	Synthetic Siding; Other/Undefin Hollow Clay Tile <i>Comments: Vinyl windows. Year built based on the building existing in a 1948 Sanborn map but not the 1928 Sanborn map. Extensive cladding and window changes.</i>	Vernacular	Multiple Dwelling Double House/Duplex	3/13/2020	
139 SE Adams St House	1	NC	c.1948	Wood Sheet Shingle <i>Comments: Year built based on the building existing in a 1948 but not a 1928 Sanborn map. Originally listed as 137-1/2. Vinyl replacement windows. Extensive plan and window changes. Stucco appears to be the original cladding. Extensive west addition. Garage off the southeast corner.</i>	Modern Period; Other	Single Dwelling Other Residential Type	3/13/2020	
290 SE Adams St House	1.5	NC	c.1950	Horizontal Board Synthetic Siding; Other/Undefin <i>Comments: Listed on local historic resource inventory C443. Year built based on the building not existing in a 1948 Sanborn and the form and materials. Vinyl replacement windows. Original west doorway surround. Hardboard at basement level. Building raised on a new basement and deck and stairway addition on the front SE Adams Street facade. Extensive cladding and plan changes.</i>	Colonial Revival	Single Dwelling Other Residential Type	3/13/2020	
303 SE Adams St Mountain Warrior Kung Fu	1	NC	c.1948	Concrete Block Wood Sheet <i>Comments: Year built based on the building existing in 1948 but not a 1928 Sanborn map. Extensive cladding, window, and plan changes.</i>	Vernacular	Single Dwelling Other Residential Type	3/13/2020	
307 SE Adams St House	2	NC	c.1920	Vinyl Siding <i>Comments: Listed on local historic resource inventory D401. Year built based on the building being extant in a 1928 Sanborn map, and the general building form. The 1912 Sanborn map coverage did not extend to this location. Vinyl windows and addition on south side. Extensive cladding and window changes.</i>	Vernacular	Single Dwelling Other Residential Type	3/13/2020	
327 SE Adams St House	1.5	EC	c.1948	Horizontal Board Standard Brick <i>Comments: Non-contributing shed behind house, off northwest corner of house. 2020: changed from NC to EC based on wood siding and plan. Vinyl windows. Year built based on building extant in 1948 but not 1928 Sanborn map, and general form and style. Side gable roof addition set back behind front cross gables.</i>	Minimal Traditional	Single Dwelling Other Residential Type	3/13/2020	
329 SE Adams St House	1.5	EC	c.1920	Horizontal Board Vertical Board <i>Comments: Listed on local historic resource inventory C505. Vinyl windows.</i>	Craftsman	Single Dwelling Bungalow	6/15/2020	
500 SE Adams St Jeff's Complete Car Care	2	NP	c.1990	Corrugated metal Horizontal Board <i>Comments: Year built based on building form and materials.</i>	Late 20th Century; Other	Business Other Commercial/Public	3/13/2020	











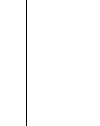


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102 SE Baker St		1	EC	c.1953 Concrete Block c.1976 Comments: Aluminum sash windows. Year built based on the building not existing in a 1948 Sanborn map, but the south part existing in a 1953 USGS aerial, and the north addition existing in a 1976 but not a 1970 USGS aerial.	Modern Period: Other	Business Other Commercial/Public	3/13/2020	
103 SE Baker St House and Tommy's Bicycle Shop		2.5	EC	c.1915 Horizontal Board c.1969 Concrete Block Comments: Listed as local historic resource D410. Commercial addition at front. Both the house and the commercial addition have high integrity levels. The addition is not in a 1954 USGS aerial, but exists in a 1970 USGS aerial. The house is not in the 1912 Sanborn map, but is in the 1928 Sanborn map, the year built is based on this and the building style and materials. The addition corresponds with neighborhood changes.	Craftsman Modern Period: Other	Single Dwelling Other/Undefined	6/15/2020	
105 NE Baker St Livery Stable		1	XD	c.1907 Shingle Comments: 2020: was EC, demolished post 1968. Point location updated based on 1968 City of McMinnville map recording 1983 historic resource inventory levels.	Commercial (Type)	Animal Facility	6/16/2020	No image available.
122 SE Baker St		1.5	XD	c.1870 Horizontal Board Comments: 2020: was EC and listed on local historic resource inventory C423. Point location based on 1968 City of McMinnville map used in 1983 survey, and refined using an 1892 Sanborn map.	Queen Anne	Single Dwelling Other Residential Type	6/15/2020	No image available.
125 NE Baker St		1	XD	c.1928 Brick:Other/Undefined Comments: 2020: Was EC, demolished post 1968. Point location updated based on 1968 City of McMinnville map recording 1983 historic resource inventory levels. The gas station shows up in the 1948 Sanborn map, but not the 1928 Sanborn map.		Road Related (vehicular)		No image available.
125 SE Baker St		1	EC	c.1930 Cedar Shake Shingle Comments: Year built based on the building form, materials, and existing in a 1948 but not a 1928 Sanborn map. Vinyl replacement windows.	Minimal Traditional	Single Dwelling Other Residential Type	6/22/2020	
129 SE Baker St		2.5	ES	c.1920 Horizontal Board Standard Brick Comments: Listed as local historic resource B411. 2020: changed to ES from EC, based on building integrity, scale, and design. Sunburst design at front gable.	Craftsman	Single Dwelling Bungalow	6/15/2020	
137 SE Baker St		2	EC	c.1908 Horizontal Board Comments: Listed as local historic resource D412. Some vinyl replacement windows. Non contributing garage off the northwest corner.	Craftsman	Single Dwelling Foursquare (Box)	6/15/2020	
205 SE Baker St		1	EC	c.1948 Stucco Comments: Listed in local historic resource inventory as D413. Two additions extending to the rear (west). The building is first shown in a 1948 Sanborn map with a clothes pressing in the front portion and dry cleaning in the rear portion. Metal sash windows.	Commercial (Type)	Business 1-Part Block	3/13/2020	








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208 SE Baker St	1	ES	c.1925	Horizontal Board Stucco	Craftsman	Single Dwelling Bungalow	6/15/2020			
	House			Comments: Listed as local historic resource C424. 2020: changed from EC to ES based on building integrity and design.						
217 SE Baker St	1.5	EC	c.1908 c.1948	Horizontal Board	Craftsman	Single Dwelling Bungalow	6/15/2020			
	House			Comments: Listed as local historic resource C414. Rear cross gable and north additions are first shown in the 1948 Sanborn map. Vinyl windows. Originally a single family, by 1948 listed as a multiple family dwelling, with 217-1/2.						
219 SE Baker St	1	EC	c.1948	Horizontal Board Standard Brick	Vernacular	Single Dwelling Other Residential Type	3/13/2020			
	House			Comments: Year built based on the building first shown in a 1948 Sanborn map. Vinyl replacement windows.						
221-223 SE Baker St	1.5	EC	c.1920 c.1948	Horizontal Board Stucco	Vernacular	Multiple Dwelling Double House/Duplex	3/13/2020			
	Duplex			Comments: Vinyl and wood windows. Year built based on the building form and materials; second date is the estimated date for when the building was moved to this location based on it first shown in a 1948 Sanborn map.						
229 SE Baker St	1	NC	c.1912 c.1970	Stucco Horizontal Board	Vernacular	Single Dwelling Other Residential Type	3/13/2020			
	Apartment			Comments: Listed on local historic resource inventory D415. Stucco is later remodel. Extensive alterations to original windows. Year built based on the building existing in a 1912 but not a 1902 Sanborn map. Vinyl and wood windows. Original house and transition to front alterations visible on north facade.						
234 SE Baker St	1	EC	c.1975	Concrete Block Vertical Board	Modern Period: Other	Business Other Commercial/Public	3/13/2020			
	Mack Trim Shop			Comments: Year built based on the building first shown in a 1976 USGS aerial, but not the 1970 USGS aerial.						
239 SE Baker St	1	EC	c.1910 c.1948	Stucco Horizontal Board	Vernacular	Single Dwelling Other Commercial/Public	3/13/2020			
	Proper Cuts Barbershop			Comments: Extensive changes to windows and siding. Listed on local historic resource inventory D416. 2020: vinyl windows. Year built based on the footprint of the residential building as a workman's foursquare, attributed as moved to this site ca. 1948 based on the 1948 Sanborn map with the commercial front portion. The 1928 and 1912 Sanborn maps have a different, long rectangular footprint building. Changed from NC to EC. The plan, cladding, and storefront windows appear intact from the ca. 1948 construction. Hip roof, clapboard clad garage at rear.						
301 SE Baker St	1.5	EC	c.1908	Horizontal Board Standard Brick	Craftsman	Single Dwelling Bungalow	6/15/2020			
	House			Comments: Listed on local historic resource inventory D417. 2020: some vinyl replacement windows. Aluminum storms over wood windows.						
313 SE Baker St	1.5	EC	c.1895	Horizontal Board Shingle	Queen Anne	Single Dwelling Other Residential Type	6/15/2020			
	House			Comments: Listed on local historic resource inventory C418. 2020: Two sheds, one directly to the west (NC), and the second is contributing and to the northwest behind 301 SE Baker St, but on the 313 SE Baker St parcel. Post 1948 additions off the southwest corner of the house as these additions are not evident in the 1948 Sanborn map. Vinyl windows.						





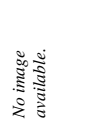




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315 SE Baker St	House	1.5	NC	c.1928 Synthetic Siding; Other/Undefin Shingle	Vernacular	Single Dwelling Other Residential Type	3/13/2020	
				<i>Comments: Vinyl windows. Original 3 lite wood windows at basement on west facade. Listed on local historic resource inventory D404. Year built based on the building existing in a 1928 Sanborn map but not in the 1912 Sanborn map. Non contributing garage at northeast corner of site. Extensive cladding and window changes.</i>				
323 SE Baker St	House	2	ES	c.1912 Horizontal Board	Craftsman	Single Dwelling Other Residential Type	6/15/2020	
				<i>Comments: Listed on local historic resource inventory B419. 2020; changed from EC to ES based on building integrity and design. Contributing garage off northwest corner of house. Notable decorative glasswork enclosing the sides of the front porch.</i>				
325 SE Baker St	House	1	EC	c.1950 Cedar Rake Shingle Metal Sheet	Minimal Traditional	Single Dwelling Other Residential Type	3/13/2020	
				<i>Comments: Year built based on the building showing up in a 1954 USGS aerial, but not in a 1948 Sanborn map. Contributing garage off southeast corner. Vinyl windows.</i>				
330 SE Baker St	House	1.5	XD	c.1908 Horizontal Board Shingle	Craftsman	Single Dwelling Other Residential Type	6/16/2020	No image available.
				<i>Comments: Building burned. 2020; point location based on 1908 McMinnville City map used for the 1983 survey and updated using a 1948 Sanborn map.</i>				
330 SE Baker St	Baker Street Medical Building	1	NP	c.2000 Standard Brick Horizontal Board	Late 20th Century; Other	Medical Business/Office Other Commercial/Public	3/13/2020	
				<i>Comments: Year built estimated based on building form, style, and materials.</i>				
335 SE Baker St	House	2.5	ES	c.1908 Horizontal Board Standard Brick	Craftsman	Single Dwelling Foursquare (Box)	6/16/2020	
				<i>Comments: Listed on local historic resource inventory B420. 2020; changed EC to ES based on integrity, scale, and design. A contributing garage off the southwest corner of the house, built between 1912 and 1948 based on Sanborn maps.</i>				
340 SE Baker St	Duplex	2	EC	c.1948 Cement Fiber Siding Standard Brick	Colonial Revival	Multiple Dwelling Double House/Duplex	3/13/2020	
				<i>Comments: Listed on local historic resource inventory D425. 2020; vinyl windows. Year built based on the building existing in a 1948 Sanborn Map, but not in the 1928 Sanborn map. Built as a duplex, the building replaced a former single family dwelling. Contributing garage off the northeast corner built concurrent with the duplex.</i>				
345 SE Baker St Jones, C B, House	House	1.5	ES	c.1908 Horizontal Board Standard Brick	Craftsman	Single Dwelling Bungalow	6/16/2020	
				<i>Comments: Listed on local historic resource inventory B421. 2020; changed from EC to ES based on integrity, scale, and design. Contributing garage off northwest corner of the house, built between 1912 and 1928.</i>				
349-355 SE Baker St	McMinnville Medical Clinic	1	NP	c.1990 Standard Brick	Late 20th Century; Other	Business Other Commercial/Public	3/13/2020	No image available.
				<i>Comments: Year built estimated based on building form and materials.</i>				







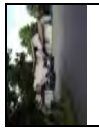
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350 SE Baker St		2	EC	c.1920 Horizontal Board Standard Brick	Craftsman	Single Dwelling Bungalow	6/16/2020			
	House			<i>Comments: Listed on local historic resource inventory C426, 2020; changed from EC to ES based on building integrity, design, and scale. Contributing garage off northeast corner built between 1928 and 1948. Some vinyl replacement windows.</i>						
408 SE Baker St		1	NC	c.1968 Vertical Board	Modern Period: Other	Business Other Commercial/Public	3/13/2020			
	Peterson & Prause			<i>Comments: Year built based on building form, materials, style and that it did not exist in a 1954 USGS aerial, but does in a 1970, and the building footprint is shown in the 1968 base map used for the 1983 survey.</i>						
411 SE Baker St Handley House		2	ES	c.1882 Horizontal Board Standard Brick	Classical Revival: other	Single Dwelling Crosswing	6/16/2020			
				<i>Comments: Listed on local historic resource inventory B508, 2020; changed EC to ES based on integrity, age, and design. Contributing garage to west of the house.</i>						
423 SE Baker St		1.5	ES	c.1900 Horizontal Board	Commercial (Type)	Single Dwelling Other Commercial/Public	6/16/2020			
	Commercial building			<i>Comments: Listed on local historic resource inventory C509, 2020; changed from EC to ES based on unique form and integrity. Between 1928 and 1948, based on Sanborn maps, the building started as a grocery then transitioned to single family and then back to commercial use.</i>						
424 SE Baker St		2	EC	c.1912 Horizontal Board Standard Brick	Craftsman	Single Dwelling Foursquare (Box)	6/16/2020			
	House			<i>Comments: Listed on local historic resource inventory C512, 2020; year built changed from 1915 to ca. 1912, based on the building existing in a 1912 Sanborn map. Vinyl windows. Porch is wood construction replicating ashlar stone.</i>						No image available.
429 SE Baker St		2	NC	c.1925 Synthetic Siding: Other/Undefin	Colonial Revival	Multiple Dwelling Other Apt./Hotel Plan	6/16/2020			
	Apartment			<i>Comments: Listed on local historic resource inventory C510, 2020; changed cladding from stucco to hardi board siding. Vinyl replacement windows. Changed from EC to NC based on extensive siding and window alterations.</i>						
435 SE Baker St		1	EC	c.1948 Stucco	Commercial (Type)	Warehouse	3/13/2020			
	St. Vincent de Paul Thrift Store			<i>Comments: Addition on west end of building, 2020; changed from NC to EC based on integrity of main building portion. Concrete and metal sash windows remain intact. Year built based on the building existing in a 1948 Sanborn map, but not a 1928 Sanborn map. The west rear addition occurred post 1970, based on a 1970 USGS aerial.</i>						
436 SE Baker St Anderson, Dr. House		2.5	ES	c.1870 Horizontal Board Standard Brick	Italianate	Single Dwelling Foursquare (Box)	6/16/2020			
				<i>Comments: Listed on local historic resource inventory A513, 2020; changed EC to ES based on building integrity, age, and design. The rear addition occurred post 1970 based on a 1970 USGS aerial. Vinyl replacement windows.</i>						
440 SE Baker St		1	NC	c.1968 Horizontal Board Stucco	Modern Period: Other	Business Other Commercial/Public	3/13/2020			
	Hagan Hamilton Insurance Solutions			<i>Comments: Year built based on the building footprint being in the 1968 base map used for the 1983 survey. Replacement anodized aluminum windows.</i>						










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510 SE Baker St	2.5	XD	c.1912	Horizontal Board	Craftsman	Single Dwelling	6/16/2020		No image available.
House									
520 SE Baker St	1.5	EC	c.1912	Horizontal Board	Craftsman	Single Dwelling Bungalow	6/16/2020		
House									
523 SE Baker St	1	NC	c.1948 c.1953	Stucco Roman Brick	Commercial (Type)	Business Other Commercial/Public	3/13/2020		
El Rancho Market									
525 SE Baker St	1	EC	c.1960	Concrete Block	Commercial (Type)	Business Other Commercial/Public	3/13/2020		
La Fonda Restaurant									
603 SE Baker St	1	NP	c.2000	Standard Brick	Late 20th Century; Other	Business Other Commercial/Public	3/13/2020		
Walgreens									
920 SE Brooks St	1	EC	c.1949	Cedar Shake Shingle	Modern Period; Other	Single Dwelling WWII-Era Cottage	3/23/2020		
House									
922 SE Brooks St	1.5	NC	c.1890	Vinyl Siding	Vernacular	Single Dwelling Other Residential Type	6/18/2020		
House									
925 SE Brooks St	2	NP	c.1980	Wood Sheet Horizontal Board	Late 20th Century; Other	Multiple Dwelling Other Apt./Hotel Plan	3/23/2020		
Apartment									
945 SE Brooks St	1.5	EC	c.1905 c.1928	Horizontal Board Wood Sheet	Vernacular	Single Dwelling Crosswing	6/18/2020		No image available.
House									

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1005-1009 SE Brooks St	1	EC	c.1960	Vertical Board	Ranch (Type)	Single Dwelling Double House/Duplex	3/15/2020			
				<i>Comments: Front shed roof carport; aluminum sash windows. Year built based on the building form, materials and that the building existed in the 1970 USGS aerial, but not in the 1954 USGS aerial.</i>						
1020 SE Brooks St	1	EC	c.1929	Horizontal Board Standard Brick	Craftsman	Single Dwelling Bungalow	6/18/2020			
				<i>Comments: Listed on local historic resource inventory D923, 2020; aluminum replacement window in gable end. Contributing garage off the southeast corner. Year built based on the building existing in a 1948 Sanborn map but not the 1928 Sanborn map.</i>						
1040-1044 SE Brooks St	2	EC	c.1975	Wood Sheet	Modern Period; Other	Multiple Dwelling Other Apt./Hotel Plan	3/15/2020			
				<i>Comments: Vinyl windows. Year built based on the building form, materials, and not existing in a 1970 USGS aerial, and possibly existing in a 1976 USGS aerial.</i>						
1045 SE Brooks St	1	NP	c.1979	Horizontal Board Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	3/15/2020			
				<i>Comments: Vinyl windows; new garage door; and some vertical board at the front face of the garage. Year built estimated based on building form, materials, and that it does not show up in a 1976 USGS aerial.</i>						
1101 SE Brooks St	1	NC	c.1920	Synthetic Siding; Other/Undefin	Commercial (Type)	Specialty Store Other Commercial/Public	6/18/2020			
				<i>Comments: Listed on local historic resource inventory D931, 2020; Status changed to NC from EC due to extensive siding changes and window alterations. North addition added between 1928 and 1948 based on Sanborn maps.</i>						
1132 SE Brooks St	1	NP	c.1980	Synthetic Siding; Other/Undefin	Late 20th Century; Other	Single Dwelling Other Residential Type	3/15/2020			
				<i>Comments: Vinyl windows.</i>						
1135 SE Brooks St	1.5	EC	c.1920	Horizontal Board Corrugated metal	Vernacular	Single Dwelling Other Residential Type	6/18/2020			
				<i>Comments: Listed on local historic resource inventory D936, 2020; west garage addition post 1970.</i>						
1140 SE Brooks St	2	ES	c.1969	Wood Sheet Vertical Board	Modern Period; Other	Single Dwelling Other Residential Type	3/15/2020			
				<i>Comments: Year built based on the building existing in a 1970 USGS aerial but not a 1954 USGS aerial. Visually distinctive house.</i>						
1200 SE Brooks St	2	NP	c.1990	Horizontal Board	Late 20th Century; Other	Single Dwelling Other Residential Type	3/15/2020			
				<i>Comments: Year built based on building form, materials, and that it does not exist in 1976 USGS aerial.</i>						

No image available.

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1205 SE Brooks St	1.5	EC	c.1949	Cedar Shake Shingle	Minimal Traditional	Single Dwelling Other Residential Type	3/15/2020	3/15/2020
House				<i>Comments: Carport added off northwest corner. Attached original garage. Year built based on the building not existing in a 1948 Sanborn map, but existing in a 1954 USGS aerial. Vinyl replacement windows.</i>				
1217 SE Brooks St	1	EC	c.1949	Cedar Shake Shingle Roman Brick	Minimal Traditional	Single Dwelling Other Residential Type	3/15/2020	3/15/2020
House				<i>Comments: Contributing garage off northeast corner of house. Non contributing shed at north end of site. Year built based on the building form, materials, and not existing in a 1948 Sanborn map, but existing in a 1954 USGS aerial.</i>				
1225 SE Brooks St	1	EC	c.1949	Standard Brick Aluminum Siding	Minimal Traditional	Single Dwelling Other Residential Type	3/15/2020	3/15/2020
House				<i>Comments: Non contributing garage off northeast corner. Vinyl windows. The brick has been painted. Year built based on the building form, materials, and it existing in a 1954 USGS aerial but not a 1948 Sanborn map.</i>				
1240 SE Brooks St	1	NP	c.1990	Horizontal Board	Late 20th Century: Other	Single Dwelling Other Residential Type	3/15/2020	3/15/2020
House				<i>Comments: Non contributing garage to rear of house. Year built based on building materials and that it does not show up in a 1976 USGS aerial. Non contributing garage north of the house.</i>				
1300 SE Brooks St First Christian Church	1	ES	c.1960	Standard Brick Vertical Board	Modern Period: Other	Religious Facility Church/Meetinghouse	3/15/2020	3/15/2020
				<i>Comments: Rear (west) addition. Year built based on the building existing in a 1970 USGS aerial but not a 1954 USGS aerial.</i>				
1301 SE Brooks St	1	EC	c.1960	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	3/15/2020	3/15/2020
House				<i>Comments: Vinyl windows. Year built based on the building form, materials, and existing in a 1970 USGS aerial but not a 1954 USGS aerial.</i>				
1313 SE Brooks St	1	EC	c.1956	Horizontal Board Roman Brick	Ranch (Type)	Single Dwelling Ranch w/Garage	3/15/2020	3/15/2020
House				<i>Comments: Aluminum sash windows. New garage door and added front wood porch. Year built based on the building materials, form, and it not existing in a 1954 USGS aerial, but existing in a 1970 USGS aerial. Some replacement vinyl windows.</i>				
223 SE Clay St	1.5	NC	c.1945	Synthetic Siding: Other/Undefin	Vernacular	Single Dwelling Other Residential Type	3/15/2020	3/15/2020
House				<i>Comments: Building remodeled in 2020 with extensive new siding and vinyl windows. Siding replaced previous shingles. Vinyl windows replaced previous wood windows. Year built based on building form, previous materials, and the building existing in a 1948 Sanborn map and replacing the building that existed in the 1928 Sanborn map, which had a different footprint.</i>				
251 SE Clay St	1.5	EC	c.1945	Horizontal Board Standard Brick	Vernacular	Single Dwelling Other Residential Type	3/15/2020	3/15/2020
House				<i>Comments: Vinyl windows. Year built based on the building form and materials, and not existing in the 1928 Sanborn map, but existing in the 1948 Sanborn map.</i>				










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Architectural Survey Data for McMinnville RLS 2020 Oregon State Historic Preservation Office

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1001 SE Clay St	1.5	EC	c.1920	Horizontal Board Wood Sheet	Colonial Revival	Single Dwelling Bungalow	6/18/2020	
House				Comments: Listed on local historic resource inventory D924. 2020: notable angled soffit at eaves. Vinyl replacement windows. Small rear addition.				
122 SE Cowsls St	1	EC	c.1920	Horizontal Board Vertical Board	Vernacular	Single Dwelling Other Residential Type	6/16/2020	
House				Comments: Listed on local historic resource inventory D452. Aluminum storms over wood windows.				
125 SE Cowsls St First Baptist Church	2	ES	c.1926 c.1970	Stucco Terra Cotta: Other/Undefined	Mediterranean Revival	Religious Facility Church/Meetinghouse	6/16/2020	
				Comments: Listed on local historic resource inventory A442. Northwest addition occurred between 1954 and 1970 based on aerials. The southwest addition occurred ca. 1990s to 2000s. Despite the additions, the main building portion retains a high level of integrity.				
134 SE Cowsls St	2	EC	c.1890	Shingle Wood Sheet	Vernacular	Single Dwelling Crossing	6/16/2020	
House				Comments: Listed on local historic resource inventory C454. The two one story east porcions show up in an 1892 Sanborn map.				
135 SE Cowsls St	1.5	XD	c.1948	Horizontal Board	Colonial Revival	Single Dwelling Other Residential Type	6/16/2020	
House				Comments: 2020: was EC and listed on local historic resource inventory C443. Point location based on 1968 City of McMinnville map used in 1983 survey. Changed year built to ca. 1948 from 1928 based on the building showing up in a 1948 Sanborn map, but not the 1928 Sanborn map. The building replaced a pre 1892 building.				
207 SE Cowsls St	1.5	EC	c.1948	Horizontal Board Standard Brick	Minimal Traditional	Single Dwelling Other Residential Type	3/13/2020	
House				Comments: Listed in the local inventory as C444. Non contributing two-car garage off southwest corner, shared with adjacent house. 2020: Year built based on the building being in a 1948 Sanborn map, but not the 1928 Sanborn map. The building replaced a previous residence. The garage was built with the house, status changed to contributing based on extant form and cladding. Vinyl replacement windows.				
208-210 SE Cowsls St	1	EC	c.1968	Standard Brick Vertical Board	Ranch (Type)	Multiple Dwelling Double House/Duplex	3/13/2020	
Duplex				Comments: Attached garage on east side. 2020: year built based on the building existing in the 1968 base map used in the 1983 survey, but not in a 1954 USGS aerial. Status changed from NC to EC based on integrity and design. Vinyl replacement windows.				
221 SE Cowsls St Cook, Dr J H, House	1.5	ES	c.1909	Shingle Clinker Brick	Craftsman	Single Dwelling Other Residential Type	6/16/2020	
Auxse House				Comments: Listed on local historic resource inventory A445. 2020: non contributing garage off northwest corner of house, due to alterations. Changed from EC to ES.				







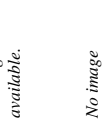



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Architectural Survey Data for McMinnville RLS 2020
Oregon State Historic Preservation Office

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224 SE Cowsls St		2	EC	c.1890 Shingle c.1928 Comments: Listed on local historic resource inventory B455. 2020: the second story was added between 1912 and 1928 based on Sanborn maps. Non contributing garage off the southeast corner of the house. Contributing garage off the northeast corner of the house. Vinyl replacement windows.	Vernacular	Single Dwelling Other Residential Type	6/16/2020	
307 SE Cowsls St		2	ES	c.1897 Horizontal Board c.1948 Shingle Comments: Listed on local historic resource inventory B432. 2020: vinyl and wood windows. Rear addition between 1928 and 1948 based on Sanborn maps. Status changed from EC to ES based on age, uniqueness of design in the neighborhood, and integrity.	Queen Anne	Single Dwelling Other Residential Type	6/16/2020	
322 SE Cowsls St		1	EC	c.1968 Vertical Board Comments: Year built based on the building existing in the 1968 base map used for the 1983 survey, but not in a 1954 USGS aerial.	Contemporary	Single Dwelling Other Residential Type	3/13/2020	
323 SE Cowsls St		1.5	EC	c.1927 Cedar Rake Shingle Standard Brick Comments: Listed on local historic resource inventory C433. 2020: contributing detached garage off southwest corner of house. Some vinyl replacement windows.	English Cottage	Single Dwelling Other Residential Type	6/16/2020	
333 SE Cowsls St		1	NC	c.1948 Synthetic Siding; Other/Undefin Vernacular Comments: Year built based on the building existing in a 1948 Sanborn map but not the 1928 Sanborn map. Vinyl windows.	Vernacular	Single Dwelling Other Residential Type	3/13/2020	
342 SE Cowsls St		1.5	EC	c.1880 Horizontal Board Comments: Listed on local historic resource inventory C447. 2020: vinyl windows at front upper story, wood behind storms at sides. Some vinyl replacement windows.	Victorian Era; Other	Single Dwelling Other Residential Type	6/16/2020	
343 SE Cowsls St		1.5	EC	c.1928 Vinyl Siding Standard Brick Comments: Listed on local historic resource inventory C434. 2020: changed date from 1930 to ca. 1928 based on the building existing in the 1928 Sanborn map. Non contributing garage off southwest corner of house. Some vinyl window replacements.	English Cottage	Single Dwelling Other Residential Type	6/16/2020	
344-346 SE Cowsls St		1.5	NC	c.1948 Horizontal Board Synthetic Siding; Other/Undefin Comments: Non contributing shed at back of house. 2020: substantial shed roof dormer addition. Vinyl windows and some wood windows. Year built based on the building being in the 1948 Sanborn map and not the 1928 Sanborn map. Extensive cladding and plan alterations.	Vernacular	Multiple Dwelling Double House/Duplex	3/13/2020	
348 SE Cowsls St		1.5	EC	c.1880 Cedar Rake Shingle c.1907 Standard Brick Comments: (Moved ca. 1907) Listed on local historic resource inventory C448. 2020: changed status from UN to EC based on building integrity, age, and the move to this location. Some vinyl replacement windows.	Classical Revival; other	Single Dwelling Crosswing	6/16/2020	










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351-355 SE Cowsls St	1.5	EC	c.1930	Horizontal Board Stucco <i>Comments: Listed on local historic resource inventory C435. 2020: vinyl windows.</i>	English Cottage	Multiple Dwelling Double House/Duplex	6/16/2020		 No image available.
367 SE Cowsls St	1.5	EC	c.1920	Vinyl Siding	Craftsman	Single Dwelling Other Residential Type <i>Comments: Listed on local historic resource inventory C516. 2020: non contributing car port and shed south of house. Siding changed from horizontal board to vinyl. Wood windows with storms. Some vinyl replacement windows.</i>	6/16/2020		 No image available.
389 SE Cowsls St	1.5	NC	c.1920	Synthetic Siding: Other/Undefin	Vernacular	Single Dwelling Other Residential Type <i>Comments: Listed on local historic resource inventory D517. 2020: Previous alterations enclosed the southeast portion of the front porch. Status change from EC to NC due to porch and siding changes. Shingle siding changed to cement fiber siding. Vinyl and wood windows.</i>	6/16/2020		 No image available.
395 SE Cowsls St	1.5	EC	c.1914	Horizontal Board Vertical Board <i>Comments: Listed on local historic resource inventory C518. 2020: contributing garage off the southwest corner of the house. Aluminum windows in gable end.</i>	Craftsman	Single Dwelling Bungalow	6/16/2020		 No image available.
404 SE Cowsls St	1.5	EC	c.1949	Vinyl Siding Standard Brick <i>Comments: Attached garage on north end. 2020: year built based on the building style, materials, and not existing in a 1948 Sanborn map, but existing in a 1953 USGS aerial. Horizontal board changed to vinyl siding, maintaining the general visual character of the siding. Vinyl windows.</i>	Colonial Revival	Single Dwelling Other Residential Type	3/13/2020		 No image available.
405 SE Cowsls St	1	EC	c.1929	Horizontal Board Shingle <i>Comments: Listed on local historic resource inventory D519. 2020:</i>	Vernacular	Single Dwelling Other Residential Type	6/16/2020		 No image available.
408 SE Cowsls St	1.5	EC	c.1953	Vinyl Siding Roman Brick <i>Comments: Non contributing garage off northeast corner of house. 2020: Year built based on the house not existing in a 1948 Sanborn map, but extant in a 1953 USGS aerial. Changed siding from horizontal board to vinyl, and painted the brick.</i>	Minimal Traditional	Single Dwelling Other Residential Type	3/13/2020		 No image available.
412 SE Cowsls St	1.5	EC	c.1920	Horizontal Board Standard Brick <i>Comments: Listed on local historic resource inventory D525. Vinyl replacement windows.</i>	Vernacular	Single Dwelling Other Residential Type	6/16/2020		 No image available.
414 SE Cowsls St	1.5	EC	c.1929	Horizontal Board <i>Comments: Liste in local historic resource inventory D526. Some vinyl replacement windows.</i>	Craftsman	Single Dwelling Other Residential Type	3/13/2020		 No image available.
421 SE Cowsls St	1.5	EC	c.1930	Horizontal Board Standard Brick <i>Comments: Listed on local historic resource survey D520. Contributing garage off northwest corner of house. Vinyl replacement windows.</i>	English Cottage	Single Dwelling Other Residential Type	3/13/2020		 No image available.




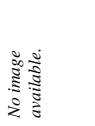





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424 SE Cowsls St	1.5	EC	c.1949	Cement Fiber Siding Standard Brick	Tudor Revival	Single Dwelling Other Residential Type	3/13/2020			
	House			<i>Comments: Listed on local historic resource inventory D527. Contributing garage off northeast corner. Year built based on the building style, materials, and existing in a 1953 USGS aerial, but not in a 1948 Sanborn map. South addition occurred post 1976 based on USGS aerials. Some vinyl replacement windows. Storm windows over original wood windows.</i>						
435 SE Cowsls St	1.5	EC	c.1948	Vinyl Siding Standard Brick	Tudor Revival	Single Dwelling Other Residential Type	3/13/2020			
	House			<i>Comments: Contributing garage off southwest corner of house. Listed on local historic resource inventory D521. 2020; year built based on the building existing in a 1948 Sanborn map and not in the 1928 Sanborn map. Some vinyl replacement windows.</i>						
508 SE Cowsls St	2	EC	c.1948	Vinyl Siding Standard Brick	Colonial Revival	Single Dwelling Other Residential Type	3/13/2020			
	House			<i>Comments: Non contributing garage and detached accessory dwelling unit (DADU, 298 SE Wilson St) off the northeast corner of the house. 2020; year built based on the building existing in a 1948 Sanborn map but not in a 1928 Sanborn map. Vinyl windows. Vinyl siding is compatible with the original visual character of horizontal board siding.</i>						
516 SE Cowsls St	1.5	EC	c.1948	Cedar Rake Shingle	Tudor Revival	Single Dwelling Other Residential Type	3/13/2020			
	House			<i>Comments: Listed on local historic resource inventory D529. Year built based on the building existing in a 1948 Sanborn map but not a 1928 Sanborn map. Some vinyl replacement windows.</i>						
518 SE Cowsls St	1.5	EC	c.1920	Horizontal Board	Vernacular	Single Dwelling Bungalow	6/16/2020			
	House			<i>Comments: Listed on local historic resource inventory D530. 2020; contributing garage converted to DADU off the southeast corner of the house. Potential front porch enclosure or alteration based on difference in drop siding reveal on south facade.</i>						
535 SE Cowsls St	1.5	EC	c.1948	Horizontal Board Standard Brick	English Cottage	Single Dwelling Other Residential Type	3/13/2020			
	House			<i>Comments: Listed on local historic resource inventory D522. Contributing garage off southwest corner of house connected by a breezeway. 2020; year built based on the building existing in a 1948 Sanborn map but not the 1928 Sanborn map. Some vinyl replacement windows.</i>						
545 SE Cowsls St	1.5	EC	c.1949	Cedar Rake Shingle Standard Brick	Colonial Revival	Single Dwelling Other Residential Type	3/13/2020			
	House			<i>Comments: Listed on local historic resource inventory D523. 2020; year built based on the building style, materials, and existing in a 1953 USGS aerial and not in a 1948 Sanborn map. Vinyl replacement windows.</i>						
547-549 SE Cowsls St	1	EC	c.1949	Horizontal Board	Minimal Traditional	Multiple Dwelling Double House/Duplex	3/13/2020			
	Duplex			<i>Comments: Year built based on building style, materials, and existing in a 1953 USGS aerial, but not in a 1948 Sanborn map. Vinyl replacement windows.</i>						










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600-604 SE Cowsls St		1	EC	c.1948 Vinyl Siding	Vernacular	Multiple Dwelling Other Apt./Hotel Plan	3/13/2020		
<i>Comments: Year built based on the building existing in a 1948 Sanborn map but not a 1928 map. Some vinyl replacement windows.</i>									
Cozine Creek at PW RR		1	EC	c.1902 Wood/Other/Undefined c.1970	Not Applicable	Rail Related BRIDGE: Other	3/23/2020		
<i>Comments: Year built based on a wood trestle bridge at this location prior to 1902 based on Sanborn maps. The major addition date is estimated from materials. No research was conducted to understand how the existing bridge design and materials relate to the original trestle.</i>									
SE Davis St Davis Street Bridge		XD	c.1924	Poured Concrete	Utilitarian	Road Related (vehicular) BRIDGE: Other	3/23/2020		
<i>Comments: (Demolished 1978) 2020: existing conditions are a culvert with soil embankments spanning the former bridge location and short sections of concrete railing along the roadway near the culvert location.</i>									
106 NE Davis St Pentacostal Church of the Nazarene		1	EC	c.1912 Horizontal Board	Vernacular	Religious Facility Church/Meetinghouse	3/13/2020		
<i>Comments: Listed in local historic resource inventory C478. Original wood windows on north and south facades. Vinyl on west facade. Added universal access ramp. 2020: year built based on the building existing in a 1912 Sanborn map but not in a 1902 Sanborn map.</i>									
112 NE Davis St		1.5	EC	c.1908 Horizontal Board Shingle	Colonial Revival	Single Dwelling Other Residential Type	6/16/2020		
<i>Comments: Listed on local historic resource inventory D477. One replacement vinyl window.</i>									
120 SE Davis St	House	1	EC	c.1915 Horizontal Board c.1970 Synthetic Siding: Other/Undefined	Craftsman	Single Dwelling Other Residential Type	3/13/2020		
<i>Comments: Year built is based on the building form and materials. The ca. 1970 date is an estimation for the earliest the building could have moved to its current location. The building is not shown on any Sanborn maps and is not shown in the 1968 base map used in the 1983 survey. Vinyl replacement windows.</i>									
129 SE Davis St	House	1	NC	c.1912 Horizontal Board Wood Sheet	Vernacular	Single Dwelling Other Residential Type	3/13/2020		
<i>Comments: Listed on local historic resource inventory D460. 2020: vinyl windows. Non contributing garage off the northwest corner of the house. Year built based on the building shown in the 1912 Sanborn map but not the 1902 Sanborn map. A recessed porch on the southeast corner was enclosed post 1948. Extensive siding and window changes.</i>									
135 SE Davis St	House	2	NC	c.1892 Horizontal Board	Vernacular	Single Dwelling Crosswing	3/13/2020		
<i>Comments: Listed on the local historic resource inventory as D461. 2020: aluminum windows. Replacement metal posts and railings at porch. Year built based on the building being in the 1892 Sanborn map but not the 1889 Sanborn map. The south wing existed in 1892. Vinyl and aluminum replacement windows. Extensive claddings, plan, and window changes. Southwest shed roof addition.</i>									
136 SE Davis St Hoberg, Reverend, House (?)		2	EC	c.1880 Synthetic Siding: Other/Undefined	Victorian Era: Other	Single Dwelling Crosswing	6/17/2020		
<i>Comments: Listed on local historic resource inventory C469. 2020: storms over wood windows. Some vinyl replacement windows.</i>									










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203 SE Davis St	1	ES	c.1959	Roman Brick Vertical Board	Ranch (Type)	Single Dwelling Ranch w/Garage	3/13/2020		
210 SE Davis St Cooper, Col J C, House #1	2	NC	c.1880	Horizontal Board Vertical Board <i>Comments: Listed on local historic resource inventory B470, 2020: vinyl windows, a contributing garage off the northeast corner of the house. Extensive window and plan changes.</i>	Queen Anne	Single Dwelling Other Residential Type	6/17/2020		
235 SE Davis St	1	NC	c.1912	Synthetic Siding; Other/Undefin Shingle	Vernacular	Single Dwelling Other Residential Type	3/13/2020		
240 SE Davis St Cooper, Col J C, House #2	1.5	ES	c.1915	Standard Brick Horizontal Board <i>Comments: Listed on local historic resource inventory B471, 2020: changed status from EC to ES based on building design, integrity, and uniqueness of materials within the neighborhood. Contributing garage off northeast corner. Clapboard at dormers. Horizontal board in gable end.</i>	Classical Revival; other	Single Dwelling Other Residential Type	6/17/2020		
306 SE Davis St	1.5	EC	c.1915	Horizontal Board Stucco <i>Comments: Listed on local historic resource inventory C472, 2020: contributing garage off the southeast corner, shared with the house to the south. Vinyl window in upper south gable end.</i>	Craftsman	Single Dwelling Bungalow	6/17/2020		
308 SE Davis St	1	EC	c.1915	Horizontal Board Shingle <i>Comments: Listed on local historic resource inventory C473, 2020: contributing garage off the northeast corner shared with the house to the north. Some vinyl replacements. Aluminum storms over wood windows.</i>	Craftsman	Single Dwelling Bungalow	6/17/2020		
315 SE Davis St	2	EC	c.1902	Aluminum Siding Stucco <i>Comments: Listed on local historic resource inventory D462. Contributing garage off northwest corner. 2020: year built based on the building existing in a 1902 Sanborn map. The building in the 1892 Sanborn map had a slightly different footprint and appears to have been replaced by this building. Rear additions occurred by 1912. Vinyl windows. Status changed from NC to EC based on the age and intact plan, and that window replacements are 1:1 double hung rather than horizontal sliders.</i>	Stick	Single Dwelling Other Residential Type	3/13/2020		
320 SE Davis St	1.5	NC	c.1930	Aluminum Siding Standard Brick <i>Comments: Year built based on the building form and that it existed in a 1948 Sanborn map but not a 1928 Sanborn map. Vinyl windows.</i>	Vernacular	Single Dwelling Other Residential Type	3/13/2020		








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325 SE Davis St Jacobs, C C, House	1.5	NC	c.1902	Aluminum Siding Wood Sheet	Vernacular	Single Dwelling Crosswing	6/17/2020		
326 SE Davis St Jacobs, C C, House (?)	1.5	ES	c.1915	Horizontal Board Standard Brick	Classical Revival: other	Single Dwelling Other Residential Type	6/17/2020		
334 SE Davis St	1	NC	c.1930	Synthetic Siding: Other/Undefin	Vernacular	Single Dwelling Other Residential Type	3/13/2020		
335 SE Davis St	1.5	NC	c.1930	Vinyl Siding	Vernacular	Single Dwelling Other Residential Type	3/13/2020		
337-347 SE Davis St	1	EC	c.1960	Horizontal Board Standard Brick	Ranch (Type)	Multiple Dwelling Double House/Duplex	3/13/2020		
340 SE Davis St	1	NC	c.1928	Cement Fiber Siding	Vernacular	Single Dwelling Other Residential Type	3/13/2020		
409 SE Davis St Delashmatt Apartments	2	EC	c.1965	Horizontal Board Roman Brick	Ranch (Type)	Multiple Dwelling Other Apt./Hotel Plan	3/13/2020		
414 SE Davis St	1.5	EC	c.1929	Shingle Stucco	Tudor Revival	Single Dwelling Other Residential Type	3/13/2020		








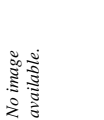
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420 SE Davis St	1.5	EC	c.1929	Cedar Shake Shingle Standard Brick <i>Comments: Basement level garage. Listed on local historic resource inventory D536. Year built based on building style and form and materials, and that the building existed in a 1948 Sanborn map but not the 1928 Sanborn map. Vinyl windows with some wood windows behind aluminum storms on north facade.</i>	Tudor Revival	Single Dwelling Other Residential Type	3/13/2020	
430 SE Davis St	1.5	EC	c.1929	Cedar Shake Shingle Stucco <i>Comments: Contributing garage off northeast corner of house. Listed in local inventory as C537. Vinyl windows. Year built based on building style and form and materials, and that it existed in a 1948 Sanborn map but not the 1928 Sanborn map. Contributing garage off the northeast corner of the house with a non contributing carport in front of the garage.</i>	Tudor Revival	Single Dwelling Other Residential Type	3/13/2020	
501 SE Davis St	2	NP	c.1976	Wood Sheet Stone;Other/Undefined <i>Comments: Year built based on the building not being in a 1970 USGS aerial, and possibly being in a 1976 USGS aerial; however, the resolution level of the 1976 aerial is insufficient to be certain. Vinyl windows</i>	Modern Period: Other	Multiple Dwelling Other Apt./Hotel Plan	3/13/2020	No image available.
504 SE Davis St	2	NC	c.1892	Synthetic Siding: Other/Undefined Shingle <i>Comments: Listed on local historic resource inventory C538. Vinyl windows including new trim. Listed in local inventory as C538. Year built based on the building existing in a 1892 Sanborn map. Extensive cladding and window changes and entrance relocation.</i>	Victorian Era: Other	Single Dwelling Crosswing	3/13/2020	
505 SE Davis St	2	NC	c.1890	Vinyl Siding <i>Comments: Listed on local historic resource inventory B531. 2020: changed siding from horizontal board to vinyl. Vinyl windows. The west wing existed by 1892. Extensive window, plan, and cladding changes. The front porch is a later addition.</i>	Victorian Era: Other	Single Dwelling Other Residential Type	6/17/2020	
508 SE Davis St	1	NC	c.1945	Vertical Board Shingle <i>Comments: Non contributing shed off the southeast corner of the duplex. Year built estimated from building form and that it existed in a 1948 Sanborn map but not the 1928 Sanborn map. Vinyl windows.</i>	Vernacular	Multiple Dwelling Other Residential Type	3/13/2020	
510 SE Davis St	1	EC	c.1939	Stucco Vertical Board <i>Comments: Year built based on building form, materials, and that it existed in a 1948 Sanborn map but not the 1928 Sanborn map. Wood with some vinyl windows.</i>	Minimal Traditional	Multiple Dwelling Double House/Duplex	3/13/2020	
545 SE Davis St	1	EC	c.1949	Horizontal Board Roman Brick <i>Comments: Attached garage considered as part of single resource. Year built based on building form, materials, and that it is not in the 1948 Sanborn map, but is visible in a 1953 USGS aerial. Vinyl windows.</i>	Minimal Traditional	Multiple Dwelling Ranch w/Garage	3/13/2020	










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550 SE Davis St	1	NC	c.1950 c.1979	Cedar Shake Shingle Vertical Board	Vernacular	Multiple Dwelling Other Apt./Hotel Plan	3/13/2020		
Apartment				<i>Comments: Wood and aluminum windows. Year built for the western most portion with the canopy along the south facade is ca. 1950 based on the building materials, form, and existing in a 1953 USGS aerial. The east addition is post 1976 based on the addition not existing in a 1976 USGS aerial. The low single story portion with the corrugated metal roof existed by 1970 based on a USGS aerial.</i>					
570 SE Davis St	1	NC	c.1974	Wood Sheet	Modern Period; Other	Residential Auxiliary Garage	3/13/2020		
Apartment				<i>Comments: Year built based on the building existing in a 1976 USGS aerial, but not a 1970 USGS aerial.</i>					
225 SE Dayton Ave	1.5	EC	c.1939	Cedar Shake Shingle Horizontal Board	Minimal Traditional	Single Dwelling Other Residential Type	3/15/2020		
House				<i>Comments: Contributing garage off northwest corner of house. Year built based on the building form, materials, and it existing in the 1948 Sanborn map but not the 1928 Sanborn map. Vinyl windows.</i>					
300 SE Dayton Ave	2	NC	c.1903	Horizontal Board Standard Brick	Vernacular	Single Dwelling Foursquare (Box)	6/18/2020		
House				<i>Comments: Listed on local historic resource inventory C932, 2020: year built changed to ca. 1903 from 1915 based on the form, materials and that the building shows up in a 1912 Sanborn map but not the 1902 Sanborn map. Multiple additions off the northeast corner of the building. Wood windows behind storms.</i>					
302 SE Dayton Ave	1	EC	1954 c.1968	Horizontal Board	Ranch (Type)	Single Dwelling Ranch w/Garage	3/15/2020		
House				<i>Comments: Year built based on the building not existing in a 1953 USGS aerial but existing in a 1954 USGS aerial. Southwest addition added between 1954 and 1968 based on USGS aerials and the 1968 map used in the 1983 survey. The swimming pool east of the house is a ca. 1990s-2000s addition.</i>					
310 SE Dayton Ave	1	EC	c.1965	Standard Brick Vinyl Siding	Ranch (Type)	Single Dwelling Ranch w/Garage	3/15/2020		
House				<i>Comments: Aluminum windows. Year built based on building form, materials, and that it existed in the 1968 base map used for the 1983 survey but not a 1954 USGS aerial.</i>					
311 SE Dayton Ave	1	NP	c.1990	Wood Sheet	Late 20th Century; Other	Single Dwelling Other Residential Type	3/15/2020		
House				<i>Comments: Vinyl windows. Year built based on the building materials and not existing in a 1976 USGS aerial.</i>					
103 NE Evans St	1.5	XD	c.1920	Shingle	Craftsman	Single Dwelling Other Residential Type	6/17/2020		
House				<i>Comments: Was EC and listed on local historic resource inventory D493, 2020: Point location based on 1968 City of McMinnville map used in the 1983 survey and a 1948 Sanborn map.</i>					









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119 SE Evans St	1	NC	c.1915	Synthetic Siding; Other/Undefin	Craftsman	Single Dwelling Bungalow	6/17/2020	6/17/2020	
House				<i>Comments: Listed on local historic resource inventory D495. 2020: changed shingles to cement fiber siding. Vinyl windows. Extensive window and cladding changes.</i>					
124 SE Evans St	1.5	EC	c.1920	Aluminum Siding Standard Brick	Craftsman	Single Dwelling Bungalow	6/17/2020	6/17/2020	
House				<i>Comments: Listed on local historic resource inventory D837. 2020: siding changed from horizontal board to aluminum siding. Aluminum storms over wood windows. Contributing garage off the northeast corner of the house.</i>					
127 SE Evans St	1.5	EC	c.1915	Horizontal Board Vertical Board	Classical Revival; other	Single Dwelling Other Residential Type	6/17/2020	6/17/2020	
House				<i>Comments: Listed on local historic resource inventory D496. 2020:</i>					
135 NE Evans St Macy & Son Funeral Home	2	ES	c.1930 c.1990	Standard Brick Horizontal Board	Neo-Classical	Mortuary Other Commercial/Public	3/13/2020	3/13/2020	
				<i>Comments: Multiple additions to south. Year built for the original north portion estimated based on the building form, materials, and that it existed in a 1948 Sanborn map but not the 1928 Sanborn map. The connecting wing was built between 1948 and 1954, based on a 1954 USGS aerial. The south portion was built ca. 1990s-2000s. Listed in the local inventory as B492. Clapboard remains on the attached garage.</i>					
135 SE Evans St	1.5	EC	c.1905	Vinyl Siding Shingle	Craftsman	Single Dwelling Other Residential Type	6/17/2020	6/17/2020	
House				<i>Comments: Listed on local historic resource inventory C497. 2020: siding changed from horizontal board to vinyl. Year built based on the building form, materials, design, and existing in the 1912 Sanborn map but not in the 1902 Sanborn map.</i>					
140 SE Evans St	1.5	NC	c.1890	Vinyl Siding	Vernacular	Single Dwelling Crosswing	6/17/2020	6/17/2020	
House				<i>Comments: Listed on local historic resource inventory C838. 2020: contributing garage off the northeast corner, added between 1928 and 1948. Changed horizontal board to vinyl siding. Vinyl windows. Extensive window and cladding changes.</i>					
215 SE Evans St	1	EC	c.1965	Cedar Shake Shingle Roman Brick	Ranch (Type)	Single Dwelling Ranch w/Garage	3/13/2020	3/13/2020	
House				<i>Comments: Vinyl windows. Year built based on building form, materials, and that it existed in the 1968 base map used in the 1983 survey, but was not in a 1954 USGS aerial.</i>					
216-220 SE Evans St	1.5	EC	c.1900 c.1930	Horizontal Board Standard Brick	Vernacular	Single Dwelling Double House/Duplex	6/17/2020	6/17/2020	
Duplex				<i>Comments: Listed on local historic resource inventory D840. 2020: vinyl and wood windows. The built date stems from the previous survey. The move date stems from the house not showing at its current location in the 1928 Sanborn map, but does exist at its current location in the 1948 Sanborn map. The drop siding, form, and window trim reflect the ca. 1900 built date, along the the single front entrance and the second entrance being on the north facade.</i>					

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226 SE Evans St	1.5	EC	c.1892	Horizontal Board Shingle	Queen Anne	Single Dwelling Other Residential Type	6/17/2020		
228 SE Evans St	1	ES	c.1930	Cedar Shake Shingle Standard Brick	Colonial Revival	Single Dwelling Other Residential Type	3/13/2020		
230 SE Evans St	2	NP	c.1980	Vinyl Siding	Late 20th Century: Other	Multiple Dwelling Other Apt./Hotel Plan	3/13/2020		
230 SE Evans St	2	NP	c.1980	Vinyl Siding	Late 20th Century: Other	Multiple Dwelling Other Apt./Hotel Plan	3/13/2020		
230 SE Evans St	2	NP	c.1980	Vinyl Siding	Late 20th Century: Other	Multiple Dwelling Other Apt./Hotel Plan	3/13/2020		
230 SE Evans St Newby, William T. House	1.5	XD	c.1880	Horizontal Board	Vernacular	Single Dwelling Other Residential Type	6/17/2020		No image available.
282 SE Evans St	1.5	EC	c.1883 c.1970	Horizontal Board Standard Brick	Gothic Revival	Single Dwelling Other Residential Type	6/17/2020		
286 SE Evans St	1.5	ES	c.1920	Horizontal Board Vertical Board	Craftsman	Single Dwelling Bungalow	6/17/2020		
421 SE Evans St	1	NP	c.1990	Stucco	Late 20th Century: Other	Institutional Housing Other Residential Type	3/13/2020		

Comments: Listed on local historic resource inventory B841, 2020: vinyl windows. Year built based on the building existing in the 1982 Sanborn map, just slightly north of its existing location., and by the 1902 Sanborn is at its current location. Vinyl replacement windows.

Comments: Contributing garage off northeast corner of house, retains original cladding and doors. ES based on building integrity, scale, and design. Year built based on the building form, design, materials, and that it existed in a 1948 Sanborn map but not the 1928 Sanborn map.

Comments: Year built estimated based on building form and materials and that it did not exist in a 1976 USGS aerial.

Comments: Year built estimated based on building form and materials and that it did not exist in a 1976 USGS aerial.

Comments: Was EC and listed on local historic resource inventory A849. Point location based on 1968 City of McMinnville map used for the 1983 survey and refined based on a 1948 Sanborn map.

Comments: Listed on local historic resource inventory D842, 2020: the existing Gothic Revival style house does not match the previous Craftsman style data. The Craftsman, built between 1902 and 1912 based on Sanborn maps was replaced by or merged with another structure ca. 1968 based on the building footprint in the 1968 map used for the 1983 survey. The existing building is evident in a 1970 USGS aerial based on the rooftop, with ca. 1970 provided as the major addition date. The year built is based on the overall form, chimney size and location.

Comments: Listed on local historic resource inventory C843, 2020: changed status from EC to ES based on building integrity and design. Exterior storms over wood windows.

Comments: Year built based on building form, materials and that the building does not exist in a 1976 USGS aerial.










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421 SE Evans St		2	XD	c.1892 Horizontal Board		Single Dwelling	6/17/2020	
House <i>Comments: 2020: Was EC and listed on local historic resource inventory B539. Point location based on 1968 McMinnville City map used in 1983 survey and updated based on 1948 and 1912 Sanborn maps. By 1928 the building had been converted for use as a private hospital. Year built updated to ca. 1892 from 1899 based on the building existing in the 1892 Sanborn map.</i>								
SE Ford St		0	NC	c.1968 Other	Not Applicable	Road Related (vehicular) BRIDGE: Other	3/23/2020	
Road grade <i>Comments: Year built based on the road grade across Cozine Creek having been established by 1968 based on the basemap used in the 1968 survey, but the grade did not exist in a 1954 USGS aerial.</i>								
101 NE Ford St		2	NP	c.1990 Standard Brick Stucco	Late 20th Century; Other	Religious Facility Church/Meetinghouse	3/13/2020	
McMinnville Cooperative Ministries <i>Comments: Year built estimated as 1990s to 2000s based on form and materials and the building not existing in a 1976 USGS aerial.</i>								
115 NE Ford St		1.5	XD	c.1929 Horizontal Board	Colonial Revival	Single Dwelling Other Residential Type	6/17/2020	
House <i>Comments: 2020: Was EC and original address was listed as 115 Ford St, but this matched with 115 SE Ford St. Listed on local historic resource inventory B858. Point location based on 1968 City of McMinnville map used for the 1983 survey. Year built updated from 1925 to ca. 1929 based on the building first showing up in the 1948 Sanborn map and not in the 1928 Sanborn map.</i>								
133 SE Ford St		1.5	EC	c.1910 Horizontal Board	Classical Revival; other	Single Dwelling Other Residential Type	6/17/2020	
House <i>Comments: Listed on local historic resource inventory C861. 2020: year built based on the building form, design, and that it shows up in the 1912 Sanborn map but not the 1902 Sanborn map. Non contributing garage off the northwest corner of the house.</i>								
203 SE Ford St		2	NC	c.1892 Horizontal Board Standard Brick	Vernacular	Single Dwelling Other Residential Type	3/13/2020	
House <i>Comments: Listed in local historic resource survey D862. Rear west facade connects with the adjacent building. 2020: vinyl and wood windows. Year built based on the building existing in the 1892 Sanborn map. The second date is for the merger with the second house, which occurred between 1928 and 1948 based on Sanborn maps. Some replacement windows.</i>								
206 SE Ford St		1.5	EC	c.1885 Vinyl Siding Vertical Board	Vernacular	Single Dwelling Other Residential Type	6/17/2020	
Wortman, John, House <i>Comments: Listed on local historic resource inventory B870. 2020: siding changed from horizontal board to vinyl. Vinyl replacement windows. Rear additions.</i>								
212 SE Ford St		1	EC	c.1949 Cedar Shake Shingle Rug Face Brick	Minimal Traditional	Single Dwelling Other Residential Type	3/13/2020	
House <i>Comments: Contributing garage at the rear southeast corner of the lot, and built prior to 1948. Aluminum windows. Year built based on building design, materials, and that it is in a 1953 USGS aerial but not the 1948 Sanborn map.</i>								









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215 SE Ford St	1.5	EC	c.1920	Horizontal Board	Craftsman	Single Dwelling Bungalow	6/17/2020	
	House			<i>Comments: Listed on local historic resource inventory D863. 2020: aluminum and vinyl windows, as well as original wood windows.</i>				
221 SE Ford St	1.5	EC	c.1929	Horizontal Board Standard Brick	Colonial Revival	Single Dwelling Other Residential Type	6/17/2020	
	House			<i>Comments: Listed on local historic resource inventory D864. 2020: vinyl windows. Year built based on the building form, materials, and that it existed in the 1948 Sanborn map but not the 1928 Sanborn map. Infilled side lites at front entrance.</i>				
222 SE Ford St	1	EC	c.1949	Horizontal Board	Vernacular	Single Dwelling Other Residential Type	3/13/2020	
	House			<i>Comments: Wood windows behind storms. Year built based on the building materials, form, and existence in a 1953 USGS aerial but not in the 1948 Sanborn map.</i>				
134-136 SE Galloway St	1	NC	c.1968	Vertical Board Synthetic Siding; Other/Undefin	Ranch (Type)	Multiple Dwelling Double House/Duplex	3/13/2020	
	Duplex			<i>Comments: Non contributing garage off northeast corner. Vinyl windows. Year built based on the building existing in the 1968 map for the 1983 survey, but not in a 1954 USGS aerial.</i>				
137 SE Galloway St	1	EC	c.1895	Horizontal Board Shingle	Queen Anne	Single Dwelling Crosswing	6/17/2020	
	House			<i>Comments: Listed on local historic resource inventory B882.</i>				
106 SE Handley St	1	NP	c.1990	Vinyl Siding	Utilitarian	Business Other Commercial/Public	3/13/2020	
	St. Vincent de Paul Food Pantry			<i>Comments: Year built based on materials estimated as 1990s to 2000s. The building did not exist in the 1970 USGS aerial.</i>				
106 SE Handley St	1	NC	c.1920	Vinyl Siding	Vernacular	Single Dwelling Other Residential Type	6/17/2020	
	St. Vincent de Paul Social Services Office			<i>Comments: Listed on local historic resource inventory D507. 2020: horizontal board changed to vinyl siding. Vinyl windows. Status changed from EC to NC.</i>				
534 SE Hembree St Tyler, James, House	1.5	NC	c.1885	Horizontal Board Cedar Shake Shingle	Vernacular	Single Dwelling Other Residential Type	6/19/2020	
				<i>Comments: Listed on local historic resource inventory C953. 2020: status change from EC to NC due to alterations. Vinyl and wood windows. Garage off northeast corner of house.</i>				
602 SE Hembree St	1	NC	c.1945	Synthetic Siding; Other/Undefin Shingle	Ranch (Type)	Single Dwelling Other Residential Type	3/23/2020	
	House			<i>Comments: Vinyl windows. Year built based on building form, materials, and that it existed in the 1948 Sanborn map but not the 1928 Sanborn map.</i>				








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624 SE Hembree St	1	NC	c.1930	Synthetic Siding: Other/Undefin Standard Brick Comments: Year built based on the building form, materials, and that it existed in the 1948 Sanborn map not the 1928 Sanborn map. Vinyl replacement windows. Extensive cladding and window changes.	Minimal Traditional	Single Dwelling Other Residential Type	3/23/2020		
626 SE Hembree St	1	EC	c.1920	Horizontal Board Standard Brick Comments: Listed on local historic resource inventory D951. 2020: aluminum replacement window; rest are wood windows with exterior aluminum storms. North garage addition.	Craftsman	Single Dwelling Bungalow	6/19/2020		No image available.
636 SE Hembree St	1	NC	c.1920	Synthetic Siding: Other/Undefin Concrete: Other/Undefined Comments: Listed on local historic resource inventory D950. 2020: siding change from shingle to hardi board. Vinyl replacement windows. Garage off east end of house.	Craftsman	Single Dwelling Bungalow	6/19/2020		
704 SE Hembree St	1	EC	c.1900	Horizontal Board Standard Brick Comments: Listed on the local inventory as D949. 2020: year built estimated based on building form and materials. Metal replacement windows. East addition.	Vernacular	Single Dwelling Other Residential Type	3/23/2020		
734 SE Hembree St	1.5	NC	c.1890	Synthetic Siding: Other/Undefin Comments: Listed on local historic resource inventory C947. 2020: siding changed from horizontal board to fiber cement. Vinyl replacement windows. Garage off southeast and shed off northeast corners of house.	Victorian Era: Other	Single Dwelling Other Residential Type	6/19/2020		
806 SE Hembree St	2	EC	c.1890	Vinyl Siding Comments: Building listed on the local historic resource inventory A946. 2020: siding changed from horizontal board to vinyl. Year built estimated based on building form and materials. Notable art glass front door behind screen. Garage.	Italianate	Single Dwelling Other Residential Type	3/23/2020		
836 SE Hembree St	1.5	EC	c.1900	Horizontal Board Shingle Comments: Listed on local historic resource inventory D945. Vinyl and wood windows. Rear addition. Shed at northeast corner of parcel.	Queen Anne	Single Dwelling Other Residential Type	6/19/2020		
950 SE Hembree St	1	EC	c.1954	Horizontal Board Comments: Year built estimated based on building materials, form, and that it did not exist in the 1948 Sanborn map but does in the 1954 USGS aerial. Non contributing carport/garage at the front of the building. Some wood windows.	Vernacular	Single Dwelling Other Residential Type	3/23/2020		
418-420 SE Holly Way	2	NP	c.1980	Vertical Board Wood Sheet Comments: Year built based on building form, materials, and that it did not exist in a 1970 USGS aerial.	Late 20th Century: Other	Multiple Dwelling Double House/Duplex	3/13/2020		

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425 SE Holly Way	2	EC	c.1955	Horizontal Board Vertical Board	Modern Period: Other	Multiple Dwelling Other Apt./Hotel Plan	3/13/2020		
Apartment				<i>Comments: Year built based on building materials, form, and that it existed in a 1970 USGS aerial but not in a 1954 USGS aerial. Intact aluminum windows. Decorative metal work at railings. Some vinyl replacement windows.</i>					
440-444 SE Holly Way	1	EC	c.1955	Horizontal Board Standard Brick	Ranch (Type)	Multiple Dwelling Double House/Duplex	3/13/2020		
Apartment				<i>Comments: Vinyl windows. Year built based on building materials, form, and that it existed in a 1970 USGS aerial but not a 1954 USGS aerial.</i>					
445 SE Holly Way	1	EC	c.1960	Horizontal Board Standard Brick	Modern Period: Other	Single Dwelling Ranch w/Garage	3/13/2020		<i>No image available.</i>
House				<i>Comments: Vinyl windows. Year built based on the building form, materials, and that it existed in a 1970 USGS aerial, but not a 1954 USGS aerial.</i>					
102 NE Irvine St	1	EC	c.1890	Cedar Shake Shingle Vertical Board	Italianate	Single Dwelling Other Residential Type	6/17/2020		
House				<i>Comments: Listed on local historic resource inventory C909. 2020: aluminum sash windows. The north facing gable portion is the older part of the house. The pyramidal roof south portion had the foundation in place by 1902 based on a 1902 Sanborn map with construction following. Contributing garage east of house.</i>					
103-107 NE Irvine St	1	NP	c.1980	Wood Sheet	Late 20th Century: Other	Multiple Dwelling Other Apt./Hotel Plan	6/17/2020		
Apartment				<i>Comments: Year built estimated based on building form and materials, and that the building is not in a 1976 USGS aerial.</i>					
107 NE Irvine St Hussey, Al. House	1.5	XD	c.1890	Horizontal Board	Queen Anne	Single Dwelling	6/17/2020		<i>No image available.</i>
House				<i>Comments: 2020: was EC. Point location based on 1902 Sanborn map.</i>					
111-115 NE Irvine St	1	NP	c.1980	Wood Sheet	Late 20th Century: Other	Multiple Dwelling Other Apt./Hotel Plan	3/13/2020		
Apartment				<i>Comments: Year built estimated as 1980s to 1990s based on form and materials. The building does not show up in a 1976 USGS aerial.</i>					
120 SE Irvine St	1	EC	c.1939	Horizontal Board Standard Brick	Minimal Traditional	Single Dwelling WWII-Era Cottage	3/16/2020		
House				<i>Comments: Vinyl windows. Year built based on building form, materials, and that it existed in the 1948 Sanborn map but not the 1928 Sanborn map.</i>					
125 NE Irvine St	2	EC	c.1903	Horizontal Board Standard Brick	Queen Anne	Single Dwelling Other Residential Type	6/17/2020		
House				<i>Comments: Listed on local historic resource inventory B900. 2020: decorative corbeling at chimney. Vinyl windows. Updated the year built from ca. 1898 to ca. 1903 based on the building not existing in any Sanborn maps from 1902 and earlier, but the house does exist in the 1912 Sanborn map.</i>					

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129 SE Irvine St McPhillips, T M, House	2	EC	c.1913	Horizontal Board Half Timbering	Craftsman	Single Dwelling Other Residential Type	6/17/2020	6/17/2020
				<i>Comments: Listed on local historic resource inventory B903. 2020: vinyl windows. Year built updated from ca. 1900 to ca. 1913 since the existing building did not show up in the 1912 Sanborn map but does show up in the 1928 Sanborn map. It replaced a previous smaller building.</i>				
137 SE Irvine St	1.5	EC	c.1920	Horizontal Board Shingle	Craftsman	Single Dwelling Other Residential Type	6/17/2020	6/17/2020
	House			<i>Comments: Listed on local historic resource inventory D904. 2020: vinyl and wood windows.</i>				
141 SE Irvine St Ferguson, Noah, House	2	EC	c.1907	Stucco Vertical Board	Queen Anne	Single Dwelling Other Residential Type	6/17/2020	6/17/2020
				<i>Comments: Listed on local historic resource inventory B905. 2020: contributing garage off the northwest corner of the house. Vinyl and wood (at porch) windows.</i>				
204 NE Irvine St	1.5	XD	1910	Horizontal Board	Vernacular	Single Dwelling	6/24/2020	6/24/2020
	[House]			<i>Comments: 2020: spatial location updated to move the property to its correct location, which is outside of the survey area for the McMinnville RLS 2020 project.. Location based on a 1928 Sanborn map and the 1983 survey base map. Status updated to XD from EC based on existing conditions.No other changes made.</i>				
215 SE Irvine St	2	NP	c.1990	Synthetic Siding: Shingle	Other/Undefin Late 20th Century: Other	Single Dwelling Other Residential Type	3/23/2020	3/23/2020
	House			<i>Comments: Year built estimated as 1990s to 2000s based on form and materials.</i>				
325 SE Irvine St	1	NP	c.2000	Concrete Block	Late 20th Century: Other	Waterworks Other Commercial/Public	3/23/2020	3/23/2020
	Utility pump station			<i>Comments: Year built estimated at 2000s based on materials.</i>				
105 NE Johnson St	1.5	NC	c.1905	Horizontal Board	Vernacular	Single Dwelling Other Residential Type	6/18/2020	6/18/2020
	House			<i>Comments: Listed on local historic resource inventory D919. 2020: changed from EC to NC based on extent of siding and window changes. Changed from aluminum to wood siding. Changed year built from ca. 1890 to ca. 1912 based on the existing building replacing a previous building and the existing building form and first showing up in the 1912 Sanborn map but not the 1902 Sanborn map. Aluminum windows.</i>				
115 NE Johnson St	1.5	EC	c.1939	Vinyl Siding Standard Brick	Minimal Traditional	Single Dwelling Other Residential Type	3/13/2020	3/13/2020
	House			<i>Comments: Original doors on attached garage. Year built based on the building form, design, and it being in the 1948 Sanborn map but not the 1928 Sanborn map. Wood windows behind the storm windows. Wood garage door.</i>				
149 NE Johnson St	1.5	EC	1900	Horizontal Board	Queen Anne	Single Dwelling	6/24/2020	6/24/2020
	House			<i>Comments: 2020: updated spatial location moving the resource to its correct location, which is outside of the survey areas for the McMinnville RLS 2020 project. No other updates made.</i>				



No image available.













No image available.

No image available.










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Architectural Survey Data for McMinnville RLS 2020
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200 NE Kirby St St. James School	1	EC	c.1950	Standard Brick	Modern Period: Other	Church School Modern School	3/13/2020		
<i>Comments: Year built based on the building existing in a 1953 USGS aerial, but not in a 1948 Sanborn map. The previous school was immediately north in the current right of way of NE 3rd Street prior to the development of NE 3rd Street.</i>									
219 SE Lincoln St Gault, Julia, House	2	EC	c.1885 c.1912	Horizontal Board Shingle	Queen Anne	Single Dwelling Other Residential Type	6/19/2020		
<i>Comments: Listed as local historic resource B430. Year built based on previous survey. Second date is the estimated date when the building was moved to this location, based on the building not being in the 1902 Sanborn, but in the 1912 Sanborn maps. Vinyl replacement windows. Garage.</i>									
306 SE Lincoln St Gibson, James G. House	1.5	ES	c.1922	Horizontal Board Stucco	Craftsman	Single Dwelling Other Residential Type	6/19/2020		
<i>Comments: Listed on local historic resource inventory A446. 2020: status changed from EC to ES based on design, scale, and integrity. Vinyl replacement windows. Garage off southeast corner of house.</i>									
310 SE Lincoln St	1	EC	c.1955	Cedar Shake Shingle Roman Brick	Ranch (Type)	Single Dwelling Ranch w/Garage	3/13/2020		
<i>Comments: Year built based on building form, materials, and that it existed in a 1970 but not 1954 USGS aerials. Some vinyl replacement windows, rest are original wood windows. Garage off southwest corner of house.</i>									
335 SE Lincoln St	1.5	NC	c.1915	Vinyl Siding	Vernacular	Single Dwelling Other Residential Type	3/13/2020		
<i>Comments: Contributing garage off northwest corner of house. Year built based on the building form, materials and that it existed in a 1928 but not a 1912 Sanborn maps. Vinyl windows.</i>									
110 SE Logan St	1	EC	c.1975	Horizontal Board Vertical Board	Ranch (Type)	Single Dwelling Ranch/Rambler	3/23/2020		
<i>Comments: Vinyl windows. Year built based on the building existing in a 1976 USGS aerial but not in a 1970 USGS aerial.</i>									
120 SE Logan St	1	NP	c.1990	Synthetic Siding: Other Shingle	Late 20th Century: Other	Single Dwelling Other Residential Type	3/23/2020		
<i>Comments: Vinyl windows. Year built based on the building form and materials. The building plan is different from the building that existed in a 1953 USGS aerial.</i>									
132 SE Logan St	1	NC	c.1915	Shingle Horizontal Board	Vernacular	Single Dwelling Other Residential Type	3/23/2020		
<i>Comments: Vinyl windows. Year built estimated based on building form, clapboard cladding at porch, purlins and knee braces at gable ends, barge board and rake molding details. Sanborn maps do not show this area and the house exists in this location in the 1954 USGS aerial.</i>									
124 SE Macy St	1	EC	c.1950	Cedar Shake Shingle Wood Sheet	Ranch (Type)	Single Dwelling Ranch/Rambler	3/15/2020		
<i>Comments: Contributing garage off the southeast corner of the house. Aluminum storms over wood windows. Year built based on building form, materials, and that it is in a 1953 USGS aerial but not in a 1948 Sanborn map.</i>									










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126 SE Macy St	House	1	EC	c.1950 Cedar Rake Shingle Vertical Board <i>Comments: Non contributing garage off the northeast corner of the house. Aluminum storms over wood windows. Year built based on building form, materials, and that it is in a 1953 USGS aerial but not in a 1948 Sanborn map.</i>	Ranch (Type)	Single Dwelling Ranch/Rambler	3/15/2020	
131 SE Macy St	House	1	EC	c.1950 Cedar Rake Shingle Horizontal Board <i>Comments: Vinyl windows. Year built based on building form, materials, and that it is in a 1953 USGS aerial but not in a 1948 Sanborn map. A breezeway connects to the contributing garage off the north end of the house.</i>	Minimal Traditional	Single Dwelling Other Residential Type	3/23/2020	
138 SE Macy St	House	1	ES	c.1950 Cedar Rake Shingle Standard Brick <i>Comments: Year built based on building form, materials, and that it is in a 1953 USGS aerial but not in a 1948 Sanborn map. ES based on the building design, context of development, and high level of integrity.</i>	Minimal Traditional	Single Dwelling WWII-Era Cottage w/Garage	3/15/2020	
149 SE Macy St	House	2	NP	c.1980 Wood Sheet <i>Comments: Year built based on the building form, materials, and that it does not exist in a 1976 USGS aerial. Vinyl windows.</i>	Late 20th Century: Other	Single Dwelling Other Residential Type	3/23/2020	
150 SE Macy St	House	1	NC	c.1950 Horizontal Board <i>Comments: Garage converted to residential area with sliding doors at former garage door opening. Enclosed stoop with sliding doors. Year built based on building form, materials, and that it is in a 1953 USGS aerial but not in a 1948 Sanborn map.</i>	Ranch (Type)	Single Dwelling Ranch/Rambler	3/15/2020	
208 SE Macy St	House	1	NC	c.1965 Vertical Board Roman Brick <i>Comments: Vinyl windows. Roman brick front planter. Garage converted for residential use. Year built based on the building form, materials, and that it did not exist in a 1954 USGS aerial, but does exist in a 1970 USGS aerial.</i>	Ranch (Type)	Single Dwelling Ranch w/Garage	3/15/2020	
215 SE Macy St	House	1.5	EC	c.1950 Aluminum Siding Standard Brick <i>Comments: Two non contributing garages off the north side of the house. Vinyl windows and at least one wood window. Year built based on building form, and that it existed in a 1953 USGS aerial but not in a 1948 Sanborn map.</i>	Minimal Traditional	Single Dwelling Other Residential Type	3/15/2020	
606 SE Rummel St	House	1	NP	c.1990 Horizontal Board <i>Comments: 2020: the building listed on local historic resource inventory as C961 was replaced with the existing building ca. 1990 based on the building form and materials The original building was ca. 1890.</i>	Late 20th Century: Other	Single Dwelling Ranch w/Garage	6/19/2020	
620 SE Rummel St	House	1	NP	c.1990 Vinyl Siding <i>Comments: 2020: the building listed on local historic resource inventory as C961 was replaced with the existing building ca. 1990 based on the building form and materials The original building was ca. 1890.</i>	Late 20th Century: Other	Single Dwelling Other Residential Type	3/23/2020	












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631 SE Rummel St	1	NP	c.1990	Horizontal Board	Late 20th Century; Other	Single Dwelling Other Residential Type	3/23/2020	
638 SE Rummel St	1.5	NC	c.1900	Vinyl Siding	Vernacular	Single Dwelling Other Residential Type	6/19/2020	
651 SE Rummel St	1	NP	c.1990	Synthetic Siding; Other/Undefin	Late 20th Century; Other	Single Dwelling Other Residential Type	3/23/2020	No image available.
704 SE Rummel St	2	EC	c.1890	Horizontal Board	Italianate	Single Dwelling Other Residential Type	6/19/2020	
835 SE Rummel St	1.5	EC	c.1910	Cement Fiber Siding	Classical Revival; other	Single Dwelling Bungalow	6/19/2020	
931 SE Rummel St	1	EC	c.1930	Vinyl Siding Standard Brick	Minimal Traditional	Single Dwelling Other Residential Type	3/23/2020	
950 SE Rummel St	1	NP	c.1980	Horizontal Board	Ranch (Type)	Multiple Dwelling Double House/Duplex	3/23/2020	
828-830 SE Shady St	1.5	NC	c.1930	Vinyl Siding	Minimal Traditional	Multiple Dwelling Double House/Duplex	3/23/2020	
834 SE Shady St	1	NC	c.1940	Synthetic Siding; Other/Undefin	Modern Period; Other	Single Dwelling WWII-Era Cottage	3/23/2020	
838 SE Shady St McRight House	1.5	EC	c.1890	Cement Fiber Siding	Vernacular	Single Dwelling Other Residential Type	6/19/2020	










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841 SE Shady St	1	NC	c.1940	Vinyl Siding	Modern Period: Other	Single Dwelling WWII-Era Cottage	3/23/2020	3/23/2020	
House				<i>Comments: Year built based on the building form and it existing in a 1948 but not a 1928 Sanborn maps. Vinyl replacement windows. Garage and shed off northeast corner of house.</i>					
843 SE Shady St	1	NP	c.1990	Wood Sheet Horizontal Board	Late 20th Century: Other	Single Dwelling Other Residential Type	3/23/2020	3/23/2020	
House				<i>Comments: Year built based on the building form, materials, and not existing in a 1976 USGS aerial. Vinyl replacement windows.</i>					
925 SE Shady St	1	NP	c.1980	Wood Sheet	Ranch (Type)	Single Dwelling Other Residential Type	3/23/2020	3/23/2020	
House				<i>Comments: Year built based on the building materials and not existing in a 1976 USGS aerial. Vinyl windows.</i>					
1051 SE Shady St	1	NP	c.1990		Late 20th Century: Other	Single Dwelling Other Residential Type	3/23/2020	3/23/2020	
House				<i>Comments: Year built based on the building not existing in a 1976 USGS aerial. Access to the building was not possible due to the long private driveway and vegetation that screened the building from view.</i>					
806 SE Storey St	1	NC	c.1910	Vinyl Siding	Vernacular	Single Dwelling Other Residential Type	3/23/2020	3/23/2020	
House				<i>Comments: Year built based on building form, materials, and that it existed in a 1912 Sanborn map. Vinyl replacement windows. Front addition. Garage (NC) off northeast corner.</i>					
815 SE Storey St	1	NP	c.1980	Wood Sheet Standard Brick	Late 20th Century: Other	Single Dwelling Ranch w/Garage	3/23/2020	3/23/2020	
House				<i>Comments: Year built based on the building form, materials, and not existing in a 1976 USGS aerial. Shed at northwest corner of parcel.</i>					
826 SE Storey St	1.5	EC	c.1910	Horizontal Board	Craftsman	Single Dwelling Bungalow	6/19/2020	6/19/2020	
Northorst House				<i>Comments: Listed on local historic resource inventory C948. Vinyl replacement windows. Garage (EC) off southwest corner.</i>					
838 SE Storey St	1	EC	c.1900	Horizontal Board Wood Sheet	Vernacular	Single Dwelling Other Residential Type	3/23/2020	3/23/2020	
House				<i>Comments: Year built based on the building form, materials, and existing in a 1912 Sanborn map. Some wood windows behind storms. Original doors. Garage (EC) south of house.</i>					
904 SE Storey St Wolf House	1.5	EC	c.1887	Horizontal Board	Vernacular	Single Dwelling Crosswing	6/19/2020	6/19/2020	
				<i>Comments: Listed on local historic resource inventory B964. Vinyl replacement windows.</i>					
905 SE Storey St Farris House	1.5	EC	c.1920	Horizontal Board	Vernacular	Single Dwelling Other Residential Type	6/19/2020	6/19/2020	
				<i>Comments: Listed on local historic resource inventory D956. Wood windows.</i>					












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910 SE Storey St	1	EC	c.1960	Wood Sheet Standard Brick	Modern Period: Other	Single Dwelling Ranch w/Garage	3/23/2020		
House				<i>Comments: Year built based on building form, materials, and that it existed in a 1970 but not a 1954 USGS aerial. Aluminum windows.</i>					
920 SE Storey St	1	ES	c.1954	Standard Brick	Modern Period: Other	Single Dwelling Ranch/Rambler	3/23/2020		
House				<i>Comments: Year built based on the building form, materials, and existing in a 1954 USGS aerial but not a 1948 Sanborn map. Wood windows.</i>					
925 SE Storey St	1	EC	c.1955	Horizontal Board Standard Brick	Minimal Traditional	Single Dwelling WWII-Era Cottage	3/23/2020		
House				<i>Comments: Year built based on the building form, materials, and existing in a 1970 but not a 1954 USGS aerial. Vinyl replacement windows.</i>					
940 SE Storey St Wilcox House	1.5	NC	c.1914	Vinyl Siding	Craftsman	Single Dwelling Bungalow	6/19/2020		
				<i>Comments: Listed on local historic resource inventory C963. 2020: siding changed from horizontal board to vinyl. Vinyl replacement windows. Extensive window and cladding changes.</i>					
1028-1030 SE Storey St	1	NP	c.1980	Horizontal Board Wood Sheet	Late 20th Century: Other	Multiple Dwelling Double House/Duplex	6/19/2020		
House				<i>Comments: (Now Converted To House) Listed on local historic resource inventory D968 and attributed as the Wolf Barn. 2020: a dwelling existed on the site in 1948, but not prior, based on Sanborn maps. This dwelling remained through 1970 based on USGS aerials and stood north of the location of the existing dwelling, which existed by ca. 1980. The year built is based on the estimated construction date for the existing building.</i>					
1031 SE Storey St	1.5	NP	c.1990	Horizontal Board	Late 20th Century: Other	Single Dwelling Other Residential Type	3/23/2020		
House				<i>Comments: Year built based on the building form, materials, and not existing in a 1976 USGS aerial.</i>					
115 SE Three Mile Lane	1	EC	c.1965	Cedar Shake Shingle Roman Brick	Ranch (Type)	Single Dwelling Ranch w/Garage	3/15/2020		
House				<i>Comments: Vinyl windows. Year built based on building form, materials, and that it does not exist in a 1954 USGS aerial, but does exist in a 1970 USGS aerial and the 1968 base map used in the 1983 survey.</i>					
145 SE Three Mile Lane	1	EC	c.1965	Cedar Shake Shingle Roman Brick	Ranch (Type)	Single Dwelling Ranch w/Garage	3/15/2020		
House				<i>Comments: Year built based on building form, materials, and that it does not exist in a 1954 USGS aerial, but does exist in a 1970 USGS aerial and the 1968 base map used in the 1983 survey. Aluminum windows. Garage integrated into the south end of building.</i>					
245 SE Three Mile Lane	1	EC	c.1965	Vertical Board Roman Brick	Ranch (Type)	Single Dwelling Ranch w/Garage	3/15/2020		
House				<i>Comments: Vinyl windows. Year built based on building form, materials, and that it does not exist in a 1954 USGS aerial, but does exist in a 1970 USGS aerial and the 1968 base map used in the 1983 survey.</i>					










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725 SE Villard St	1	EC	c.1975	Wood Sheet Standard Brick	Ranch (Type)	Single Dwelling Ranch w/Garage	3/23/2020		
726 SE Villard St	1	UN	c.1975	Horizontal Board Wood Sheet	Late 20th Century: Other	Single Dwelling Other Residential Type	3/23/2020		
804 SE Villard St	1	NC	c.1895	Synthetic Siding: Other/Undefin	Queen Anne	Single Dwelling Other Residential Type	6/19/2020		
805 SE Villard St	2	NP	c.1990	Horizontal Board	Late 20th Century: Other	Single Dwelling Other Residential Type	3/23/2020		
834 SE Villard St Lucey House	1	NC	c.1900	Vinyl Siding	Vernacular	Single Dwelling Other Residential Type	6/19/2020		
835 SE Villard St Bryson House	2.5	NC	c.1910	Synthetic Siding: Other/Undefin	Colonial Revival	Single Dwelling Foursquare (Box)	6/19/2020		
926 SE Villard St	1	NC	c.1969	Synthetic Siding: Other/Undefin	Ranch (Type)	Single Dwelling Ranch w/Garage	3/23/2020		
933 SE Villard St	1	NP	c.1990	Wood Sheet Horizontal Board	Late 20th Century: Other	Single Dwelling Other Residential Type	3/23/2020		
938 SE Villard St	1	NC	c.1969	Vinyl Siding	Modern Period: Other	Single Dwelling Other Residential Type	3/23/2020		
736 SE Vine St	1	EC	c.1880	Horizontal Board Standard Brick	Vernacular	Single Dwelling Other Residential Type	6/19/2020		










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819 SE Vine St		1	NC	c.1930 Vinyl Siding	Vernacular	Single Dwelling Other Residential Type	3/23/2020		
	House			<i>Comments: Vinyl windows. Rear addition post 1970 based on aerials. Year built based on the building form and existing in a 1948 but not a 1928 Sanborn map.</i>					
820 SE Vine St		1	NP	c.1990 Horizontal Board	Late 20th Century: Other	Single Dwelling Other Residential Type	3/23/2020		
	House			<i>Comments: Year built based on the building form and not existing in a 1976 USGS aerial. Shed at southwest corner of parcel.</i>					
831 SE Vine St		1	NC	c.1930 Vinyl Siding	Vernacular	Single Dwelling Other Residential Type	3/23/2020		
	House			<i>Comments: Year built based on building form and that it existed in a 1948 but not a 1928 Sanborn map. Vinyl replacement windows. Shed to rear of house.</i>					
839 SE Vine St		1.5	ES	c.1920 Horizontal Board	Classical Revival: other	Single Dwelling Other Residential Type	6/19/2020		
	House			<i>Comments: Listed on local historic resource inventory C954. Wood windows. Garage off northeast corner of house.</i>					
850 SE Vine St		1	EC	c.1949 Horizontal Board	Vernacular	Single Dwelling Other Residential Type	3/23/2020		
	House			<i>Comments: Year built based on building form and that it existed in a 1953 USGS Sanborn map. Vinyl windows. Lean-to shed (NC) south of house.</i>					
905 SE Vine St Bodle, George, House		2	ES	c.1890 Horizontal Board Shingle	Queen Anne	Single Dwelling Other Residential Type	6/19/2020		
				<i>Comments: Listed on local historic resource inventory A958. Vinyl windows. Garages (EC) off north and north east corners. Shed (NC) to east of house.</i>					
906 SE Vine St		2.5	EC	c.1910 Horizontal Board	Colonial Revival	Single Dwelling Foursquare (Box)	6/19/2020		
	House			<i>Comments: Listed on local historic resource inventory C957. Year built based on the building form and it existing in the 1912 Sanborn map. Storms over wood windows. Some vinyl windows added at back northeast corner.</i>					
917 SE Vine St		1.5	NC	c.1949 Vinyl Siding	Minimal Traditional	Single Dwelling Other Residential Type	3/23/2020		
	House			<i>Comments: Year built based on the building existing in a 1953 USGS aerial but not in the 1948 Sanborn map. Vinyl windows. Garage off northeast corner.</i>					
930 SE Vine St		1.5	NC	c.1930 Synthetic Siding: Other/Undefin	Vernacular	Single Dwelling Other Residential Type	3/23/2020		
	House			<i>Comments: Attached garage addition off northeast corner. Year built based on the building form and existing in a 1948 but not a 1928 Sanborn map. Vinyl windows.</i>					











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931 SE Vine St	1	NC	c.1969	Wood Sheet	Modern Period: Other	Single Dwelling Ranch w/Garage	3/23/2020	3/23/2020	
House				<i>Comments: Vinyl windows. Year built based on the building form and existing in a 1970 but not a 1954 USGS aerial.</i>					
1026 SE Vine St	1.5	EC	c.1890	Horizontal Board Standard Brick	Classical Revival: other	Single Dwelling Crosswing	6/19/2020	6/19/2020	
House				<i>Comments: Listed on local historic resource inventory C969. Contributing garage off the northeast corner. 2020: high integrity, poor condition.</i>					
1029 SE Vine St	1	NC	c.1930	Vinyl Siding Standard Brick	Minimal Traditional	Single Dwelling Other Residential Type	3/23/2020	3/23/2020	
House				<i>Comments: Vinyl windows. Year built based on the building form and existing in a 1948 but not a 1928 Sanborn map. Shed (NC) northwest of house.</i>					
1041 SE Vine St	1	NP	c.1980	Vertical Board	Ranch (Type)	Single Dwelling Ranch/Rambler	3/23/2020	3/23/2020	
House				<i>Comments: Year built based on the building form and not existing in a 1976 USGS aerial.</i>					
218 SE Washington St	1	NC	c.1920	Vinyl Siding	Vernacular	Single Dwelling Other Residential Type	3/13/2020	3/13/2020	
House				<i>Comments: Non contributing garage off southeast corner of house. Vinyl windows. Year built based on building form, and that it existed in a 1928 Sanborn map but not the 1912. Sanborn map.</i>					
230 SE Washington St	1	EC	c.1927	Cedar Shake Shingle	Minimal Traditional	Single Dwelling Other Residential Type	3/13/2020	3/13/2020	
House				<i>Comments: Year built based on the building form, materials, and it existing in a 1928 Sanborn map but not the 1912 Sanborn map. ES based on the design and integrity. Wood windows.</i>					
416 SE Washington St	1	EC	c.1955	Standard Brick Horizontal Board	Ranch (Type)	Multiple Dwelling Ranch/Rambler	3/13/2020	3/13/2020	
Apartment				<i>Comments: Year built based on the building form, materials, and not existing in a 1954 USGS aerial, but existing in a 1970 USGS aerial. Vinyl replacement windows.</i>					
417 SE Washington St	2	NC	c.1929	Synthetic Siding: Other/Undefin	Vernacular	Single Dwelling Other Residential Type	3/13/2020	3/13/2020	
House				<i>Comments: All windows replaced with vinyl windows. House listed on local historic resource inventory D479. 2020: year built based on the building form, materials and that it existed as a dwelling in the 1948 Sanborn map but not in the 1928 Sanborn map. The 1928, 1912, and 1902 Sanborn maps show a shed and later a garage of similar footprint and size to the house at the same location. Non contributing garage off the northeast corner.</i>					
421 SE Washington St	2	NP	c.2000	Synthetic Siding: Other/Undefin	Late 20th Century: Other	Single Dwelling Other Residential Type	3/13/2020	3/13/2020	
House				<i>Comments: Garage addition on front. Vinyl windows.</i>					

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Architectural Survey Data for McMinnville RLS 2020 Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
435 SE Washington St Loop, Kirk P, House	1.5	EC	c.1914	Horizontal Board	Craftsman	Single Dwelling Bungalow	6/18/2020		
<i>Comments: Listed on local historic resource inventory C485. Vinyl replacement windows.</i>									
442 SE Washington St	1	EC	c.1955	Vertical Board Roman Brick	Ranch (Type)	Multiple Dwelling Ranch/Rambler	3/13/2020		
<i>Comments: Year built based on the building form, materials, and not existing in a 1954 USGS aerial, but existing in a 1970 USGS aerial. Aluminum windows.</i>									
508 SE Washington St Wright, William W, House	1.5	ES	c.1880	Horizontal Board Standard Brick	Italianate	Single Dwelling Other Residential Type	6/18/2020		
<i>Comments: Listed on local historic resource inventory A839, 2020: vinyl windows. ES based on the style, level of detailing, age, potential association with Wright, and integrity.</i>									
518 SE Washington St	1	EC	c.1910	Horizontal Board Stucco	Classical Revival: other	Single Dwelling Other Residential Type	6/18/2020		
<i>Comments: Listed on local historic resource inventory D848, 2020: year built estimated based on the building form, design, and materials. The second date is the estimated date when the building was moved to this location, based on the building not existing at this site in the 1928 Sanborn map, but existing at the site in the 1948 Sanborn map. Intact garage off southeast corner behind carport.</i>									
519 SE Washington St	1.5	EC	c.1930	Horizontal Board	Minimal Traditional	Single Dwelling Other Residential Type	3/13/2020		
<i>Comments: Year built based on the building materials, form, and it existing in the 1948 Sanborn map but not the 1928 Sanborn map. Wood windows with storms.</i>									
525 SE Washington St	1	EC	c.1965	Horizontal Board Standard Brick	Ranch (Type)	Single Dwelling Ranch w/Garage	3/13/2020		
<i>Comments: Year built based on the building form, materials, and existing in a 1970 USGS aerial but not the 1954 USGS aerial. The building remains intact, with all aluminum windows.</i>									
528 SE Washington St	1	NC	c.1925	Shingle	Vernacular	Single Dwelling Other Residential Type	6/18/2020		
<i>Comments: Listed on local historic resource inventory D854. Vinyl replacement windows and some wood windows. Front northeast carport and garage addition.</i>									
538 SE Washington St	2	NC	c.1915	Horizontal Board Rug Face Brick	Colonial Revival	Single Dwelling Other Residential Type	6/18/2020		
<i>Comments: Listed on local historic resource inventory D862, 2020: this house was moved to this location between 1928 and 1948 based on Sanborn maps. Replacement windows on west facade at first story. Extensive plan change.</i>									
615 SE Washington St	2	EC	c.1956	Horizontal Board Stone:Other/Undefined	Modern Period: Other	Multiple Dwelling Other Apt./Hotel Plan	3/13/2020		
<i>Comments: Exterior walkway and stairs along south side of building. Vinyl windows. Year built based on building form, materials, and it existing in a 1970 USGS aerial but not the 1954 USGS aerial.</i>									


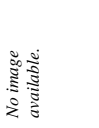





Evaluation Codes: ES=eligible/significant EC=eligible/contributing NC=not eligible/non-contributing NP=not eligible/out of period UN=undetermined/lack of info XD=demolished
 NR Status Codes: NRI=individually listed NHD=listed in Hist Dist NRB=listed individually and w/ Hist Dist NHL=listed as National Hist Landmark NS=listed as part of an NRI

Architectural Survey Data for McMinnville RLS 2020 Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date
630 SE Washington St		1 NC	c.1930	Cedar Shake Shingle Standard Brick	Minimal Traditional	Single Dwelling Other Residential Type	3/13/2020	
House				<i>Comments: Year built based on the building form, materials, and that it exists in a 1948 Sanborn map but not the 1928 Sanborn map. The west hip roof stoop was added between 1954 and 1970 based on USGS aeriads. The north hip portion was added post 1970. Vinyl windows.</i>				
640 SE Washington St		1 NP	c.2000	Shingle	Late 20th Century: Other	Single Dwelling Other Residential Type	3/13/2020	
House								
652 SE Washington St		2 EC	c.1900	Horizontal Board Vertical Board	Queen Anne	Single Dwelling Other Residential Type	6/18/2020	
House				<i>Comments: Listed on local historic resource inventory D883. Year built based on the building existing in the 1902 Sanborn map and not the 1892 Sanborn map. Vinyl replacement windows. Intact front window with art glass panes.</i>				
714 SE Washington St		2 EC	c.1900	Horizontal Board Shingle	Queen Anne	Single Dwelling Other Residential Type	6/18/2020	
House				<i>Comments: Listed on local historic resource inventory B886. Year built based on building form, materials, and that it did not exist in the 1892 Sanborn, but does exist in the 1902 Sanborn map. Wood and vinyl windows.</i>				
723 SE Washington St		2 EC	c.1894 c.1928	Horizontal Board	Vernacular	Single Dwelling Other Residential Type	6/18/2020	
House				<i>Comments: Listed on local historic resource inventory C887. 2020: year built is based on the building owner information. The second date is based when the building shifted orientation (front facade) from east pre 1928, to south, by 1928 per the Sanborn map. Wood windows.</i>				
802 SE Washington St		1.5 NC	c.1890	Synthetic Siding: Other/Undefin Standard Brick	Vernacular	Single Dwelling Other Residential Type	6/18/2020	
House				<i>Comments: Listed on local historic resource inventory D894. 2020: changed status from EC to NC due to siding and window changes. Siding changed from horizontal board to hardi board. Vinyl replacement windows. Non contributing: shed off southeast corner of house, carport to east of house, shed south of carport, and shed south of house.</i>				
807 SE Washington St		1.5 NC	c.1890	Synthetic Siding: Other/Undefin Vernacular	Vernacular	Single Dwelling Other Residential Type	6/18/2020	
[House]				<i>Comments: Listed on local historic resource inventory D895. 2020: status changed from EC to NC due to siding and window changes. Vinyl windows. Siding changed from shingle to hardi board. The front facade originally faced west. By the 1948 Sanborn map the front facade shifted to the south facade. Non contributing garage to east.</i>				
838 SE Washington St		1 EC	c.1900 c.1930	Cedar Shake Shingle Vertical Board	Minimal Traditional	Single Dwelling Other Residential Type	3/23/2020	
House				<i>Comments: Year built based on the building being in the 1902 Sanborn map but not the 1892 Sanborn map. The west addition was added between 1902 and 1912 based on Sanborn maps. The second date relates to a modernization to reflect the existing conditions and architectural style.</i>				

Evaluation Codes: ES=eligible/significant EC=eligible/contributing NC=not eligible/non-contributing NP=not eligible/out of period UN=undetermined/lack of info XD=demolished
 NR Status Codes: NRI=individually listed NHD=listed in Hist Dist NRB=listed individually and w/ Hist Dist NHL=listed as National Hist Landmark NS=listed as part of an NRI

Architectural Survey Data for McMinnville RLS 2020 Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date
853 SE Washington St	1.5	EC	c.1920	Horizontal Board	Craftsman	Single Dwelling Bungalow	6/18/2020	
House				Comments: Listed on local historic resource inventory C897. Replacement windows.				
884 SE Washington St	1	XD	c.1900	Vertical Board	Utilitarian	Agric. Outbuilding	6/18/2020	
Barn				Comments: 2020: was EC and listed on local historic resource inventory D906. Point location based on the 1968 City of McMinnville map used in the 1983 survey.				
884 SE Washington St Chappell, James M. House (?)	1.5	EC	c.1910	Horizontal Board Shingle	Craftsman	Single Dwelling Other Residential Type	6/18/2020	
House				Comments: Listed on local historic resource inventory D906. 2020: status changed from EC to ES based on building integrity and association. Year built based on the building form, materials, and that it existed in the 1912 Sanborn map but not the 1902 Sanborn map. Wood windows with some vinyl windows.				
920 SE Washington St	1	NP	c.1990	Synthetic Siding: Other Wood Sheet	Late 20th Century: Other	Single Dwelling Other Residential Type	3/15/2020	
House				Comments: Vinyl windows and new cement fiber siding. Year built based on the building not existing in a 1970 or 1976 USGS aerial.				
922 SE Washington St	1.5	NC	c.1910	Horizontal Board Synthetic Siding: Other/Undefin	Vernacular	Single Dwelling Other Residential Type	3/15/2020	
House				Comments: Listed in local inventory as D916. Year built based on building form, and that it existed in the 1912 Sanborn map but not the 1902 Sanborn map. Vinyl replacement windows. Front addition.				
923-925 SE Willow St	1	NP	c.1980	Horizontal Board Wood Sheet	Ranch (Type)	Single Dwelling Double House/Duplex	3/23/2020	
Duplex								
360 SE Wilson St	1.5	NP	c.1980	Shingle Vertical Board	Late 20th Century: Other	Single Dwelling Other Residential Type	3/13/2020	
House				Comments: Year built based on the building not existing in the 1970 or 1976 USGS aerials.				

Total Resources Identified: 374

Evaluation Codes: ES=eligible/significant EC=eligible/contributing NC=not eligible/non-contributing NP=not eligible/out of period UN=undetermined/lack of info XD=demolished
 NR Status Codes: NRI=individually listed NHD=listed in Hist Dist NRB=listed individually and w/i Hist Dist NHL=listed as National Hist Landmark NS=listed as part of an NRI



Planning Department
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DECISION, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS OF THE MCMINNVILLE HISTORIC LANDMARKS COMMITTEE FOR THE REEVALUATION/DOWNGRADE OF THE HISTORIC RESOURCE AT 210 SE DAVIS STREET ON THE HISTORIC RESOURCES INVENTORY

- DOCKET:** HL 10-22 (Historic Resources Inventory Amendment)
- REQUEST:** The applicant has submitted a written request to downgrade an existing historic resource in the McMinnville Historic Resources Inventory from a “B” (Significant Historic Resource) to a “D” (Environmental Historic Resource). Currently the structure is a residential building that is listed on the McMinnville Historic Resources Inventory as a Significant resource (Resource Number B470).
- LOCATION:** 210 SE Davis St, also known as Tax Lot R4421-CB-13200
- ZONING:** R-4 (Medium/High Density Residential Zone)
- APPLICANT:** Michele Kolet Gamble
- STAFF:** Adam Tate, Associate Planner
- DATE DEEMED COMPLETE:** October 11, 2022
- REVIEW BODY & ACTION:** McMinnville Historic Landmarks Committee
- MEETING DATE & LOCATION:** October 27, 2022. This will be a hybrid meeting, in person at McMinnville Civic Hall 200 NE 2nd St and online via Zoom. Zoom Online Meeting ID: 862 6355 6395, Meeting Password: 059489.
- PROCEDURE:** An application for a Historic Resources Inventory Amendment is processed in accordance with the procedures in Section 17.65.030 of the McMinnville Municipal Code.
- CRITERIA:** The applicable criteria for a Historic Resources Inventory Amendment are specified in Section 17.65.030(A) through 17.65.030(C) of the McMinnville Municipal Code. In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. “Proposals” specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.

I. APPLICATION SUMMARY:

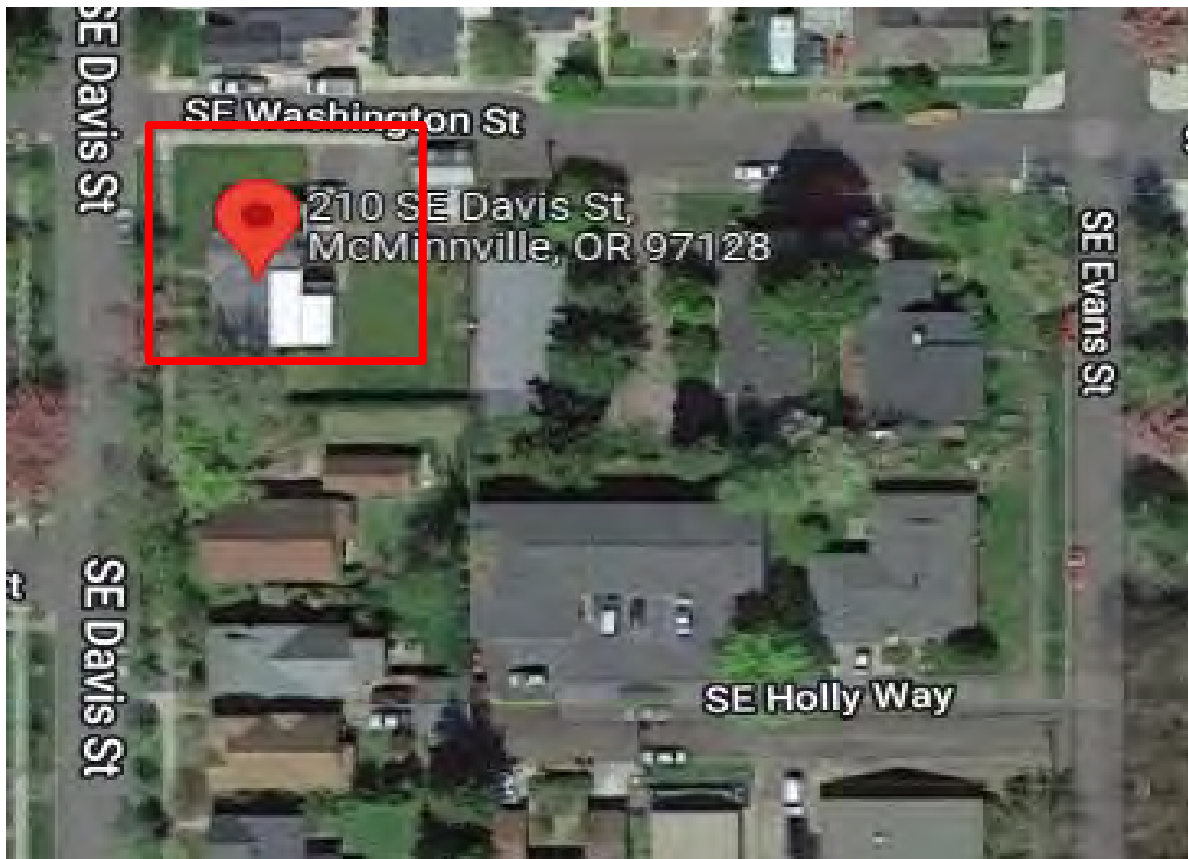
Subject Property & Request

The subject property is located at 210 SE Davis St, also known as Tax Lot R4421-CB-13200.
See Vicinity Map (Figure 1) below

The Colonel JC Cooper House was originally constructed in 1892 as a modest Queen Anne style home. It was the home of prominent citizen Col. JC Cooper, a local veteran who wrote several works on the military history of Yamhill County. He was a member of the volunteer fire department and the secretary to the Commerce Club.

It is currently owned by the applicant, Michele Kolet Gamble who uses the building as a multi-family dwelling with rooms for rent. The applicant states that the structure has had numerous additions over the years and due to those numerous additions and the current state of the building it does not merit inclusion on the B list of Significant historic resources and requests that the Historic Landmarks Committee consider reassessing the property and moving it to the D list for Environmental Resources.

Figure 1. Vicinity Map (Property Lines Approximate)



Background

Attachments:

Attachment 1 – HL 10-22 Application and Attachments

The property was originally surveyed in 1983, which is the date that the “Statement of Historical Significance and Property Description” were drafted and included on the Historic Resources Inventory sheet (resource number B470) for the subject property. The survey photo of the building is dated as 1983. This survey work led to the inclusion of the property on the Historic Resources Inventory, and the Historic Resources Inventory was adopted by the McMinnville City Council on April 14 1987, by Ordinance 4401. The “Statement of Historical Significance and Property Description” states the following:

“This structure has obvious additions that make it difficult to classify—it appears to be a small central house of Queen Anne style with additions onto the north and south ends. It is currently used as a multiple family dwelling.”

“The structure has wood frame construction, horizontal medium width siding, composition roof and concrete foundation. Decorative sawn woodwork is found under the multiple gables.”

“Col. J.C. Cooper was an extremely active citizen of McMinnville. He wrote several works, including “The Military History of Yamhill County”, had fought in Indian Wars, and took part in virtually every community project from the 1870’s until he died. He was a member of the volunteer fire department and secretary to the Commerce Club. He built the bungalow just south of this house in his later years.”

An image of the historic resource from the time of the survey in 1983 is provided below:

Figure 2: Entry on City of McMinnville Historic Resources Inventory



Figure 2: Entry on City of McMinnville Historic Resources Inventory (1987)

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

Site Information

Site Address		Owner at Time of Survey			
210 SE Davis Street		Cladys Jenkins			
Map/Tax Lot	Current Zoning	Special Tax Assessment	Downtown Historic District		
R4421CB13200	R-4	No	No		
Subdivision Name		Block	Lot	Lot Size	Quadrant
College Addition			5	11,315 sq.ft.	SE
Site Number	Aerial Number	Resource Classification	Resource Number	Historic Significance	
10.12a	J-11	B	470	Primary Resource #191	

Historic Information

Date of Construction	Early Additions/ Remodels	Builder/Architect			
ca. 1892		Unknown			
Historic Name	Original Use	Common Name		Present Use	
Col. J.C. Cooper House	Residence	Jenkins Apartments		Apartments	
Condition of Structure	Comments (at time of Survey)				
Good					
Building Type		Outbuildings	Building Style		Stories
Residential		None	Queen Anne		2
Porch	Basement	Roof Style	Roof Type	Moved	Demolished Year/Date
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Composition	<input type="checkbox"/>	<input type="checkbox"/>
Permit Number(s)		Additions/ Alterations			

City of McMinnville Reconnaissance Level Survey: July 2020

In the summer of 2020, the City of McMinnville utilized a Certified Local Government Grant from the National Park Service, Department of the Interior, managed by Oregon State Historic Preservation Office (SHPO) to contract with Northwest Vernacular, Inc. to complete a reconnaissance level historical survey in the neighborhoods south of downtown McMinnville.

This property was included in that reconnaissance level survey. As part of the survey work, Northwest Vernacular was asked to evaluate properties for eligibility to be nominated to the National Register of Historic Places either as an individual property or as part of a National Register of Historic Places Historic District, and for properties that were already listed on the McMinnville Historic Resources Inventory to evaluate those properties to see if their local historic resource classification should change.

McMinnville has four classifications for historic properties. Section 17.06.060 of the McMinnville Municipal Code (MMC) provides the definition for the inventory's classifications:

- *Distinctive (A): Resources outstanding for architectural or historic reasons and potentially worthy of nomination to the National Register of Historic Places.*
- *Significant (B): Resources of recognized importance to the City due to historical association or architectural integrity, uniqueness, or quality.*
- *Contributory (C): Resources not in and of themselves of major significance, but which enhance the overall historic character of the neighborhood or City. Removal or alteration would have a deleterious effect on the quality of historic continuity experienced in the community.*
- *Environmental (D): This category includes all resources surveyed that were not classified as distinctive, significant, or contributory. The resources comprise an historic context within the community.*

All houses categorized as either “Distinctive” or “Significant” on the McMinnville Historic Resource Inventory are considered City of McMinnville historic landmarks. Per Section 17.06.060 of the McMinnville Municipal Code (MMC), a historic landmark is defined as, “Any historic resource which is classified as “Distinctive” or “Significant” on the McMinnville Historic Resources Inventory.”

Appendices 3 and 4 of the 1980 *McMinnville Historic Resource Survey and Inventory: Phase I* established the methodology for the original classifications in 1983, and the same methodology was used for the Reconnaissance Level Survey in 2020.

The project was completed using the latest “Guidelines for Conducting Historic Resource Surveys in Oregon” (2011) from the Oregon SHPO. The survey was conducted in compliance with the Secretary of the Interior’s Standards for Preservation Planning and utilized the National Park Service’s “Guidelines for Local Surveys: A Basis for Preservation Planning” (1985). Katie Pratt and Spencer Howard of NWV conducted the survey and both meet the Secretary of the Interior’s Professional Qualifications for Architectural History.

Field data collection took place on June 10 and 11, 2020, and was entered into the Oregon Historic Sites Database in June of 2020. Katie Pratt and Spencer Howard walked the survey areas, recording survey form and architectural feature data for each surveyed building, including checking addresses, original use, construction date(s), materials, style, plan type, comments (such as alterations observed, window details, or any notable aspects), number of contributing and non-contributing properties, and

Attachments:

Attachment 1 – HL 10-22 Application and Attachments

an eligibility evaluation. Two high resolution digital photographs were taken for each primary building (such as the house) and a single photograph of each secondary building (such as a garage or shed) on the property.

Northwest Vernacular then made recommendations as to whether the historic resource classification on the McMinnville Historic Resources Inventory should change, or whether new resources should be added to the McMinnville Historic Resources Inventory.

One of the structures surveyed by Pratt and Howard is the subject of this application: 210 SE Davis St. Pratt and Howard recommended that the classification for this historic resource not be changed and remain as a “B” Significant historic resource. Below is a chart showing the scoring methodology for 210 SE Davis St. The first row of scores represents the 2020 Northwest Vernacular score and the second row represents the original 1980 survey score.

Utilizing the same methodology as the survey in 1980, the scores were based on the following:

History, up to three points

- 3 points: pre-1900 [originally 2]
- 2 points: 1900-1939 [originally 1]
- 1 point: 1940 to 1970 [originally 0 for post 1930]
- 0 points: post 1970

Style, up to three points

- 3 points: clearly an exceptional example of a style
- 2 points: has distinctive stylistic (materials, design) features
- 1 point: well-constructed, but without a clear style or distinctive features
- 0 points: extensively altered

Integrity, up to two points

- 2 points: relatively unaltered, as viewed from the street
- 1 point: modest, reversible, or compatible alterations
- 0 points: extensively altered

Environment, up to two points

- 2 points: if the building is in a neighborhood with other similar buildings (such as within the potential historic district), or relates to the character of the neighborhood prior to subsequent changes, such as a residence in an area that changed to strip commercial in the 1980s
- 1 point: if the building does not contribute to the neighborhood character

And the final scores reflected the appropriate classifications per the following:

Distinctive resources (A): 9 or 10 points


Significant resources (B): 7 or 8 points

Contributory resources (C): 5 or 6 points

Environmental resources (D): Less than 5 points

However, this particular building did not really change in its overall score, except for a one point decrease in scoring for architectural style.

Figure 3: NWV Scorecard for 210 SE Davis St.

No Category Change										
Import ID	Address	HRI	History	Style	Integrity	Environmental	Bonus	Total	Category	Image
75057	210 SE Davis St	B470	3	1	1	2		7	B	
			3	2	1	2		8		

Page 47, City of McMinnville, Reconnaissance Level Survey, July, 2020

The McMinnville Historic Preservation Plan established four different significant historic periods in the city’s growth and development:

- 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 Post-war Years (1941–1965)

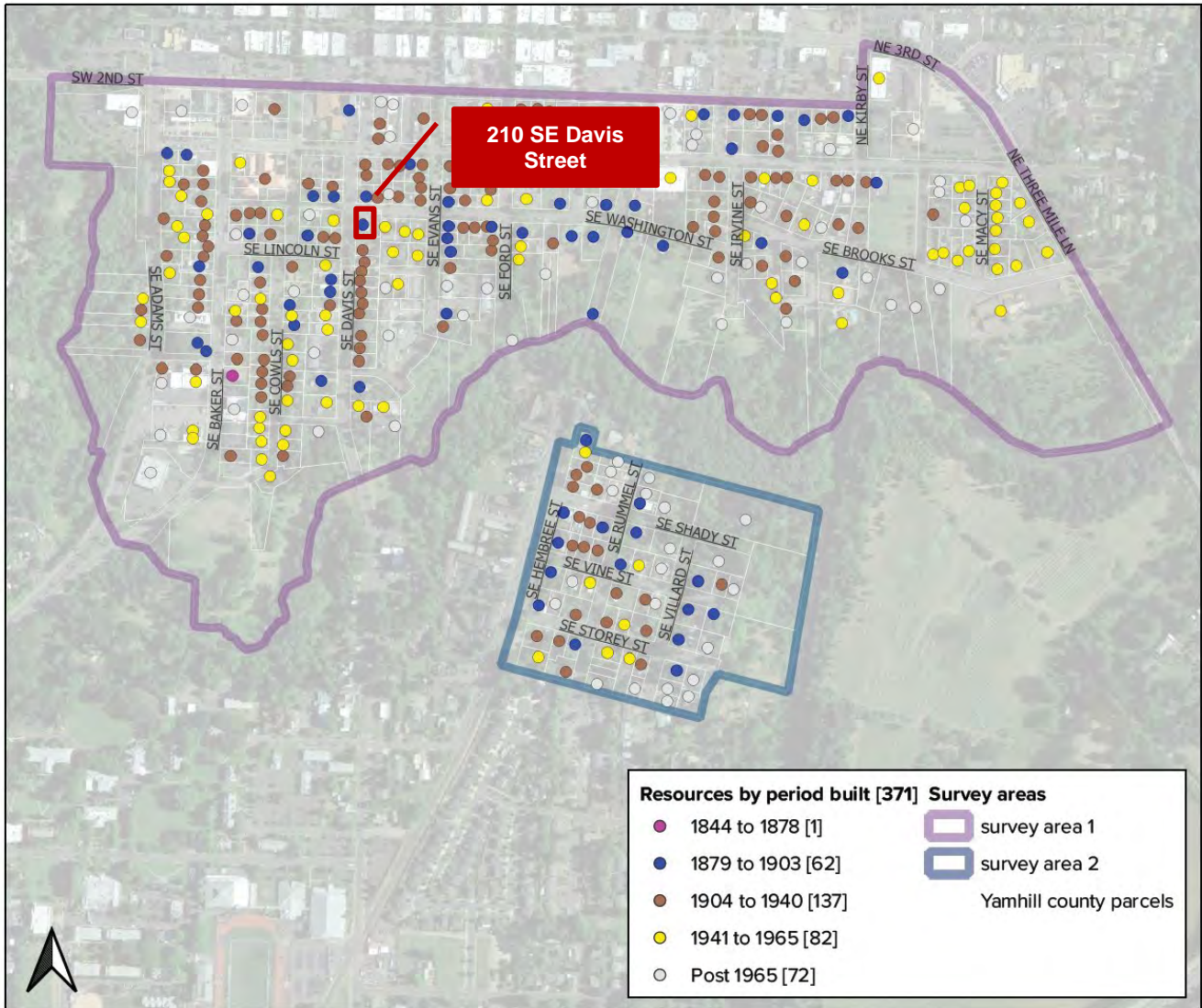
This property is representative of the second significant historic period, the “Entry of the Railroad and Development of Industry (1879 – 1903), estimated to be constructed in 1880 and representative of the Queen Anne style architecture.

The Queen Anne style is well represented in McMinnville from the 1880s to about 1910. English architects (especially Richard Norman Hunt) developed the style in the nineteenth century, although the adoption of the style in the United States was accompanied by the application of American stylistic tastes to the basic form.⁴ Queen Anne architecture is marked by complex and asymmetrical roof lines, incorporating hips and gables as well as towers and other irregularities. Asymmetry continues on the elevations, with projecting gables, isolated or compound projecting bays, some cantilevering (especially at the bays), and rich, highly stylized detail in all elements of trim work. Porches are almost always included, and many wrap around two or more elevations. The overall massing is quite heavy, although this is usually somewhat offset by the intricacy of the detailing. Queen Anne architecture often incorporated mixed materials in siding; examples in McMinnville typically just use wood, but incorporate a variety of applications, such as horizontal board (e.g., ship lap and clapboard) and shingles (coursed or more elaborate). Queen Anne houses are typically large, 2- or 2.5-story residences, but smaller 1-story cottages are not uncommon. In McMinnville, the Queen Anne style is most commonly seen in the larger form, although smaller cottages in the style are known to exist. The overall trend in Queen Anne stylistic design tended to be one of decreasing elaboration, with the earliest examples tending to be the most elaborate while later examples were more simplistic and representative of the Free Classic subset. Free 506 SE 1st Street (ca. 1930), a Colonial Revival example. Classic Queen Anne buildings feature a restrained use of decorative applications, and the inclusion of stylistic elements commonly associated

Attachments:

with the Classical styles of architecture and those styles that drew on classical stylistic motifs, especially the Colonial Revival style.

Due to the vinyl windows and some of the additions that have occurred on the property, Northwest Vernacular did not believe that it would be National Register eligible either as an individual property or as a contributing property in a National Register of Historic Places historic district. However, they did feel that it merited remaining listed on the McMinnville Historic Resources Inventory as a significant historic resource due to its representation and association with McMinnville’s second historic period of growth and development and Queen Anne style architecture.



Map indicating structures associated with significant historic periods of growth.
 Page 33, City of McMinnville, Reconnaissance Level Survey, July 2020

Attachments:

Attachment 1 – HL 10-22 Application and Attachments



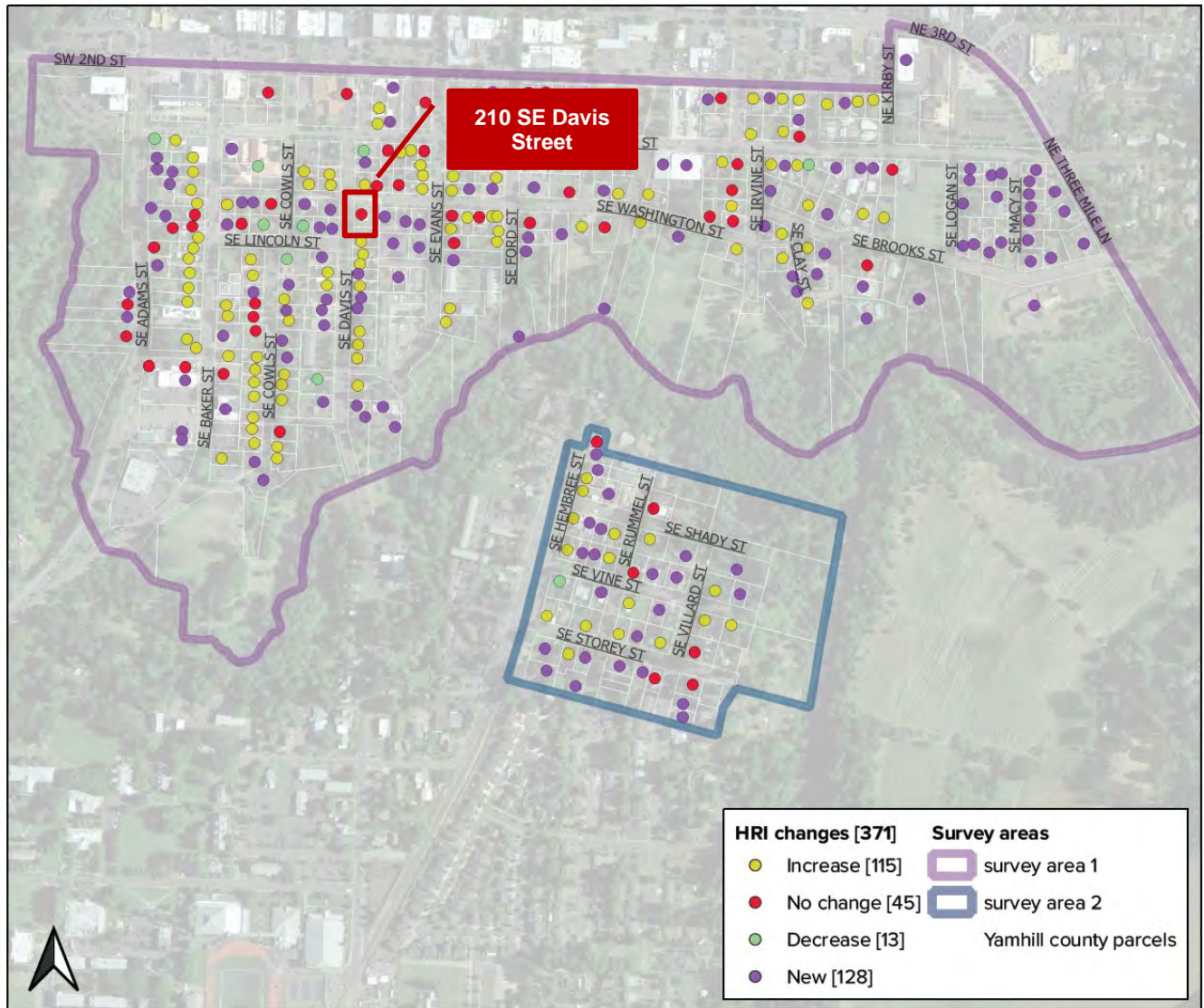
Map indicating McMinnville Historic Resources Inventory classifications for surveyed structures. Page 38, City of McMinnville, Reconnaissance Level Survey, July 2020

Recommended HRI categories

- A
- B
- C
- D
- ◆ Not evaluated due to age (built post 1975)

Attachments:

Attachment 1 – HL 10-22 Application and Attachments



Map identifying McMinnville Historic Resources Inventory changes based on the 2020 Reconnaissance Level Survey, Page 30, City of McMinnville, July 2020

Figure 4: Photos of Current Exterior Conditions









Summary of Criteria & Issues

The application (HL 10-22) is subject to Historic Resources Inventory Amendment review criteria in Section 17.65.030(A) through 17.65.030(C) of the McMinnville Municipal Code. The goals and policies in Volume II of the Comprehensive Plan are also independent approval criteria for all land use decisions.

The applicant has provided a written narrative to support the request for a Historic Resources Inventory Amendment. This will be discussed in detail in Section VII (Conclusionary Findings) below.

17.65.030 Historic Resources Inventory. The McMinnville Historic Resources Inventory, compiled in 1983/84 and as subsequently updated, is hereby adopted and shall be maintained and updated as required. The inventory shall be used to identify historic districts, buildings, structures, sites, and objects for the purposes of this ordinance.

- A. The Historic Landmarks Committee shall be authorized to make all additions, deletions, and changes to the inventory. Any addition, deletion or change, including a reevaluation of the significance of any resource, shall conform to the requirements of this section.
- B. Any person may file an application with the Planning Director to amend the inventory by adding or deleting a resource or changing the level of significance of a resource. 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 act on such an application within thirty (30) days of the date the application was deemed complete by the Planning Department. The Committee may delay action on an application for up to thirty (30) days from the date of their meeting so that additional information needed for a decision can be obtained. The owner of the site which is under consideration and the applicant (if different) shall be notified of the time and place of the Historic Landmarks Committee review, although their presence shall not be necessary for action to be taken on the application.
- C. The Historic Landmarks Committee shall base each decision regarding additions or changes to the inventory on the following criteria:
 1. History. The resource is associated with significant past events, persons, organizations, trends, or values which were important at the city, county, state, or national level. The age of the resource relative to other local development contributes to its historic significance;
 2. Style/Design. The resource is representative of a particular style or a type of construction. The uniqueness of the resource or its quality of composition, detailing, or craftsmanship contribute to its design significance. The resource was designated or constructed by a craftsman, contractor, designer, or architect of local, state, or national importance;
 3. Integrity. The resource retains original design elements, materials, and character with relatively minor alterations, if any; and
 4. Environment. The resource contributes to the character or continuity of the street or neighborhood.
 5. Consistency with the National Register Criteria for Evaluation as follows:
 - a. The resource is associated with events that have made a significant contribution to the broad patterns of our history; or
 - b. The resource is associated with lives of significant persons in our past; or
 - c. The resource embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - d. The resource has yielded or may be likely to yield, information important in history or prehistory; and
 6. The designation of the resource is consistent with the priorities described in the historic preservation plan.

II. CONDITIONS OF APPROVAL:

None.

III. ATTACHMENTS:

1. HL 10-22 Application and Attachments

IV. COMMENTS:**Agency Comments**

This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Parks and Recreation Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Recology Western Oregon, Frontier Communications, Comcast, Northwest Natural Gas. Only one comments was received and is below. All other agencies replied no comment/no issue.

- McMinnville Building Department:

Creating or remodeling to incorporate new apartments into an existing dwelling likely needed building permits back in the time they were added. Verification that the necessary permits existed to create those units is not part of this referral. Any approval by the Planning Department related to the historic status does not legitimize housing that may have been created without going through the proper process. Additional research of City records would be necessary to confirm whether permits were ever obtained. That is outside the scope of this referral.

Public Comments

Notice of this request was mailed to property owners located within 300 feet of the subject site. As of the date of the Historic Landmarks Committee public meeting on October 27th, 2022, no public testimony has been received by the Planning Department.

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

1. The applicant Michele Kolet Gamble, submitted the Historic Resources Inventory Amendment application (HL 10-22) on October 6, 2022.
2. The application was deemed complete on October 11, 2022. Based on that date the 120 day land use decision time limit expires on February 8, 2023.
3. Notice of the application was referred to the following public agencies for comment in accordance with Section 17.72.120 of the Zoning Ordinance: McMinnville Fire Department, Police Department, Parks and Recreation Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Recology Western Oregon, Frontier Communications, Comcast, Northwest Natural Gas.

Comments received from agencies are addressed in the Decision Document.

4. Notice of the application and the October 27th, 2022, Historic Landmarks Committee public meeting was mailed to property owners within 300 feet of the subject property in accordance with Section 17.65.070(C) of the Zoning Ordinance on October 10th, 2022.

5. On October 27th, 2022, the Historic Landmarks Committee held a duly noticed public meeting to consider the request.

VI. FINDINGS OF FACT – GENERAL FINDINGS

1. **Location:** 210 SE Davis St, also known as Tax Lot R4421-CB-13200
2. **Size:** Lot approx. 11,325 Square Feet
3. **Comprehensive Plan Map Designation:** Residential
4. **Zoning:** R-4 (Medium, High Density Residential Zone)
5. **Overlay Zones/Special Districts:** None
6. **Current Use:** Residential
7. **Inventoried Significant Resources:**
 - a. **Historic Resources:** The building is a historic resource on the McMinnville Historic Resources list, No. B470.
 - b. **Other:** None
8. **Other Features:** The site is generally flat, and fully developed. There are no significant or distinguishing natural features associated with the property.
9. **Utilities:**
 - a. **Water:** Water service are available to the subject sites.
 - b. **Electric:** Power service are available to the subject sites.
 - c. **Sewer:** Sanitary sewer service are available to the subject sites.
 - d. **Stormwater:** Storm sewer service are available to the subject sites.
 - e. **Other Services:** Other utility services are available to the subject sites. Northwest Natural Gas and Comcast are available to serve the sites.
10. **Transportation:** The site is adjacent to SE Davis and SE Washington Streets both of which are identified as local streets in the McMinnville Transportation System Plan. Section 17.53.101 of the McMinnville Municipal Code identifies the right-of-way width for local streets as 50 feet.

VII. CONCLUSIONARY FINDINGS:

The Conclusionary Findings are the findings regarding consistency with the applicable criteria for the application. The applicable criteria for a revaluation/downgrade of a historic resource in the Historic Resources Inventory are specified in Section 17.65.030 of the McMinnville Municipal Code.

In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.

Comprehensive Plan Volume II:

The following Goals, Policies, and Proposals from Volume II of the Comprehensive Plan provide criteria applicable to this request:

Attachments:

Attachment 1 – HL 10-22 Application and Attachments

The implementation of most goals, policies, and proposals as they apply to this application are accomplished through the provisions, procedures, and standards in the city codes and master plans, which are sufficient to adequately address applicable goals, policies, and proposals as they apply to this application.

The following additional findings are made relating to specific Goals and Policies:

GOAL III 2: TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, OR ARCHAEOLOGICAL SIGNIFICANCE TO THE CITY OF McMinnville.

APPLICANT’S RESPONSE: None

FINDING: NOT SATISFIED. By downgrading the historic resource to a “D” Environmental classification, the historic resource will no longer be protected from inappropriate alterations and will only be reviewed for demolition. Based on the July 2020, McMinnville Reconnaissance Level Survey conducted by Northwest Vernacular, it is recommended that the primary structure at 210 SE Davis Street remain a “B” significant historic resource classification, which will require historic landmarks review for alteration and demolition.

GOAL III 4: ENCOURAGE THE PRESERVATION AND REHABILITATION OF HISTORIC RESOURCES

APPLICANT’S RESPONSE: None

FINDING: NOT SATISFIED. By downgrading the historic resource to a “D” Environmental classification, the historic resource will no longer be protected from inappropriate alterations and will only be reviewed for demolition. Based on the July 2020, McMinnville Reconnaissance Level Survey conducted by Northwest Vernacular, it is recommended that the primary structure at 210 SE Davis Street remain a “B” significant historic resource classification, which will require historic landmarks review for alteration and demolition.

GOAL X 1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMinnville.

GOAL X 2: TO MAKE EVERY EFFORT TO ENGAGE AND INCLUDE A BROAD CROSS SECTION OF THE COMMUNITY BY MAINTAINING AN ACTIVE AND OPEN CITIZEN INVOLVEMENT PROGRAM THAT IS ACCESSIBLE TO ALL MEMBERS OF THE COMMUNITY AND ENGAGES THE COMMUNITY DURING DEVELOPMENT AND IMPLEMENTATION OF LAND USE POLICIES AND CODES.

Policy 188.00 The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The process for a Historic Resources Inventory Amendment provides an opportunity for citizen involvement throughout the process through the public notice and the

public meeting process. Throughout the process, there are opportunities for the public to review and obtain copies of the application materials and the completed staff report prior to the advertised public meeting(s). All members of the public have access to provide testimony and ask questions during the public review and meeting process.

McMinnville Zoning Ordinance

The following Sections of the McMinnville Zoning Ordinance (Ord. No. 3380) provide criteria applicable to the request:

Chapter 17.03. General Provisions

17.03.020 Purpose. *The purpose of this ordinance is to encourage appropriate and orderly physical development in the City through standards designed to protect residential, commercial, industrial, and civic areas from the intrusions of incompatible uses; to provide opportunities for establishments to concentrate for efficient operation in mutually beneficial relationship to each other and to shared services; to provide adequate open space, desired levels of population densities, workable relationships between land uses and the transportation system, and adequate community facilities; to provide assurance of opportunities for effective utilization of the land resource; and to promote in other ways public health, safety, convenience, and general welfare.*

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The purpose of the Zoning Ordinance is met by the proposal as described in the Conclusionary Findings contained in this Decision Document.

Chapter 17.65. Historic Preservation

17.65.030 Historic Resources Inventory. *The McMinnville Historic Resources Inventory, compiled in 1983/84 and as subsequently updated, is hereby adopted and shall be maintained and updated as required. The inventory shall be used to identify historic districts, buildings, structures, sites, and objects for the purposes of this ordinance.*

- A. *The Historic Landmarks Committee shall be authorized to make all additions, deletions, and changes to the inventory. Any addition, deletion or change, including a reevaluation of the significance of any resource, shall conform to the requirements of this section.*
- B. *Any person may file an application with the Planning Director to amend the inventory by adding or deleting a resource or changing the level of significance of a resource. 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 act on such an application within thirty (30) days of the date the application was deemed complete by the Planning Department. The Committee may delay action on an application for up to thirty (30) days from the date of their meeting so that additional information needed for a decision can be obtained. The owner of the site which is under consideration and the applicant (if different) shall be notified of the time and place of the Historic Landmarks Committee review, although their presence shall not be necessary for action to be taken on the application.*

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The applicant filed an application and request for the reevaluation/downgrade of the historic resource from the Historic Resources Inventory B list to the D list. The application was reviewed by the Historic Landmarks Committee within 30 days of the application being deemed complete.

- C. *The Historic Landmarks Committee shall base each decision regarding additions or changes to the inventory on the following criteria:*
1. *History. The resource is associated with significant past events, persons, organizations, trends, or values which were important at the city, county, state, or national level. The age of the resource relative to other local development contributes to its historic significance;*
 2. *Style/Design. The resource is representative of a particular style or a type of construction. The uniqueness of the resource or its quality of composition, detailing, or craftsmanship contribute to its design significance. The resource was designated or constructed by a craftsman, contractor, designer, or architect of local, state, or national importance;*
 3. *Integrity. The resource retains original design elements, materials, and character with relatively minor alterations, if any; and*
 4. *Environment. The resource contributes to the character or continuity of the street or neighborhood.*
 5. *Consistency with the National Register Criteria for Evaluation as follows:*
 - a. *The resource is associated with events that have made a significant contribution to the broad patterns of our history; or*
 - b. *The resource is associated with lives of significant persons in our past; or*
 - c. *The resource embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or*
 - d. *The resource has yielded or may be likely to yield, information important in history or prehistory; and*
 6. *The designation of the resource is consistent with the priorities described in the historic preservation plan.*

APPLICANT’S RESPONSE: This application narrative is submitted to request the downgrade 210 SE Davis St., which is on the City of McMinnville historic register’s schedule “B”, to the “D” schedule. This structure is the Col. J.C. Cooper house, historic resource B470. We would like the committee to reconsider this property’s entry on the “B” register due its conversion in the mid-1900s to economical multifamily housing. The conversion changed the appearance and nature of the building to something so eclectic that it cannot be subjected to coherent architectural review.

Photos are attached showing what the building looks like today, and the entry in the historic register shows what it looked like when it entered the register in the 1980s. It has changed very little during that time. As far as we know there are no photos, sketches or plans extant that show what the original structure looked like. What it is now (and had been already for decades even in the 1980s) is a mishmash of utilitarian additions without architectural or historical merit, maintained over generations of owners who placed a high value on

practicality and frugality.

The property was converted to a 5-plex many decades ago, likely in the 1940s. That conversion enclosed and built out over porches in order to create apartments, changing the character of the single-family building from whatever it had been (the historic register entry lists possible Queen Anne) to practical multifamily housing. The siding, trim, and window trim are a mix of types and vintages, pointing more to the goals and means of landlords past than any sense of design. The windows are a mix of types, including antique double hung, vinyl double hung and 3-section horizontal slide, and there is more than one place where windows in a row are not on a level line. The chimney on the east face of the building has no outlet to interior apartment hearths but it is not without purpose — it has been used to vent boiler gases for decades. That use was implemented decades ago without benefit of a liner, so the chimney's mortar is stained and crumbling from decades of exposure to boiler exhaust fumes and lack of maintenance (see photo). The foundation is a mix of concrete and cinderblock, with the cinderblock sections showing the outlines of mid-century additions. The front steps are concrete, and the front porch railings are wrought iron with distressed paint. The square columns along the front porch lack detailed shaping or decorations. The columns, bases and capitals do not appear to be in any particular style.

As you can see from the photos and historic register entry, architectural details were clearly lost in the conversion to multifamily housing. At the same time, this type of practical housing arose mid-century due to need, and it remains in high demand in McMinnville.

Information about Queen Anne architecture is attached for reference based on the possible classification called out in the historic register entry. Leaps of imagination are required to mentally strip away existing apartments to the original maybe-Queen-Anne-style plan of this home. The building has not been a Queen Anne (or whatever it was originally) for about 80 years, ever since it assumed a new identity as practical multifamily housing.

Examining the photos of the north and west facades, which face adjacent streets and should be the “showiest” parts of the exterior, one can see that in quantitative terms, little is left of the original Queen Anne structure, if that is indeed what it was. On the Davis St. side, the front door and the adjacent first floor wall with two windows appears to be intact from the original structure, along with the northwest upper story face, gable, gable and porch roof below (although there is some sawn detailing along that gable that looks Bavarian in style, something for which I have found no reference for in literature about Queen Anne style, so I assume it is a later addition). Proportionally about a quarter (or less) of the overall impression of this face is Queen Anne in flavor. On the Washington St. side, the upper story face, gable and windows appear to be stylistically true to a Queen Anne-style original (although, again, the sawn woodwork frill appears Bavarian). Proportionally about a half of the overall impression of this face is Queen Anne in flavor. On the other faces, there is nothing left that gives an impression of Queen Anne style, let alone architectural or stylistic or even material coherence.

So, from a quantitative standpoint, less than 10% of the visible architecture has something to do with Queen Anne style. Conversely, 90% of what the building exterior has looked like since the middle of the last century has to do with its identity as a practical multifamily dwelling. One could not reasonably hold such a place accountable to standards of architectural coherence with the original structure.

Based on the register entry text and the quantitative analysis of the building's architectural characteristics, one may reasonably assume that the whole of its value rests on its association with its builder and its relationship to the home next door that was built by the same person.

This is a good place to examine the criteria for recognition at time of listing. According to Appendix 5, this property, resource B470, had a score of 8, consistent with placement on the “B” register according to Appendix 4, page 3, “Totals” section. The listing does not give a lot of clues about how the score for this property was formulated.

The summary historic information line items in the listing features several important omissions and an unqualified assertion of architectural style that is undercut by the descriptive text on the next page. There are two different places where the survey owner could have listed the additions that feature so prominently in the structure’s identity (as discussed above, 90% of its appearance is post-war addition and related changes), but mention of the additions is strangely absent in the summary. Moreover, the surveyor asserts in the summary information that the building style is “Queen Anne,” but the first sentence of the statement of the historical significance and description of property text qualifies Queen Anne to be, in fact, a weak classification. The listing omits the existence of the basement and the two outbuildings that were present when we bought the property in 2018 (one outbuilding remains today). It also notes the roof type as “composition,” a remark that based on other omissions in the entry could be an omission of the membrane roof section visible today, or it may be that the membrane material was added after entry to the historic register. The latter seems less likely given HRC oversight of changes to this property subsequent to the property’s entry to the registry based on this documentation, and also given the fact that membrane roofing material is the best type of roofing material for the pitch of that addition’s roof.

The statement of historical significance and description of the property’s lead paragraph begins, “This structure has obvious additions that make it difficult to classify,” which contradicts the assertion of “Queen Anne” as the building style in the summary of historic information in the register entry. The second paragraph mentions the construction and sawn word work but fails to mention problematic details like the mix of concrete and cinderblock around the foundation sections; mixed use of both membrane and composite roofing material (the register entry calls out only “Composition” type, which may indicate intentional omission); mismatched siding, trim, and window types and lines; sinking siding lines where additions built out over porch roofs; the incoherent design treatment of what is left of the front porch; and the fact that the decorative sawn woodwork on the gables is done in Bavarian architectural style, not Queen Anne. Photos are provided showing general impression of each face of the structure featuring its obvious additions, with additional detail on windows, trim, siding, roofing, foundations, and more.

The final paragraph is a brief summary of the significance of the builder, Col. J.C. Cooper, and at 5 lines is nearly as much text as was expended describing the structure. The final sentence of that paragraph explains Col. Cooper “built the bungalow just south of this house in his later years.” One may reasonably conclude that the main value of resource B470 rests on the significance of its builder and the structure’s relationship to the home next door which was also built by him. A photo is included showing this home in the adjacent lot to the south on NE Davis St.

Let us turn, then, to a reasonable reassessment of this property based on Appendix 4’s scoring rubric, using information more complete than was apparently provided at the time of listing.

According to Appendix 4, the historic resources were evaluated according to a scoring rubric that awarded points for history (0-3 points), style (0-3 points), integrity (0-2 points) and Environment (0-2 points) with up to two bonus points awarded for unique circumstances.

Based on the rubric and detailed definitions in Appendix 4, I assert an appropriate scoring would look like this (quotation marks denote references to Appendix 4’s scoring rubric

details on page 1-3 of the document):

History 1 awarded on basis of historical information provided about the builder.

Style / Design 0 *the resource cannot be said to be at all “representative of a particular style or type of construction.”*

Integrity 0 *“If extensive alteration had occurred or if alterations appeared grotesque and effectively destroyed a structure’s style, no points are awarded.”*

Environment 1 *“If a structure did not contribute to the neighborhood environment because the neighborhood was changing in character, a structure was generally given one point.”*

Regarding the history item, a point can be awarded since information was provided about the builder, Col. J. C. Cooper, who was at different times postmaster and surveyor, and active in the community in the late 1800s. The site has no other historic associations apart from its relationship to the home next door. While the age of a resource is considered to contribute to its historic significance, the later additions cover the original building and change its character to the point that they are the more salient feature, comprising 90% of its exterior features. The additions appear to date to the 1940s, which would indicate an award of zero points. The award of a single point for the documentation of the builder is fair.

To examine the style/design item in more detail, please see the photos of the current structure and accompanying Queen Anne style information in the digital folder attachment. It is easy to see from the photos and Queen Anne material that this structure is no longer representative of the style, or even clearly referencing it. The structure also features a mishmash of siding treatments (there are three different kinds on the south face alone, see photo), sinking siding lines that follow what used to be a roofline, two different kinds of roofing material (both asphalt shingle and membrane, see photo), at least three different window types from at least two different time periods and cases where windows in a line are not lined up together, inconsistent window trim throughout (see photos) and Bavarian-style eaves decorations at odds with the original style of the home. The front porch features painted iron railings and square, plain columns free of shaping or decorative touches associated with Queen Anne. An award of zero points for style/design is clearly fair.

Regarding the Integrity item, the language of the rubric, *“If extensive alteration had occurred or if alterations appeared grotesque and effectively destroyed a structure’s style, no points are awarded”* really says it all. The photos in the original registry entry and those showing present day status make it plain - no points can be awarded for integrity.

The last relevant scoring area, Environment, could merit a score of 1 since the neighborhood is of mixed vintage, type and trim level. The methodology description does not explain what could elicit no score at all within the rubric. Since the neighborhood is mixed and has homes both newer and older, with additions and without, in varying styles and levels of investment in finish, and this home is contributing to that mix of flavors, awarding one point is fair.

No bonus points could be awarded for this property for any reason.

A fair assessment of the property using complete information against the scoring rubric shows this property scores a 2. According to Appendix 4 page 3, a property with a score of less than 5 points merits classification among the “Environmental Resources” (Schedule D). How this property scored an 8 in the original 1980s evaluation is not a question I can answer, but it surely was a mistake in light of incomplete information.

I hope I have made it clear that per McMinnville Municipal Code 17.65.030(F) item 2, this home” did not satisfy the criteria for recognition as a historic resource at time of listing,” at least not a listing on Schedule B. Schedule D “Environmental Resources” would have been more appropriate based on the defined methodology and complete information about the home exterior.

Section 17.06.60 contains the Historic Preservation Related Definitions. It defines “B” resources (“Significant”) as the following: *Resources of recognized importance to the City due to historical association or architectural integrity, uniqueness, or quality*. While the builder was a person of importance to the city, I hope I have made a compelling case that the building is so changed and eclectic that there is no reasonable standard that could be applied to its historic conservation, and that its greater value to the City is and has been for generations its utility as practical multifamily housing, which has its own imperatives.

Section 17.06.60 defines “D” resources (“Environmental”) as the following: *“This category includes all resources surveyed that were not classified as distinctive, significant or contributory. The resources comprise an historic context within the community.”* This definition resonates with both the property’s connections with its builder and sister property to the south, as well as its value in its changed state. A “D” classification for this property seems to recognize the property’s identity and role more completely, and seems more correct that its current classification on the “B” register.

The penultimate paragraph of Appendix 4 states “The inventory is not error free; some resources may be improperly evaluated and recorded. If errors are discovered, the process allows the inventory to be corrected and the resources to be reevaluated.” We respectfully submit that the original scoring was erroneous, and that the committee rectify the situation by reevaluating 210 SE Davis St. Please recognize that based on Appendix 4’s Historic Resource Evaluation Methodology’s criteria the home fits with schedule D.

We also request that the register summary information be updated to accurately reflect the property’s characteristics — combination of roofing material types (Composition and Membrane), existence of basement and outbuilding, and perhaps update the “Building Style” to “Eclectic.”

FINDING: NOT SATISFIED. The applicant makes a case for why the building should be reevaluated and downgraded from the B list to the D list. However, the City of McMinnville did hire a professional historic preservation firm, Northwest Vernacular, in 2020 to re-evaluate this property in addition to many others south of the downtown area, utilizing the same methodology as the original survey in 1980. And based on that re-evaluation, Northwest Vernacular recommends that the structure at 210 SE Davis Street remain a “B” significant historic resource classification on the McMinnville Historic Resources Inventory. This revised survey was reviewed and accepted by the Oregon State Historic Preservation Office. (City of McMinnville, Reconnaissance Level Survey, July, 2020). Please see summary below and pages 6 – 11 of this decision document for more information.

Below is a chart showing the 2020 Northwest Vernacular score for 210 SE Davis St. The first row of scores represents the 2020 Northwest Vernacular score and the second row represents the original 1980 survey score.

Utilizing the same methodology as the survey in 1980, the scores were based on the following:

Attachments:

Attachment 1 – HL 10-22 Application and Attachments

History, up to three points

- 3 points: pre-1900 [originally 2]
- 2 points: 1900-1939 [originally 1]
- 1 point: 1940 to 1970 [originally 0 for post 1930]
- 0 points: post 1970

Style, up to three points

- 3 points: clearly an exceptional example of a style
- 2 points: has distinctive stylistic (materials, design) features
- 1 point: well-constructed, but without a clear style or distinctive features
- 0 points: extensively altered

Integrity, up to two points

- 2 points: relatively unaltered, as viewed from the street
- 1 point: modest, reversible, or compatible alterations
- 0 points: extensively altered


Environment, up to two points

- 2 points: if the building is in a neighborhood with other similar buildings (such as within the potential historic district), or relates to the character of the neighborhood prior to subsequent changes, such as a residence in an area that changed to strip commercial in the 1980s
- 1 point: if the building does not contribute to the neighborhood character

And the final scores reflected the appropriate classifications per the following:

- Distinctive resources (A): 9 or 10 points
- Significant resources (B): 7 or 8 points
- Contributory resources (C): 5 or 6 points
- Environmental resources (D): Less than 5 points

However, this particular building did not really change in its overall score, except for a one point decrease in scoring for architectural style.

<i>No Category Change</i>										
<i>Import ID</i>	<i>Address</i>	<i>HRI</i>	<i>History</i>	<i>Style</i>	<i>Integrity</i>	<i>Environmental</i>	<i>Bonus</i>	<i>Total</i>	<i>Category</i>	<i>Image</i>
75057	210 SE Davis St	B470	3	1	1	2		7	B	
			3	2	1	2		8		

The McMinnville Historic Preservation Plan established four different significant historic periods in the city's growth and development:

- 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 Post-war Years (1941–1965)

This property is representative of the second significant historic period, the “Entry of the Railroad and Development of Industry (1879 – 1903), estimated to be constructed in 1880 and representative of the Queen Anne style architecture.

17.65.070 Public Notice.

- A. *After the adoption of the initial inventory, all new additions, deletions, or changes to the inventory shall comply with subsection (c) of this section.*
- B. *Any Historic Landmark Committee review of a Certificate of Approval application for a historic resource or landmark shall comply with subsection (c) of this section.*
- C. *Prior to the meeting, owners of property located within 300 feet of the historic resource under consideration shall be notified of the time and place of the Historic Landmarks Committee meeting and the purpose of the meeting. If reasonable effort has been made to notify an owner, failure of the owner to receive notice shall not impair the validity of the proceedings.*

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. Prior to the Historic Landmarks Committee meeting on October 27, 2022, notification of the application and the time and place of the Historic Landmarks Committee was provided to property owners within 300 feet of the historic resource under consideration. Copies of the notification materials are on file with the McMinnville Planning Department.

AT

Eric and Michele Kolet Gamble
PO Box 734
McMinnville, OR 97128
October 9, 2022

To whom it may concern:

This application narrative is submitted to request the downgrade 210 SE Davis St., which is on the City of McMinnville historic register's schedule "B", to the "D" schedule. This structure is the Col. J.C. Cooper house, historic resource B470. We would like the committee to reconsider this property's entry on the "B" register due its conversion in the mid-1900s to economical multifamily housing. The conversion changed the appearance and nature of the building to something so eclectic that it cannot be subjected to coherent architectural review.

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(although there is some sawn detailing along that gable that looks Bavarian in style, something for which I have found no reference for in literature about Queen Anne style, so I assume it is a later addition). Proportionally about a quarter (or less) of the overall impression of this face is Queen Anne in flavor. On the Washington St. side, the upper story face, gable and windows appear to be stylistically true to a Queen Anne-style original (although, again, the sawn woodwork frill appears Bavarian). Proportionally about a half of the overall impression of this face is Queen Anne in flavor. On the other faces, there is nothing left that gives an impression of Queen Anne style, let alone architectural or stylistic or even material coherence.

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Based on the register entry text and the quantitative analysis of the building's architectural characteristics, one may reasonably assume that the whole of its value rests on its association with its builder and its relationship to the home next door that was built by the same person.

This is a good place to examine the criteria for recognition at time of listing. According to Appendix 5, this property, resource B470, had a score of 8, consistent with placement on the "B" register according to Appendix 4, page 3, "Totals" section. The listing does not give a lot of clues about how the score for this property was formulated.

The summary historic information line items in the listing features several important omissions and an unqualified assertion of architectural style that is undercut by the descriptive text on the next page. There are two different places where the survey owner could have listed the additions that feature so prominently in the structure's identity (as discussed above, 90% of its appearance is post-war addition and related changes), but mention of the additions is strangely absent in the summary. Moreover the surveyor asserts in the summary information that the building style is "Queen Anne," but the first sentence of the statement of the historical significance and description of property text qualifies Queen Anne to be, in fact, a weak classification. The listing omits the existence of the basement and the two outbuildings that were present when we bought the property in 2018 (one outbuilding remains today). It also notes the roof type as "composition," a remark that based on other omissions in the entry could be an omission of the membrane roof section visible today, or it may be that the membrane material was added after entry to the historic register. The latter seems less likely given HRC oversight of changes to this property subsequent to the property's entry to the registry based on this documentation, and also given the fact that membrane roofing material is the best type of roofing material for the pitch of that addition's roof.

The statement of historical significance and description of the property's lead paragraph begins, "This structure has obvious additions that make it difficult to classify," which contradicts the assertion of "Queen Anne" as the building style in the summary of historic information in the register entry. The second paragraph mentions the construction and sawn wood work but fails to mention problematic details like the mix of concrete and cinderblock around the foundation sections; mixed use of both membrane and composite roofing material (the register entry calls out only "Composition" type, which may indicate intentional omission); mismatched siding, trim, and window types and lines; sinking siding lines where additions built out over porch roofs; the incoherent design treatment of what is left of the front porch; and the fact that the decorative sawn woodwork on the gables is done in Bavarian architectural style, not Queen Anne. Photos are provided showing general impression of each face of the structure featuring its obvious additions, with additional detail on windows, trim, siding, roofing, foundations, and more.

The final paragraph is a brief summary of the significance of the builder, Col. J.C. Cooper, and at 5 lines is nearly as much text as was expended describing the structure. The final sentence of that paragraph explains Col. Cooper “built the bungalow just south of this house in his later years.” One may reasonably conclude that the main value of resource B470 rests on the significance of its builder and the structure’s relationship to the home next door which was also built by him. A photo is included showing this home in the adjacent lot to the south on NE Davis St.

Let us turn, then, to a reasonable reassessment of this property based on Appendix 4’s scoring rubric, using information more complete than was apparently provided at the time of listing.

According to Appendix 4, the historic resources were evaluated according to a scoring rubric that awarded points for history (0-3 points), style (0-3 points), integrity (0-2 points) and Environment (0-2 points) with up to two bonus points awarded for unique circumstances.

Based on the rubric and detailed definitions in Appendix 4, I assert an appropriate scoring would look like this (quotation marks denote references to Appendix 4’s scoring rubric details on page 1-3 of the document):

History	1	awarded on basis of historical information provided about the builder
Style/Design	0	<i>the resource cannot be said to be at all “representative of a particular style or type of construction”</i>
Integrity	0	<i>“If extensive alteration had occurred or if alterations appeared grotesque and effectively destroyed a structure’s style, no points are awarded.”</i>
Environment	1	<i>“If a structure did not contribute to the neighborhood environment because the neighborhood was changing in character, a structure was generally given only one point.”</i>

Regarding the history item, a point can be awarded since information was provided about the builder, Col. J. C. Cooper, who was at different times postmaster and surveyor, and active in the community in the late 1800s. The site has no other historic associations apart from its relationship to the home next door. While the age of a resource is considered to contribute to its historic significance, the later additions cover the original building and change its character to the point that they are the more salient feature, comprising 90% of its exterior features. The additions appear to date to the 1940s, which would indicate an award of zero points. The award of a single point for the documentation of the builder is fair.

To examine the style/design item in more detail, please see the photos of the current structure and accompanying Queen Anne style information in the digital folder attachment. It is easy to see from the photos and Queen Anne material that this structure is no longer representative of the style, or even clearly referencing it. The structure also features a mishmash of siding treatments (there are three different kinds on the south face alone, see photo), sinking siding lines that follow what used to be a roofline, two different kinds of roofing material (both asphalt shingle and membrane, see photo), at least three different window types from at least two different time periods and cases where windows in a line are not lined up together, inconsistent window trim throughout (see photos) and Bavarian-style eaves decorations at odds with the original style of the home. The front porch features painted iron railings and square, plain columns free of shaping or decorative touches associated with Queen Anne. An award of zero points for style/design is clearly fair.

Regarding the Integrity item, the language of the rubric, *“If extensive alteration had occurred or if alterations appeared grotesque and effectively destroyed a structure’s style, no points are awarded”* really says it all. The photos in the original registry entry and those showing present day status make it plain - no points can be awarded for integrity.

The last relevant scoring area, Environment, could merit a score of 1 since the neighborhood is of mixed vintage, type and trim level. The methodology description does not explain what could elicit no score at all within the rubric. Since the neighborhood is mixed and has homes both newer and older, with additions and without, in varying styles and levels of investment in finish, and this home is contributing to that mix of flavors, awarding one point is fair.

No bonus points could be awarded for this property for any reason.

A fair assessment of the property using complete information against the scoring rubric shows this property scores a 2. According to Appendix 4 page 3, a property with a score of less than 5 points merits classification among the “Environmental Resources” (Schedule D). How this property scored an 8 in the original 1980s evaluation is not a question I can answer, but it surely was a mistake in light of complete information.

I hope I have made it clear that per McMinnville Municipal Code 17.65.030(F) item 2, this home “did not satisfy the criteria for recognition as a historic resource at time of listing,” at least not a listing on Schedule B. Schedule D “Environmental Resources” would have been more appropriate based on the defined methodology and complete information about the home exterior.

Section 17.06.60 contains the Historic Preservation Related Definitions. It defines “B” resources (“Significant”) as the following: *Resources of recognized importance to the City due to historical association or architectural integrity, uniqueness, or quality*. While the builder was a person of importance to the city, I hope I have made a compelling case that the building is so changed and eclectic that there is no reasonable standard that could be applied to its historic conservation, and that its greater value to the City is and has been for generations its utility as practical multifamily housing, which has its own imperatives.

Section 17.06.60 defines “D” resources (“Environmental”) as the following: *“This category includes all resources surveyed that were not classified as distinctive, significant or contributory. The resources comprise an historic context within the community.”* This definition resonates with both the property’s connections with its builder and sister property to the south, as well as its value in its changed state. A “D” classification for this property seems to recognize the property’s identity and role more completely, and seems more correct that its current classification on the “B” register.

The penultimate paragraph of Appendix 4 states “The inventory is not error free; some resources may be improperly evaluated and recorded. If errors are discovered, the process allows the inventory to be corrected and the resources to be reevaluated.” We respectfully submit that the original scoring was erroneous and that the committee rectify the situation by reevaluating 210 SE Davis St. Please recognize that based on Appendix 4’s Historic Resource Evaluation Methodology’s criteria the home fits with schedule D.

We also request that the register summary information be updated to accurately reflect the property’s characteristics — combination of roofing material types (Composition and Membrane), existence of basement and outbuilding, and perhaps update the “Building Style” to “Eclectic.”

Thank you for your consideration.

City of McMinnville Planning Department and
Historic Landmarks Committee
231 NE 5th St.
McMinnville, OR 97128

Eric and Michele Kolet Gamble
PO Box 734
McMinnville, OR 97128

September 19, 2022

To whom it may concern:

We own the property 210 SE Davis St., which is on the “B” historic register in McMinnville. It is the Col. J.C. Cooper house, resource B470. We would like the committee to reconsider this property’s entry on the “B” register due its conversion long ago to economical multifamily housing. The conversion changed the appearance and nature of the building such that it is incomprehensible how it could meet the criteria considered in entry to the historic resources inventory and be subject to coherent review.

Photos are attached showing what the building looks like today, and the entry in the historic register shows what it looked like when it entered the register in the 1980s. It has changed very little during that time. As far as we know there are no photos, sketches or plans extant that show what the original structure looked like. What it is now is a mishmash of utilitarian additions without architectural or historical merit, maintained over generations of owners who placed a high value on practicality and frugality.

The property was converted to a 5-plex many decades ago, likely in the 1940s. That conversion enclosed and built out over porches in order to create apartments, changing the character of the single-family building from whatever it had been (the historic register entry lists possible Queen Anne) to no-frills, modest multifamily housing.

As you can see from the photos and historic register entry, architectural details were clearly lost in the conversion to multifamily housing. At the same time, this type of housing arose mid-century due to need, and non-luxury, multifamily housing remains in high demand in McMinnville, especially in the heart of town where this plex is located.

Information about Queen Anne architecture is attached for reference based on the possible classification called out in the historic register entry. Leaps of imagination are required to mentally strip away existing apartments to the original maybe-Queen-Anne-style plan of this home. The building has not been a Queen Anne (or whatever it was originally) for about 80 years, ever since it assumed a new identity as modest multifamily housing.

Because of the significant changes to the structure’s appearance and use generations ago, there is no specific history or relationship to other nearby buildings or architectural value or design elements or character or contribution to the neighborhood character to conserve. The building looks nothing like what its builder created — the link to the builder is in the distant past, and what is visible today is not what he designed and built. The property’s value to the Historic Landmarks Committee based on the criteria in the code section *17.65.030 Historic Resources Inventory* seems weak.

While the building lost its architectural distinctiveness long ago, this structure does have value to the city both due to its current (and longtime) use as modest multifamily housing near the

heart of town and to its connection with its builder, Col. J.C. Cooper. We can only assume that the property is on the register due only to its association with its builder, and not due to any other merit.

Given the state and nature of the structure, we assert that it would be reasonable to demote this property to schedule C or D to preserve its connection to its builder without imposing architectural review burdens on a property that meets none of the criteria for historic resource inventory status except its connection to a builder who would not recognize what the structure became 80 years ago.

If a demotion is not possible for process reasons, removing the property from the historic resource list would be a reasonable alternative. McMinnville's ordinary permit process would govern any important changes to use or structure, which should be sufficient to meet the interest of the City.

If more information is required to make a decision, we would be glad to provide whatever is needed. Our contact information is provided below.

Thank you for your consideration.

Sincerely,
Michele and Eric Kolet Gamble

Michele mobile: 503 449 6612
Eric mobile: 503 381 0587

Michele email: michele@kolet.net
Eric email: gamble@ieee.org

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

Site Information

Site Address		Owner at Time of Survey			
210 SE Davis Street		Cladys Jenkins			
Map/Tax Lot	Current Zoning	Special Tax Assessment	Downtown Historic District		
R4421CB13200	R-4	No	No		
Subdivision Name		Block	Lot	Lot Size	Quadrant
College Addition			5	11,315 sq.ft.	SE
Site Number	Aerial Number	Resource Classification	Resource Number	Historic Significance	
10.12a	J-11	B	470	Primary Resource #191	

Historic Information

Date of Construction	Early Additions/ Remodels	Builder/Architect			
ca. 1892		Unknown			
Historic Name	Original Use	Common Name		Present Use	
Col. J.C. Cooper House	Residence	Jenkins Apartments		Apartments	
Condition of Structure	Comments (at time of Survey)				
Good					
Building Type	Outbuildings	Building Style		Stories	
Residential	None	Queen Anne		2	
Porch	Basement	Roof Style	Roof Type	Moved	Demolished Year/Date
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Composition	<input type="checkbox"/>	<input type="checkbox"/>
Permit Number(s)	Additions/ Alterations				

Resource Information

Recorded By	Date	Sources
Richard Siegel	6-1980	Sanborn Map, McMinnville 1892; Arleta Loop Shotwell; Cooper, J.C. "Military History of Yamhill County"; McMinnville fire Dept. Records

Historic Resource Survey
City of McMinnville
Yamhill County, Oregon

Statement of historical significance and description of property:

B470

This structure has obvious additions that make it difficult to classify—it appears to be a small central house of Queen Anne style with additions onto the north and south ends. It is currently used as a multiple family dwelling.

The structure has wood frame construction, horizontal medium width siding, composition roof and concrete foundation. Decorative sawn wood work is found under the multiple gables.

Col. J.C. Cooper was an extremely active citizen of McMinnville. He wrote several works, including the Military History of Yamhill County, had fought in Indian Wars, and took part in virtually every community project from the 1870's until he died. He was a member of the volunteer fire department and secretary to the Commerce Club. He built the bungalow just south of this house in his later years.

Historic Resource No. B470



Photo August 2001



Original 1983 Survey Photo



Queen Anne Style 1880 - 1910

History

For many, the Queen Anne style typifies the architecture of the Victorian age. With its distinctive form, abundance of decorative detail, corner tower, expansive porches and richly patterned wall surfaces, the Queen Anne style is easy to identify. High style Queen Anne buildings are often considered local landmarks, ornate and showy attention getters. This style is present in communities across the country in numerous variations of form and detail. It was the most popular style for houses in the period from 1880 to 1900, but is often employed for large scale public buildings as well.

The style was first created and promoted by Richard Norman Shaw and other English architects in the late 19th century. The name refers to the Renaissance style architecture popular during the reign of England's Queen Anne (1702-1714). Actually, the Queen Anne style is more closely related to the medieval forms of the preceding Elizabethan and Jacobean eras in England. The style became popular in the United States through the use of pattern books and the publishing of the first architectural magazine "The American Architect and Building News."

The Queen Anne style evolved from those early English designs to become a distinctly American style with numerous, sometimes regional variations. The use of three dimensional wood trim called spindlework was an American innovation made possible by the technological advances in the mass production of wood trim and the ease of improved railroad transport. While the Queen Anne style can take a variety of forms, certain key elements are commonly found. Queen Anne buildings almost always have a steep roof with cross gables or large dormers, an asymmetrical front façade, and an expansive porch with decorative wood trim. A round or polygonal front corner tower with a conical roof is a distinctive Queen Anne feature on many buildings of this style. Wall surfaces are usually highly decorative with variety of textures from shingles to half timbering, to panels of pebbles or bas relief friezes.

Common Building Types

- houses
- churches
- schools
- offices

Identifiable Features

1. Abundance of decorative elements
2. Steeply pitched roof with irregular shape
3. Cross gables
4. Asymmetrical facade
5. Large partial or full width porch
6. Round or polygonal corner tower
7. Decorative spindlework on porches and gable trim
8. Projecting bay windows
9. Patterned masonry or textured wall surfaces including half timbering
10. Columns or turned post porch supports
11. Patterned shingles
12. Single pane windows, some with small decorative panes or stained glass

Photos

Click the thumbnails for larger images.



Note

This is a static, archived version of the PHMC Pennsylvania Architectural Field Guide website which will not be updated. It is a snapshot of the website with minor modifications as it appeared on August 26, 2015.

Pages in this Section

- Overview
- Architectural Styles Categories
- Traditional/Vernacular Mode
- Colonial Period
- Early Republic Period
- Mid 19th Century Period
- Late Victorian Period
- Late 19th & Early 20th Century Revival Period
- Late 19th & Early 20th Century Movements
- Modern Movements

Home > High Style > Queen Anne: 1880 – 1910

Queen Anne: 1880 – 1910

📅 8 years ago
👁 High Style
🗨 0



by Hånsel Hernández-Navarro (photo by WindingRoad)

If there's one thing we love about CIRCA, it's the chance to "tour" the great vernacular architecture that makes America wonderful. Love Victorians? You're most certainly not alone! Join Hånsel as he teaches us all about the Queen Anne style.

When one thinks of Victorian houses, the variety of architecture styles in America in the period 1840s-1900 runs the gamut. From the Gothic Revival, to the Romanesque, and even our own Shingle Style, the Queen Anne also forms part of this group of eclectic architectural styles.

This beautiful Queen Anne-style home in Plano, IL is for sale for \$424,900. Full listing [HERE](#)

But it is a misnomer. Ironically, the Queen Anne style is named for the early 18th-century British monarch and it was popularized in England in the 1860s by a group of 19th-century English architects led by Richard Norman Shaw. These men went back even further by undertaking the revival and reinterpretation of several stylistic currents prevalent in Britain from the late 15th- through the early 18th-centuries. Inspiration ranged from strictly medieval models, such as the half-timbered structures of the Tudor era, to the mixed styles of the later periods: either the Elizabethan and Jacobean styles, in which Renaissance classicism was beginning to influence traditional Gothic design, or provincial Late Stuart and Early Georgian architecture, which incorporated holdovers from the Gothic period. In contrast, during the 1880s the inventive American spindlework ornament interpretation became dominant.

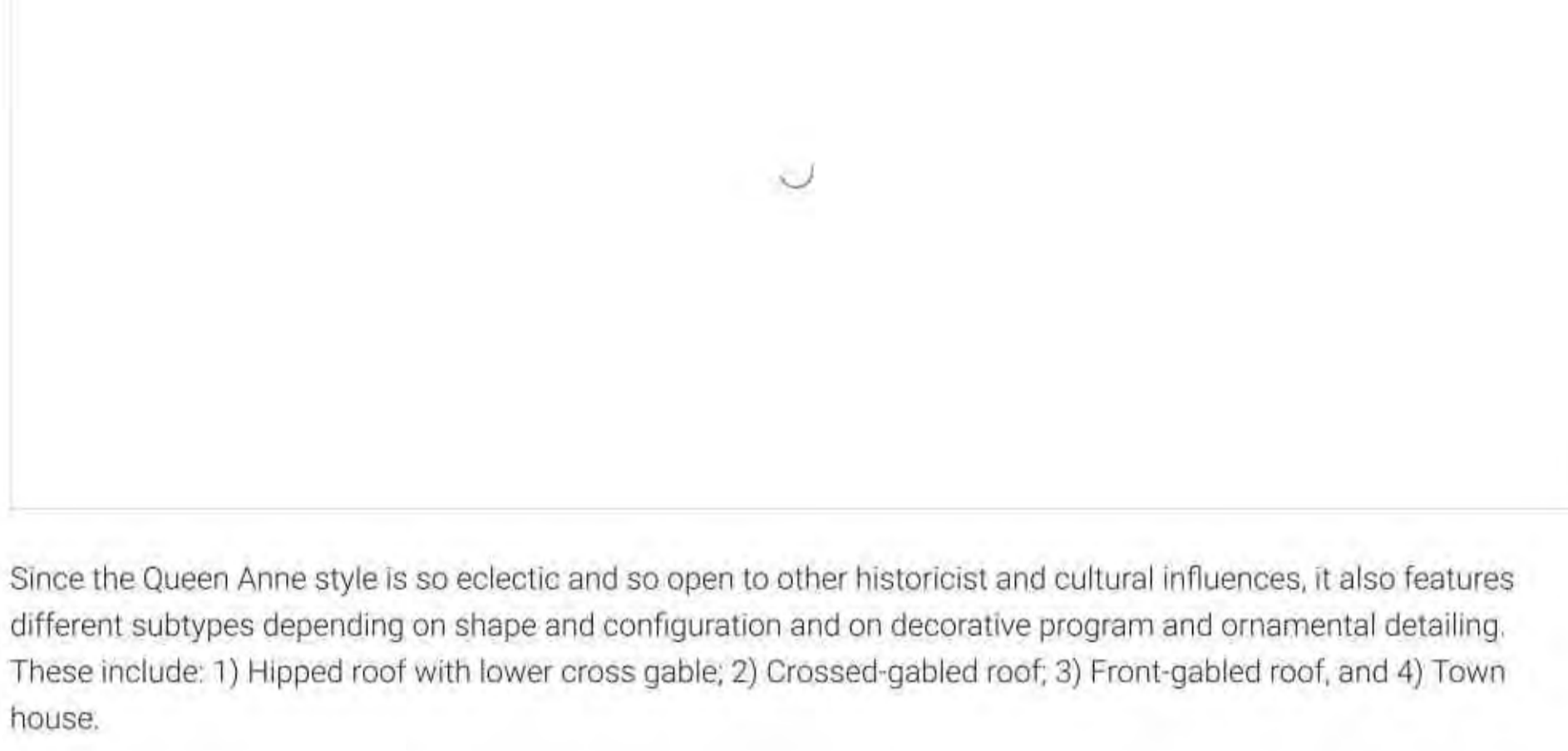
I remember the very first time I saw one of these magnificent houses. I was a kid and my grandmother took me to see the 1968 film comedy, "Yours, Mine, and Ours." This very large family had to find a house big enough to accommodate their eighteen children. The prize was the super-large and impressive, two-story Blankenhorn-Lamphear House. Designed in 1893 by the firm of Bradbeer and Ferris in Pasadena, California, the house features a typical asymmetrical facade comprised of three distinct bays. One has two stacked bay windows with a pedimented gable, a round tower on the other, and a pedimented entrance portico. The long side porch is like a skirt around the tower and it's decorated with fine spindlework tracery and railing. The house stuck in my mind for I had never seen a house like this before. To me it was extraordinary in size, scale, and configuration.



The Blankenhorn-Lamphear House, which looks much less spooky today than it did in the 1968 film. Photo by I Am Not A Stalker, whose site also offers many more excellent photos of the house

As happened with other styles in the United States, in the 1870s and 1880s the Queen Anne spread throughout the country by pattern books and by the leading architecture magazines, American Architect and Building News. The style also owed much of its popularity to the public's enthusiasm and the mail order house plans that allowed them to build a Queen Anne house. The expanding railroad network speeded this process by making pre-cut architectural details available throughout much of the nation.

How to Identify Queen Anne Style Homes:



Since the Queen Anne style is so eclectic and so open to other historicist and cultural influences, it also features different subtypes depending on shape and configuration and on decorative program and ornamental detailing. These include: 1) Hipped roof with lower cross gable; 2) Crossed-gabled roof; 3) Front-gabled roof, and 4) Town house.

On the exterior, the American Queen Anne house is generally covered with several materials: stone, brick, slate, terra cotta, stucco, half-timber, clapboard, and shingle. Also patterned shingles, very common even on inexpensive houses, imitated in wood the sheathing of slates or tiles.

Spindlework

One feature which distinguishes American Queen Anne, and many American Victorian wood houses for that matter, is the ornament of spindlework. Queen Anne houses have delicate turned porch supports and spindlework ornamentation in various configurations made possible by machine lathes. Porch balustrades and railings are most common, but also one finds friezes suspended from the porch ceiling. In gables, and under the wall overhangs left by cutaway bay windows. Lacy, decorative spandrels and knob-like beads are also common ornamental elements in this subtype as is incised decorative detail. I am sure you have heard the term "gingerbread house." It is spindlework detailing found in Queen Anne houses which originated this monicker. But the fancy houses which strike me the most are the Queen Annes featuring japonaiserie or chinoiserie spindlework inspired by those decorative currents popular in the late 19th – and early part of the 20th-century.



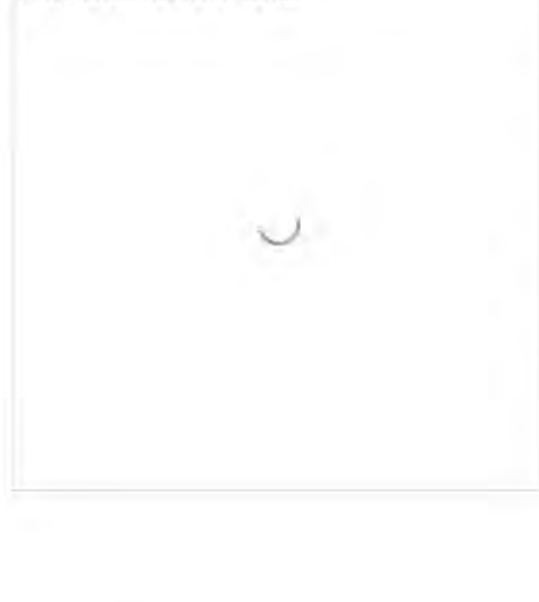
Fanciful spindlework on a Queen Anne-style house in Florida. Photo of "Henderson House Lake City detail2" by Elysebe

Prevalence + Decline

Except for resort areas, the northeastern Queen Anne is usually more restrained in decorative detailing and is more often executed in masonry. But in the south and west, the style increases steadily in dominance and liveliness. That is why California and the cotton-rich states of the south have some very fancy and elaborate Queen Annes.

The demise of the style began with the Chicago's Columbian Exposition of 1893, when the "white city", or Beaux Arts Style became widespread in America. The Colonial Revival and the Neo-Classical stylistic currents which came later replaced the Queen Anne style around 1910. But there were repeated bursts of activity here and there as contractors continued to build projecting bays and towers on residences until World War One and to use patterned shingle work on houses into the 1920s.

The stately "Briarwood Estate" in Glen Ellyn, IL is for sale for \$798,900. Full listing [HERE](#)



AUTHOR HÅNSEL HERNÁNDEZ-NAVARRO
 Hånsel Hernández-Navarro is an architectural conservator specializing in the preservation and rehabilitation of historic buildings and monuments, and cultural resource management. He received his Masters in Historic Preservation from Columbia University. He lives in New York City and has worked for the New York City Landmarks Preservation Commission, the Getty Conservation Institute, the National Park Service, The American Academy in Rome, and the Museum of the City of New York.

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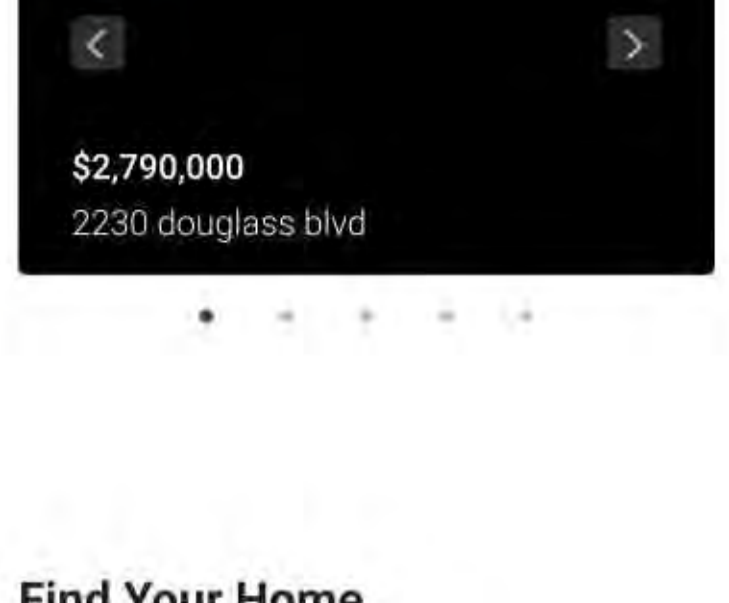
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