

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

Site Information

Site Address

105 NE 3rd St.

Owner at Time of Survey

Vern Hinshaw

Map/Tax Lot

R4420AD08100

Current Zoning

C-3

Special Tax Assessment

No

Downtown Historic District

No

Subdivision Name

McMinnville, Original Town of

Block

2

Lot

5

Lot Size

NE

Quadrant

Site Number

8.4a

Aerial Number

J-11

Resource Classification

A

Resource Number

402

Historic Significance

Primary Resource #138

Historic Information

Date of Construction

1893

Early Additions/ Remodels

Builder/Architect

Unknown

Historic Name

Samuel Cozine House

Original Use

Residence

Common Name

Cozine House

Present Use

Storage

Condition of Structure

Fair, Poor

Comments (at time of Survey)

Broken gutters or downspouts; Sagging walls or roof;
Holes, open cracks, missing materials over large areas.

Building Type

Residential

Outbuildings

Attached Garage

Building Style

Quenn Anne

Stories

2

Porch

Basement

Roof Style

Cross-Gable

Roof Type

Moved

Demolished

Year/Date

Permit Number(s)

Additions/ Alterations

Resource Information

Recorded By

Janice Rutherford, Ruth Stoller

Date

6-5-1980

Sources

City Map - 1902, Telephone Register 1909,
Sanborne Ins. Maps for McMinnville 1892 &
1902, Deed - Yamhill County

Historic Resource Survey
City of McMinnville
Yamhill County, Oregon

Statement of historical significance and description of property:

A402

This wooden Queen Anne house is a cruciform plan with a cross-gabled roof. It sits on a busy city center corner facing south and has an attached garage on the north. The variety of texture in siding is particularly rich; a variety of decorative shingles and square panels decorate the gable ends and sections under the eaves. V-grooved lap siding sheathes the first story, and the area below the windowsills is covered with vertical or diagonal boards set within paneling. There are plain corner boards and a skirted water table at sill level all around. The foundation is brick, and windows indicate a daylight basement. The corners of the south and east facing sections are chamfered at the first story with pendants in the overhangs. A small porch is tucked into the angle of the cross gables at the southeast and is covered by a roof extension from the southern gable and supported by slender turned posts. Two corbelled brick chimneys are apparent from the street. Fenestration is irregular; all windows are double hung sash with the typical Queen Anne colored glass lights surrounding the upper pane. The lot has many old trees and shrubs which appear to be part of the original landscaping.

Early McMinnville pioneer blacksmith, Samuel Cozine and his wife Mahala, bought this property in 1882 for \$800. The house was built in 1893 prior to the death of Samuel in 1897. Mrs. Cozine lived here until her death in 1908.

Historic Resource No. A402



Photo March 2001



Original 1983 Survey Photo