

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

Site Information

Site Address

502 NE 3rd St.

Owner at Time of Survey

Glen Macy, Boyce Fenton, & Francis Temple

Map/Tax Lot

R4421BC10001

Current Zoning

C-3

Special Tax Assessment

Yes @ survey

Downtown Historic District

Yes

Subdivision Name

Rowlands Addition

Block

3

Lot

Lot Size

Quadrant

NE

Site Number

11.23

Aerial Number

K-11

Resource Classification

A

Resource Number

835

Historic Significance

Primary Resource #398

Historic Information

Date of Construction

1886

Early Additions/ Remodels

ca. 1909

Builder/Architect

Chas R. Cook/B.F. Fuller

Historic Name

Cook's Hotel

Original Use

Hotel

Common Name

Yamhill Hotel

Present Use

Commercial

Condition of Structure

Good

Comments (at time of Survey)

Small cracks in walls, chimneys.

Building Type

Commercial

Outbuildings

None

Building Style

Italianate

Stories

3

Porch

Basement

Roof Style

Flat

Roof Type

Moved

Demolished

Year/Date

Permit Number(s)

00B0459

Additions/ Alterations

Int'r Rem'l

Resource Information

Recorded By

Jancie Rutherford

Date

6-19-1980

Sources

Sanborne Perris Ins. Maps, McMinnville, 1884, 1889; The News Reporter, Jan. 3, n.d.; Photographs, Dorothy Gunness; Telephone Register, 8-3-1886

Historic Resource Survey
City of McMinnville
Yamhill County, Oregon

Statement of historical significance and description of property:

A835 State Special Assessment Program

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

The hotel was an early building described at the time as elegant. L.H. Cook employed local workmen. Hodson did the cornice work, Jones and Co. supplied the doors and windows, Chas R. Cook was contractor, and furnishings were done by E.B. Fellows. It had twenty-eight rooms, a billiard hall, a bridal chamber, an elegant second floor parlor, and large dining room. Joe DuBois, a prominent McMinnville businessman operated the hotel after Cook.

Brick work performed by Tyler and Saylor. Saylor owned a brickyard in 1880's.

“Permit for addition (second story) to commercial hotel to Geo. Whitlock” News Reporter, 5-21-1909.

State of Oregon Inventory
Historic Sites and Buildings
State Historic Preservation Offices,
Oregon State Parks, Salem 97310

Statement of historical significance and description of property:

A835

The Hotel Yamhill Building at the corner of Third and Evans is a very simple, two-story brick building dating from the late 19th century. Its fenestration is simple one-over-one paned windows with simple surrounds. The brick exterior of the building has been covered with stucco and it is painted pale yellow. Evidence of a former porch remains between the first and second stories in terms of hook eyes and indications in the brick work that a porch and possibly a balcony once surrounded the building on two sides (facing toward Third Street and Evans Street). The eastern half of the building has been altered by the development of the Mack Theatre. The western half of the building remains largely in its original condition.

This hotel was long operated in the early 20th century by Joe DeBois.

An undated clipping from the Apperson Family Scrapbook, Yamhill County Historical Society, indicates that this building was erected by L.H. Cook of McMinnville. It is described as a three story, brick building whose plans were drawn by B.F. Fuller. Fuller appears in the 1880 Yamhill County census as a farmer; he was the brother-in-law of Lyman Hall Cook who built the hotel. Tyler and Saylor did the brickwork. Saylor owned a brickyard in McMinnville in the 1880's. G.V. Snelling did the painting and papering; O.O. and Asa Hodson, McMinnville tinsmith, made the door and window caps and did the plumbing; George W. Jones made the doors, windows, and blinds; Charles R. Cook did the carpentry work; E.S. Cooper was the plasterer. The undated article about the building at the time of its opening stated: "The exterior presents a solid and substantial appearance 'from the ground up,' but its greatest attraction is the interior, partly described in a former issue of The Reporter. The elegant parlor is the attraction on the second floor. It is handsomely carpeted, has a rich chandelier, and the walls are decorated with works of art from the pencils of Misses Eva and May, daughters of the liberal and generous host. In fact many of the rooms throughout the building have been thus decorated by these accomplished young ladies. The Bridal Chamber, next to the parlor is a luxurious apartment. There are thirteen other handsomely furnished rooms on this floor, including the private parlors and home like family apartments. Up the next flight, which takes us to the third floor, we find 14 neat and tastily furnished rooms, making in all 28 chambers."

The hotel had a billiard parlor and dining room for the convenience of guests.

Historic Resource No. A835



Photo April 2001



Original 1983 Survey Photo