



WELCOME FRIENDS AND NEIGHBORS,

this pamphlet is part of our 2022 Uncover McMinnville History Program which is all about celebrating our historic sites and landmarks in McMinnville. In this pamphlet, you will find a collection of some of the City's historic landmarks that tell the story of McMinnville's dynamic history; including some of the downtown buildings that depict the emergence of commerce and business vitality on Third Street that remains McMinnville's heart of the community today, founding residents' homesteads, early mills that brought sustainable wealth to the community, cemeteries, historic homes of prominent McMinnville residents, and more.

In August of 2021, we received a grant from the National Park Service and Oregon Parks and Recreation Department to educate the community and raise awareness of how the built environment (*both above ground and in the ground*) tells the story and history of our community, and how the City of McMinnville's historic preservation works to preserve and promote these historic sites for current and future generations.

We hope you have a wonderful time reading this publication and exploring the story of McMinnville. Be sure to keep a look out for the posters of our Historic Landmark Series as you see the illustrations in this pamphlet duplicated around town.



**City of
McMinnville**
HISTORIC PRESERVATION



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by James Dowlen

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Pioneer Hall – Linfield University

Built 1883 • Campus Drive

Completed in 1883, Pioneer Hall is on the Oregon Inventory of Historic Sites and Buildings, as well as the National Register of Historic Places. This beautiful Italianate style villa has been the center of campus and the most prominent building of Linfield University ever since. Over the years it has served various roles as administration offices, a residence hall, classrooms, a theater, a printing press, dining hall, and a music conservatory in its early days.

The building sits proudly above the south bank of Cozine Creek, on land that was donated to the University by McMinnville settlers Samuel and Mahala Cozine. Pioneer Hall is one of the largest buildings in Yamhill County. It is laid out in a Greek cross plan that rises over a basalt basement story to four total stories plus a central lantern that towers over campus and the protected tree grove below it that is filled with native Oregon species, most notably many large Oregon oak trees that provide a lovely space for students and visitors to stroll and study.



McMinnville Public Library

Built 1912 • 225 NW Adams Street

In the early 20th Century, McMinnville's leaders decided that the growing city needed a permanent home for its library, which up to that point had been a nomadic collection of books stored in rental spaces around town. To accomplish that goal, a library board was created in 1911 with the purpose of founding a permanent library. In 1911 they secured the dedication of a Carnegie Library from the Carnegie Foundation. Designed by Ernst Kroner, a Portland architect, the new library was completed and dedicated in the spring of 1913.

The building sits on the edge of the City Park facing north. Though the original Carnegie Library building has been somewhat overshadowed by the modern library addition and breezeway, it is still easy to distinguish the two buildings even though they are conjoined. If you look closely you can find the stained-glass lunette above the original doors displaying the design of fir trees, a lamp and the words, "Carnegie Library 1912".

City Park has grown up around the library and the building is surrounded by many beautiful and large trees, including Douglas Firs, a Monkey Puzzle tree, and a giant Sequoia which serves as the city Christmas tree and stands proudly over the library and park. This gathering place continues to be a hub for all of McMinnville's community members.



Samuel Cozine House

Home of McMinnville Downtown Association

Built 1893 • 105 NE Third St.

Early McMinnville pioneer and blacksmith, Samuel Cozine, and his wife Mahala bought this property in 1882 for \$800, and built the house you see here eleven years later in 1893. The house is an excellent example of Queen Anne architecture and features a cruciform plan with a cross-gabled roof. The house has a remarkable variety of beautifully textured and colored siding, which was very ornate and rare for a rural, Queen Anne home in Oregon at the time it was built. These design features are complimented by the windows, some of which are ringed with stained glass.

Sadly, the Cozine's did not get to enjoy their beautiful home for long, Samuel Cozine passed in 1897, just four years after completing the house. Mahala Cozine lived here until her death in 1908. The building underwent a complete restoration in 1992-1993, just in time for it's 100th anniversary.

The site is currently home to the McMinnville Downtown Association which works to promote and enhance our historic downtown as the economic, social and cultural heart of the community.



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Schilling Building / Boss Saloon

Built Prior 1884 • 238 NE 3rd St.

One of the oldest buildings on Third Street, the Schilling Building has been a part of downtown for so long that no one is quite sure how old it really is, but we know it predates 1884 because it appeared on the first Sanborn map of the city from 1884 as a saloon, as was identified as such until the mid 1890's. This could very possibly be the oldest standing brick building on Third Street which highlights just how important saloons were considered in the late 1800's.

The building was originally a long and narrow, two-story, brick structure, but it was given a new stucco facade in 1905 which remains to the present day. By the early 1900's, the building served a grocery store and then a 5 and 10 cent variety store for many years thereafter.

Despite some of it being hidden by the stucco, the building has many interesting architectural details, including the raised ornamented parapet that features the inscription which states Schilling 1905. The building is currently home to La Rambla, a Spanish tapas restaurant.



McMenamins / Hotel Oregon

Established 1905 • 310 NE Evans St.

The Oregon Hotel is the largest hotel building in Yamhill County. It was built in 1905 and exhibits classic Richardsonian Romanesque styling that was very popular around the turn of the 20th Century, which prominently uses native stone and brick. The building was originally designed as four stories tall, but only the first two floors were completed initially, the upper floors were added several years later.

During the first half of the 20th Century the hotel's restaurant and dining facilities were very popular. It faced a decline in the postwar 1950's which saw the hotel frequently change management and ownership. During this era, the dining area was divided into facilities for a taxi company and a beauty parlor, while the main lobby served as a bus depot.

Thankfully the site is currently a thriving hotel and restaurant again, after being purchased by Oregon's popular McMenamins group of restaurants and hotels. Now known as McMenamin's Hotel Oregon, the building is one of downtown McMinnville's great hubs. It's rooftop eating area is the highest point in downtown McMinnville and offers great views of the city, the coast mountains and iconic views of both Mount Hood and Mount Jefferson.



United / First Presbyterian Church

Built 1897 • [Address Here](#)

McMinnville's Presbyterian Church was founded during the earliest days on the city on the corner of Second and Davis streets in 1851. The first two church buildings burned down, as many wooden buildings did in that era. The current structure, was built of more fire resistant brick, and completed in 1897. The site was further updated just twelve years later in 1909 when the sanctuary was built. The cornerstone laid in September of that year.

The church features beautiful stained-glass windows and a small bell tower, the modest exterior favored by Protestant churches of the era. It stands upon a brick foundation which has since been covered with cement. At some point the original roof was also replaced with the current metal roof.

An education and fellowship hall were added in 1968 with a stucco and brick exterior. The addition is separated by a courtyard attractively landscaped with a sculptured metal waterfall. The site is still home to the First Presbyterian Church.



McMinnville / Southern Pacific Train Depot

Built 1912 • 741 NE 3rd St.

McMinnville's historic depot building was built in 1912. It was originally owned by the Portland, Eugene and Eastern Railroad Company, and built to accommodate their new inter-urban electric line connecting McMinnville with Portland.

The company had plans to extend the line south to Eugene, but the plan did not come to fruition. Unfortunately, the electric inter-urban rail line was a short lived dream as personal automobile ownership boomed in the early 20th Century and ridership on the inter-urban line dwindled. The Portland, Eugene and Eastern Railroad Company went out of business and the depot stood vacant for many years as a lasting monument to a vision unfulfilled.

Southern Pacific later took over ownership of the station after their wooden depot on Fourth Street was destroyed. It is currently owned by the Portland & Western Railroad and sits on the edge of downtown as a reminder of McMinnville's early days and the importance of the railroad in the late 19th and early 20th centuries.



Old City Powerplant

Established 1926 • 455 NE Irvine St.

Built in 1926 and finished in 1927, the old city power plant housed diesel generators which supplied back up power production for the city for 50 years, until they were decommissioned in 1978. Since that time the building has been used for storage, sat vacant for a time and been home to a wine tasting room.

It is a rectangular, brick, one and one-half story building with windows on all sides boasting 15 to 25 visible lights per window. At the southeast corner of the building the main entrance has three very distinctive, 1.5 story high arched brick windows complete with fanlights.



First Baptist Church

Established 1926 • 125 SE Cowlis St.

The First Baptist Church was built in the Spanish Colonial Revival Style in 1926. Two earlier structures preceded this building; the first, built in 1883 for \$2,100 was a simple wood frame building painted yellow and brown, and the second was a steepled Queen Anne wood church built for \$5,800 in 1898. The education wing was built in 1964 with glass front on glass double doors.

While very popular in California, the Spanish Colonial Revival style of architecture is a rarity in Oregon and other points further North along the Pacific coast. It helps the Baptist Church to really stand out in the landscape and reminds us that in its early history, Oregon and its Native American residents witnessed an influx of Spanish, British, Americans, Russians and more all vying for the bountiful natural resources here.

The church has further unique features such as carvings highlighting the arches, columns, portals, and door surrounds. The bell tower has iron balconets and round arched windows with iron grills.



Wright Building

Built 1893 • 410 NE 3rd St.

Elsia Wright came to Oregon from Illinois in 1871. While Wright was in the harness business, he also paved many of the sidewalks in the McMinnville area. During his time in McMinnville, he erected several buildings but his namesake Wright building was his crowning achievement. It cost a whopping \$12,500 at the time. Elsia served on City Council and was active in various civic organizations. The building that bears his name was sold in 2005 to a property management company, and then sold again in 2009 to Rhonda Feero, and is home to La Bella Casa, Home Decor Store.

The most ornate commercial structure in the city, it exhibits Queen Anne influence in its use of a variety of textures, tones and towering presence. The tall narrow one-over-one double hung windows on the second floor are original, but the ground level has been altered with glass and an inset entrance.

Five floor-to-roof pilasters show decorative iron projections above the roofline. A peaked parapet decorated with penciled brackets, a filigreed rake board and lattice design pierces the roofline at center. A cornice of shell designs alternating with penciled brackets displays small geometric designs. The inside panels above the windows display shells and garlands and additional panels between the windows are fluted and decorated. Much of the ornament appears to be stucco and has been highlighted with darker paint. The building is in well preserved condition and continues to inspire and delight visitors to Third Street to this day.



McMinnville City Hall

Established 1928 • 230 NE 2nd St.

This beautiful home, built by the Courtemanche family, currently serves as McMinnville's beloved City Hall building. It was built by L.A. Courtemanche who operated many businesses in McMinnville including the Firestone tire distributorship, the International Harvester distributorship, McCormick Farm Equipment, the G.E. Store, and a hardware business on Third Street from 1915 until the late 1950's.

It is a beautifully kept building and grounds with many brick walls and walkways. The rear patio has been enclosed with huge sliding glass doors. The brick enclosed side yard on the west is beautifully landscaped with an iron gate entry. In many ways, City Hall and the neighboring Civic Hall form the heart of the community.



McMinnville Bank

Built 1885 • 250 NE 3rd St.

The McMinnville National Bank occupied this building from its opening in 1885 and stayed there for 20 years before it moved to the Jacobson Block in 1905. Since then, the building has housed several businesses, among them a meat market, doctor's office, and boot repair.

In 1890 the building was "fitted throughout with water" making it one of the earliest buildings in the city to incorporate modern plumbing. The site is currently the home of the Bitter Monk, a local craft beer tap room.

This is a long, narrow, two-story stucco covered brick structure built in the Italianate style popular in the late 1800's. It is six bays long and has only two windows across the Third street elevation. The corner is clipped and accommodates the entrance by a corner window bearing the inscription "1885" in reference to its build date. All windows on the unaltered 2nd floor are one-over-one, double-hung sash. The ground floor has been changed extensively, several times over the decades and does not feature the rich, historical details of the upper floors. The second story and up remains original; piers scored to simulate stone divide the widow bays; continuous segmental arched labels surmount the windows and an elaborate cornice line complete with corbelled cut brickwork, and elaborate brackets.



McMinnville City Park

Established 1908 • 140 NW Park Dr.

In October 1906, McMinnville residents began raising money for a new city park. By 1907 enough park bonds were sold to purchase 8.5 acres of land that Contractor and Landscaper J.A. Gilbertson designed in 1908.

Plans included a grandstand, a playground, and lake complete with a sprinkling system, and water tower for irrigation. Tennis courts, and a pavilion were also added.

At one point, the park included a pond and a small zoo where bears, deer and other animals were kept. In 1917, the animals were sold, and a \$3500 bond issue was passed in that year for a park driveway, concrete for the pond, and comfort stations in the lower park. Construction of the Soper fountain was approved in 1927 with \$8500 of bonds issued for purchase of the Star Mill property including the millrace, the millpond, and water rights. The old pool was donated to the Garden Club for a sunken garden, which was never built. Ralph Wortman donated a monkey pod tree to the park in 1939.

The park has been a mainstay of life in McMinnville for decades. It has been home to an armory, a classic bandstand and several swimming pools, one of which featured a small replica of the Statue of Liberty. It currently hosts Soper Fountain, an excellent playground, the city pool, and a Giant Sequoia which serves as the City Christmas Tree.



Star Mill Way

Established 1882 • In City Park, 140 NW Park Dr.

In 1853 William Newby cut a ditch from Baker Creek to the north to bring water to a site where he had erected a gristmill. The diverted water then flowed into Cozine Creek and on into the Yamhill River. Newby had mill stones cut in Oregon City which he brought by boat and ox team to his mill. In 1854, Sebastian Adams and Newby laid out McMinnville around this mill.

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

If you look closely across from 345 NW Star Mill Way at the western edge of McMinnville City Park, a brick wall 24 feet long can be seen. It is the thickness of two bricks laid across the wall in common bond. This arched opening is what remains of the flume which is lined with large black-grey stones mortared together. The flume runs downhill about 150 feet and is difficult to identify as it is often overgrown with blackberry bushes and other vegetation.



Malone Cemetery

Dates Unknown • 2741 OR-99W

Homesteader Madison Malone established this cemetery site for his first wife to become the first dedicated cemetery between the north and south Yamhill Rivers. At the time, permanent headstones were not used and therefore the exact number of burials to have occurred here is unknown. The Inscription on one of the-headstones reads: "When a death occurred, the settlers nailed together a board coffin and a simple burial was made. When the first circuit riding preacher came by, a formal funeral service was held."

Only five markers remain; two have no inscription, two others are of sandstone and nearly illegible, and one is for a Malone daughter. Only one, in white marble is legible and reads "Britannia Hallstead, d 1860, age 29."

Twenty-five souls are believed to be buried here. The site is now curiously surrounded by commercial development on Highway 99, near the Winco store and is easy to miss if you aren't looking for it.



Buchanan Cellers

Established 1888 • 855 NE 5th St.

Buchanan Cellers Mill, constructed in 1888, is one of McMinnville's oldest industrial/commercial buildings and one of only a handful of tangible reminders of the City's agricultural beginnings, specifically that a flour-milling business once flourished in McMinnville.

The building is the tallest structure in the city aside from Cascade Steel, and the last remaining, intact flour mill building within the city limits. The building's status as an anchor of McMinnville's original industrial district has persisted as it now sits at the head of the Granary District and is recognized for its commitment to locally owned and operated commercial, industrial, and agricultural businesses.

The continued presence of this building solidifies a piece of McMinnville's past amidst a changing economy and street scape. The old flour mill building looms tall in northeast McMinnville, its presence a comfort and constant. While change is imminent and guaranteed, the preservation of McMinnville's only remaining flour mill building is an essential link between the agricultural past and the emerging future.



Mac Market (for adaptive reuse)

Established 1929 • 1140 NE Alpine Ave.

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



Knights of Pythias Building

Built 1886 • 334 NE 3rd St.

One of downtown McMinnville's oldest buildings, the Knights of Pythias Building was built in 1886 and was occupied by Dresser and Hendrick, grocers and secondhand dealers, during the late 19th and early 20th Century. Since then it has been home to its namesake Knights of Pythias and many local businesses over the years including Third Street Books.

This square brick structure sits mid-block on Third St. facing north and displays some Italianate ornament on its five-bayed facade. One-over-one double hung sash windows on the second floor are segmentally arched with continuous labels. Stucco covers the facade; but the brick is exposed on the west elevation. The first floor features modern storefronts as do many of its neighboring buildings on Third Street.



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Mack Theater / Cook Building

Established 1886 • 510 NE 3rd St.

This building was erected in 1886 by L. H. Cook of McMinnville and was known historically as the Cook's Hotel. The building was described at the time as a three-story brick building with plans drawn by B. F. Fuller. Fuller was a farmer and the brother-in-law of Lyman Hall Cook who built the hotel.

The original hotel housed 28-bedroom chambers. It had a billiard hall, bridal chamber, an elegant second floor parlor and a large dining room where meals cost 25 to 50 cents. By 1890 the hotel was referred to as The Commercial House with lodging at the cost of \$1.00–\$2.00 per day. The east half of the building was remodeled in the 1930's to create a movie theater, known today as Mack Theater.

Contrary to popular belief, Mack Theater is not named after McMinnville, but rather the Matthecks, its first proprietors. The site is currently being rehabilitated in order to reopen the historic movie theater for a new generation of McMinnville residents. The other half of the building houses Serendipity, a Victorian style ice cream parlor, complete with period furnishings and a player piano.



Linfield Observatory

Built 1894 • 45 SE Brumback St.

The Linfield College Observatory was erected in 1894. It was one of the earliest astronomical observatories in the Pacific Northwest.

The trustees of McMinnville College built this two-story wooden frame building (*resided and covered with bricks in a stretcher bond about 1955*) to house a thousand-dollar telescope that was bequeathed to the college by A.W. Kinney.

The six-inch telescope is mounted in a brick, two-story doomed tower. The building originally stood adjacent to Failing Hall approximately 400 feet east of Pioneer Hall. This building is currently in use for small classes by the Linfield athletic department.



Grissen House

Established 1889 • 1004 NE 5th St.

Grissen House is a two-story Queen Anne style home built in 1889 by Charles Grissen, one of the founders of Oregon Mutual Insurance Company. Oregon Mutual is one of the oldest and largest businesses in McMinnville and the Grissen House was the first house insured by the company. The house sits on the corner of 5th Street and NE Johnson Street, near the McMinnville School District building.

The home's distinct blue exterior and attractive style has made it a local landmark as it bookends the Eastern edge of downtown McMinnville. The main entrance to the house has a hip roof which runs the length of the house and covers an extended, formal porch supported by eight Tuscan columns and a built-in bench seat on the with original doors at both entrances. All landscaping is original with a low hedge surrounding the house on three sides including the birch and walnut tree.

The interior of the house has many original accessories including a large multi-paneled sliding parlor door, bell shaped chandeliers in the parlor and living room, built-in tongue and groove pine cabinets, China closet in the kitchen, and original porcelain door handles and ornate cast iron hinges.



Frank E Rodgers House

Built 1896 • 206 NE 10th St.

The Frank E Rodgers house is one of the most beautiful, early homes of McMinnville. The richness and variety of texture make this a fine example of the Queen Anne style, and one of the most ornate homes in the city.

This house was originally located at the southwest corner of 6th and Cows, and cost Frank and Nell Rogers \$2,500 to build around 1896. The house was moved to its present location in 1912. A surviving daughter, Zonweiss Mead, was born in this house.

This tall, two-story Queen Anne has many beautiful and detailed features from its time like lattice work, balconies and stained-glass windows. In recent years it was fully restored and converted into a Bed and Breakfast called The Victorian on 10th.



535 NE Cows St

Built 1912

This excellent example of a well-preserved Craftsman house that sits at the corner formerly occupied by the last entry on our list, the Frank E. Rodgers house. It also sits right behind the City's Community Development Center building, that was originally constructed by Oregon Mutual Insurance Company.

This newer home continues the grand tradition of elaborate homes on the corner of 6th and Cows as McMinnville's downtown transitions into residential neighborhoods. Built in 1912, the home features a green stucco facade with period correct and well-preserved Craftsman details, including a large corner porch. The site is currently home to the offices of Electro Design and Convergent Products.



Chinese Laundry

**Dates Unknown • Exact Location Unknown,
near the edge of City Park**

Located near the site of present-day city pool, a Chinese Laundry occupied the site adjacent to city park for several years in the late 1800's and early 1900's. It served as a hub of the city's little known Chinese culture and history for years, but the business was forced to live on the margins of the city and eventually closed at an unknown date.

The site is known by its inclusion in the early 20th century Sanborn maps. Sanborn maps were the first detailed surveys of American cities so that downtown homes and businesses could procure fire insurance; a vital survival too for businesses around the turn of the 20th Century.

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



Shadden House

Established 1859 • 11105 Baker Creek Rd.

One of the earliest homes in McMinnville, the Shadden house dates to 1859 and the earliest days of non-native settlement in the area.

Thomas Jefferson Shadden arrived in Oregon in 1842 before departing to serve in the Mexican American War. Shadden returned in 1850 and built this home in 1859. The home was later owned by Judge Grenfield, a prominent McMinnville resident.

The house, which is remarkably well preserved, sits on the edge of town, past the traffic circle on Baker Creek Road.



Dielschneider House

Built 1900 • 610 NE Cows Street

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

The building is an example of the American Foursquare form and is associated with several prominent families in McMinnville's early history. Fully restored, the home's simple, but attractive design and substantial size render this house an important visual feature and landmark within the neighborhood just North of downtown.



Hodson House

Built 1895 • 533 NE Davis St.

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

The house is well constructed, and heavily ornamented example of the Queen Anne style with Stick Style influences. The property's massing, notable chronology of changes, early construction date, and distinctive design make it a local landmark. It currently serves as apartments for rent.



Masonic Building

Established 1913 • 251 NE 3rd St.

The Masonic building, built in 1913 is a square, and relatively simple three-story brick structure, facing south on the corner of Third and Cowls Streets. The cornerstone reads: "Union Lodge No. 48 A F & A M laid by M.W. Grand Master October 18, 1913." It replaced an earlier Masonic Hall, which was a smaller, two-story Italianate brick structure occupied by Bishop Clothiers.

The building has usually featured a large ground floor retail presence. David M. Nayberger operated the first of these; a mercantile store until 1930. The building currently houses Harvest Fresh, a natural grocery store and a popular spot for locals to grab. The second floor has offices, and the Masonic lodge hall continues to occupy the third floor.



135 NE Irvine St Built 1895

On the corner of Irvine and Second Street is this restored and well-kept example of a simple Victorian home of the late 1890's that was common in McMinnville and the surrounding areas.

It features minimal ornamentation, but is graced multiple, large porches. The site has a charming picket fence, a large yard and beautiful landscaping, typical of large corner lots in the Victorian era, giving the home a great sense of charm and preserving the look of early McMinnville.



Newby-Cook House

Built 1879 • 1420 NE 5th St.

The Newby-Cook House is a well-preserved Classical Revival style home that features a large porch and second story balcony. It is located on the far Eastern edge of early McMinnville, on land once owned by McMinnville's founder William T Newby.

Newby sold the land to local farmer John F. Cook in 1877. Cook farmed the land and built this classical revival style home on the property two years later in 1879. The home and farm stayed in the Cook family for generations and have served as a McMinnville landmarks ever since.