



# City of McMinnville Intensive Level Survey

McMinnville, Yamhill County, Oregon  
June 2018

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## Statement of Project Objectives

The City of McMinnville Intensive Level Survey (ILS) was completed as part of a certified local government grant. Project objectives are as follows:

- Review two areas identified in previous (2010) survey work as candidates for ILS survey work and select one to survey (six to 12 properties within the area) in consultation with the Historic Landmarks Committee and City staff.
- Survey six to 12 properties within the selected area at the intensive level.
- Present findings and recommendations at a public meeting of the Historic Landmarks Committee.
- Provide the survey data formatted for ease of reuse in a potential nomination(s).

## Methodology

Northwest Vernacular, Inc. reviewed both of the potential Intensive Level Survey (ILS) areas and provided comments and a list of recommended properties to survey for each area to the Historic Landmarks Committee and city staff. The Historic Landmarks Committee selected the north ILS area and the eight properties to survey as part of this project. Refer to “Map 1. Survey Area Map” on page 14.

The ILS area was confined to a tight geographical area immediately north of the National Register of Historic Places City of McMinnville Downtown Historic District (listed 1987). This area is generally bounded by NE Eighth Street on the north, NE Fifth Street on the south, NE Davis Street on the east and NE Baker Street on the west.

Northwest Vernacular, Inc. reviewed the reconnaissance survey forms for properties within the ILS to identify which properties had the highest integrity levels and which had little documented historical significance, per the data that had been recorded. We selected a core group of properties that appeared to have potential for high levels of integrity. We provided this list to the City of McMinnville for the staff and the Historic Landmarks Committee to review prior to beginning the survey work.

Selected properties for ILS (City resource IDs follow each in parenthesis):

- 307 NE Seventh Street (B358.1)
- 326 NE Sixth Street (B365)
- 528 NE Cowlis Street (B361)
- 533 NE Davis Street (A377)
- 535 NE Cowlis Street (A356)
- 610 NE Cowlis Street (A360)
- 625 NE Cowlis Street (A354)
- 625 NE Davis Street (B376)

The project was completed using the latest “Guidelines for Conducting Historic Resource Surveys in Oregon” (2011) from the Oregon SHPO. Field data collection took place on January 29 and 30, 2018, and was entered into the Oregon Historic Sites Database in February of 2018. 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).

Research on each individual surveyed property was conducted at the Yamhill County Historical Society, Yamhill County Clerk’s Office, and the Yamhill County Assessor’s Office. Available sales data was pulled for each property at the Yamhill County Assessor’s office, which provided ownership data as far back as the 1970s and 1980s. Utilizing the earliest known owner, Northwest Vernacular looked through the Deed Index (Direct and Indirect) records at the Clerk’s Office to trace back property ownership. We were then able to conduct federal census research through the HeritageQuest Online to uncover additional information about the property owners (e.g. birthdates, other relatives). A few of the properties included in the ILS had multiple owners that were related.

Northwest Vernacular visited the Yamhill County Historical Society’s Research Library to look through their city, county, and family surname files. Predominately comprised of loose newspaper clippings, these files were helpful in providing information about prominent property owners, such as the Dielschneiders and Hodsons, but did not provide as much information about the construction of the properties. Limited city directories did not provide any additional information on the ILS properties. The Historic Mac website, maintained by the McMinnville Downtown Association (<http://www.historicmac.com/>), had entries on a few of the historic owners of the ILS properties, and has good information on some historic buildings in the city, but none of the ILS properties are currently included on the website. A couple of the property owners were also mentioned in Harvey K. Hines’ *An Illustrated History of the State of Oregon*, but the emphasis was on businesses rather than residences.

## Boundary Explanation and Justification

Two potential ILS areas were initially reviewed, one north and one south of downtown. Refer to “Map 1. Survey Area Map” on page 14. The Historic Landmarks Committee selected this north area for the ILS.

Both potential survey areas contained largely single-family residences with some apartment buildings along the edges of the areas. While there is a high risk of attrition for the south area, the north area presented a more concentrated grouping of high integrity properties especially along NE Fifth Street, NE Cowls Street, and NE Seventh Street. This area also appears to be a gateway to a broader residential neighborhood to the north.

## Historical Overview

The McMinnville Multiple Property Documentation (MPD) draft prepared in 2011 by SWCA for the City of McMinnville provides a comprehensive 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 Section E of the MPD, and an explanation of how the surveyed properties relate to these development periods.

The draft MPD 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 Section E of the draft MPD, 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 the 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 the 1853 grist mill development by William Newby serving 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 brick business district. 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.<sup>1</sup>

## Data Summary

The eight properties surveyed for this ILS represent two development periods, span four additions, and represent five architectural styles. They were owned and occupied by residents closely tied to the commercial development of the downtown commercial core, just a few blocks to the south.

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

Three of the eight houses surveyed were built during this period in the Court (platted in 1881) and Willis additions:

- 326 NE Sixth Street (ca. 1885; B365) Italianate, Court Addition
- 533 NE Davis Street (ca. 1895; A377) Queen Anne, Court Addition
- 610 NE Cows Street (ca. 1900; A360) Foursquare, Willis Addition

By the 1880s, the commercial core along NE Third Street was well established between NE Baker and NE Davis streets, just a few blocks south of the house. Residential development was extending north from the commercial core but remained spread out (generally one to four houses per block) through 1902. Between 1888 and 1892, once the city became the county seat, 17 new additions to the city were platted. As downtown McMinnville grew and prospered, business owners and professionals sought homes with close access to downtown. This period from the 1880s through the 1890s corresponded with increased population density around the downtown core, supporting businesses there. Two examples of this are the 533 NE Davis Street and 610 NE Cows Street residences. The Orlando family living at 533 NE Davis Street operated a hardware business in downtown McMinnville, and William Dielschneider and family lived at 610 NE Cows Street and worked at (and purchased in 1892) a jewelry business in downtown McMinnville. These houses mark an important pattern of downtown business owners living in close proximity to downtown.

The oldest portion of the 326 NE Sixth Street house was likely built without electrical or plumbing systems and just prior to a period of growth for the city. By 1887 McMinnville was the county seat, and by 1888 was providing electricity to every building as part of a combined municipal electricity and water/sewer system. These systems were likely integrated as part of subsequent alterations and additions to the building. The house is an important remaining example of the city's early residential development occurring north of the commercial core.

A nationwide economic depression started in 1893 and extended through 1897. The houses at 533 NE Davis Street and 610 NE Cows Street were constructed towards the end of this period as

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1. SWCA, "McMinnville Multiple Property Documentation" (draft), prepared for the City of McMinnville (2011).



the economy started to improve.<sup>2</sup> This timeframe corresponds with the start of a significant period of growth for the city that extended through 1910.

## MOTOR AGE, BOOM AND BUST (1903–1940)

The remaining five houses surveyed were built during this period in the Root’s and Willis additions.

- 625 NE Davis Street (1905; B376) Foursquare, Willis Addition
- 528 NE Cows Street (1910; B361) Foursquare, Root’s Addition
- 625 NE Cows Street (1911; A354) Foursquare, Willis Addition
- 535 NE Cows Street (1912; A356) Craftsman, Root’s Addition
- 307 NE Seventh Street (ca. 1931; B358.1) Tudor Revival Willis Addition

Most of the garages on the properties surveyed were built during this period. This period marked the arrival of the automobile and the introduction of garages—both added to older buildings or built as part of new housing construction. The house at 307 NE Seventh Street (ca. 1931) is an excellent example of a house built during this period with a garage. Both 528 and 625 NE Cows Street are example of houses that had garages added in the 1920s to early 1940s; 610 NE Cowles Street (ca. 1900) had a garage added between 1903 and 1912.

The city was experiencing massive population growth extending from 1900 through 1910, and increased prosperity with industrial growth provided jobs and steady wages. By 1914 a spur from the main interurban railroad corridor along the Willamette Valley linked the McMinnville with Portland and cities to the south. The scale and design of these houses corresponds with this period’s prosperity and broader cultural connectedness.

Prior to the stock market crash in 1929, 1928 had been a peak year in building construction for the city but slowed dramatically afterwards. The house at 307 NE Seventh Street stands out as a unique for its construction during the Great Depression, which lasted just over a decade, until the industrial ramp up during the late 1930s and the United States entered World War II in 1941.

## Recommendations

The following recommendations stem from field work, archival research findings, and National Park Service Bulletin, “How to Apply the National Register Criteria for Evaluation.” Section E from the draft Multiple Property Documentation prepared by SWCA (2011), served as the historic context within which the properties were evaluated:

- Talk with property owners of the high integrity, surveyed houses to seek interior access so we can prepare floor plans and assess interior spaces for their level of integrity. Depending on owner interest, these would be the houses for which to pursue potential

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2. The two houses do not exist on the 1892 but do exist on the 1902 Sanborn Fire Insurance Maps, thus narrowing their date of construction.

nominations.

All of the houses surveyed are considered City of McMinnville historic landmarks since they are categorized as either “Distinctive” or “Significant” on the McMinnville Historic Resource Inventory. Per City of McMinnville Ordinance No. 4401 Section 2.(e) a historic landmark is defined as, “Any historic resource which is classified as “Distinctive” or “Significant” on the McMinnville Historic Resources Inventory.”<sup>3</sup>

## FINDINGS

The following table summarizes property associations based on data available at this time. Refer to “Individual Property Data” on page 31 in the appendices, for a more detailed discussion of each criterion’s application. Note that the ILS is not designed to necessarily determine eligibility with certainty, but rather to gather the data that would inform such an evaluation, and so it is understood that a certain amount of analysis is required to determine this, such as considering the Area of Significance, Level of Significance, and Period of Significance, all of which impact how alterations are viewed relative to integrity. Therefore, all assertions of potential eligibility or significance are made with data available at this time and may change based on new or updated information.

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

**Table 1. Findings Summary**

<i>Property</i>	<i>Historic Name</i>	<i>Year Built</i>	<i>Potential Sources of Significance</i>
307 NE Seventh Street (B358.1)	McCann House	Ca. 1931	Built during a period of limited construction, the 1930s following the stock market crash  Example of the Tudor Revival style in McMinnville
326 NE Sixth Street (B365)	Turner House	Ca. 1885	
528 NE Cows Street (B361)	Nayberger House	Ca. 1910	1910s residential development adjacent to downtown  As the residence of a prominent McMinnville merchant

533 NE Davis Street (A377)	Hodson House	Ca. 1895	<p>Development of the Hodson Building in downtown McMinnville</p> <p>As the residence of a prominent McMinnville merchant</p> <p>As a well-constructed and heavily ornamented example of the Queen Anne style with Stick Style influences</p>
535 NE Cows Street (A356)	Rogers House	1912	<p>A well-executed example of the Craftsman style</p> <p>As the residence of one of the children (Lewis Henderson) of McMinnville's founding families</p> <p>As the residence of a prominent McMinnville merchant and the owner of one of the first 10 pharmacies established in the State of Oregon</p>
610 NE Cows Street (A360)	Dielschneider House	Ca. 1900	As the residence of a prominent McMinnville merchant
625 NE Cows Street (A354)	Hamblin House	1911	An example of an American Foursquare form house
625 NE Davis Street (B376)	Miller House	1905	<p>A well-constructed example of the American Foursquare form</p> <p>As the residence of a prominent McMinnville farmer</p>

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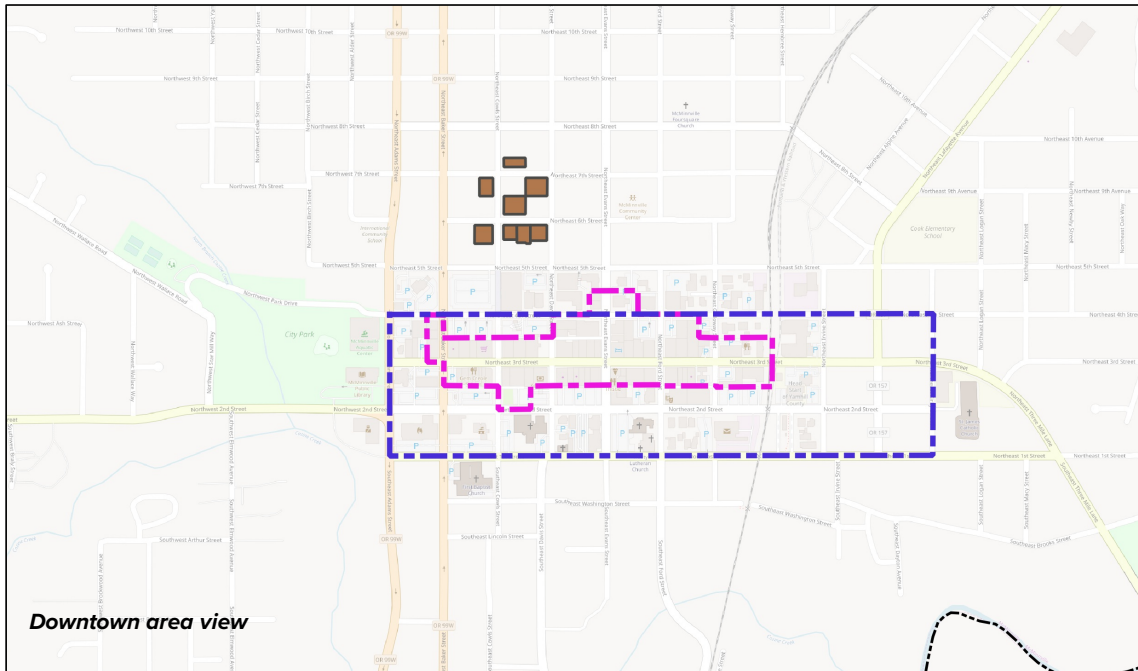
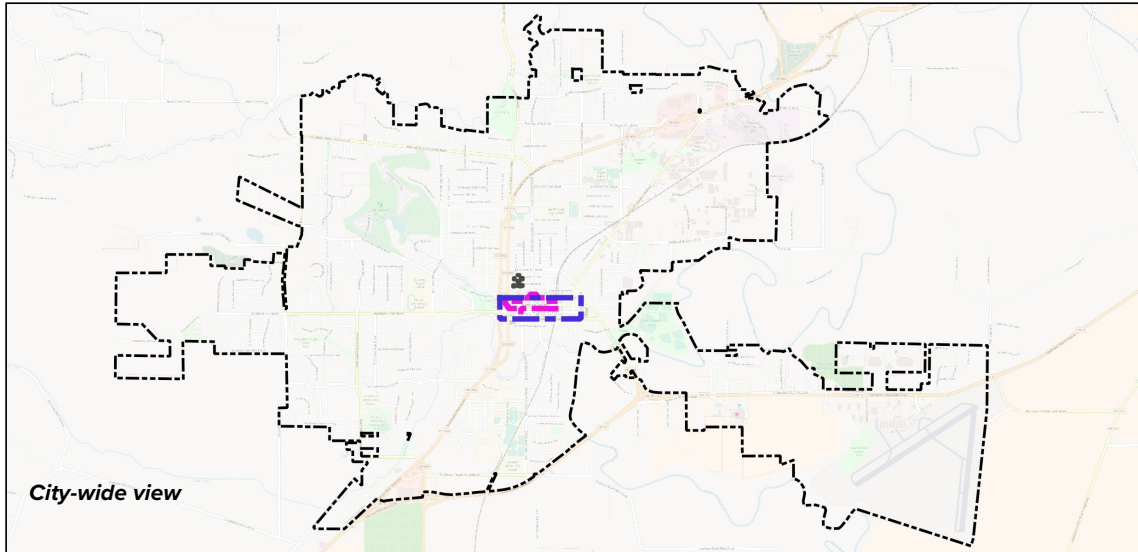
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- . City of McMinnville. Vol. 1. 1902.
- . City of McMinnville. Vol. 1. 1892.
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# Appendices

## Map 1. Survey Area Map

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



### Legend

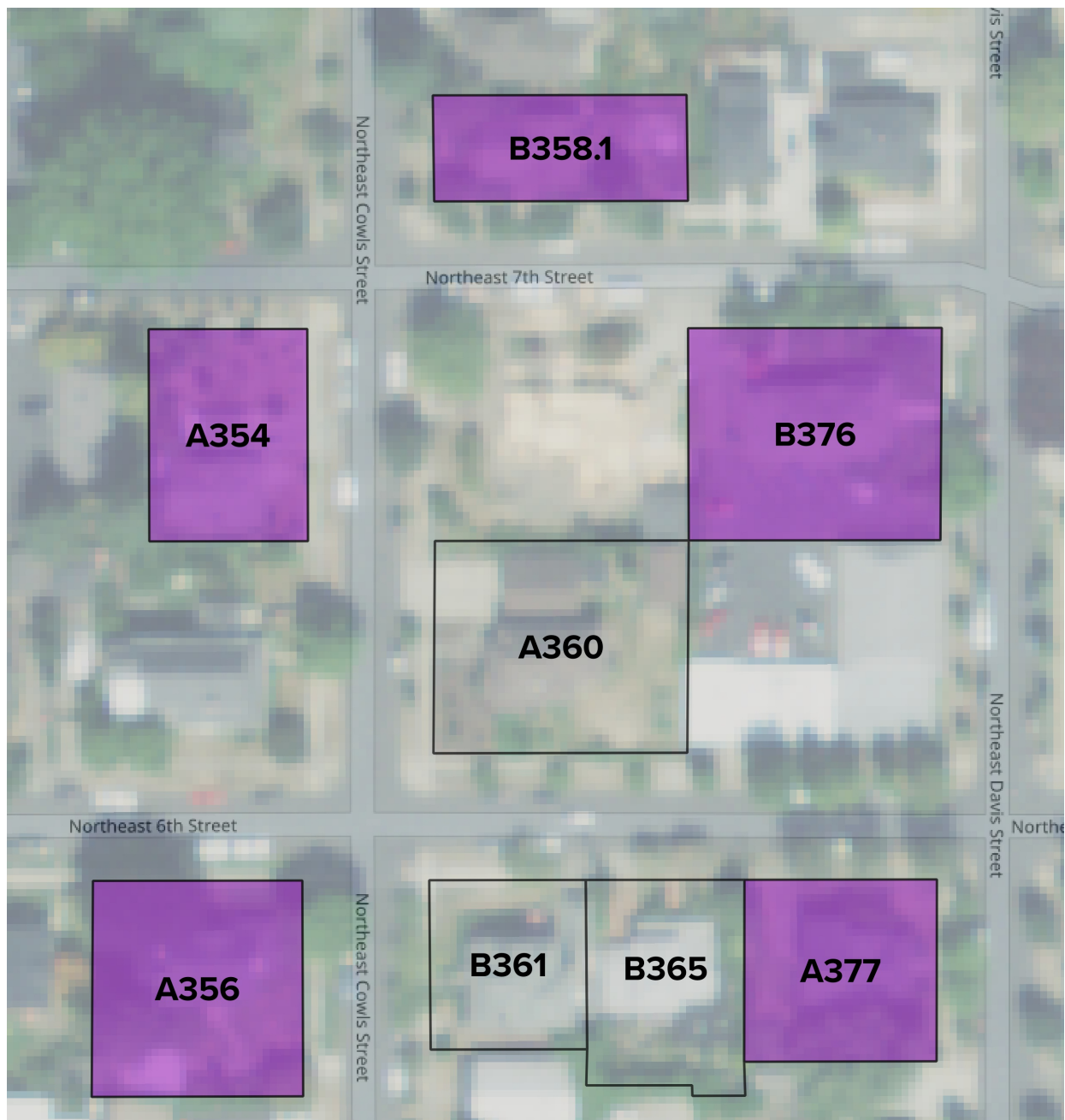
- City limits
- Boundaries
- ILS survey properties
- Downtown National Register Historic District
- Surveyed properties
- Downtown Design Review

Base street map  
courtesy of Open Street  
Map.  
City limits courtesy of  
the City of McMinnville.



## Map 2. Surveyed Properties Map

This map shows properties surveyed and those having a high level of integrity.



### Legend

ILS survey properties

▭ Surveyed property

USGS 2016 base aerial & Streets courtesy Open Street Map

Retains a high level of integrity

■ Yes

City historic resource ID numbers shown for each parcel as applicable.

**nw**  
VERNACULAR  
historic preservation

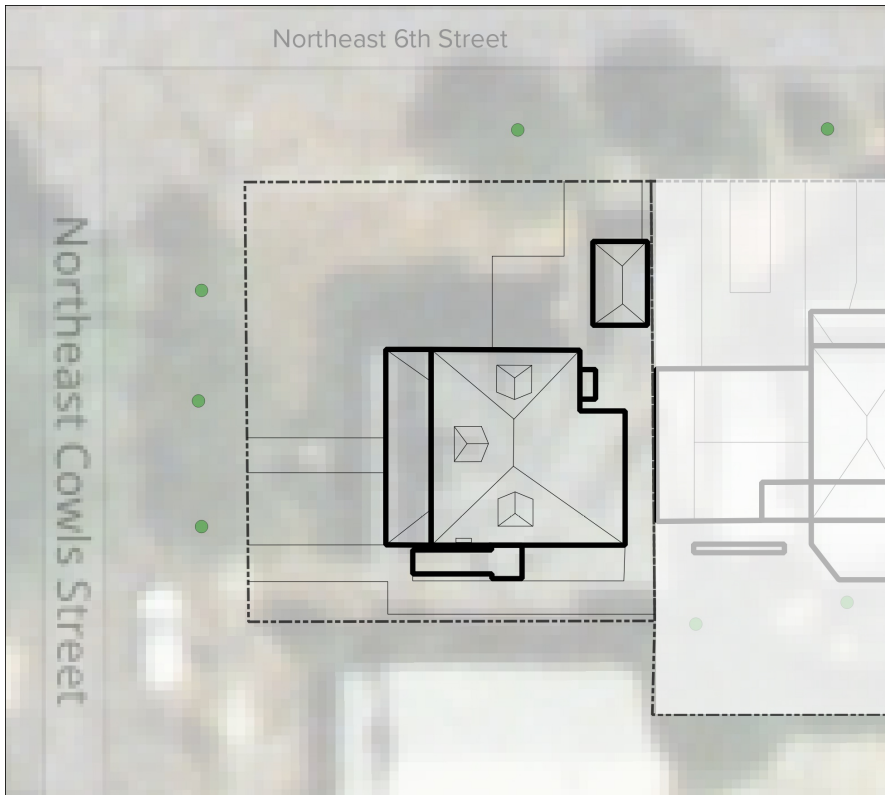


**Map 3. Site Plans for Individual Properties**

The following are site plans for each property showing rooflines, circulation features, building footprint, and trees.







**Site Map**




Property address:  
528 NE Cows ST  
McMinnville,  
Yamhill County, OR

Resource ID: B361  
Base 2005 aerial  
courtesy of USGS


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**ILS Maps**

**Site**

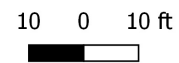
-  Building footprint
-  Circulation and roof lines
-  Site and street trees

**Boundary**

-  County tax parcel



**NORTH**



**Site Map**




Property address:  
533 NE Davis ST  
McMinnville,  
Yamhill County, OR

Resource ID: A377  
Base 2005 aerial  
courtesy of USGS


**Legend**

**ILS Maps**

**Site**

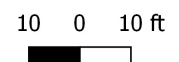
-  Building footprint
-  Circulation and roof lines
-  Site and street trees

**Boundary**

-  County tax parcel



**NORTH**





**Site Map**




Property address:  
610 NE Cows ST  
McMinnville,  
Yamhill County, OR

Resource ID: A360  
Base 2005 aerial  
courtesy of USGS


**Legend**

*ILS Maps*

**Site**

-  Building footprint
-  Circulation and roof lines
-  Site and street trees

**Boundary**

-  County tax parcel



10 0 10 ft



**Site Map**




Property address:  
625 NE Cows ST  
McMinnville,  
Yamhill County, OR

Resource ID: A354  
Base 2005 aerial  
courtesy of USGS


**Legend**

*ILS Maps*

**Site**

-  Building footprint
-  Circulation and roof lines
-  Site and street trees

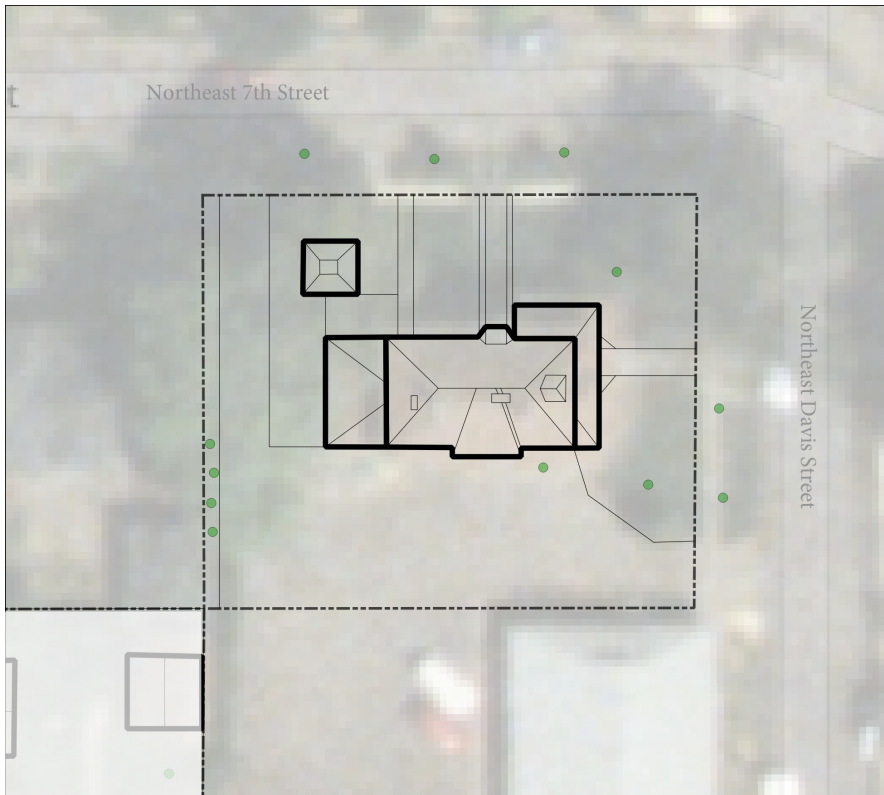
**Boundary**

-  County tax parcel



10 0 10 ft





**Site Map**




Property address:  
625 NE Davis ST  
McMinnville,  
Yamhill County, OR

Resource ID: B376  
Base 2005 aerial  
courtesy of USGS


**Legend**

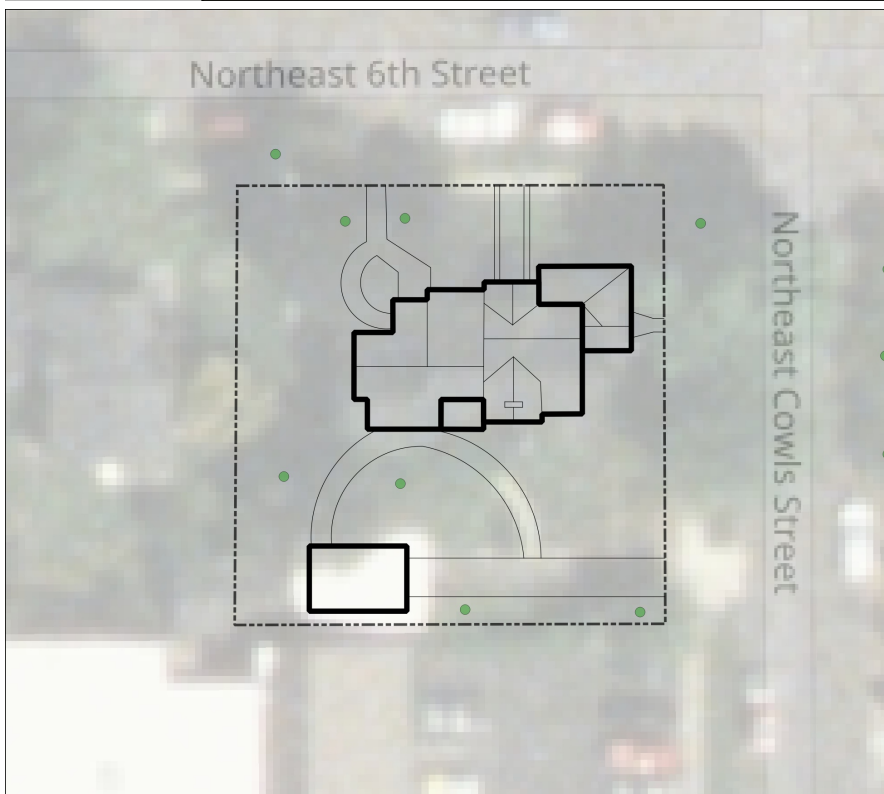
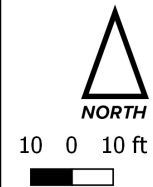
*ILS Maps*

**Site**

-  Building footprint
-  Circulation and roof lines
-  Site and street trees

**Boundary**

-  County tax parcel



**Site Map**




Property address:  
535 NE Cowls ST  
McMinnville,  
Yamhill County, OR

Resource ID: A356  
Base 2005 aerial  
courtesy of USGS


**Legend**

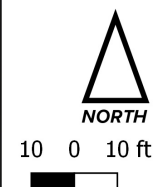
*ILS Maps*

**Site**

-  Building footprint
-  Circulation and roof lines
-  Site and street trees

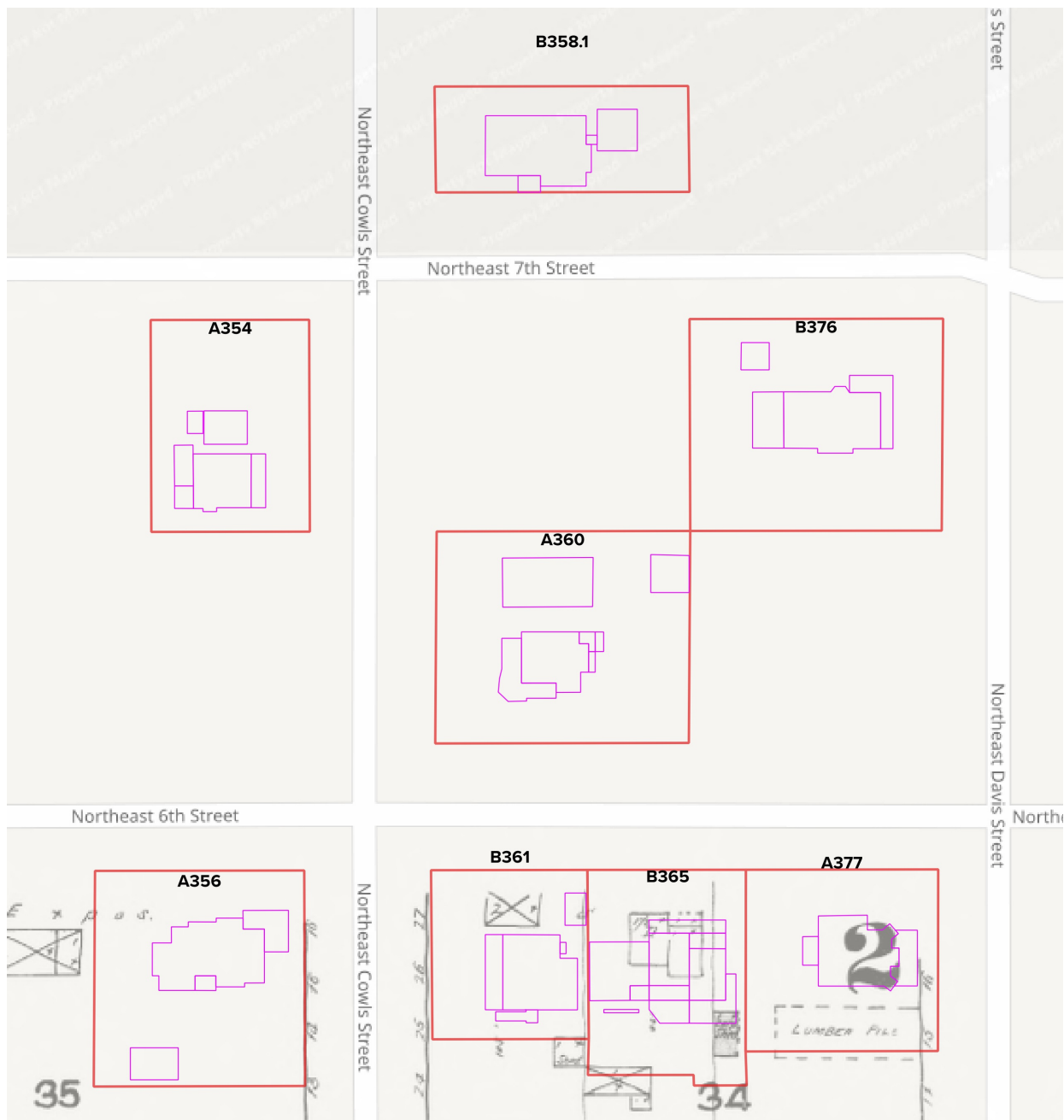
**Boundary**

-  County tax parcel



**Map 4. 1892 Sanborn Map**

This map shows the surveyed properties highlighted on a Sanborn Fire Insurance Map.



**Legend**

- Current building footprints
- Surveyed properties
- Yes

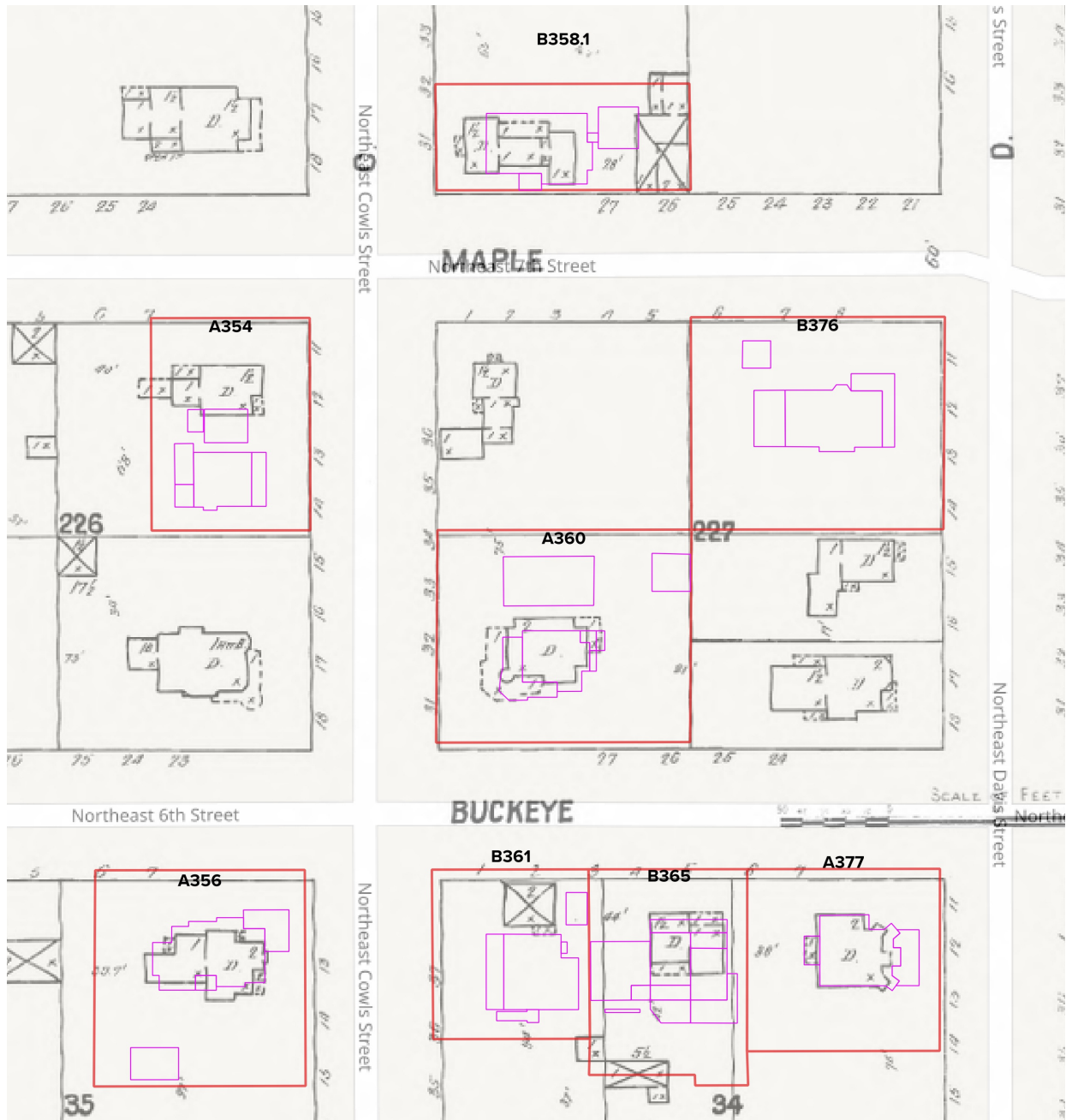
Certified Sanborn Map report  
courtesy of EDR,  
[www.edrnet.com](http://www.edrnet.com).

City historic resource ID  
numbers shown for  
each parcel as  
applicable.



**Map 5. 1902 Sanborn Map**

This map shows the surveyed properties highlighted on a Sanborn Fire Insurance Map.



**Legend**

- Current building footprints
- Surveyed properties
- Yes

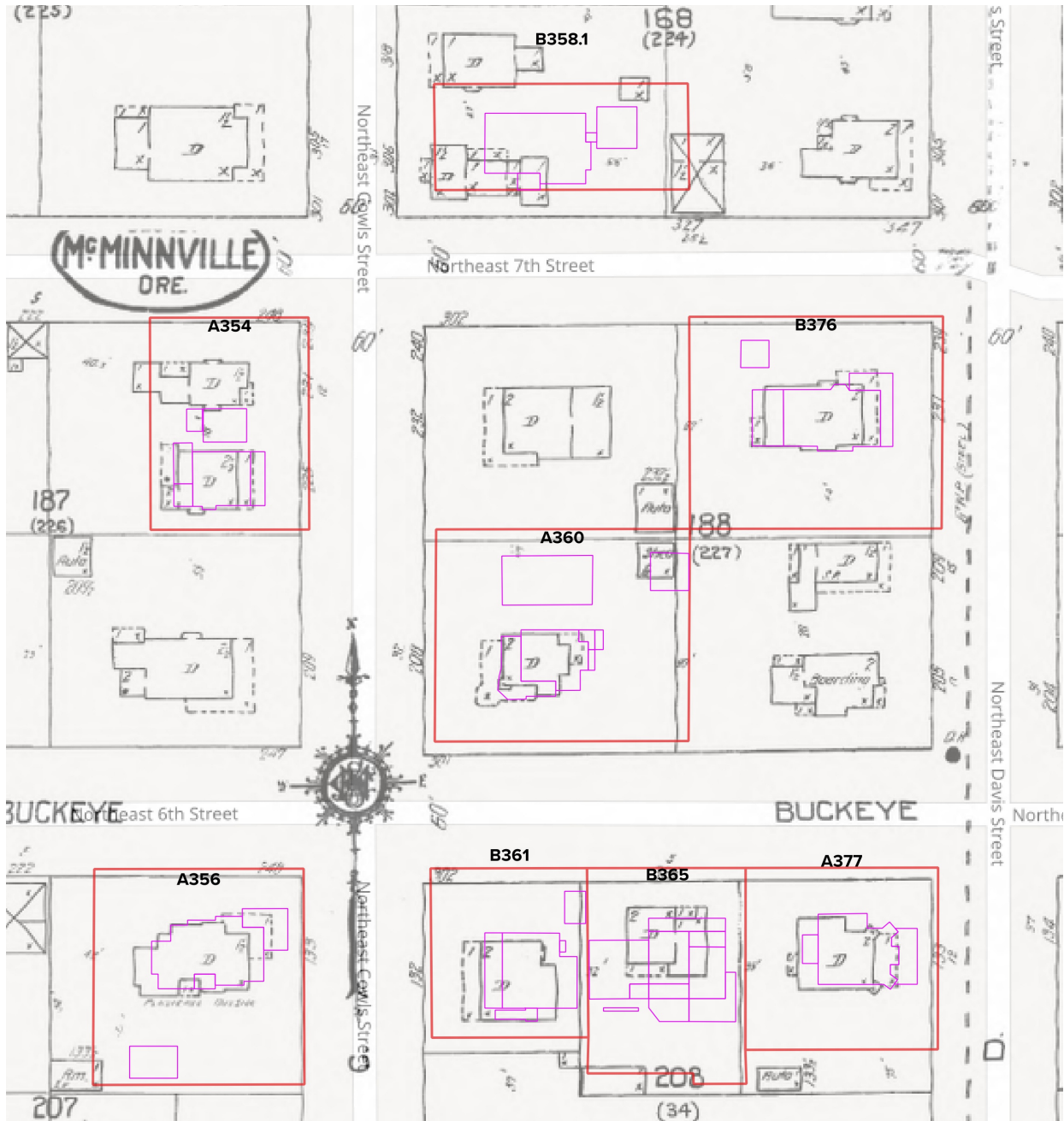
Certified Sanborn Map report  
courtesy of EDR,  
[www.edrnet.com](http://www.edrnet.com).

City historic resource ID  
numbers shown for  
each parcel as  
applicable.



Map 6. 1912 Sanborn Map

This map shows the surveyed properties highlighted on a Sanborn Fire Insurance Map.



Legend

- Current building footprints
- Surveyed properties
- Yes

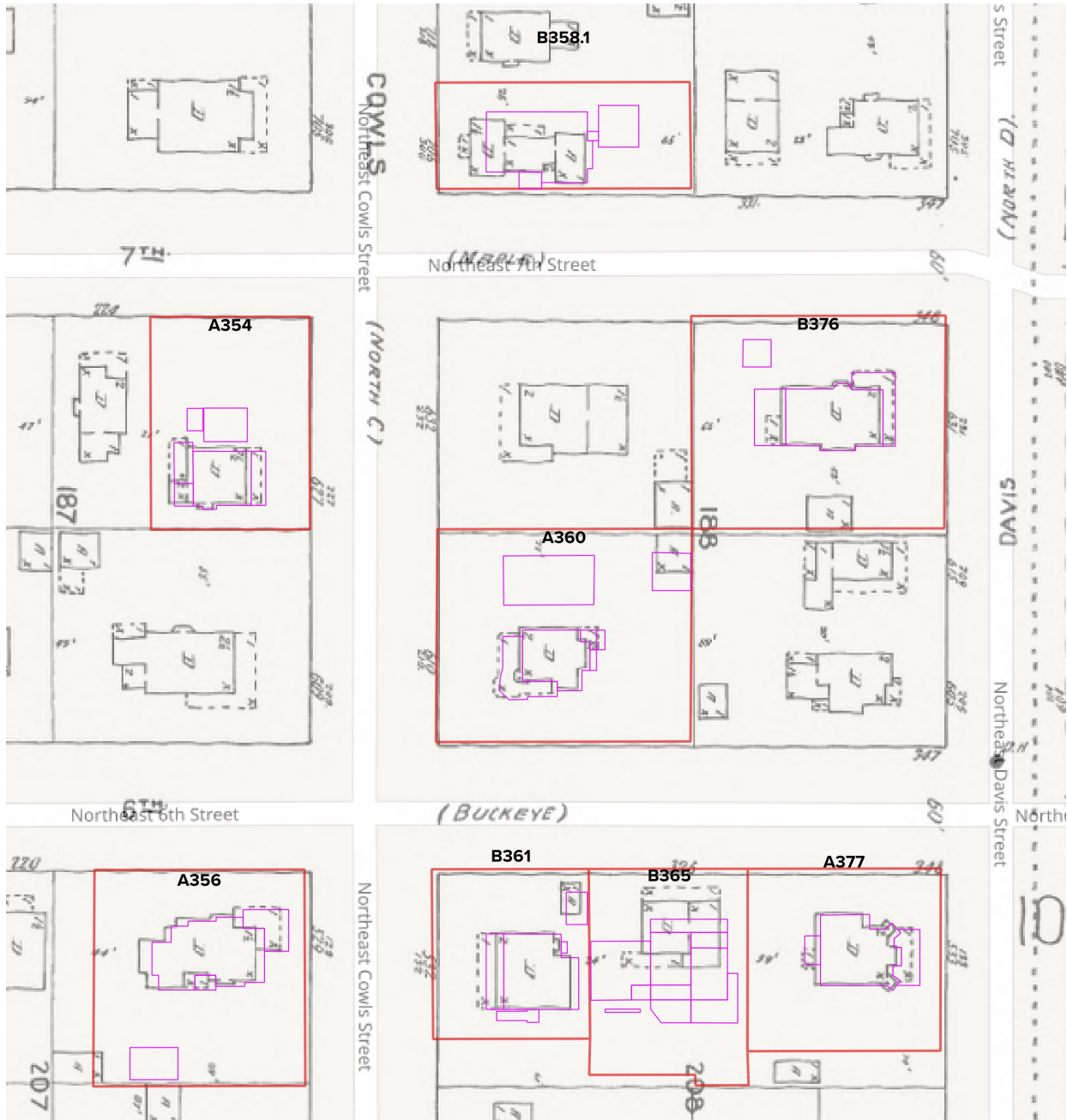
Certified Sanborn Map report  
courtesy of EDR,  
[www.edrnet.com](http://www.edrnet.com).

City historic resource ID  
numbers shown for  
each parcel as  
applicable.





Map 7. 1928 Sanborn Map

This map shows the surveyed properties highlighted on a Sanborn Fire Insurance Map.



Legend

-  Current building footprints
- Surveyed properties
-  Yes

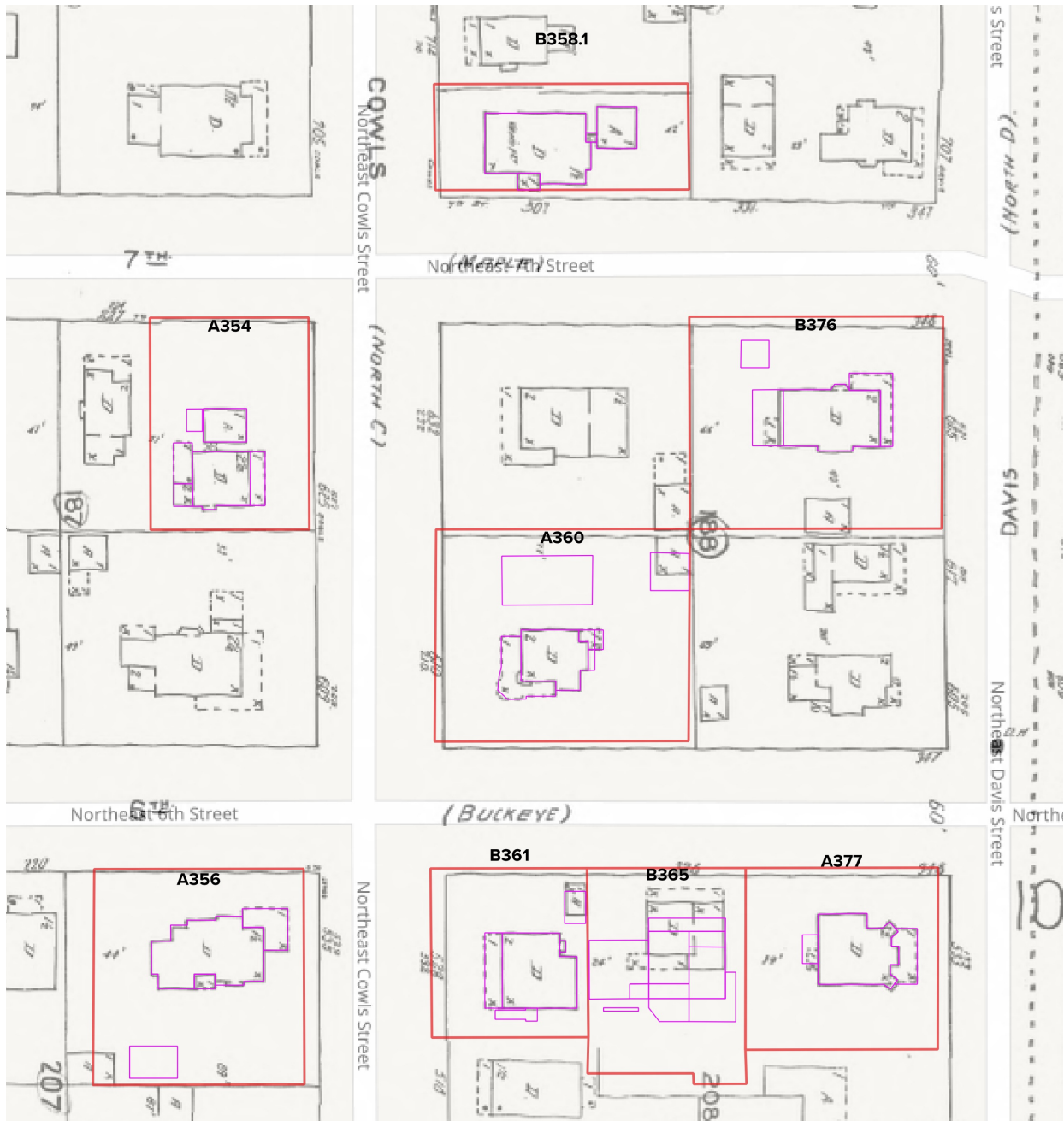
Certified Sanborn Map report  
courtesy of EDR,  
[www.edrnet.com](http://www.edrnet.com).

City historic resource ID  
numbers shown for  
each parcel as  
applicable.



**Map 8. 1948 Sanborn Map**

This map shows the surveyed properties highlighted on a Sanborn Fire Insurance Map.



**Legend**

- Current building footprints
- Surveyed properties
- Yes

Certified Sanborn Map report  
courtesy of EDR,  
[www.edrnet.com](http://www.edrnet.com).

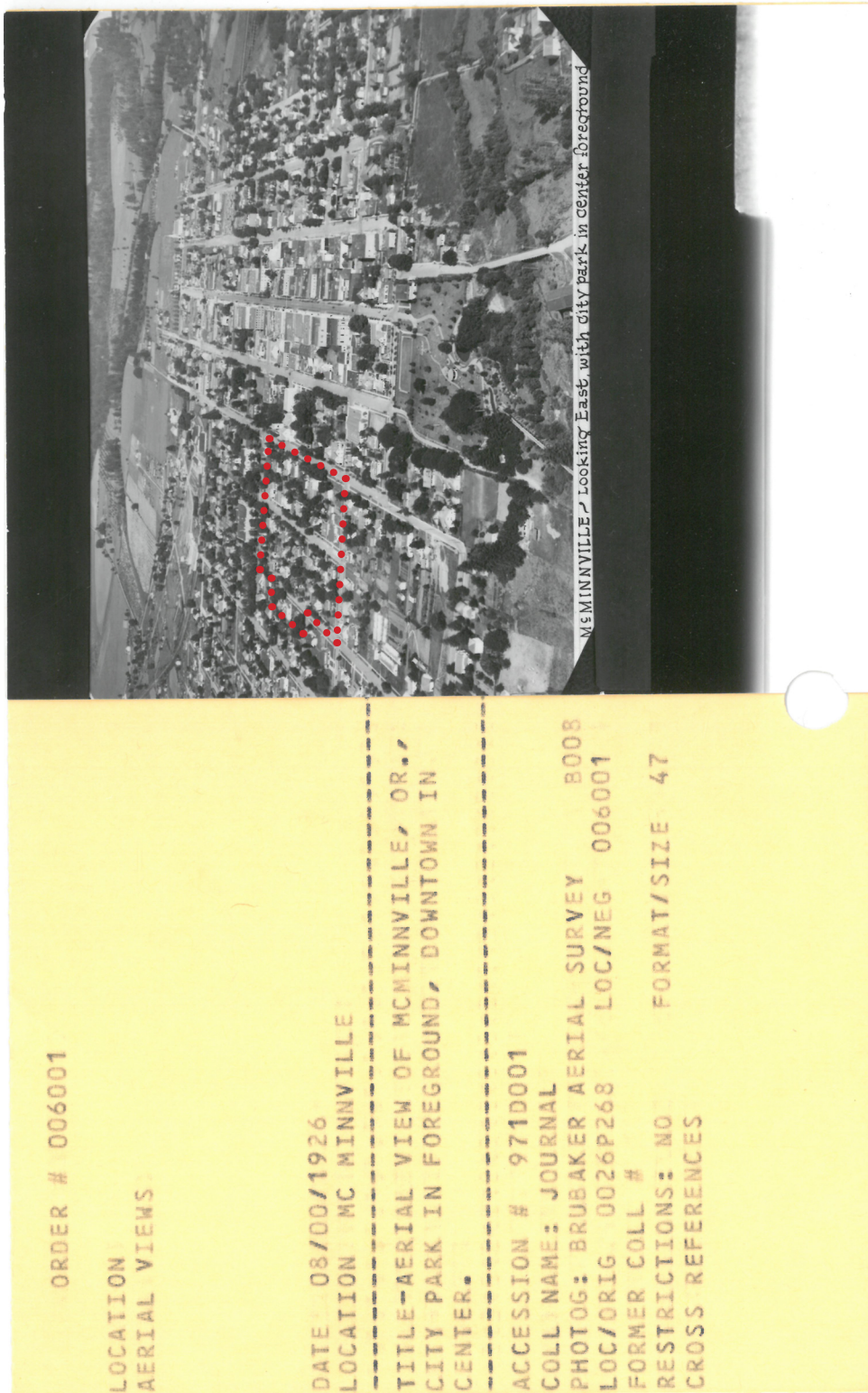
City historic resource ID  
numbers shown for  
each parcel as  
applicable.





Map 9. 1926 Aerial Photograph

This shows a 1926 aerial photograph with the ILS survey area blocks outlined in red. View looking east. Aerial courtesy of the Oregon Historical Society. Image: SLibrary Co18060616040 (3).





*Map 10. Historic Photograph*

Undated view of the city's residential area. Photograph courtesy of the Oregon Historical Society. Image: SLibrary Co18060708070\_0001.



*Map 11. Historic Photograph*

Undated view of the city's residential area. Photograph courtesy of the Oregon Historical Society. Image: SLibrary Co18060708070\_0002.



*Map 12. Historic Photograph*

Undated view of the city's residential area. Photograph courtesy of the Oregon Historical Society. Image: SLibrary Co18060708070\_0003.



*Map 13. Historic Photograph*

Undated view of the city's residential area. Photograph courtesy of the Oregon Historical Society. Image: SLibrary Co18060708070\_0004.

STATISTICAL REPORTS

6/27/2018

**Historic Building Report/Counts**  
(All Properties Inventoried)

Page 1 of 2

**Evaluation Counts - McMinnville ILS 2018**

Evaluation	Quantity	% of Total
eligible/contributing	3	38%
eligible/significant	5	63%
<b>Total:</b>	<b>8</b>	

**Construction Date Decade Counts - McMinnville ILS 2018**

Decade	Quantity	% of Total
1890s	2	25%
1900s	2	25%
1910s	3	38%
1930s	1	13%
<b>Total:</b>	<b>8</b>	

**Original Use Counts - McMinnville ILS 2018**

Original Use	Quantity	% of Total
DOMESTIC	8	100%
<b>Total:</b>	<b>8</b>	

**Material Counts - McMinnville ILS 2018**

Materials	Quantity	% of Total
STUCCO	2	25%
SYNTHETIC SIDING	1	13%
WOOD	5	63%
<b>Total:</b>	<b>8</b>	

6/27/2018







**Historic Building Report/Counts**  
(All Properties Inventoried)

Page 2 of 2

**Style Category Counts - McMinnville ILS 2018**

Style Categories	Quantity	% of Total
<b>VICTORIAN ERA</b>		
Italianate	1	
Queen Anne	1	
Category Total:	2	25%
<b>LATE 19TH/20TH CENT. PERIOD REVIVALS</b>		
Tudor Revival	2	
Category Total:	2	25%
<b>LATE 19TH/20TH CENT. AMER. MOVEMENTS</b>		
Foursquare (Type)	4	
Category Total:	4	50%
<b>Total:</b>	<b>8</b>	

**Architectural Survey Data for McMinnville ILS 2018**  
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	No image available.
326 NE 6th St Turner, David and Minnie, House	2	EC	c.1890 c.1950	Cement Fiber Siding Horizontal Board	Italianate	Single Dwelling Other Residential Type	2/22/2018 2/22/2018		
<i>Comments: Post 1948, southeast shed roof addition constructed and west carport addition added.</i>									
307 NE 7th St McCann, Daniel and Nina, House	1.5	ES	c.1931	Stucco Rug Face Brick	Tudor Revival	Single Dwelling Other Residential Type	11/16/2010 2/22/2018		
<i>Comments: Associated single car garage built at same time as house.</i>									
528 NE Cows St Nayberger, David and Gertrude, House	2.5	EC	c.1910 c.1913	Horizontal Board Shingle	Foursquare (Type)	Multiple Dwelling Foursquare (Box)	2/22/2018 2/22/2018		
535 NE Cows St Rogers, Frank and Nellie, House	1.5	ES	1912	Stucco Half Timbering	Tudor Revival	Single Dwelling Other Residential Type	2/22/2018 2/22/2018		
<i>Comments: Post 1945, the original garage was removed and the existing built.</i>									
610 NE Cows St Deilschneider, William and Winnifred, Ho	2.5	EC	c.1900 c.1990	Horizontal Board Shingle	Foursquare (Type)	Single Dwelling Foursquare (Box)	2/22/2018 2/22/2018		
<i>Comments: 1903 to 1912, garage built at the northeast corner of the lot. Converted to a studio or similar function between 1990 and 2004. 1902 Sanborn showed a rounded corner at the southwest corner of the house. by 1912 this was shown as a rectangular corner. 1990 to 2004, rear addition to the house include single lite windows, clad with brick veneer, and v-groove siding. This addition is compatible with the overall character of the house, original massing, and roofline. 1990 to 2004, two-car garage built and original garage remodeled. 1990 to 2004, rear stoop construction off the rear entrance. 1990 to 2004, front porch, foundation rebuilt or clad with brick veneer and the hardwood flooring installed on the porch. 1990 to 2004, windows mostly changed out with 1:1 vinyl sash.</i>									
625 NE Cows St Hamblin, Emily, House	2.5	ES	1911 c.1928	Horizontal Board Shingle	Foursquare (Type) Craftsman	Single Dwelling Foursquare (Box)	2/22/2018 2/22/2018		
<i>Comments: Garage and connecting breezeway constructed between 1928 and 1947.</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 ILS 2018**  
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
533 NE Davis St Hodson, Orlando and Nellie, House	2	ES	c.1895 c.1903	Horizontal Board Shingle	Queen Anne	Single Dwelling Other Residential Type	2/22/2018 2/22/2018	
<i>Comments: Between 1903 to 1911, the front porch was added and the front entrance modified to include the clapboard cladding and casings. The craftsman style windows and associated casings potentially date from this period based on their design; however, this has not been confirmed through historic photographs. This change appears to have been made by Orlando and Nellie Hodson.</i>								
625 NE Davis St Miller, Walter and Lela, House	2.5	ES	1905	Horizontal Board Shingle	Foursquare (Type)	Single Dwelling Foursquare (Box)	2/22/2018 2/22/2018	



**Total Resources Identified: 10**

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

## INDIVIDUAL PROPERTY DATA

The following information is organized by surveyed property and structured to follow National Register of Historic Property nomination format as close as possible. The intent is to support the information's reuse in individual nomination forms if property owners decide to pursue listing. This information was also entered into the Oregon Historic Resource Survey database.

### 307 NE 7TH STREET (B358.1)

#### *Significance*

The McCann House was constructed in ca. 1931 at the northeast corner of Seventh and Cowls streets.

The property maintains integrity of location, design, setting, feeling, and association. The integrity of materials and workmanship remains evident through brick, stucco, half-timbering, chimney, roof, stoop, and garage.

The McCann House is associated with a period of limited construction in the city following the stock market crash in 1929 and subsequent nationwide depression.

The house is a well-constructed example of the Tudor Revival style in McMinnville. The property's massing and design render this house an important visual feature within the neighborhood. Comparison with other Tudor Revival style properties in McMinnville may elevate the importance of the property.

The original owner of the property, Daniel R. McCann (1884–1957), was born in Oregon to parents John H. and Margaret M. McCann. Daniel worked as a salesman at a men's department store. Daniel married Oregon-born Nina B. Thompson (1882–1948) in ca. 1914 when they were 30 and 32 years old, respectively. Nina.<sup>1</sup>

The McCanns bought the house at 307 NE Seventh Street in 1931 or 1932. According to the 1940



Front, south facade.



Front south and rear east facades.

1. U.S. Census Bureau, Sixteenth Census of the United States: 1930, 1940 (Heritage Quest).

U.S. Census, the couple owned the house, valued at \$10,000, outright. Nina passed away in 1948 and it appears Daniel continued to own the house until his own death in 1957.

After Daniel's death, it appears his estate sold the property to Verna and Lawrence Love. The property then changed hands every few years over the next two decades. Richard and Gladys Scott purchased the house from the Lawrences in 1963, and then sold it to Wallis and Margaret Glover in 1964. The Glovers owned the house until 1967, when they sold it to Frank Adelbert and Bette Ruth Asay. The Asays sold the house in 1969 to Warren J. and Velma F. Yuninger. The Yuningers sold the property to Karen and Richard Bushnell in 1971. The Bushnells sold the property to Jules and Joan Drabkin in 1973; the Drabkins continue to own the property (as of February 2018).<sup>2</sup>

### *Physical*

The following description is based on data obtained from the public-right-of-way. No onsite or interior access was possible.

The McCann House is a 1.5-story, frame, Mid-20th Century Revival, Tudor Revival style residence with an irregular plan, a cross gable roof, a rear dormer, and a front gable entry stoop. The walls are clad in brick, having a raked finish at the first story and stucco and faux half-timbering in the gable ends at the half story level. The roof is clad in asphalt composition shingles and features prominent rolled eaves. The foundation consists of concrete. The visible portion of the interior chimney above the roofline is built from bricks. Replacement true divided lite windows provide day lighting. The house fronts south onto Northeast Seventh Street with landscaping and pathways around the house. Landscaping and associated shrubs and plantings reflect contemporary preferences. The property is in excellent condition with minimal alterations since its construction.

Exterior walls are frame with a brick veneer at the first story level, stucco and half-timbering at the half story level, and front gable over the south entrance stoop. The brick's raked finish (also known as rug-faced brick) provides added visual depth. There are several hues of brick, ranging from reddish brown to a buff and light yellow-red color. The stucco, painted a cream color, has some texture and occurs in panels between the half-timbering. The half-timbering between the panels is not structural but there are added dowels at joints that articulate where pins would have occurred, had these been true timber framing. All wood surfaces are painted brown. A horizontal wood band marks the transition between the dissimilar materials of the first and half story. The east dormer is finished out with stucco painted to match the half-timbering. The foundation for the house is concrete.

The cross-gable roof features prominent rolled eaves. Shingles extend down at the gable ends, creating a hip on gable without the slope. The roof and eaves are clad with asphalt composition shingles. Metal flashing lines the roof valleys. A single chimney services the building and is built from brick matching the brick veneer. The chimney has a clay liner that extends above the brick top.

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2. Yamhill County Assessor, "Yamhill County Property Records, Land Indexes [Deed Direct and Indirect]."



Windows visible on the south, east, and west facades from the public-right-of-way consist of vinyl sash. They occur in groupings of four at the gable ends: three at the first story, and a pair at the east dormer. Except for the dormer sash, all windows are double-hung, 4:4 sash with true divided lites. The dormer features a pair of double-hung, 3:3 sash windows. The first story windows have decorative brick moldings and brick row lock sills bedded with a slight slope. Sills at the half story are wood and slightly recessed.

Entrances provide access to the front (south) and side (east) of the building. The front entry is enclosed with brick clad walls and recessed under a front gable roof with an elevated stoop. The stoop and stairs are clad with tile. A wood entry door with six leaded upper lites with an elliptical arch provides access to the interior. The doorway also features an outer wood screen door. A brick molding wraps the doorway. A light fixture is mounted to the plaster ceiling. Parged, masonry cheek walls flank the stairs up to the stoop. Painted metal hand railings attach to the concrete stairs.

The single-car garage immediately east of the house features a side gable roof with the same rolled eaves and shingles as the house, with eave returns in the gable ends. An overhead garage door opens to provide access to the interior. Exterior walls feature the same brick with stucco and half timbering as the house. The east window is covered over from the exterior.

The site consists of front beds and planting areas with an enclosed backyard. Several brick pathways cross these beds and border a central raised bed. Several camellias grow adjacent to the house. There is a mature cherry tree on the west side of the house and along NE Cows Street as a street tree. A wood fence encloses the backyard. The concrete driveway leads up to the garage from NE Seventh Street and a concrete sidewalk leads up to the front entrance.

Alterations occurred over the course of the building's sustained single-family residential use and are listed below in chronological order.

- 1990s to 2000s: windows replaced with new units that are compatible in character.

Condition issues noted for the house include the following:

- Blistered paint on the wood half timbering. It is critical to keep these members painted and in good condition to avoid openings in the stucco and water entry.
- Some mortar loss on the brick, mostly on the garage.

## 326 NE 6TH STREET (B365)

### *Significance*

The oldest portion of the Turner House appears to have been constructed in ca. 1890; a building with a similar footprint appears on the 1892 Sanborn Fire Insurance map. A previous survey effort speculated that the house had previously functioned as a barn or outbuilding for the O. O. Hodson House next door on NE Sixth and NE Davis (formerly Buckeye and D streets); however, the house at 326 NE Sixth Street predates the Hodson House at 533 NE Davis Street.

The Turner House exhibits a loss of integrity through siding changes and rear and side additions.

The property's substantial massing and design render this house an important visual feature within the neighborhood.

David and Minnie Turner purchased the property by 1920; the 1920 U.S. Census, dated January 1920, lists the Turners as owning the property. A warranty deed, dated March 6, 1920, indicates the Turners purchased the west 75 feet of lot 2, block 1 in Court's Addition from Henry Elchel. It is unclear if this is the property on which the house was constructed. David H. Turner (1846–1922) was born in 1846 in Ohio. Minnie E. (Powell) Turner (ca. 1861–1943) was born in Ohio. David worked as an abstractor out of his home. The couple owned the home outright in 1920. The Turners had a son, Russell P. Turner. (1889–1949), and a daughter, Carrier Turner (1883–1963).

Minnie continued to live in the house after David passed away in 1922, staying, according to the 1930 and 1940 census data, until at least 1940. The Turners had boarders over the years, including Albert (born ca. 1888) and Eunice (born ca. 1888) Byers, English immigrants. Albert worked as an advertising manager at a dry goods store. Other boarders included Esther L. Smith (born ca. 1896), a high school teacher; Flora E. Pixley (born ca. 1879), an accountant at a newspaper plant; and Yvonne A. Campbell, a housekeeper.



Side east and front north facades.



Front north and west side facades.

Minnie's daughter, Carrie, married Frank Wortman (1883–1976) in 1908. Carrie and Frank had two children: Ruth (1909–1998), Marion (1916–1974), and Dorothy (1922–2009). Marion married James Stanard (1915–1999), a grandson of O.O. and Nellie Hodson, who lived next door at 533 NE Davis Street.

After Minnie died in 1943, the Turners' son, Russell, sold the house to his niece, Marion, and her husband James Stanard.<sup>1</sup> The Stanards continued to own the property until 1991 when James (Marion passed away in 1974) sold the property to the current owner (as of February 2018), Tim McDaniel.



1928 view showing part of the front, courtesy of Tim McDaniel.

### *Physical*

The following description is based on data obtained from the public-right-of-way. Brief onsite access, courtesy of the property owner, was possible for the rear south and southwest portions of the site. Interior access was briefly allowed to a rear portion of the building; however, the owner asked that no information from that access be included in the property description.

The Turner House is a two-story, frame, Late Victorian, Italianate style residence with a rectangular plan, a hip roof with hip and side gable roofs, and a full facade front porch. The walls are clad in asbestos shingle siding. Asphalt composition shingles clad the roof, which features enclosed soffits and prominent brackets. The foundation consists of concrete and concrete blocks (cast with faces to replicate pitched face stone—where the stone is struck with a chisel from the edge and the force directed away from the block to chip off large semi-circular pieces). Bricks were used to construct the gable end chimney. Several window types provide day lighting. The house fronts north onto Northeast Sixth Street, with an open lawn that slopes slightly towards the street. Landscaping and associated shrubs and plantings reflect contemporary preferences. A side-gable carport addition extends off the west side of the house. The property is in good condition with multiple alterations since its construction.

The foundation consists of cast concrete blocks with a pitched face for the foundation of the Italianate portion and the front porch. The shed roof rear (southeast corner) addition has a board formed concrete foundation. The foundation under the side gable (east) portion of the house was not visible.

Exterior walls are frame and clad with asbestos shingles on the Italianate portion, the carport addition, the rear addition, the front porch skirt, and the side gable portion. The Italianate portion has shingles with a flat bottom edge, while the shingles on the rest of the building have a wavy

1. Yamhill County Assessor, "Yamhill County Property Records, Land Indexes [Deed Direct and Indirect]."

lower edge. On the west wall of the Italianate portion, towards the rear of the building, there is a broken shingle with V-groove shiplap board siding evident at this location below the shingles.<sup>2</sup> A frieze extends along the top of the Italianate portion's walls with a decorative molding along the lower edge and at the roof juncture. A fascia board extends along the top of the side gable portion's east wall. All wood and asbestos elements are painted.

The side gable and hip roof, as well as the side gable carport, are all clad with asphalt composition shingles. The rear shed roof is clad with composition roofing. The hip roof features enclosed eaves with a narrow soffit and decorative brackets, which provide visual support along the soffit. Metal gutters and downspouts collect and direct rain water away from the building. A remnant of a former rear porch roof slope remains evident along the back of the Italianate portion, just below the raised balcony. The side gable portion features projecting eaves with decorative trim along the eave line. The front porch features a hip roof clad in asphalt composition. A metal gutter extends along the outer edge. The porch roof soffit consists of tongue-and-groove boards. The rear shed roof features open eaves and exposed beam ends. A metal gutter extends along the south side of the shed roof. The carport features a west shed roof extension consisting of wood rafters supporting corrugated translucent fiberglass panels with supporting posts along the outer edge adjacent to the fence.

A single chimney services the building. Built from brick, the chimney is located at the gable end of the side gable portion of the house. Decorative corbeling defines the cap, with shoulders at the attic level transitioning to the smaller upper stack.

Windows in the Italianate portion consist of a 12-lite wood sash front first story window, with an exterior storm. Second story windows consist of 1:1 wood sash with exterior aluminum storms and applied shutters (attached to wall face but non-functional) on the north (1 pair) and west facades (1 pair and a single window). Mullions divide the paired sash. The east facade features a single window in the upper north corner that appears, from the public-right-of-way, to be a single-lite sash with an exterior two-lite aluminum storm window. Windows feature painted wood casings and sills. The frieze serves as the header for the upper story windows. On the rear south facade, a vinyl sash window adjacent to the south doorway provides day lighting. The upper sash features faux muntins.

The side gable building portion features a large central window having a narrow upper sash and large lower sash, both single lites with an exterior storm window. The east facade features a single window. A rhododendron partially obscures this window's lower portion with only a smaller upper lite visible. It is not known if there are additional windows on the east facade of the side gable portion south of the chimney as site access to this area, which is covered with vegetation, was not possible. Each window features casings and a crown.

The shed roof portion features aluminum sash ribbon windows along the south facade and a picture window on the west end.

Several entrances provide access to the building. The front doorway for the house opens through

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2. V-groove siding visible on the west side of the house near the west entrance at an area where the shingle covering had broken off.

the side gable adjacent to the northeast corner of the Italianate section. A wood door with an outer screen door provides access. The doorway features wood casings with a prominent crown that matches the window trim on the side gable. The front porch provides access to the front door and spans the full facade. Wood and composite columns support the beam carrying the porch roof. An asbestos shingle-clad skirt with cased vents wraps around the porch. Wood stairs descend from the middle of the porch to the front sidewalk, and another set of stairs at the west end leads to the main driveway. A railing with a top and bottom rail and turned balusters spans between the columns. The porch has a tongue-and-groove porch deck.

Side (west) entrances provide access to the first floor of the Italianate portion and the basement. Both entrances open to the area under the carport. A third, south entrance opens to the rear deck. The west facade of the shed roof addition features a doorway opening to the rear deck. The deck consists of treated decking with a wood railing and square balusters. A second deck is elevated above the main deck on columns. The upper deck has a wood handrailing. A pair of doors provides access to this deck from the second story.

The site features a front and side lawn. There are rhododendrons and a rose off the front porch and a raised planter to the east of the porch. A brick driveway leads to the concrete slab at the carport. A decorative gate south of the carport opens to the backyard and a raised brick planter.

Alterations occurred over the course of the building's sustained single-family residential use and are listed below in chronological order.

- By 1892, a stable, barn, or carriage house stood behind the house. It is not completely clear from the Sanborn map if it is associated with this house, or the building to the south (which is not a dwelling); the area was treated as a single lot. By 1912 the building was integrated into the lot and treated as an outbuilding (not for cars) and by 1928 it had been removed.
- 1893 to 1902, a rear porch was added to the Italianate portion. The roofline of this remains evident along the rear facade below the contemporary raised deck. This addition is evident in the 1902 Sanborn.
- By 1912, the east end of the front porch of the side gable appears to have been partially enclosed.
- 1913 to 1927 the current front porch was added. This full facade porch, extending across both the side gable and the Italianate portions, shows up in the 1928 Sanborn. The former front porch on the side gable building was enclosed at this time. The rear porch off the Italianate portion was extended west. This west extension remains under the west carport addition and includes the basement and side stairway entrance. The concrete block foundation under the porch appears original and appears to have been extended under the Italianate portion at the same time the porch was added. These changes appear to correspond to the period of ownership by David and Minnie Turner, which would narrow the stairs that were removed from the front porch.
- After 1948, the southeast shed roof addition was constructed and the west carport addition added.
- Ca. 1950s to 1960s, asbestos shingle cladding was installed.

- Ca. 1970s to 1980s, the back shed roof addition was converted to an apartment space.
- 1980s to 2000s, rear deck at grade and second story deck were added and the front porch posts rebuilt. The decorative gateway in the backyard dates from this period.

Condition issues noted for the house include the following:

- Paint deterioration on the siding.

## 528 NE COWLS STREET (B361)

### *Significance*

The Nayberger House was constructed ca. 1910 at the southeast corner of Buckeye and North C (now NE Sixth and NE Cows streets). The property's original address was 132 North C Street; when the streets were renamed and houses renumbered, the property's address became 532 (and then 528) NE Cows Street.

The house exhibits a loss of integrity through the south stairway addition and some window alterations. However, the property's substantial massing and design render this house an important visual feature within the neighborhood.

David Nayberger was born ca. 1870 in Germany. According to the 1920 U.S. Census, David immigrated to the United States in 1885 and became a naturalized citizen in 1889. He married Gertrude (born ca. 1879) in ca. 1908; Gertrude was born in Washington Territory (1853–1889). A March 25, 1910, article in the Telephone Register noted that "Mr. and Mrs. D. M. Nayberger went to Portland to look into plans for a dwelling they intend to erect."

David was a prominent McMinnville merchant who first operated a dry goods store with R. Jacobson. Nayberger took over ownership of the firm around 1910. Nayberger's men's clothing and dry goods business was the first to occupy the Masonic building at 251 NE Third Street when it was built in 1913.

The Naybergers sold their home to Harry Hudon in 1926. Hudon owned the property for the next few years before selling it in 1929. It appears Meyer and Bessie Marshack brokered the deal between Hudon and the buyers, William and Laura Crook.<sup>1</sup> The Crooks had two children, a son, Argyl, and a daughter, Eveyln. By 1935, the property was being rented to R.W. and Lela Jones. The



Front west and side south facades.



Rear east and side north facades.

1. Yamhill County Assessor, "Yamhill County Property Records, Land Indexes [Deed Direct and Indirect]," Yamhill County Clerk, 1854-1977; volume 94, page 255; volume 102, pages 2 and 3.

Jones had two sons, Robert and Richard, and stayed in the house until at least 1940.<sup>2</sup>

Roland Wright owned the property by 1972, the year records show he sold it to Gayle Wright. Gayle Wright owned the property until 1985, when it was purchased by Jack and Judy Steads. The Steads owned the house for nearly two decades, selling it to the current owners, Walter and Shelley Gowell (as of February 2018), in 2004.<sup>3</sup>

### *Physical*

The following description is based on data obtained from the public-right-of-way. No onsite or interior access was possible.

The Nayberger House is a 2.5-story, frame, Early 20th Century Revival, American Foursquare form residence with a square plan, a hip roof with hip roof dormers, and a full facade front porch. Alterations converted the former single-family residence to a multi-family building. The walls are clad in clapboard siding with shingles at the dormers. Asphalt composition shingles clad the roof, which features enclosed soffits and prominent brackets. The foundation consists of concrete. Bricks were used to construct the exterior chimney. Large windows provide day lighting. The house fronts west onto NE Cows Street with an open lawn around the house that slopes slightly towards the street. Landscaping and associated shrubs and plantings reflect contemporary preferences. A hip roof garage is set in the northeast corner of the lot. The property is in good condition with multiple alterations since its construction.

Exterior walls are frame with clapboard cladding and mitered outer corners. All wood elements are painted. A water table runs above the daylight basement level. A frieze extends along the top of the walls under the roofline and doubles as a window header. Dormers are clad with shingles. The south oriel (a cantilevered bay of windows) bump out is clad with clapboard. The foundation is concrete.

The hip main and dormer roofs are clad with asphalt composition shingles. Metal gutters and downspouts collect rain water and direct it away from the building. Tongue-and-groove boards clad the soffit with prominent brackets provide visual support to the wide soffit. A brick chimney services the building and extends up above the roofline on the south side of the building. The chimney has a slight corbel at the cap and stone blocks at the second story shoulders. Paint covers the lower portion of the chimney.

Windows consist of a mix of types. All openings feature casings with a prominent crown at the first story headers. The projecting sill at all openings features a decorative molding under the sill. The southeast corner of the building at the second story features windows on the east and south facades grouped tightly at the corner.

Dormer windows consist of paired, single-lite wood casement sash. They have exterior storms attached to the outer face of the sash.

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2. U.S. Census Bureau, Sixteenth Census of the United States: 1940 (Heritage Quest).

3. Yamhill County Assessor, "Yamhill County Property Records, Land Indexes [Deed Direct and Indirect]," Yamhill County Clerk, 1854-1977; volume 122, page 167; Yamhill County Assessor, online property records.



Second story windows on the north, east, and west facades consist of paired and single 1:1 wood sash with exterior 2-lite storms. On the west facade, the small, narrow window opening between the two outer pairs features an exterior storm. The materials and configuration of the window sash behind the storm was not evident from grade along the public-right-of-way. At the southeast corner of the second story are a set of corner windows (openings on the east and south facades at this corner). These have exterior aluminum storms. The sash material and configuration behind the storms could not be determined from grade along the public-right-of-way. The south facade features two single-lite sash windows, each with an exterior storm.

First story windows consist of tall single-lite contemporary sash along the north and west facades. Rear east facade windows are single 1:1 wood sash with exterior storms. The south facade features a single lite sash with an exterior storm (west of the chimney) and a 1:1 sash with an exterior storm (east of the chimney).

Basement windows consisted of multiple-lite vinyl sash along the north facade. The basement level along the east, and south was not visible from the public right-of-way.

Entrances to the building are placed on the front (west), north and south. The front, main, entrance consists of a wood door with an upper lite and casing surround. The full facade front porch features a hip roof. Brick piers support wood posts carrying the perimeter beam of the porch roof. The base and capital of each post feature decorative trim. A railing extends between the brick piers and consists of a top and bottom rail with square balusters. The porch floor is tongue-and-groove boards. The brick piers are painted. The north entrance consists of a set of board formed concrete stairs with a metal railing. These lead up to a pair of 10 lite french doors with outer screen doors. The south entrances occur at the second story, providing egress for upper story apartment units. An exterior wood frame egress stair services these entrances. Each door is a multi-panel wood door with upper lites.

The single car garage is clad with a mix of clapboard and drop siding. The north end and west side are open. Wood posts and beams support the roof framing at these open areas. The south end and east wall are enclosed. Metal gutters extend around the asphalt shingle clad roof. The garage features multiple lite wood sash windows on the north, east, and west sides. The south side was not visible from the public right-of-way.

The site features lawn along the west and partial north side. A concrete driveway leads up to the garage and connects with the garage's concrete floor slab. A broader concrete apron and walkway extend out to the west of the garage and abut the north side of the house. A sidewalk at the southwest corner of the site extends to the south entrances. Shrubs extend along the front of the porch. Street trees consist of three mature cherry trees along NE Cows Street and another along NE Sixth Street.

Alterations occurred over the course of the building's use and are listed below.

- 1913 to 1927, garage built at its current location. The opening of the west side of the garage appears to have been a later alteration.
- 1980s to 1990s, south egress stairs added as part of conversion to a multi-family building.

- 1970s to 1980s, aluminum storm windows installed, and vinyl replacement sash windows installed in the basement along the east facade.

Condition issues noted for the house include the following:

- Loose fascia at the rear east facade.
- Deteriorated paint on the exterior siding.
- Deterioration in the soffit at the rear east facade near gutter downspout.

## 533 NE DAVIS STREET (A377)

### *Significance*

The Hodson House was constructed ca. 1895 on the southwest corner of D and Buckeye streets (now NE Davis and NE Sixth streets).<sup>1</sup> 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 house maintains integrity of location, design, setting, feeling, and association. The design is notable for ornamental features on the facades and the mimicking a stone base in wood. Integrity of materials and workmanship remains evident through siding, shingle work, porch, original windows, window casings, the front balcony, eaves (decorative barge boards and shingles), front bays (windows, trim and shingle work), and the chimney.

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 Hodson House is a 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 design render this house an important visual feature within the neighborhood.

Orlando Orville (O. O.) Hodson (1857–1923) was born in Carthage, Rush County, Indiana, on May 27, 1857, to parents Asa H. and Margaret M. (Hogan) Hodson. In 1860, the Hodson family moved to Muncie, Indiana. While in Indiana, Orlando took up his father's trade, working as a tinsmith. In 1878, Orlando moved to Oregon, first working as a journeyman in Salem. In the meantime, his father had also moved to Oregon, settling in McMinnville and establishing a hardware business. In 1880, Orlando relocated to McMinnville and went into business with his father. Orlando bought

1. Sanborn Fire Insurance Maps do not show the property in 1892, but do show the property in 1902.



Front east and north side facades.



Rear west and side north facades.

out his father's share in the business in 1888. In 1901–1902 Hodson built the Hodson building at 300 Third Avenue in downtown McMinnville to house his hardware and tin business. In addition to owning the hardware business, Hodson worked as a contractor and manufacturer of roofing and galvanized cornice.<sup>2</sup>

Orlando married Nellie E. Boyce (1859–1924) on February 26, 1881. Like Orlando, Nellie also lived for a period in Muncie, Indiana, but was born in Ohio to James Boyce and his wife. Together, they had one daughter, Edna V. Hodson (1884–1982). The Hodsons continued to live in the house at 533 NE Davis (then called 133 D Street) until at least 1920.

Edna married Henry Wayne Stanard (1884–1958). They had two children: Wayne (dates unknown) and James (1915–1999). According to the 1940 Census, by 1935 the couple owned Edna's parents' house and lived in it with their son, James Hodson Stanard (1915–1999). Henry owned his own retail grocery store and James worked as a clerk at the store. Prior to living in Edna's parents' house in McMinnville, the Stanard family lived in Brownsville, where Henry worked as a retail merchant.

The Stanard family sold the property to Animal House Investment in 1987. Animal House Investment sold the property to Dennis Ochs in 1992. Ochs owned the property until 1995. American Exchange took ownership of the property in 1996, then sold the house to Kathleen Kelly-Eyde in 1997. Kelly-Eyde owned the house until 2001. Teresa Kerzan purchased the property in 2001 and owned it until 2005. Lisa and James Neal purchased the house in 2005 and continue to own it (as of February 2018).<sup>3</sup>



Hodson Building. Source: Primary Resource Form 173. Historic Resources Survey, McMinnville.

### *Physical*

The following description is based on data obtained from the public-right-of-way. No onsite or interior access was possible.

The Hodson, Orlando, and Nellie House is a two-story, frame, late Victorian, Queen Anne style residence with Stick Style influences; it has a rectangular plan, a cross gable roof with projecting gable roofed bays, and a hipped roof front porch. The walls are clad in V-groove shiplap siding (with faux vertical ashlar joints at the daylight basement level) with decorative shingle work at the gable ends and panels between windows in the bays. Asphalt composition shingles clad the roof,

2. Hines, An Illustrated History of the State of Oregon, 786-787.

Historic Resources Survey, City of McMinnville, primary resource no. 173.

3. Yamhill County Assessor, online property records.

which features highly decorative barge boards. The foundation consists of masonry. The exterior chimney is built from bricks. Vinyl and wood sash windows provide day lighting. The house fronts east onto NE Davis Street with an open lawn around the house that slopes slightly towards the street. Landscaping and associated shrubs and plantings reflect contemporary preferences. The property is in good condition with minimal alterations since its construction.

Exterior walls of this frame structure are clad with V-groove shiplap siding and corner boards. All wood elements are painted. A frieze runs along the top of the wall below the roofline and across the lower edge of the wall dormers. On the north and east facades this frieze consists of V-groove boards run vertically to mimic fluting. The top edge of the frieze features decorative trim with a flat base along the bottom. In contrast, the south and west facades feature a plain frieze. A water table marks the transition between the basement and first story. The daylight basement level below the water table is clad with V-groove shiplap boards. Vertical grooves are cut in the boards to mimic the head joints of stone blocks. Elliptical arched windows with the sash attached to the inner wall face are also used to replicate the deep recess associated with a masonry wall. A masonry foundation supports the structure. The foundation is clad with a cementitious parge coat.

The roof and wall dormers are clad with asphalt composition shingles and feature metal gutters and downspouts. V-groove boards, as well as areas of plywood, enclose the soffit. The north and east facades feature prominent barge boards at both the main roof and dormers. On the north facade, these barge boards feature rounded ends with a raised medallion. A series of rectangular profile moldings step down from the raised medallion. This same pattern of steps and medallion repeats at the gable end. In addition, wood strips extend along either edge of the bargeboard to define the edges. The lower board has decorative triangles along the underside. At the main roof gable, the bargeboards repeat this pattern of steps and raised medallions along the length of the bargeboard, rather than just at the peak and ends. Bargeboards at the bays feature the same pattern, but with half medallions along the boards. Gable ends on the north and south facade feature a central field of shingles bounded along the eaves by vertical V-groove boards with offset lower ends. The main gable ends feature cove butt shingles above a field of diamond pattern shingles, and a last band of cove butt shingles along the bottom of the field, above the frieze. The gable ends at the bays feature just cove butt shingles. The rear west and west end of the south roofline feature a simple fascia with a beaded trim board and a cove molding below the asphalt composition roofing shingles. The front hip porch roof features open eaves with decorative rafter ends and a wood soffit. An exterior brick chimney services the building. Located on the south end wall at the gable end, the chimney is built from multi-colored brick (some darker, high fired, and others lighter) for a variegated appearance. The chimney stack has decorative corbeling at the top.

Windows consist of a mix of replacements and original wood sash. Replacement sashes are identified as such, but the specific material could not be determined from grade along the public right-of-way and no site access was possible. Windows feature a sill with a beaded lower profile and apron. A decorative molding runs along the apron under the sill. Casings are flared at the base and top to render in two dimensions a capitol and plinth. A prominent crown serves as the

header with round arches at each opening.<sup>4</sup> This pattern continues on the north facade; however, these windows feature hoods over the cornice with scalloped wood shingles layered as cladding on the hoods. The north and west facades also feature window openings with a simple casing and header that projects slightly beyond the casings, more typical in design for a craftsman style house. These have a sill, but no apron or beaded profile.

The west facade features 1:1 paired and single replacement sash at the second story. The first story features a vinyl slider replacement sash with two lites and a single-lite wood sash.

The north facade features a 1:1 replacement sash and a single-lite wood sash at the second story. The first story consists of three 1:1 replacement sash windows, with a 3:1 wood sash on the east wall of the north entrance projection. The basement has a single-lite wood sash window with an elliptical header.

The two corner bays each feature two 1:1 replacement sash flanking a central 3:1 wood sash window at the second story and at the first story, with a single elliptical arched single-lite basement sash. The bays feature shingle-clad panels between stories. The panels feature four lower courses of fish scale shingles with three courses of cove butt shingles above. Casings wrap the window openings and corner boards (with chamfered corners) line the outer wall corners. Between these two trim elements are vertical raised panels having a raised profile with central medallions. Along the base of the bays, just above the water table, runs a vertical board base.

The front (east) entrance projection features a 3:1 wood sash window on the north and south sides of the projection.

The south facade features paired and single 1:1 replacement sash at the second and first stories. An elliptical arched wood sash window provides daylighting at the basement.

Entrances at the front, rear, north, and basement provide access to the house. The front entry occurs within the front bay below the second story balcony. Clapboard siding clads the walls adjacent the front door. The doorway contains a wood door with an upper lite and lower wood panel. The doorway casings match the craftsman style window casings. In contrast, the upper balcony is a highly ornamented feature. Decorative spindle work encloses the balcony with fan brackets below the soffit. A V-groove vertical board frieze runs along the top edge of the balcony, below the shingled gable end. A multi-lite wood door provides access to the balcony. Muntins in the door support a larger central glass pane with smaller panes placed around the perimeter. Turned columns at the outer corners of the balcony (with engaged columns at the walls) support the soffit and gable end above. Railings with top and bottom rails and turned balusters extend between these columns and the engaged columns.

The front porch, as a 1903–1912 addition, reflects then prevailing Craftsman style influences. The porch features a hip roof supported on tapered wood posts. Plinths at the base of each post feature a recessed panel. The railing extending between the posts features a top and bottom rail with square balusters. The porch features a wood floor. The wood soffit features a ceiling

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4. Existing sash at these west facade location are contemporary. It is not known if the original sash had rounded headers.

mounted light fixture for exterior lighting. The stairs up to the porch are wood with a metal railing. Lattice skirting wraps around the lower portion of the porch.

The rear (west) entrance consists of a wood frame landing and stairs providing access to a pair of french doors. The landing features a wood railing with top and bottom rails and square balusters. The entrance features decorative casings around the pair of 10-lite doors. Casings feature chamfered edges with a simplified acanthus leaf at the base plinth and a reeded profile at the header with decorative corner blocks. A multi-lite transom extends above the doorway.

The north entrance features wood tread and risers with board railing and square balusters ascending to the entrance. The multi-panel door features a tall upper lite and casings matching the rear entrance. A hood projects out over the doorway with a broad shingle clad swoop slope and decorative finials at the underside of the hood. Fan brackets support the hood. The shingles change type as they ascend the hood: the lower four courses and sides are fish scale and the upper four are cove butt. The basement doorway consists of a three-panel door with four upper lites. This doorway is located off the northwest corner of the house.

The site consists lawn around the house. Concrete sidewalks extend along NE Davis and NE Sixth streets. Most are replacement concrete with some of the older, scored sections remaining. Sidewalks lead up to both the north and front entrances. Site trees include a holly tree off the southeast corner and a mature deciduous tree along the south edge of the lot. Street trees include several birch trees along NE Sixth Street. Large rhododendrons flank the front stairs.

Alterations occurred over the course of the building's use and are listed below.

- 1892 Sanborn fire insurance map showed a lumber pile at the future house site.
- 1903–1911, the front porch was added and the front entrance modified to include the clapboard cladding and casings. The Craftsman style windows and associated casings potentially date from this period based on their design; however, this has not been confirmed through historic photographs. This change appears to have been made by Orlando and Nellie Hodson.
- 1903–1911, garage was added to the south of the house and remained through 1928 before being removed.
- Unknown date, north facade window opening added, with casings framing out the opening and a smaller hood over the window. Flashing under the bottom board at the water table indicates this vertical element has been redone and is contemporary work; it is unknown what original configuration was.
- 1990s–2000s, rear stoop on the house replaced within original footprint. Replacement windows installed.

Condition issues noted for the house include the following:

- Paint deterioration on all facades.

## 535 NE COWLS STREET (A356)

### *Significance*

The Rogers House was constructed in 1912 at the southwest corner of Buckeye and North C (now NE Sixth and NE Cows streets). The property's original address was 129 North C Street; when the streets were renamed and houses renumbered, the property's address became 535 NE Cows Street.

The building is associated with a substantial period of growth within the city of McMinnville, supporting a booming population.

The building is a well-executed example of the Craftsman style with Tudor Revival influences. The building retains integrity of location, design, setting, feeling, and association. Material and workmanship integrity remain evident through stucco, original porch elements, original windows, window casings, the front doorway (relites, door and casings), eaves (soffit and rafter ends), and the chimneys. The property's substantial massing and design render this house an important visual feature within the neighborhood.

Frank E. Rogers (1867–1917) was the son of pioneer James William Rogers (1821–1895), who arrived in Oregon Country (prior to the organization of Oregon Territory in 1848) from Indiana in 1845. James married Mary E. Henderson (1831–1869) in 1848; Mary also arrived in 1845 with her parents James and Nancy (Hughart) Henderson.<sup>1</sup> They were part of the first Euro-American settlement of the McMinnville area that started with John G. Baker's 1844 claim. They had seven children, including three sons: Lewis, Frank, and Thomas.<sup>2</sup> The three brothers all attended McMinnville College (now Linfield College) and pursued careers in McMinnville. Lewis began a career in the pharmacy business in 1878 as a clerk for local druggist J.W. Todd. The



Front east and side north facades.



Rear south and front east facades.

1. Harvey K. Hines, *An Illustrated History of the State of Oregon* (Chicago: Lewis Publishing Company, 1893), 1281.

2. U.S. Census Bureau, *Twelfth Census of the United States: 1900* (Heritage Quest); U.S. Census Bureau, *Thirteenth Census of the United States: 1910* (Heritage Quest).



pharmacy was established in the 1870s, one of the first 10 pharmacies established in the state of Oregon. Lewis eventually became a partner and his brother, Frank, later joined the business. By 1890, the business was known as Rogers Brothers (Bros.) Pharmacy. At one point, their brother Thomas also joined the business.<sup>3</sup>

Frank married Ella May (Nellie) Gortner on May 11, 1892. Nellie was born in Iowa ca. 1868. The Rogers constructed a Queen Anne style house in ca. 1896 for an estimated \$2,500 at the southwest corner of Buckeye and North C (now NE Sixth and NE Cows streets)—the site of the surveyed property.<sup>4</sup> Together, Frank and Nellie had one child, Zonweiss Arnola Rogers, who was born on December 20, 1897. The family of three lived in the house until they moved it to a new site (206 E Tenth Street) and constructed a new house (the surveyed property), completed in 1912. During this time, Frank was made vice-president of the McMinnville National Bank. Frank died on February 18, 1917, and Nellie continued to live in the house.

The Rogers' daughter, Zonweiss (1897–1997), married Pierre Du Bois Mead on January 17, 1921. By 1930 they switched houses with Nellie. Nellie moved out of the house at 535 NE Cows Street and into a home next door that Zonweiss and Pierre owned, at 220 NE Sixth Street. Zonweiss and Pierre, along with their two children Pierre D. Mead, Jr. (1921–2013) and Joan M. Mead (born ca. 1924) moved into the 535 NE Cows Street house.

The Meads owned the house until 1988 when they sold it to Keith and Terese Blanding. The Blandings, who had moved to McMinnville from Montana, remodeled the house for use as a tea room—Lavender's Blue.<sup>5</sup> They sold the property in 1993 to Electro Design, Inc. Electro Design owned the house for 10 years before selling it to the current owners, Buckeye Properties, Inc., in 2003.<sup>6</sup>

### *Physical*

The following description is based on data obtained from the public-right-of-way. No onsite or interior access was possible.

The Rogers, Frank and Nellie, House is a 1.5-story, frame, Early 20th Century American Movements, Craftsman style with Tudor Revival style influences residence with a modified rectangular plan, a cross-gable roof, projecting cross-gable bays, and a front porch that extends partially along the side facade. The walls are clad in stucco with decorative half-timbering at the half-story level and dormers. Asphalt composition shingles clad the roof, which features prominent barge boards. The foundation is not visible. The exterior brick chimney is clad with stucco. Wood sash, multiple lite casement, fixed, and double hung windows provide day lighting.

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3. Janice Rutherford, Wayne Belmont, Jeannine Mead, and John Stirling, "Campbell (William) Block and Mardis (J.B.) Building," National Register of Historic Places Nomination (Oregon State Historic Preservation Office, 1980), section 8, page 2.

4. "Frank E. Rogers House," research file, Yamhill County Historical Society.

5. Dianne Smith Gleis, "House Becomes a Tearoom," News-Register, February 15, 1989: Community, page 1.

6. Yamhill County Assessor, "Yamhill County Property Records, Land Indexes [Deed Direct and Indirect], vol. 1-5," Yamhill County Clerk, 1854-1977.

The house fronts east onto Northeast Cowls Street with an open lawn around the house which slopes slightly towards the street. Landscaping and associated shrubs and plantings reflect contemporary preferences. A shed roof garage is set to the southwest of the house at the corner of the lot. The property is in good condition with minimal alterations since its construction.

Exterior walls are frame and clad with stucco. The gable ends and shed roof dormer are clad with stucco and faux half-timbering. This replicates visually a much older construction type in which the exposed wood members would have been structural rather than cosmetic. All stucco and wood surfaces are painted. A decorative wood band marks the transition between the first and upper half story levels. There is a small alcove on the southeast corner of the house, with a simple sill and rounded opening corners. The foundation was not visible.

The main, dormer, and porch roofs all feature asphalt composition shingles with metal flashing and valleys. Metal gutters run along the lower roof edges with connecting metal downspouts to collect and carry water away from the building. The main roof features flared lower roof edges (in which the roof pitch flattens out to an angle that is less steep than the pitch of the main roof). Prominent barge boards, trimmed out to provide visual relief, run along the edges of the eaves and curve to follow the roof flare. In addition, a decorative molding runs along the upper edge of the boards under the shingles. The eaves feature exposed, decoratively cut rafter ends and V-groove tongue-and-groove soffit boards. The roof at the southwest corner of the building does not have a flare along its lower edge. The second story overhangs on the north and south sides of the building with decorative trim along the overhang.

The porch roof consists of a front gable portion extending out at the front stairway and a hip roof over the rest of the porch. In addition to the shared design features of the main roof, the porch features a center finial and recessed panel at the peak. A partial flat roof extends below the French doors in the east gable end. The porch roof does not have the flare of the main roof. The northwest entrance features a flat roof over this enclosed stoop.

Two chimneys service the building, and both feature tapered caps. The main chimney is centered on the south ridgeline of the south wall dormer and projects up through the dormer. This masonry chimney is clad with stucco. The second, smaller chimney rises from within the house through the ridge line of the south gable and is also clad with stucco.

Window placement generally corresponds with interior functions. Windows consist of a mix of casement, fixed, and double hung sash. The east and north gable ends feature 10-lite French doors. The east gable end doors are flanked by a pair of 8-lite side lites and feature a prominent hood built out over the side lites and doorway. There is a small leaded-lite window on the front east facade.

Casements occur at the upper story of the north and south facades (6 lite) and under the porch on the north facade, on the west gable end (a pair), and on the west facade at the dormer (1 lite). Double hung sash features upper sash stile extensions and occur in the dormers (9:9), on the west side of the north dormer (1:1), and along the north facade (1:1). Fixed sash occurs on the south facade at the west end and consist of a multi-lite sash flanking the southeast doorway as well as a pair of fixed single-lite sashes to the east.

Casings differ between the first and half story. Windows at the first story feature brick moldings with a decorative profile and mitered corners. These are set nearly flush to the plane of the stucco wall finish and transition between the stucco and window frame. These windows feature a steeply sloped sill projecting from the wall to shed water away from the stucco. Half-story windows feature flat casings, blending with the half timbering. They feature sloped sills and simple crown moldings above the headers. Windows at the southwest corner of the house on feature thinner sills than typical; some don't have sills, just casings around the openings.

Entrances include the front door and porch, southwest, and northwest entrances. The front door consists of a central door flanked by side lites. Decorative wood trim, matching the windows, surrounds the opening. The front porch consists of masonry piers clad with stucco. These support wood boxed posts which carry the porch roof perimeter beam. A V-groove soffit extends under the roof. Railings extend between the masonry posts. These consist of top and bottom rails with square balusters. The porch floor consists of tongue-and-groove boards. Concrete stairs with painted metal railings lead up to the porch from the sidewalk.

The south entrance consists of a set of concrete stairs with painted metal railings (matching the front entrance). A multi-lite door, flanked by two fixed multi-lite wood sash windows, provides access to the interior. Located just to the east of this entrance is a bench made from the concrete stairs of the previous south entrance.

The north entrance consists of an enclosed stoop with a flat roof and stucco clad walls. A large window opens on the north side, with the lower portion of the window closed off. The upper two vertical lites remain open. A concrete stairway with metal railings (matching the front porch) connects this entrance with the sidewalk.

The garage features a shed roof with modest eave overhangs. Carriage type doors provide vehicle access on the east end. T1-11 vertical siding clads the walls, with an exterior wall sconce for lighting. The walls feature narrow corner boards and casings around the doorways. A personnel doorway is located on the north side of the garage and screened by lattice mounted to the outer edge of the roof eave.

The site's landscaping consists predominately of lawn. Rhododendrons and low shrubs grow along the building's foundation. Flower beds extend off the southeast corner of the house. An above-grade oil tank on the south side of the house serves the building's heating system. A concrete driveway extends from NE Cows Street to the garage. Some remnants of earlier scored concrete remain along the sidewalk near the curb cut. The concrete matches the sidewalk serving the northwest entrance. A pair of narrow concrete tracks lead to the house on the north side of the house at a location that is not a doorway. Sidewalks, consisting mostly of newer concrete, extend along NE Sixth Street and NE Cows Street. The site features several trees, including a multi-leader birch in the southwest corner, ornamental deciduous trees in the southwest area, Japanese maples along the sidewalk on the east side of the site, a prominent deciduous street tree at the northeast corner, and a pair of large deciduous trees on the north side of the site.

Alterations occurred over the course of the building's sustained single-family residential use and

are listed below in chronological order.

- 1912, the previous house (built in 1896) was moved to make way for the current house (built in 1912).
- After 1948, the original south entrance was enclosed, and the doorway shifted to the west to the current location. The original concrete stairs were left in place and new concrete poured on top of them to create a bench. The doorway was filled in and replaced with paired fixed lite window. This enclosure did not continue the flared roof profile or the curved bargeboards.
- After 1948 the second southwest entrance was created and the previous entrance immediately to the east was enclosed and converted to a window.
- After 1945, the original garage was removed and the existing one built. The original 1912 garage was used as a single-room boarding room (133 1/2 North C Street); by 1928 the Sanborn map shows it as an automobile garage.

Condition issues noted for the house include the following:

- Paint loss along rafters and trim.
- Wood deterioration along the eaves, particularly at the northwest entry.

## 610 NE COWLS STREET (A360)

### *Significance*

The Dielschneider House was constructed ca. 1900 on the northeast corner of C and Buckeye streets (now NE Cowls and NE Sixth streets).<sup>1</sup> 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 Cowls Street.

This property exhibits a loss of physical integrity through the combined effect of front porch foundation and flooring changes, and brick cladding on the rear addition.

The building is an example of the American Foursquare form and is associated with a prominent early McMinnville family. The property's substantial massing and design render this house an important visual feature within the neighborhood.

William Dielschneider (1872–1953) was born in November 1872. His family moved from Portland to McMinnville in 1876 and William attended public school in McMinnville. As a young man he began an apprenticeship in 1888 with William Holl, who owned a jewelry shop on Third Street. Holl founded the shop in 1878 or 1879. After a number of years working for Holl, William purchased the business in fall of 1892. He then moved the business across the street to the Campbell Building; William's father's shoe business was located next door. The business remained in that location until 1911.<sup>2</sup> William's brother, Francis, joined the business in 1896.

In 1897, William married Winnifred Lenoir Norwood (1877–1972). They built their new house ca. 1900. Winnifred was born in North Carolina. The Dielschneiders had three children: Audrey



Front west and south side facades.



South side and rear east facades.

1. Sanborn Fire Insurance Maps do not show the property in 1892, but do show the property in 1902.

2. Thelma B. Peebles, "Dielschneider Pioneer Jeweler: History of Business Related," *The Weekly Telephone Register*, October 23, 1925: 6.

Frances (1899–1983), Aileen A. (born ca. 1902), and William N. (born ca. 1908). They continued to own and live in the house until at least 1940. The 1940 Census recorded their house valued at \$3,000.

By 1965, Edwin T. and Muriel Sparks owned the property. Elmer and Ruth Murray appeared to broker a sale between Sparks and the next property owners, Vern E. and Mildred C. Dickey. The Dickeys sold the property to Rollin B. and Ellen Wood in 1969. The Woods sold the house to Amy E. Pyzer in 1981. Pyzer owned the property until 2010. Ryan G. Berger and Rachel E. Woolley purchased the house in 2010 and continue to own it (as of February 2018).

### *Physical*

The following description is based on data obtained from the public-right-of-way. No onsite or interior access was possible.

The Deilschneider, William, and Winnifred House is a two-story, frame, American Foursquare form residence with hip roof, a hip roof dormer, a three-quarter front porch that extends partially along the side facade, and a projecting canted bay within the porch. The house exhibits both Colonial Revival (eave returns) and Queen Anne (wraparound porch) stylistic elements. The walls are clad in V-groove shiplap siding and trim work. Asphalt composition shingles clad the roof, which features enclosed soffits. The foundation is not visible. Bricks were used to construct the interior chimney and the porch foundation. Vinyl sash windows provide day lighting with some wood sash retained on the south facade. An addition projects off the rear of the house. The house fronts west onto NE Cows Street with an open lawn around the house, which slopes slightly towards the street. Landscaping and associated shrubs and plantings reflect contemporary preferences. A front-gable-roof two-car garage is set to the north and another garage to the northeast of the house. The property is in good condition with multiple alterations since its construction.

Exterior walls are frame and clad with V-groove shiplap siding. The dormer features shingle siding. All exterior wood elements, except the new porch decking are painted. Outer building corners feature narrow corner boards. At the southeast and northwest corners of the house, these end in a round finial where the second story overhangs. Framing members to either side of these finials feature decorative cuts to accent the finial. The ground floor of the projecting bay on this side is canted. A frieze extends along the wall/roof transition and serves as the second story window headers. A horizontal band marks the first to second story transition and serves as the header for the windows on the first story. A portion of the south wall at the southeast corner is clad in brick veneer. A water table wraps around the building at the first story to basement transition. The foundation was not visible.

The hip roof features asphalt composition roofing with metal valleys, metal gutters and downspouts. Plywood with vents encloses the boxed soffits. A hip roof dormer exists on the west roof slope. The hip, front porch roof features multiple slopes as the porch wraps around the southwest corner of the house. A front gable with eave returns on the front porch projects out over the front (west) entrance to the house. The gable end features fish scale shingles. There is a brick, interior chimney, which projects above the roofline on the south facade and features decorative brick corbeling along with a new metal cap.

Windows consist of both 1:1 sash and some single lite sash. Many of the windows appear to have exterior storms. Based on observations from the public right-of-way at grade we could not conclusively determine if any of the windows have been replaced. All windows feature casings with a sill and decorative apron molding below the sill. The east facade and east end of the south facade sash above brick veneer features a row of single-lite vinyl sash windows (8 sash total) along the upper portion of the second story.

Several entrances service the house and include the front (west), porch (south), and rear (east) entrances. The front and porch entrances each consist of a multi-panel wood door with an upper lite and wood casings. The rear entrance features a multi-lite wood door flanked by multi-lite side lite. This doorway opens to a rear stoop with stairs down to the back yard. The front porch extends along the front (west) and side (south) facades. Concrete steps with metal railings lead up to the porch from the west and southeast ends. A brick veneer wraps the porch foundation. The porch features a stained hardwood deck. Turned wood posts support the outer roof beam. A wood soffit extends under the roof. The porch railing extends between the columns and consists of turned balusters with a top and bottom railing. Metal wall sconces provide exterior lighting.

Two outbuildings support the house. The frame two-car garage features asphalt composition shingles on the roof and eave returns, with fish scale wood shingles in the gable ends. This building has a concrete foundation. The lower portion is clad with horizontal V-groove siding with corner boards. The other outbuilding is the original single-car garage converted to a studio type space with a bump up in the gable roof and vinyl front and gable end windows. Fish scale shingles clad the gable ends, with V-groove siding at the lower portions.

The site landscaping reflects contemporary aesthetics with large cultivated front beds and an enclosed backyard. The front beds feature deciduous trees, shrubs, and annuals along with a lightpost set on a brick base. Concrete sidewalks connect the front and porch entrances to the sidewalks along NE Cows and NE Sixth streets. The rear yard consists predominately of lawn with raised vegetable beds. A broad, concrete driveway leads up to the two-car garage. A wood 6-foot-tall fence wraps around the backyard. A pergola stands just east of the rear entrance to the house on a concrete slab. Street trees consist of birch and other deciduous trees, all with small trunk diameters.

Alterations occurred over the course of the building's sustained single-family residential use and are listed below in chronological order.

- 1903 to 1912, garage built at the northeast corner of the lot. Converted to a studio or similar function between 1990 and 2004.
- 1902 Sanborn showed a rounded corner at the southwest corner of the house, by 1912 this was shown as a rectangular corner.
- 1990 to 2004, a rear addition to the house was made and included single lite windows, brick veneer cladding, and V-groove siding. This addition is compatible with the overall character of the house, original massing, and roofline. It is thought to begin with the brick veneer cladding; however, since no interior access was possible this was not confirmed.
- 1990 to 2004, two-car garage built and original garage remodeled.
- 1990 to 2004, rear stoop construction off the rear entrance.

- 1990 to 2004, front porch foundation rebuilt or clad with brick veneer and the hardwood flooring installed on the porch.
- 1990 to 2004, single-lite windows installed on east end of building.

Condition issues noted for the house include the following:

- Mortar loss on chimney.
- Siding needs painting along south facade.



## 625 NE COWLS STREET (A354)

### *Significance*

The Emily Hamblin House was constructed in 1911 at the southwest corner of Maple and North C (now NE Seventh and NE Cowls streets). The property's original address was 227 North C Street; when the streets were renamed and houses renumbered, the property's address became 627 (and then 625) NE Cowls Street.

The building is an example of an American Foursquare form house, and it is associated with a substantial period of growth within the city of McMinnville, supporting a booming population. The Hamblin House retains integrity of location, design, setting, feeling, and association. Material and workmanship integrity remains evident through original porch elements, original windows, window casings, the front doorway (relites, door and casings), eaves (soffit and rafter ends), and the brick chimney. The property's substantial massing and design render this house an important visual feature within the neighborhood.

Emily Hedden (Bryan) Hamblin

(1862–1945) was the widow of Clark Hamblin (1859–1909), who established Hamblin Clothiers in McMinnville. Clark and Emily arrived in McMinnville in 1900 and opened the clothing store at the beginning of a period of huge growth for the city; the population boomed by 679 percent between 1900 and 1910. Dell Wheeler joined Clark in business in 1902 and the business was renamed Hamblin Wheeler Clothing Co. The business was located in the Union Block Building on the corner of Third and Davis streets.<sup>1</sup>

Emily was born in September 1862 in South Carolina to Benjamin S. and Emily H. Bryan. She married Clark Hamblin and they had four daughters: Edith (b. 1884), Emily (b. 1889), Esther (b. 1891), and Margaret (b. 1898). Emily had this house constructed after her husband Clark died in 1909,



Side south and front east facades.



Front east and side north facades.

1. Christy Van Heukelem, Tom Fuller, and the News-Register, *Images of America: McMinnville* (Charleston, SC: Arcadia Publishing, 2012), 79.

though she lived in it only for a brief period and sold it in 1917 to Henry W. and Minta Jones.<sup>2</sup> By 1920, according to the U.S. Census from that year, Emily had moved out of the house and went to live with her daughter and son-in-law, at a house on D Street.

The Joneses sold the house to William Taggart Wilson in 1918.<sup>3</sup> Although the Joneses owned the house in 1920, George W. and Gladys Hugg were listed as renters of the house in the 1920 U.S. Census along with their sons, George and Robert.

In 1924, Dr. Ward Wisecarver (1873–1932) and his wife Winnifred purchased the property at 625 NE Cows Street from William Wilson. By 1930, according to the U.S. Census, the property was valued at \$6,500. Wisecarver was born in Oregon in 1873. He married Winnifred Gilbert (1878–1952) in 1904. After Dr. Wisecarver died in 1932, Winnifred continued to own and live in the house. The 1940 U.S. Census indicates she had a lodger, Bonny Jean Mahoffey, at that time.<sup>4</sup> In the census, Winnifred lists her occupation as post mistress for the post office. Winnifred sold the property to Myrtle E. and George Neumer in July 1947.

The property was eventually purchased by Albert R. and Mary Miller, who sold the property to Robert and Lena Espejo in 1977. The Espejos sold the property in 1978 to Vernon Halcro, who owned the house until 2016. Nakota Ashstarte purchased the house in 2016 and continues to own it, as of February 2018.<sup>5</sup>

### *Physical*

The following description is based on data obtained from the public-right-of-way. No onsite access was possible. No interior access was possible.

The Emily Hamblin House is a 2.5-story, frame, Early 20th Century American Movements, American Foursquare form residence with a square plan, hip roof with hip roof dormers, and a full facade front porch. The walls are clad in vinyl siding. Asphalt composition shingles clad the roof, which features open eaves with decoratively cut rafter ends. The exterior chimney is built from brick. Multiple window types provide day lighting. The house fronts east onto Northeast Cows Street and is set behind a modest lawn, which slopes slightly towards the street. A low white wood fence bounds the property. Landscaping and associated trees, shrubs and plantings reflect contemporary preferences. A hip roof garage is set immediately north of the house and connected via a breezeway. The property is in good condition with multiple alterations since its construction.

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2. Yamhill County Assessor, “Yamhill County Property Records, Land Indexes [Deed Direct and Indirect],” volume 72, page 588.

3. Yamhill County Assessor, “Yamhill County Property Records, Land Indexes [Deed Direct and Indirect],” volume 77, page 155.

4. The garage may have served as the accessory dwelling unit for the lodger, as the front windows replacing a garage door and a personnel door appear, based on materials and configuration, to date from the late 1920s to 1940s. However, this has not been confirmed.

5. Yamhill County Assessor, “Yamhill County Property Records, Land Indexes [Deed Direct and Indirect],” Yamhill County Clerk, 1854-1977; volume 90, page 310; volume 122, page 219; volume 122, page 671.

Exterior walls consist of a frame structure clad with vinyl siding. The foundation is not visible. The siding abuts the original corner boards and window casings. A frieze extends along the top edge of the walls just below the eaves, with the same pattern continued at the dormers. An oriel window (protrudes like a bay window but is cantilevered from the building) extends out the south facade, clad with the same vinyl siding and corner boards. All exterior woodwork is painted.

The main, dormer, oriel, and porch roofs all feature asphalt composition shingles. The main roof and dormers feature flared eaves (these have a pitch less steep than that of the main roof) with decoratively cut rafter ends. The hip-roofed front porch also features decoratively cut rafter ends but without the flare. These rafter ends exhibit a notch at the end to support the gutter. V-groove and tongue-and-groove boards enclose the soffit. Main roof eaves feature an elliptical concave profile on their undersides, followed by a convex lobe and another smaller lobe close to the wall. Dormer rafter ends have several lobes scaled to the smaller dormer size. The south oriel roof features rafter ends without the decorative profiles.

An exterior side-wall chimney constructed from red bricks with a corbeled cap services the house. Metal gutters connecting to metal downspouts collect and direct storm water away from the house.

Window openings are placed symmetrically on the front facade and correspond to interior room layout. They feature casings with a decorative crown molding and a simple wood sill. Original wood sash feature stile extensions at the top sash (to strengthen the meeting rail/stile joint). The dormers retain the original 36-lite fixed sash.

The east facade features 1:1 wood sash at the second story with exterior aluminum storm sash. The first story window consists of a wood sash window having a narrower upper lite over a larger lower lite, with an exterior aluminum storm sash.

The south facade features 1:1 wood sash at the second and first stories with exterior aluminum storm sash.

The north facade features 1:1 wood sash at the second story, and mid-way between the first and second story (likely corresponding to an interior stairwell) with exterior aluminum storm sash. A wood sash multi-lite sash exists at the first story on the east end near the front entrance. A large single lite fixed sash window exists at the west end of the facade at the first story.

The west facade was not accessible for inspection from the public right-of-way.

Entrances consist of the front door and porch, back door (northwest corner), and a rear balcony level. The original front door features leaded, multi-lite side lights flanking the doorway. Casings wrap around the doorway and side lites, with a decorative crown molding (matching window crowns) extending across the top.

The front porch consists of brick piers (with stone or concrete caps) extending down to below grade footings. These piers extend up to the porch railing height, with boxed posts continuing up to support the perimeter beam under the porch roof. Lattice skirting spans between the masonry piers. The wood posts feature decorative trim at their base and capitals. In a unique configuration,

a pair of wood posts with plinths and decorative trim at their capitols provide additional support to the beam span over the entrance stairs. The base of the posts bear on the porch deck (presumably with a structural element continuing down to grade; however, this could not be confirmed). Concrete stairs with brick cheek walls and stone caps lead up to the porch. The porch flooring consists of tongue-and-groove boards (approximately 3 inches wide). A railing extends between the masonry piers and features a top and bottom rail with square balusters. A ceiling mounted metal pendant light fixture (lantern type) provides supplemental lighting.

The back door features a wood, multi-panel door with upper lite. Wood casings wrap around the opening. A direct flight of stairs with a wood handrail ascend to a small stoop in front of this doorway. A back, second-story balcony extends out on the flat roofed, enclosed former porch. Flat rafter extensions, lacking any decorative detailing, carry a perimeter gutter. Square posts with round finials support a low railing that consists of a top and bottom rail with square balusters.

Outbuildings consist of a garage and a tool shed. The garage features a concrete foundation and frame walls. The garage roof features asphalt composition shingles with a perimeter metal gutter and associated downspouts. A short, gable-roofed breezeway with asphalt composition shingles links the house and garage. The building is clad with vinyl siding. Windows consist of an eight-lite fixed wood sash on the north, with three fixed six-lite wood sash on the east. Window openings feature mitered casings (different from the house). A front (east) door with 12 lites opens to the interior. The composite tool shed abuts the rear west side of the garage with a doorway on the north side.

The site's landscaping reflects contemporary aesthetics with a front lawn and yard area. Low, painted wood fences wrap the perimeter of the lot. Concrete sidewalks extend along the public rights-of-way, with one extending from the public sidewalk to the front door. A wide concrete driveway extends from NE Cows Street to the garage. The fences consist of a two-rail fence with wood posts and decorative finials along the front lawn. The north yard and back of the lot are bounded by a lattice fence with top and bottom rails and wood posts. There is a lattice enclosure on the south side of the house. There is a small free-standing lattice arch on the north side of the house. A pair of older roses flank the front entrance to the house and are supported on a trellis as they arch over the sidewalk. Low, dense shrubs flank the sidewalk at the front of the house and between the house and garage. Low shrubs extend along the south fence line. There is a perennial planting bed in front of the porch. The north yard features several small deciduous trees as well as a variety of shrubs. There is a multi-leader birch tree off the northwest corner of the house.

Alterations occurred over the course of the building's sustained single-family residential use and are listed below in chronological order.

- Garage and connecting breezeway constructed between 1928 and 1947, based on Sanborn fire insurance maps. Enclosure of the front former garage door (windows and entrance doorway) occurred after 1948, based on the 1948 Sanborn fire insurance map identifying the building's function as an automobile garage.
- Post-1948, back porch was enclosed, and the upper balcony added. The flat rafters and large lower window appear to stem from this enclosure; however, this was not confirmed. Sanborn fire insurance maps show a single story open porch of the back of the house

from 1912 through 1948.

- Circa 1970s, aluminum sash storm windows and vinyl siding were installed.
- Work since the 1980s includes installation of the asphalt composition shingle roofing, metal gutters and downspouts. Most of the trees (based on type and trunk diameter), plantings, and fences appear to date from this period.

Condition issues noted for the house include the following:

- Paint loss along rafters and trim.
- Broken trim elements, such as at dormers.
- Mortar loss at the chimney and porch.
- Biological growth on the chimney, brick cheek walls, and roof.

## 625 NE DAVIS STREET (B376)

### *Significance*

The Miller House was constructed in 1905 at the southwest corner of D and Maple (now NE Davis and NE Seventh Streets). The property's original address was 231 North D Street; when the streets were renamed and houses renumbered, the property's address became 631 (now 625) NE Davis Street.

The house maintains integrity of location, design, setting, feeling, association. The integrity of materials and workmanship remains evident through siding, porch, original windows, window casings, and the chimneys. The house is a well-constructed example of the American Foursquare form. The property's substantial massing and design render this house an important visual feature within the neighborhood.

Walter Charles Miller (1871–1956) was born in Salem, Oregon, to Alexander James Miller (1829–1915) and Emily D (Bixby) Miller (1838–1889).<sup>1</sup> Walter married Lela Mae Baker on November 23, 1898, in McMinnville. Lela was born in 1876 in McMinnville. They had a daughter, Thelma (1903–1974), in 1903 and a son, Verl (1904–1995) in 1904.

They had the house now known as 625 NE Davis Street constructed in 1905. By 1910, the Millers owned the house outright and in 1930 it was valued at \$10,000. By 1910, Walter was a self-employed hops dealer. He identified his occupation as a farmer in the 1920 census. An advertising pamphlet indicates Walter owned and operated a goose farm for a period of time, selling feathers, goose livers, goose eggs, dressed geese, and fertilizer.<sup>2</sup>

Sometime between 1935 and 1940, Walter and Lela ceased to live together. In the 1940 census,

1. Family Tree, Miller, L. Verl/Walter Alexander Genealogy Research File, Yamhill County Historical Society, n.d.

2. W. C. Miller, Proprietor, "Miller's Goose Farm," Miller, L. Verl/Walter Alexander Genealogy Research File, Yamhill County Historical Society, n.d.



Front, east facade.



Side, north and rear west facades.

Walter is listed as living in Galice, Oregon, in Josephine County. Lela still lived in McMinnville, although she had moved down the block to rent at 605 NE Davis Street. Homeowners' Loan Corporation took ownership of the property in 1939 and then sold the property to Albert and Helen Beeler in 1940. Albert transferred sole ownership of the property to Helen Beeler in 1967. Eventually ownership passed to Fairy and Chester Gibson. The Gibsons sold the property in 1998 to John Kent Tallerino. The Tallerinos sold the property in 2003 to the current owners (as of February 2018), Jeffrey and Michelle Brantner.

### *Physical*

The following description is based on data obtained from the public-right-of-way. No onsite or interior access was possible.

The Miller House is a 2.5-story, frame, American Foursquare form residence with a four-square plan, hip roof with hip roof dormers, and full facade front porch that partially extends along a side facade. The walls are clad in clapboard siding. The roof features enclosed soffits and is clad in asphalt composition shingles. The foundation consists of parged masonry and concrete. Bricks were used to construct the interior chimneys. Wood sash windows provide day lighting. The house fronts east onto NE Davis Street with an open lawn, which slopes slightly towards the street, around the house. Landscaping and associated shrubs and plantings reflect contemporary preferences. A hip roof gazebo is set off the north side of the house. The property is in good condition with multiple alterations since its construction.

The foundation consists of a parged masonry foundation below the main building with a board formed foundation under the rear addition.

Exterior walls are frame and clad with V-groove, shiplap siding. All wood elements are painted. The siding boards have a center groove cut in them to mimic the profile of narrower boards. Outer corners at the north bay are mitered. Outer building corners feature corner boards. A water table extends along the top of the foundation but does not extend to the north and west sides of the hip portion. A fascia extends along the top of the wall below the soffit and serves as the window header at the second story. Dormers feature fish scale shingles with a narrow fascia and decorative moldings at the roof juncture.

The main and rear hip roofs and dormer roofs are clad with asphalt composition shingles. The main roof features a slight flare (less steep slope) along the lower edge of the main roof and dormers. Tongue-and-groove V-groove boards with mitered corners enclose the soffits. A decorative molding extends along the outer edge of the dormer roofs below the shingles. Metal gutters wrap around the perimeter of the roof and connect to metal downspouts. The hip front porch roof features asphalt composition shingles. Exposed rafter ends project as brackets along the underside of the soffit, functioning visually with the ends of the rafters tucked behind the gutter.

Two chimneys service the building, both are interior chimneys, built from brick and have a cementitious parge coating with decorative corbeling at the caps. The main chimney is located towards the central-front portion of the house. The secondary chimney is located towards the

rear of the main building.

Windows are wood, 1:1 sash. Stile extensions on the upper sash, extending beyond the meeting rail, strengthen this joint. The main house windows feature casings, sill, and apron with decorative molding below the projecting sill. First story windows also feature a prominent crown molding above the header. Mullions separate windows in groupings. The bay projection on the north side features three windows at each level. Basement windows consist of awning type, six-lite wood sash units. Dormer windows consist of paired casement sash having multiple diamond panes set in wood muntins. The main window on the front facade is a large 12-lite fixed sash with no crown molding. A fixed-sash, single-lite window adjacent to the front doorway features a unique, decorative scallop pattern on its apron. Windows at the rear addition do not have a crown molding at the first story or a decorative molding under the sill.

Entrances consist of a front (east), rear (west), and side (north) entrance. The front entrance features a wood door with large center lite and lower wood rail. Casings and a prominent crown surround the doorway. The front porch leading to this entrance consists of columns supporting the outer porch roof beam. These columns have a decorative rounded lower molding. The railing between the columns has a top and bottom rail with square balusters. Concrete steps with a metal railing lead up to the porch. Plywood extends as skirting along the edge of the porch. Concrete stairs also lead up to the north side entrance, which is a wood panel door flanked by glass block side lites. Wood casings surround the doorway.

Outbuildings consist of a wood frame gazebo with a corrugated metal roof and adjacent raised planter.

Looking at the entirety of the site, there is a lawn along the east and north sides. An asphalt parking area abuts the south side of the house. A concrete curb cut off of NE Sixth Street provides access to a gravel driveway along the west side of the house. The driveway connects to the south parking area. Sidewalks extend along NE Sixth and NE Davis streets, with additional sidewalks extending to both the north and east entrances. An asphalt walkway extends off the southeast corner of the parking area to the house. A pair of narrow concrete lanes extend off NE Sixth Street to the side of the house. A prominent elm is located off the northeast corner of the house and is a significant site feature based on its age. A deciduous tree abuts the south facade of the house and another off the southeast corner of the lot. Street trees consist of deciduous trees along both NE Sixth and NE Davis streets.

Alterations occurred over the course of the building's use and are listed below in chronological order.

- 1913 to 1928, a garage was built south of the house and then removed after 1948.
- The rear hip roof portion appears to be a potential addition; however, it does not show up as such on Sanborn maps. It continues the same siding and design features but lacks the water table and crown molding at windows. Sanborn maps also show a small original stoop off the southwest corner, but there's no evidence of this on current building.
- 1928 to 1940s, front windows replaced with the fixed 12 lite unit.
- 1940s to 1960s, north entry addition/alterations, including the door and the added glass



block side lites.

- 1990s to 2000s, parking area added along the south of the building and the gazebo constructed.

Condition issues noted for the house include the following:

- Siding paint deterioration.