



Architectural
Resources Group

609, 611, and 619 NE 3rd Street
McMinnville, Oregon

Historic Resource Assessment
November 2022

1. Introduction and Methodology

At the request of Otak, Inc., Architectural Resources Group (ARG) has prepared this historic resource assessment for the commercial buildings at 609, 611 and 619 NE 3rd Street in downtown McMinnville, Oregon. All three buildings are contributors to the McMinnville Downtown Historic District, which was listed on the National Register of Historic Places (NRHP) in 1987. The purpose of ARG's assessment is to evaluate the historic integrity of the three buildings, based on changes made over time and current condition. The three buildings are proposed for removal to accommodate construction of the Gwendolyn Hotel.

To complete this Historic Resource Assessment, ARG visited the site on October 21, 2022, to note and photograph exterior and interior features and alterations. In addition, ARG reviewed available information documenting the building's history, including the September 29, 2022 staff report to the Historic Landmarks Commission (HLC) regarding the Gwendolyn Hotel project. No archival or permit research was completed in support of this undertaking.

2. McMinnville Downtown Historic District

The McMinnville Downtown Historic District extends along NE 3rd Street between Baker Street on the west and the Southern Pacific Railroad right-of-way on the east, corresponding to the city's historic commercial core. At the time of its NRHP designation in 1987, the district included 51 contributing buildings, which were divided into "primary" and "secondary" based on whether they were constructed between 1881 and 1912 (primary) or between 1913 and 1937 (secondary). Accordingly, 609 NE 3rd Street, which was constructed in 1904, is classified as Primary Significant Contributing, while 611 NE 3rd (c. 1919) and 619 NE 3rd (c. 1923) are classified as Secondary Significant Contributing.

As noted in the 1987 NRHP nomination:

The McMinnville Historic District is an area of approximately 15 acres in which the unifying theme represented by the 51 contributing buildings is the parallel development of commerce and railroad and highway transportation in the bustling Willamette Valley farming community and county seat between 1880 and 1937.¹

Within this context, the properties at 609, 611, and 619 NE 3rd Street are notable as each having served historically as automobile support buildings, reflecting McMinnville's proximity to multiple local

¹ National Register of Historic Places, McMinnville Downtown Historic District, McMinnville, Yamhill County, Oregon, National Register #87001366, 8-1.

highways, most notably the West Side Pacific Highway (99W), which had opened in 1923.² Only one other district contributor associated with the automobile service industry (301 NE Baker Street) is identified in the NRHP nomination.



1927 photograph showing 609, 611, and 619 NE 3rd Street, looking northwest (News-Register Publishing Co).

3. Historic Significance and Integrity

The National Register of Historic Places is the nation's master inventory of known historic resources and includes listings of buildings, structures, sites, objects and districts that possess historic, architectural, engineering, archaeological or cultural significance at the national, state or local level. As described in the National Register Bulletin *How to Apply the National Register Criteria for Evaluation*, a property must have both historical significance and integrity to be eligible for listing in the National Register of Historic Places.

To be significant, a property must be "associated with an important historic context."³ The National Register identifies four possible context types, of which at least one must be applicable to the property at the national, state, or local level. As listed under Section 8, "Statement of Significance," of the National Register of Historic Places Registration Form, these are:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

² Ibid., 8-6.

³ National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, Washington, DC: National Park Service, updated 1997, 3.

- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important to prehistory or history.⁴

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."⁵ While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."⁶ To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

Location is the place where the historic property was constructed or the place where the historic event occurred.

Setting is the physical environment of a historic property.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.⁷

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.⁸

⁴ National Park Service, *National Register Bulletin: How to Complete the National Register Registration Form*, Washington, DC: National Park Service, updated 1997, 75.

⁵ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 44.

⁶ *Ibid.*, 44.

⁷ *Ibid.*, 44-45.

⁸ *Ibid.*, 45.

4. 609 NE 3rd Street

The property at 609 NE 3rd Street is classified as a “Primary Significant Contributing” building in the McMinnville Downtown Historic District. It is also listed as a B (Significant) resource on the McMinnville Historic Resources Inventory, indicating it is a resource of recognized importance to the City due to historical association or architectural integrity, uniqueness, or quality. The property was constructed c. 1904 for Frank W. Fenton, a prominent McMinnville attorney. The building was used as an automobile garage and dealership and a large portion of the ground floor along NE 3rd Street was cut back between 1928 and 1940 to accommodate installation of gasoline pumps at the building’s southwest corner. Within the past few decades, this corner has been infilled with a street-facing storefront. In addition, the building has been covered with stucco.



A c. 1904 photo from soon after 609 NE 3rd Street’s construction, showing the brick exterior and original ground floor configuration (Yamhill County Historical Society).



A 1919 photograph looking west along NE 3rd Street showing the original ground floor configuration of 609 NE 3rd Street (Yamhill County News-Register, collection of Michael Hafner).



The ground floor was reconfigured to accommodate gasoline pumps prior to this 1940 photograph (Yamhill County News-Register).



The building was covered in stucco sometime prior to this 1983 photograph (Historic Resources Survey, City of McMinnville, Yamhill County, Oregon).



The left two bays of the ground floor have since been infilled with the current street-facing storefront (ARG, October 2022).

Summary of Alterations

- Resurfacing with stucco
- Reconfiguration of the ground floor at the southwest corner of the building between 1928 and 1940 to a more open plan to accommodate gas pumps. Infill of these same bays (west two bays facing NE 3rd Street and south three bays facing NE Ford Street) after 1983
- Storefront infill of north bay of NE Ford Street
- Replacement of ground floor windows at easternmost bay (original transom windows remain above)
- Loss of historic garage blade signage
- Addition of brick chimney at rear (north) elevation
- Likely addition of the one-story north bay at the rear of the building (its materials differ from the original structure, with stucco-covered concrete masonry unit walls, and steel windows)

Note that the initial conversion of much of the ground floor of the building along NE 3rd Street to a more open configuration occurred prior to 1940, and thus happened either within the period of significance (1881-1937) identified for the Downtown Historic District or soon thereafter. As a result, if the open configuration remained today, it would likely be considered a historic feature in its own right despite not being original to the building. The subsequent infill of this location, however, occurred sometime after 1983, well after the period of significance, but does retain the overall massing of the building with a configuration similar to the original design.

In a similar vein, it should be noted that the building had already been resurfaced in stucco at the time it was added to the NRHP in 1987 as a contributor to the Downtown Historic District.

Character-defining Features

A *character-defining feature* is an aspect of a building's design, construction, or detail that is representative of the building's function, type, or architectural style.⁹ Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics and landscaping within the period of significance. An understanding of a building's character-defining features is a crucial step in developing a rehabilitation plan that is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* by incorporating an appropriate level of restoration, rehabilitation, maintenance, and protection.

ARG noted the following intact character-defining features of 609 NE 3rd Street while on site:

- Two story height with flat roof
- Overall form and massing
- Corner location
- Wood sash windows with three vertical lights at second floor; additional intact five-light window at the NE Ford Street elevation
- One wood storefront window and transom at the easternmost bay of NE 3rd Street, although the glass at the storefront unit was replaced and subdivided with metal mullions
- Two bays of wood storefront windows and transoms at the NE Ford Street elevation

⁹ Nelson, Lee H. *Architectural Character: Identifying the Visual Aspects of Historic Buildings As an Aid to Preserving Their Character*. Washington, D.C: Technical Preservation Services, National Park Service, U.S. Dept. of the Interior, 1988, 1.

- Interior finishes, such as window millwork, remain at several second-floor offices at the south end of the building. The original wood trusses span the overall volume east-west
- A large multi-lite glazed wood door in the northwest corner of the ground floor may have originally been located at one of the storefront openings. Archival photos are unclear, and this has not been confirmed. The door appears to have been originally configured as a pair of swinging doors with strap hinge hardware, then later modified to sliding barn-door operation.



The bays at the corner of the ground floor have been infilled with the current street-facing storefront; three original storefront bays remain (ARG, October 2022).

Condition

ARG noted the following building conditions while on site. Observation of conditions was from sidewalk level, the second-floor interior at the south of the building, and the roof. Close-range access was not provided for upper areas of the building elevations. Additional photographs of the building are collected below in an appendix.

- The three original wood storefront windows and transoms, and south, west, and north elevation second-floor windows, are in fair to good condition. Paint failure and putty bead deterioration and loss are typical, and windows need to be repaired. Translucent glass types are mismatched at the original west elevation storefront windows. The second-floor windows at the north elevation were observed from the north roof setback, and are in relatively good condition, considering almost complete loss of paint and putty due to deferred maintenance. Wood rot was observed at the exterior jamb at one of these locations, which would require wood infill (dutchman) repair.

- Stucco appears to be in sound condition. Delamination or cracking were not observed. Although the stucco is a later resurfacing of the brick, the overall form and massing of the masonry remains close to that of the original building. Exploratory probes were not conducted; therefore, the condition and configuration of the original brick substrate is unknown. The brick may have been scarified for application of the stucco, and there may also be areas of wire mesh, wood blocking or other materials added to infill the original corbelled brick configuration. If a return to the original brick appearance were desired, the removal of the stucco would likely require substantial if not full replacement of the underlying brick.
- The original roof configuration remains. The current roofing system appears to have been installed relatively recently. A sign at the roof of 611 NE 3rd Street indicates the roofing is a Duro-Last Roof. Roofing replacement at all three buildings appears to have been done at roughly the same time, with the same roofing system. Roofing appears to be in good condition generally, and keeping water out of the building, although details that wrap surfaces such as parapets and copings are atypical and do not allow assessment of the substrate. Damaged plaster and areas of water infiltration are visible at the south end second-floor interior, but it is unknown if water infiltration is active or if it pre-dates the roofing replacement. The roof surface drains to a gutter at the rear of the building, with an external leader emptying to a surface mounted drainage line below.
- The second-floor interior, at the south side of the building, is vacant and has been unused for a significant time period. As noted previously, the windows are in fair to good condition, including original millwork surrounds. Where plaster remains, it is in poor condition. Some areas of step cracking at mortar joints are located at the interior south brick wall near the southeast corner; this cracking was not seen at the exterior side of the masonry, and masonry displacement was not observed.
- Original wood trusses at the interior appear to be in good condition, and convey the original use of the building, the large spans permitting a large open floor plan at the ground floor.



South Elevation facing NE Third Street, illustrating original features (ARG, October 2022).



Stucco added over historic brick

Original wood windows, frames and sash

Original wood frames and sash

West Elevation facing NE Ford Street, illustrating original features (ARG, October 2022).

5. 611 NE 3rd Street

The property at 611 NE 3rd Street is classified as a “Secondary Significant Contributing” building in the McMinnville Downtown Historic District. It is also listed as a B (Significant) resource on the McMinnville Historic Resources Inventory, indicating it is a resource of recognized importance to the City due to historical association or architectural integrity, uniqueness, or quality. The property was developed sometime between 1912 and 1919 as an automobile garage. While the building’s second story with pedimented parapet remains intact, the ground floor has been significantly modified.



A 1919 photograph looking west along NE 3rd Street showing 611 NE 3rd Street soon after its construction (Yamhill County News-Register, collection of Michael Hafner).



1940 view of 611 NE 3rd Street, looking east (Yamhill County News-Register).



This 1948 photograph provides a more detailed view of the ground floor of 611 NE 3rd Street (Yamhill County News-Register).



The ground floor of 611 NE 3rd Street was reconfigured prior to this 1983 historic survey photograph (Historic Resources Survey, City of McMinnville, Yamhill County, Oregon).



- Original wood windows, frames and sash
- Original brick and cast concrete elements
- Original pressed metal cornice

611 NE 3rd Street, current view (ARG, October 2022)

Summary of Alterations

- Reconfiguration of ground floor, including loss or obscuring of original cladding, windows, window bays, and entrances

It should be noted, however, that these changes had already been completed at the time the building was added to the NRHP in 1987 as a contributor to the Downtown Historic District. Apart from the repainting of the second-floor entablature with a two-color scheme, the exterior of the building today appears to be unchanged from when it was designated.

Character-defining Features

ARG noted the following intact character-defining features of 611 NE 3rd Street while on site:

Overall

- Two story height with flat roof
- Overall form and massing

Second Story

- Buff colored brick cladding with dark grey pigmented mortar joints
- Parapet with central pediment, with copings surfaced with painted stucco
- Pressed metal entablature with modillions and brackets
- Five bays of paired wood one-over-one windows surmounted by a brick soldier course and squares of cast stone
- Low relief belt course at windowsills

Interior

- Southeast entry stair to second floor, with pair of dual-swing doors at stair landing
- Portions of the ornamental wood flooring at the rear area of the second floor

Condition

ARG noted the following building conditions. Observation of conditions was from sidewalk level, the second-floor interior, and the roof. Close-range access was not provided for upper areas of the building façade. Additional photographs of the building are collected below in an appendix.

- All original elements of the south elevation remain intact at the second floor, and are generally in good condition. Minor paint failure was noted at the wood windows, and repair, prep and repainting of windows is recommended. One window has been covered at the interior side with plywood. The sheet metal cornice has areas of minor corrosion and should be prepped and repainted. Brick is in good condition, although areas of minor mortar deterioration were observed, and selective repointing of deteriorated areas of mortar is therefore recommended. Significant biological growth was observed at the top surfaces of the cementitious coping, and obscures conditions, although the cementitious material appears to be in good condition. Biological growth should be removed.

- The ground floor at the south elevation has been surfaced with stucco scored to resemble tile cladding. Hairline cracks were observed throughout the stucco; a significant horizontal crack and minor displacement is located at the west portion of the ground floor at the end bay. No original portions of the original ground floor storefront were visible at the interior side of the storefront. The inside side of the south wall above the dropped ceiling was not observed.
- The original roof configuration remains. As previously noted for 609 NE 3rd Street, a sign at the roof indicates that the roofing is a Duro-Last Roof. Roofing replacement at all three buildings appears to have been done at roughly the same time, with the same roofing system. Roofing appears to be in good condition generally, and keeping water out of the building, although details that wrap surfaces such as parapets and copings are atypical and do not allow assessment of the substrate. Significant areas of damaged ceiling finishes and areas of water infiltration are visible at the north end of the second floor, but it is unknown if water infiltration is active or if it pre-dates the roofing replacement. The roof surface drains to a drain at the rear, NW corner of the building, with an overflow scupper to an external leader emptying to the lower roof of 609 NE 3rd Street below. The roof drain is completely clogged, and it is therefore likely that during rain events water pools at this area of roofing, possibly infiltrating to the interior before reaching the overflow scupper. Leaf and branch debris at the south and north ends of the building is significant and should be removed as part of a regularly scheduled maintenance plan.
- The second-floor interior is vacant and has been unused for a significant period of time. Little of the original finishes remains. Finishes at the northern portion of the second floor are in poor condition. Outlines of removed partitions are visible in the remaining finish floor. Round pipe columns supported on added wood beams appear to have been added throughout to shore up the wood joists above and to distribute the load to joists below. The underside of the roof deck was not visible. Windows at the north elevation have been removed, and the openings enclosed with plywood with visible daylight at the perimeter, allowing air and water infiltration.

6. 619 NE 3rd Street

The property at 619 NE 3rd Street is classified as a “Secondary Significant Contributing” building in the McMinnville Downtown Historic District. It is also listed as a D (Environmental) resource on the McMinnville Historic Resources Inventory, indicating that it provides historic context within the community. The property was developed as an automobile service garage c. 1923. At that time, ground-floor building openings included an entry at the westernmost bay, with five windows to the east. Each of these six bays has been modified, including substantial reconfiguration of masonry openings.



1927 photograph showing the original configuration of 619 NE 3rd Street (News-Register Publishing Co).



By the time of this 1969 photograph, the two windows immediately east of the original entry had been removed and converted to a double-wide wall opening (Yamhill County News-Register).



By the time of this 1983 historic survey photograph, the window to the east of the double-wide opening had been converted to an entry and the windows in the two easternmost bays had been replaced with a storefront window spanning both bays (Historic Resources Survey, City of McMinnville, Yamhill County, Oregon).



Current view of 619 NE 3rd Street (ARG, October 2022). Paired doors with wood trim elements have been inserted into the westernmost bay, while the formerly double-wide opening has been replaced with a storefront window matching the window in the easternmost bays.



619 NE 3rd Street, Southwest corner, showing restored signage at east elevation (ARG, October 2022).

Summary of Alterations

- Insertion of paired doors with wood trim elements in westernmost bay
- Removal of all five windows and window openings that were originally east of the westernmost bay (four have been replaced with two double-wide storefront windows and one has been replaced with a door with sidelights and awning)
- White brick has been painted
- The original painted sign at the east elevation party wall has been restored/recreated

Character-defining Features

ARG noted the following intact character-defining features of 619 NE 3rd Street while on site:

- One story height with flat roof, sloped at east and west sides of the building to follow the form of the trusses
- Overall form and massing
- Brick cladding
- Flat parapet with corbelled cornice and six bays articulated by seven pilasters
- Metal flue at southeast corner of building
- The original wood brick mould and protective bollards at the westernmost opening (wood posts, entry and transom at this location are not original)
- Wood trusses spanning east-west over the width of the interior space

Condition

ARG noted the following building conditions. Observation of conditions was from sidewalk level, and the roof of 611 NE 3rd Street. Close-range access was not provided for upper areas of the building façade. Additional photographs of the building are collected below in an appendix.

- The original white brick of the attic story/parapet remains, although it has been painted. Original unpainted white brick remains visible at the corner of the east elevation. Significant areas of brick cracking and displacement were observed in the attic story at the southeast corner of the building.
- Little remains of the original building materials at the ground floor. The original brick mould at the westernmost opening remains, although the opening has been infilled with a new door.
- The restoration of the painted signage at the east elevation is noted on a plaque at the corner of the building. Signage is in good condition.
- The original roof configuration remains. As noted for 611 NE 3rd Street, a sign at the roof indicates that the roofing is a Duro-Last Roof. Roofing replacement at all three buildings appears to have been done at roughly the same time, with the same roofing system. Roofing appears to be in good condition generally, and keeping water out of the building, although roofing material does not allow assessment of the substrate.

Appendix: Existing Condition Photographs

609 NE 3rd Street



Photo 1. NE 3rd Street elevation: Original wood storefront window and transom, and second-floor windows; storefront has been modified with addition of metal mullions (ARG, October 2022).



Photo 2. NE Ford Street elevation: Original wood storefront window and transom; mis-matching translucent glass types. Storefront muntins may have been reconfigured (ARG, October 2022).



Photo 3. Second floor window, interior view, showing original millwork surrounds (ARG, October 2022).



Photo 4. Second floor window, north (rear) elevation, with nearly complete loss of paint, and putty bead loss. Note wood deterioration at right lower jamb (ARG, October 2022).



Photo 5. Replacement roofing; main roof at left, one-story north bay at right (ARG, October 2022).



Photo 6. One-story north bay, rear elevation, showing original second floor windows, And steel windows at ground floor (ARG, October 2022).

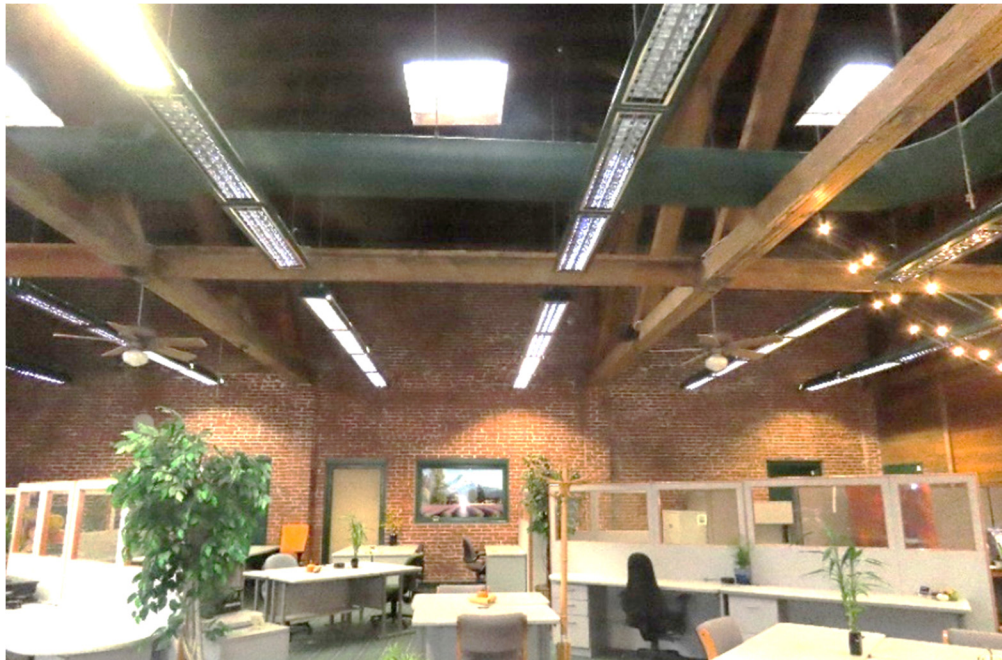


Photo 7. Wood trusses at interior (ARG, October 2022).



Photo 8. Wood door at NW corner interior, possibly relocated from an original storefront (ARG, October 2022).

611 NE 3rd Street



Photo 9. Overall view of south elevation, showing modified ground floor and original second floor (ARG, October 2022).



Photo 10. Parapet and top of metal entablature exhibiting minor corrosion (ARG, October 2022).



Photo 11. South elevation, crack at non-original stucco, original windows and masonry at second floor (ARG, October 2022).



Photo 12. Second floor interior view of original wood windows (ARG, October 2022).



Photo 13. Detail, original second floor window (ARG, October 2022).



Photo 14. Top of coping with significant biological growth (ARG, October 2022).



Photo 15. Top of cornice, with areas of biological growth (ARG, October 2022).



Photo 16. Roof looking south (ARG, October 2022).



Photo 17. Roof looking north; note debris at location of roof drain (ARG, October 2022).

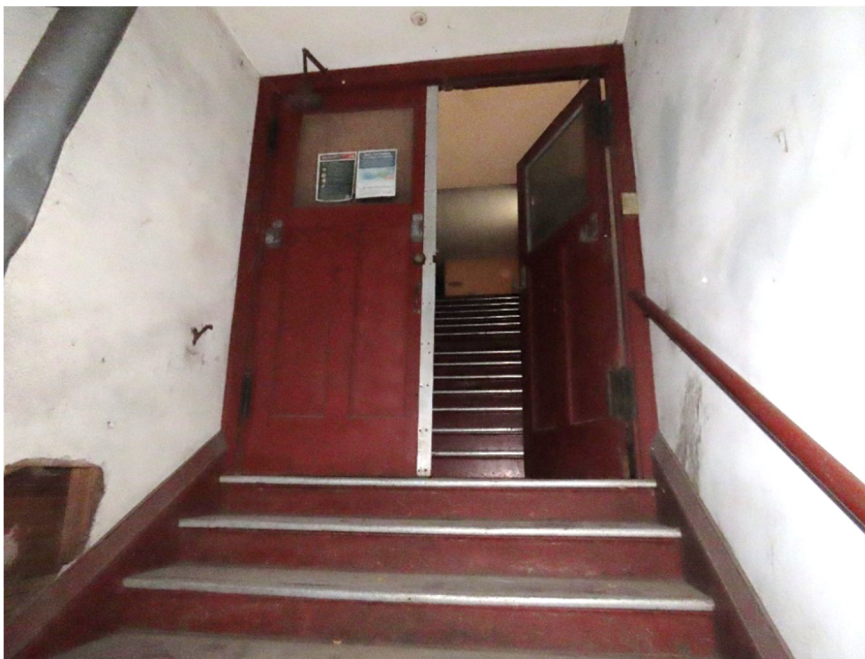


Photo 18. Original pair of doors at SE stair to second floor (ARG, October 2022).



Photo 19. Round pipe columns at second floor with areas of removed partitions (ARG, October 2022).



Photo 20. Second floor north wall with removed windows, damaged finishes below clogged drain (ARG, October 2022).

619 NE 3rd Street



Photo 21. Original brick mould and bollard protector at westernmost opening (ARG, October 2022).



Photo 22. Southwest corner, note cracking and outward masonry displacement at attic story (ARG, October 2022).



Photo 23. East elevation detail at southeast corner, unpainted white face brick at left (ARG, October 2022).



Photo 24. Roof overall view looking south (ARG, October 2022).



Photo 25. Interior view with wood trusses above (ARG, October 2022).