Stroll

HISTORIC McMINNVILLE

Become a time traveler on this self-guided walking tour through McMinnville's beautiful Historic Downtown District. Stroll 14-easy-to-walk blocks at your own pace and be sure to stop at our unique shops and restaurants along the way. #historicmac

McMinnville

Welcom
McMinnville Downtow

The McMinnville Downtown Association was established in 1986 and works to promote and enhance our historic downtown as the economic, social and cultural heart of the community. This project was designed to bring awareness of and celebrate how far our downtown district has come. We hope you enjoy learning about our fabulous main street.

View facing East near the corner of Davis and Third ca. 1930s

"I hope future generations know about the history of this town. It's important to know the good and bad about what happened and hear stories about what it was like growing up here. That's why this project is so important."

- Verne Duncan, former Oregon Superintendent of Instruction and McMinnville resident.

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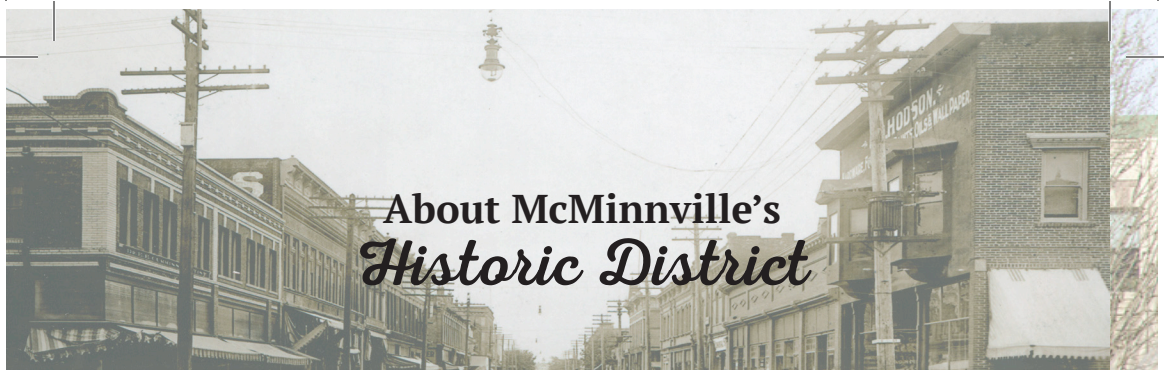
McMinnville



About McMinnville's *Historic District*

On an early spring day in 1844, a solitary man astride a horse traveled across a well-worn Indian trail in search of an ideal spot to settle in the new Oregon country. After crossing a stream that would later bear his name and traveling some distance through dense timber, 26-year-old John Gordon Baker emerged into a clearing of rolling meadows where lush, waist-high grass waved gently in the Oregon breeze. Little did he know that these meadows would soon form the foundation for the thriving community of McMinnville.

Closely following in Baker's footsteps was William T. Newby, who had been a traveling companion of Baker's during the Great Migration of 1843. Newby took up a claim immediately to the south of Baker's, and this is where the city proceeded to grow.

Samuel Cozine, another immigrant in the 1843 wagon train, settled to the south of Newby. Soon other members of the 1843 Great Migration and subsequent wagon trains came rolling to a stop around their friends and acquaintances. *

Corner of Third and Cowls facing East. ca. 1910

Between the years 1885 and 1912, most of the historic business structures were built. They were constructed primarily of brick and were the successors of the town's earlier wooden business structures. Building activity peaked in 1928, with McMinnville's commercial center extending from City Park on the west to the railroad tracks on the east. Through the years, McMinnville has continued to expand while remaining sensitive to its history and the buildings associated with its past. Many of the buildings from that era are still intact today.

**Dorothy Gunness 1976*

The McMinnville *of today*

The McMinnville of today is rich in history and small town charm amidst a thriving wine industry. Great wine naturally deserves excellent food, which leads to a need for wonderful and varied overnight accommodations, and access to quaint shops and unique local galleries.

In 1987, the McMinnville Historic District, which includes historically significant buildings built between 1884 and 1937, was entered into the National Register of Historic Places. The District consists of a nine-block area and is comprised of 64 historic properties in 14 easy-to-walk blocks.

In February of 2015, the McMinnville Downtown Association received funding to develop a comprehensive inventory on the buildings and businesses within the MDA's historic district. For this project, private, county and state archives, personal interviews, historic newspapers, local high school and college yearbooks, city directories and maps were compiled.

We hope this historic self-guided walking brochure will serve as a living history of McMinnville's historic district - past, present and future, to be used by residents, students, historians and tourists alike.

Corner of Third and Cowls facing East 2015

This brochure is only a partial representation of what can be found on the **historicmac.com** website. There you can find more detailed information on each property as well as properties not included in this brochure, people and families who impacted the town's history, oral history interviews with community members, various maps, photographs, diary entries, transcribed letters and other primary sources.

1843

Beginning on May 22,1843, more than 1,000 pioneers headed westward on the Oregon Trail.

1844

In the spring of 1844, the first settlers arrive in what is present day McMinnville.

1855

McMinnville is officially named after William T. Newby's hometown in Tennessee.

1856

The first home is built within city limits.

1858

McMinnville College is born. Its name will be changed to Linfield College in 1922 after Frances Linfield's husband, Rev. George Fisher Linfield.

1859

Oregon becomes the 33rd state.

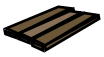
1882

McMinnville is incorporated as an official city with a mayor and city council.

1888

Water, electricity and fire protection are accessible to every establishment.

1894



Sidewalks are constructed using wooden planks and stone. The downtown business center is comprised of three blocks.

1899

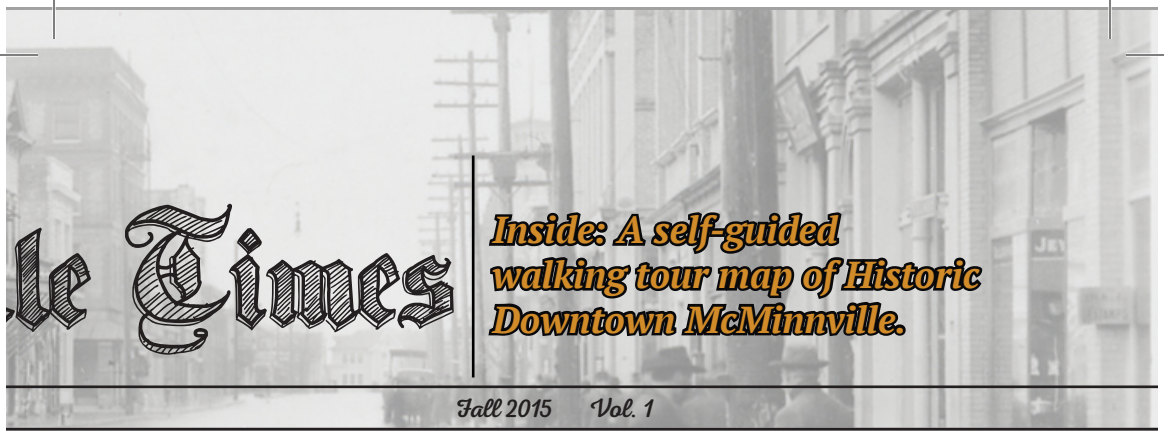
The first long distance phone call was made between McMinnville and Newberg.

1902

John Wortman is the first man in town to own an automobile.

1910

McMinnville Parks & Recreation Department sets up a bandstand and small zoo with bears, deer and local animals near the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Inside: A self-guided walking tour map of Historic Downtown McMinnville.
Fall 2015 Vol. 1

present day McMinnville Public Library.

1912

Third Street is paved and a grant from the Carnegie Corporation is awarded to construct the McMinnville Public Library.

1920

McMinnville's population exceeds more than 2,700 people.

1928

Numbered streets are reversed with a city ordinance to change names.

1938

Highway 99W bypass is built.

1952

Adams and Baker Streets become one-way.

1970

McMinnville's population exceeds 10,000.

1986

The McMinnville Downtown Association is formed. The vacancy rate downtown is 17%. The MDA works to promote and enhance historic downtown as the economic, social and cultural heart of the community.
This project was made possible by the MDA.

2001

The McMinnville Farmer's Market is founded to support our local economy.

2013

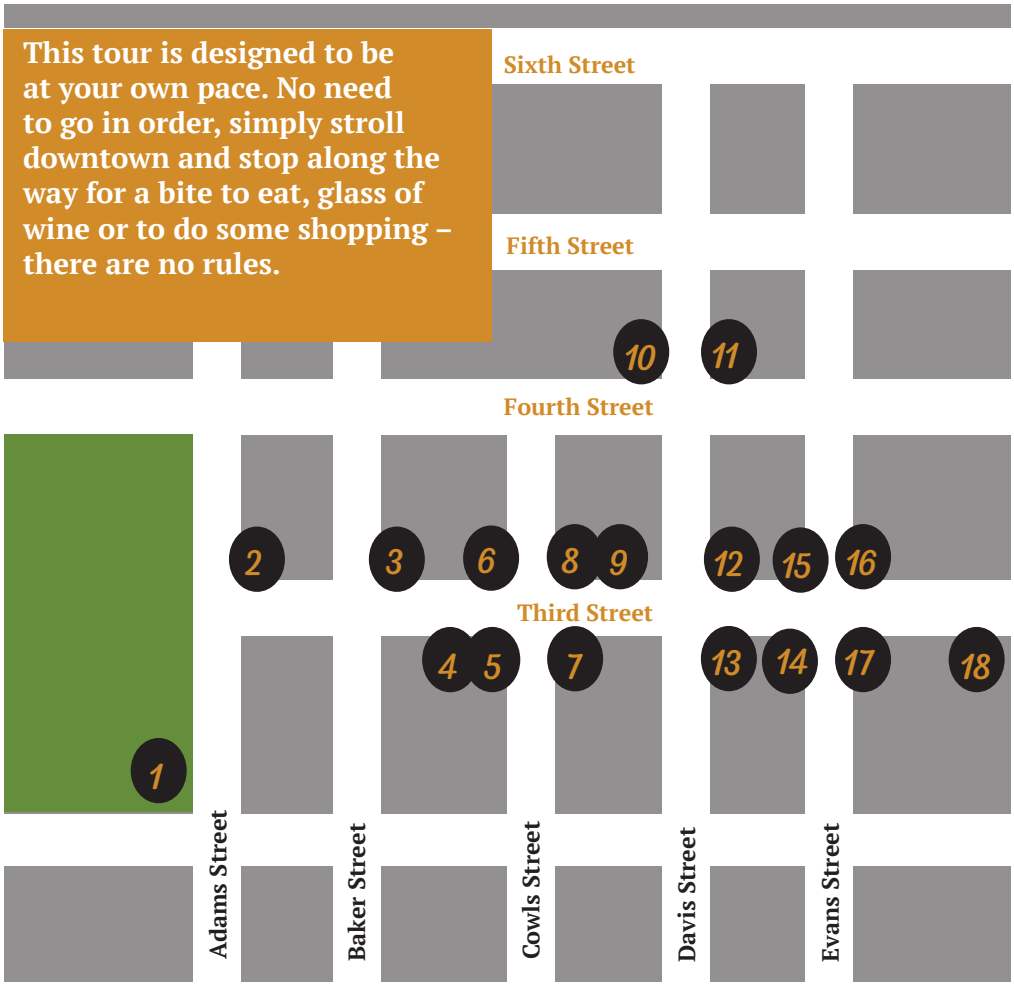
McMinnville's population reaches 33,131.

2015

The current vacancy rate in downtown is approximately 3%, well below the national average of 11 %.

Historic Downtow

This tour is designed to be at your own pace. No need to go in order, simply stroll downtown and stop along the way for a bite to eat, glass of wine or to do some shopping – there are no rules.



1. Carnegie Library
2. Samuel Cozine House
3. Montgomery Ward Building
4. Schilling Building
5. McMinnville National Bank Building
6. Masonic Building
7. O.O. Hodson Building
8. J.B. Mardis Building
9. Campbell Building
10. Old Telephone Register
11. Old U.S. Post Office
12. Union Block
13. Wright Building

wn Walking Map

Visit HistoricMac.com to view more buildings of historic significance

14. JC Penny Building
15. U.S. National Bank Building
16. Hotel Elberton
17. Cooks Hotel
18. Old Elks Building
19. Odd Fellows Hall
20. O'Dell Building
21. Jameson Hardware
22. Eggleston Block
23. Henderschott House
24. Southern Pacific Railroad
25. Old City Power Plant
26. Houck's Flouring Mill

Carnegie Library

1

225 NW Adams Street

Construction Date: 1912
Historic Name: Carnegie Library
Current Business: McMinnville Public Library
Historic Significance: Not listed as part of the Historic District
Style of Architecture: American Renaissance

In 1911, discussion of building a Carnegie Library in McMinnville had begun. Tax funding and a library board were created by an ordinance in 1911. The first board, appointed by the mayor, included: Mrs. D.C. Apperson, Mr. Macy, Lulu Roger, O.O. Hodson and Ella Hendrick. Ernst Kroner of Portland was the chosen architect and plans were submitted and reworked throughout most of 1912. Local contractors' bids were too high and a Portland firm, Wineland & Co., were the chosen builders with a bid of $8,880. The new building was insured by Oregon Fire Relief Association for $4,000. The library was completed in March 1913 and sits on the edge of City Park.

The original building is a regular rectangular block with a low-pitched hipped roof. A stained glass lunette above the doors displays a design of fir trees, a lamp and the words, "Carnegie Library 1912." In 1982, a new addition of 14,800 square feet was added to the original structure. This is one of 24 Carnegie Libraries in Oregon.

1913

2014

Samuel Cozine House

2

105 NE Third Street

Construction Date: 1892
Historic Name: Samuel Cozine House
Current Business: McMinnville Downtown Association
Historic Significance: Not currently designated
Style of Architecture: Queen Anne Victorian

The Samuel and Mahala Cozine House is a Queen Anne style Victorian built in 1892 by early pioneer Samuel Cozine and his wife, Mahala. The Cozines came to McMinnville on the 1843 wagon train. Samuel struck gold in 1890 and with that money he built this house on the corner of Third and Adams. They resided here together until Samuel's death in 1897. Mahala continued to live here until her death in 1908. The house was split into two apartments in the 1940s, and by the mid 1980s it was vacant and used only for storage purposes.

By 1988, the house had fallen into disrepair and was in dire need of major renovations. During this time First Federal Savings & Loan gifted the City of McMinnville the title to the building and lot with hope that a plan would be devised to save the house. $150,000 in grants, fundraising and community donations were used to bring this property back to its original grandeur. In 1991, the McMinnville Downtown Association moved into the Cozine House and is still located here today, working to support the economic viability of downtown.

"It was wonderful to see how the community worked together to save this little jewel of a house. First Federal's generous gift was met with contributions of time and money and it was really community spirit and pride that made it happen." — Marilyn Worrix, Founder, Friends of the Cozine House.

Samuel and Mahala Cozine ca. 1895

2014

Montgomery Ward Building

3

203 NE Third Street

Construction Date: ca. 1921
Historic Name: Montgomery Ward
Current Business: Boersma's Sewing Center
Historic Significance: Secondary Significant
Style of Architecture: 20th Century Commercial

This building was built by W.T. Vinton and William Smith ca. 1921 to Montgomery Ward's specifications. It replaced an earlier 1880s two-story brick structure which housed a Studebaker garage. Montgomery Ward & Co. occupied the building under a 50 year lease. The property sat empty from 1972-1974 until the Boersma family purchased the property and turned it into a quilting and sewing store.

Boersma's Sewing Center is still in operation today and has been known for their award-winning window displays. If you look closely, the original Montgomery Ward logo can still be seen on the entry door handles.

"It supposedly had the very first elevator in Yamhill County, an Otis elevator. The old elevator was still working fine, totally up to code and was an awesome elevator but it was only a freight elevator and we couldn't put people in it. Five years ago we replaced it but still keep a display near the new elevator of all the old Otis controls and buttons." — Jack Boersma, building and business owner

ca. 1930s

2015

Schilling Building

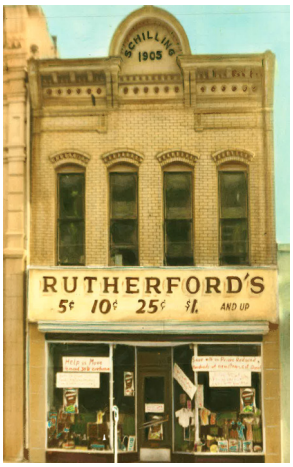
4

238 NE Third Street

Construction Date: 1884
Historic Name: Schilling Building
Current Business: La Rambla Restaurant
Historic Significance: Primary Significant
Style of Architecture: Italianate

Built in 1884, this two-story Italianate brick building originally housed various saloons until 1911, when it became a grocery store. John Schilling purchased the building in 1905 and covered the brick facade with stucco. He also added the parapet with his name and the date of his purchase. In the mid 1920s it was home to the first Rutherford's Variety Store, and aluminum-framed storefront windows and a painted metal marquee were added. Sears Roebuck occupied this building during the 1950s and 1960s.

In 2002, the non-historically sensitive updates were removed, and the building was restored to its turn-of-the century glory by its current owner Kathy Stoler. It is home to La Rambla Restaurant with a wonderful loft apartment above that is available as a vacation rental. This could very possibly be the oldest standing brick building on Third Street.



ca. 1940s

2015

McMinnville National Bank Building

5

250 NE Third Street

Construction Date: 1885
Historic Name: McMinnville National Bank Building
Current Business: The Bitter Monk
Historic Significance: Primary Significant
Style of Architecture: Italianate

Constructed in 1885 by Mr. Braly, the McMinnville National Bank Building is a narrow, two-story Italianate brick structure covered in stucco. The Yamhill County Bank opened on October 18, 1886 and was in business until 1888 before becoming the McMinnville National Bank from 1888 to 1905. The first floor commercial facade has been significantly altered with the removal of cast iron ornamentation and the changing of window and door locations. These alterations appear to have been made about 1950. From 1953 to1965 McMinnville Water & Light housed their offices in this building. Today, The Bitter Monk Brew Pub occupies the first floor and Third Street Flats boutique vacation rentals occupy the second floor.

" These wonderful downtown buildings have had many lives, haven't they? The upper floor of the McMinnville National Bank Building was unused for decades until the early 1990s, when then-owner Alex Clemens did extensive interior renovation, creating four unique apartments. Then in 2013, the second floor was leased to Erin Stephenson and Travis Easterday, who designed Third Street Flats, four beautiful high end vacation rentals.

"As Winston Churchill once said, 'We shape our buildings; thereafter, they shape us.' I am so grateful to have been a one-time part owner of this iconic building – and to have been shaped by its endearing grace." — Cassandra Sollars, MDA Manager

ca. 1889

2015

Masonic Building

6

251 NE Third Street

Construction Date: 1913
Historic Name: Masonic Building
Current Business: Harvest Fresh Grocery
Historic Significance: Secondary Significant
Style of Architecture: 20th Century Commercial

This is a three-story buff-colored brick structure with a flat roof built in 1913 at the cost of $38,000. It replaces an earlier Masonic Hall, which was a smaller, two-story Italianate brick structure occupied by Bishop Clothiers. David M. Nayberger operated the first mercantile store in the new building from 1913 to 1930. Located on the first floor in the 1950s was Rutherford's Variety Store, which had a small lunch counter, large selection of fabrics and sundries, and of course toys, games and other things you would find at your local variety store. Later Rutherford's went on to become part of the Ben Franklin Variety Store chain and then part of the 88 Cents Store chain. Today the first floor houses Harvest Fresh grocery store. Law offices and the Masonic Lodge are on the second and third floor respectively.

1913

2015

O.O Hodson Building 7

300 NE Third Street

Construction Date: ca. 1901
Historic Name: O.O Hodson Building
Current Business: Willamette Valley Vineyards Tasting Room
Historic Significance: Secondary Significant
Style of Architecture: Italianate

This two–story brick structure, originally known as the O.O Hodson Building, is stuccoed and scored with horizontal lines. The original facade on the ground floor has been replaced with large plate glass aluminum frame store windows and a recessed entrance. The O.O Hodson Building was constructed between 1901 and 1902 for O. Orville Hodson, who had a tin and hardware business. Hodson came to Oregon in 1878 from Indiana where he was born. Orville's father, H.H. Hodson came with his son to McMinnville and bought a hardware business. H.H. Hodson became the sole owner of the business in 1888, and is said to have constructed many of the metalwork cornices in McMinnville's downtown commercial area. Some of these decorative cornices have since been removed. This building was occupied by a grocer and confectioner in 1928.

One of the most unique features of this building is on the second floor where there is an authentic wooden flywheel used to operate the elevator. Today Willamette Valley Vineyards Tasting Room is located on the ground floor and is a perfect stop on your historic walking tour.

ca. 1910

2015

J.B. Mardis Building

8

303 NE Third Street

Construction Date: 1910
Historic Name: J.B. Mardis Building
Current Business: Eagles Nest/ Creekside Community Church
Historic Significance: Secondary Significant
Style of Architecture: 20th Century Commercial

This two-story brick rectangular structure was constructed in 1910 at the cost of $15,000. The building was named after Joseph B. Mardis, a real estate developer who came to McMinnville from California. The first tenant in this building was the firm of Smith-DeHaven, which specialized in hardware. DeHaven Hardware occupied the building until 1939 and then later Cohn Brothers Furniture Store moved in. Abe Goldstein bought the building in the early 1950s and operated the Furniture Mart business until 1962. Originally, the second floor was occupied with offices and rental apartments.

Thrifty Drug moved into the building in 1962. Rogers Brothers Pharmacy, antecedent of Thrifty Drug, established in McMinnville in the 1870s, is one of the first ten pharmacies in the State of Oregon. J.L. and F. E. Rogers, son of 1845 pioneer James William Rogers, established the business. The building was badly damaged by a fire in 1980 and the interior walls were replaced shortly after.

ca. 1940s

2015

Campbell Building

9

313-319 NE Third Street

Construction Date: 1892
Historic Name: Campbell Building
Current Business: Pura Vida/Community Plate/Twist Salon
Historic Significance: Secondary Significant
Style of Architecture: Italianate

This building was constructed in 1892 by William Campbell, a pioneer who came to McMinnville in 1858 from his native state of New York. Campbell was a blacksmith when he first came to McMinnville and he soon invested in real estate and building construction. He oversaw a committee that promoted securing the Southern Pacific Railroad line (see page 29) to be continued through McMinnville.

The front facade of the building was pressed brick and the entire second story was constructed for a dance hall. Local newspapers cheered this construction effort as quite an accomplishment as it brought new businesses to the downtown. The first tenants of the building were Dielschneider Shoes and Model Grocery. The McMinnville Dancing Club had gala balls on the dance floor located on the second story. By the 1920s the dance floor was no longer in use and the stairwell was later converted into a barbershop. Today three businesses occupy the first floor. Pura Vida and Community Plate restaurants are popular eateries and Twist Salon is a high-end salon. Be sure to take a close look at Twist Salon's intricate window displays. They have won numerous awards for their handcrafted and whimsical designs.

ca. 1911

2015

Old Telephone Register

10

401-425 NE Evans Street

Construction Date: 1902-1920
Historic Name: Old Telephone Register
Current Business: Springs Living
Historic Significance: Secondary Significant
Style of Architecture: American Renaissance

This rectangular one-story brick structure was originally two properties. The oldest portion of this building was constructed by Cully Perine in 1902 to house the Telephone-Register. The other portion was constructed ca. 1920. This portion is similar but not identical in appearance. The brick is a deeper red and there is no terra cotta ornamentation. The parapet has a central pediment and a frieze of vertically placed bricks extending across the Evans Street facade.

In 1928, Lars Bladine purchased the Telephone-Register business. His sons, Phil and Jack Bladine purchased the building in 1946 for the cost of $12,000. The Telephone-Register merged with the News-Reporter in 1953 to form the News-Register. The News-Register operated here until 1976, when it moved to their current location on Third Street. In 2001, Sherry Lewis purchased the property and added the "Stark" name at the top of the building in honor of her father.

"The 'Old News-Register' building would be an interesting museum today with its one-time row of Linotype machines, cabinets of lead type and in-floor rotary press. There's a time capsule buried in that old printing press pit." — Jeb Bladine, News-Register owner and publisher

ca. 1910

2015

Old U.S. Post Office

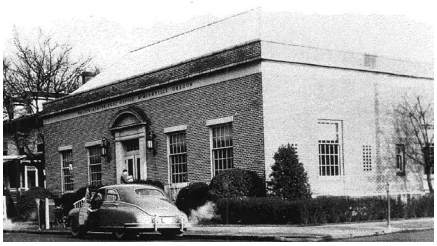
11

414 NE Evans

Construction Date: ca.1935
Historic Name: Old U.S. Post Office
Current Business: Yamhill County Clerk's Office
Historic Significance: Secondary Significant
Style of Architecture: American Renaissance

The Old U.S. Post Office is a one-story brick building with a daylight basement. The structure has a common bond brick exterior facade on all sides and sits upon a cement foundation. The roof is flat and is topped by a brick parapet. An entablature, consisting of narrow segmented cement blocks overlaying a wider cement frieze, rings the building two feet below the top. The entrance has a classical wood framed opening with a segmented arch, dentils, and fluted pilasters. The wood double doors are topped with transoms containing decorative molded wood mullions. This building was constructed for the McMinnville Post Office, which was in operation at this location until 1981. The Yamhill County Clerk's Office has resided in this building since 2006.

"As visitors enter the front lobby of the Clerk's Office, most are immediately struck by its quaint charm. Very little has changed in the lobby since it was first constructed in 1935. The polished tile & marble floors are still there as are the original wide-wood moldings. The 12" tile across the floor utilizes a unique brass spacer in place of grout adding a pleasant appeal to what normally can be overlooked. Additional marble extends up the walls like wainscoting giving the space a more refined feel. The period wood-work extends beyond the moldings to encase the porticos visitors use to interact with our team. High up toward the incredibly tall ceilings additional original wood-work gives visitors even more to admire. Then, the entire space is alive with natural light streaming in from the half-dozen over-sized (4-1/2' x 7-1/2') single-hung wood-clad windows." — Brian Van Bergen



ca. 1940s

2015

Union Block

12

403-425 NE Third Street

Construction Date: 1890
Historic Name: Union Block
Current Business: Union Block Coffee /The Old Oak/ 411 Eatery
Historic Significance: Primary Significant
Style of Architecture: Italianate

This building, known as Union Block, was constructed in 1890 for $18,000. The building is listed as being constructed by the McMinnville Building and Improvement Company. Ed Hendricks, Elsia Wright and Frank Fenton were among the 12 investors in the company. The Union Block is one of the largest 19th century commercial buildings remaining in Yamhill County. The most distinctive feature of the building is its mansard roof, which was originally surmounted by a wrought iron grill connecting chimneys and ornamental pediments. By the late 1930s the brick had been covered by stucco and much of the detail at the top of the building had been removed. The canvas awnings had been replaced with a permanent flat awning.

In 1964 the main floor business facade was altered with the removal of old windows and cast iron fronts for the placement of travertine marble and new window casements. The architectural firm of Johnson did the remodeling and created a tiled set back from the sidewalk, glass windows ceiling to ground, generous use of marble and tile, and an arched permanent awning. While the alteration has been a significant"modernization" it has not unduly changed the overall style of the building. The brick exterior has been covered with stucco and painted. Union Block has been owned by the Hendricks family for more than 130 years.

ca. 1920

2015

Wright Building

13

406-428 NE Third Street

Construction Date: 1893
Historic Name: The Wright Building
Current Business: La Bella Casa
Historic Significance: Primary Significant
Style of Architecture: Queen Anne

This 1893 Queen Anne-style commercial building is characterized by scallops, sun patterns, and intricate brickwork in the frieze. A central pediment reads E. Wright, 1893 and gives credit to the original owner. A fancy brickwork belt course is located above and below the second story windows. The ground floor has a recessed central entrance and an open entrance to the second floor located at the east end of the building. A two-story addition was added to the west elevation at the south end, which lacks the metal cornice but contains second story windows identical to the original windows.

This building is known as the Wright Building, named after Elsia Wright, who came to Oregon from Illinois in 1871. Wright had a harness business and began constructing commercial buildings in McMinnville in 1892. He was also an investor in the Union Block property, and was a notable citizen, serving the McMinnville City Council in the 1890s. The Wright Building cost $12,500 to construct and has a central-steam heating plan with three boilers located in the basement. This was heat was sold to other downtown merchants until the 1960s. The Wright Building was home to McMinnville's second largest full service department store, Millers Department Store. Today the first floor is home to La Bella Casa, a boutique home decor store.

ca. 1920

2015

JC Penny Building

14

520-532 NE Third Street

Construction Date:1928
Historic Name: Frank W. Fenton Building
Current Business: Eola Hills /Softwear & Co./ Inner Oasis
Historic Significance: Secondary Significant
Style of Architecture: California Mission

The JC Penny building, known historically as the Fenton building, is a two-story rectangular brick structure with a sloping tiled parapet wall. The name Fenton is incised in concrete above the arch opening.

Frank W. Fenton was born in Mississippi in 1859 and moved to Oregon with his family in 1865. He studied law under Killin and Moreland of Portland and under his brother, W.D. Fenton of Lafayette. In 1883 he was admitted to the bar and formed a partnership with his brother that same year. He practiced law in McMinnville, and was instrumental in developing properties within the city.

The Fenton Building was designed by architect O.S. Combs, and contracted by J.F Clements. It was constructed for the JC Penny Store. Maple floors were laid in the interior of the building. JC Penny was located in this building from the 1928- 1990s. Currently there are various retail businesses located inside.

ca. 1950s

2015

U.S. National Bank Building

15

445 NE Third Street

Construction Date: ca. 1908
Historic Name: U.S. National Bank Building
Current Business: NW Food & Gifts
Historic Significance: Primary Significant
Style of Architecture: 20th Century Commercial

Built in 1908 to house the U.S. National Bank, this rectangular, flat-roofed, two-story building has a flat parapet with a projecting wooden cornice. Second floor windows are Chicago style wood frame with fixed central panels and one over one double-hung sash on either side. A small-tile diamond shape is located at the base of either side of the two windows on the Third Street facade. A wooden belt course projects between the stories and the storefront wraps around one bay to the east side. The east side has been altered with scored stucco. Aluminum windows replaced the original windows and other alterations were done in 1965.

Today this building is home to N.W. Food and Gifts where locally made gifts, gourmet food and fine wine can be purchased. The original bank vault door is still intact and located inside.

ca. 1913

2015

Hotel Elberton

16

503-513 NE Third Street

Construction Date: 1905
Historic Name: Hotel Elberton
Current Business: McMenamins Hotel Oregon
Historic Significance: Primary Significant
Style of Architecture: Richardsonian Romanesque

The tallest building in downtown McMinnville, Hotel Elberton is a rectangular four-story brick building. The ground floor has been altered on both facades. A small neon sign at the top of the southwest corner of the building reads "Hotel Oregon." Originally built with just two floors, Hotel Elberton was constructed in 1905 for $15,000 by local developers Fenton & Link. It was the most elegant hotel in town at the time with 26 rooms, a barbershop, a cigar store and ladies' parlor. Lodging was priced between $.75 and $1.00 per day. Hotel Elberton was managed by Thomas A. White and immediately became a popular meeting place for McMinnville residents and visitors.

The third and fourth floors were added in 1912 but not finished on the interior. The main lobby served for several years as a bus depot. In 1932, with the addition of an elevator came a name change to the Hotel Oregon which was in business until 1967. Various businesses occupied space in this building throughout the next two decades but the property value continued to decline. By 1976, the estimated value of the building was $40,000 which would be about $170,000 today. In 1999, the property was renovated and reopened to its original glory as McMenamins Hotel Oregon, the largest historic hotel building in Yamhill County. Be sure to check out the rooftop restaurant to experience one of the best views in downtown McMinnville.

ca. 1910

2015

Cooks Hotel

17

502 NE Third Street

Construction Date: 1886
Historic Name: Cook's Hotel
Current Business: Mack Theater and Serendipity Ice Cream Parlor
Historic Significance: Primary Significant
Style of Architecture: Italianate

This large rectangular three-story stuccoed brick Italianate building, built in 1886, has a flat roof and a decorative pressed metal-bracketed cornice. Stuccoed belt courses articulate the story divisions. The Third Street facade originally had four bays but now has two as a result of the Mack Theatre being installed in the eastern half of this facade. The northwest corner of the building is one bay wide with a "clipped" corner entrance. There is a concrete block building attached to the hotel which was built in 1946.

The building was erected in 1886 by L. H. Cook of McMinnville and was known historically as the "Cook's Hotel." The building was described at the time as a three story brick building with plans drawn by B.F. Fuller. Fuller was a farmer and the brother-in-law of Lyman Hall Cook, who built the hotel. The original hotel housed 28 bedroom chambers. It had a billiard hall, bridal chamber, an elegant second floor parlor and a large dining room where meals cost 25 to 50 cents. By 1890 the hotel was referred to as The Commercial House with lodging at the cost of $1.00- $2.00 per day which would be approximately $27.00- $53.00 today. Currently, a Victorian-era ice cream parlor, complete with a player piano anchors the corner storefront. Contrary to popular belief, Mack Theater is not named after McMinnville, but rather the Mattechecks, its first proprietors.

ca.1915

2015

Old Elks Building

18

520-532 NE Third Street

Construction Date:1908
Historic Name: Old Elks Building
Current Business: Currents Gallery/ R. Stuart Wine Bar/ Crescent Café/ Mes Amies/ Accessory Appeal
Historic Significance: Primary Significant
Style of Architecture: 20th Century Commercial

This building was constructed in 1908 for the McMinnville's Elk Lodge. The top floor was occupied by the lodge rooms, and the lower floor had numerous small shops. In 1912, the first floor was divided into four sections; a dry good store, a statuary, a restaurant and the Gaiety Movie Theater. The ground floor has been altered.

Since the early 1930s the second floor was a vacant space except for the 1960s, when the ballroom was used as a teen center. In 1993, the second floor was completely renovated by Matt and Marilyn Worrix, and now houses 10,000 square feet of living space, including a ballroom. From 1908 to 1920, the basement of this building was a Chinese restaurant and housed many Chinese immigrants. Currently the basement is privately owned and many of the original artifacts from the Chinese families living and working there can still be found. See pages 32 and 33 for more information.

"The fact that most of the second story sat empty for sixty years created a unique opportunity to simply restore the property. It was like a time capsule. It did take a lot of work but there was so much to work with. We have always loved the Arts and Crafts style and the second floor is such a perfect example of that period." — Marilyn Worrix, Building Owner

1983

2015

Odd Fellows Hall

19

535-545 NE Third Street

Construction Date: 1909
Historic Name: Odd Fellows Hall
Current Business: Honest Chocolates/ Lumos Wine/ Terra Vina Tasting Room/ 3rd Street Flats
Historic Significance: Primary Significant
Style of Architecture: 20th Century Commercial

This three-story rectangular brick building is covered with stucco and an aggregate material on the Third Street facade. There are two storefront bays on the Third Street facade and one entrance to the second floor at the south end. This entrance has an original sign above the opening which reads "I.O.O.F." A plaque is located on the east corner with the inscription, "Occidental Lodge No. 30, June 26, 1909". The International Order of Odd Fellows had this building constructed for their use in 1909. The building replaces an earlier I.O.O.F Hall on the same site constructed in 1887.

The building was sold for $80,000 in the late 1980s to Barbara and Dwight Sidway. After renovation and refurbishing were completed the building was sold two years later for more than $2 million. In 2014, 3rd Street Flats Boutique Hotel received an award for best interior renovation of the second and third floors. Be sure to stroll by the two tasting rooms and chocolate shops on your way to the next historic property.

ca. 1911

2015

O'Dell Building

20

601-609 NE Third Street

Construction Date: ca. 1904
Historic Name: O'Dell Building
Current Business: The News-Register
Historic Significance: Primary Significant
Style of Architecture: 20th Century Commercial

This two-story stucco-covered square brick building was constructed ca. 1904. The entire southwest portion of the ground floor was cutaway in the 1920s to accommodate automobiles and gasoline pumps. The roof is flat and only a simple ledge articulates the cornice line. The building was erected by prominent lawyer Frank W. Fenton.

The cutaway portion has since been enclosed. Tony Christianson and Russell Turner had a battery shop in the building prior to 1919. During the 1920s, Dick Wilson and Charles Newman ran a Plymouth agency in the building. O'Dell's, which had been in business across the street since 1924, moved to this location in 1933. The News-Register, McMinnville's local newspaper, moved into adjacent property in 1976 and into the O'Dell Building in 1981. The Bladine family, owners of the newspaper, purchased the half block complex in 1985, and in 2001 remodeled the O'Dell Building into the newspaper's front entrance and news department.

"40 years of anchoring this corner of downtown McMinnville has given our family and business great appreciation for the importance of a healthy and vibrant downtown. It's been a front row seat to core area revitalization, and a perfect place to experience, work and play with the diverse people of our extended community." Jeb Bladine, Building Owner

ca. 1904

2015

Jameson Hardware

21

608 NE Third Street

Construction Date:1917
Historic Name: Secondary Significant
Current Business: McMinnville Ballet Studio
Historic Significance: Secondary Significant
Style of Architecture: Craftsman

The former Jameson Hardware Building was constructed by J.L Fletcher after 1917 and first occupied by R.M Wade and Company. Later, Evans and Jameson operated their hardware business in the building. Jameson bought out Evans in 1915 and in 1921, Harold Taylor bought into the business. The four upstairs apartments were occupied by Dr. Wood, the Jameson's, and the librarian, Mrs. Barton. Howard Taylor bought the property in 1932.

Taylor Dale Hardware was in business from 1933-1993.
Currently the building is home to a ballet studio, and there are five apartments on the second floor.

ca. 1950s

2015

Eggleston Block

22

701-711 NE Third Street

Construction Date: 1928
Historic Name: Eggleston Block
Current Business: Thai Country Restaurant and the Deluxe Billiard Parlor
Historic Significance: Secondary Significant
Style of Architecture: California Mission

The Eggleston Block was designed by architect O. S. Combs; A. F. Arthur was the general contractor. This building replaced a wooden structure, the Commercial Hotel, which was destroyed by a fire. The building was originally constructed in 1928 to house Hotel Bays. It is a rectangular two-story stuccoed concrete building with a low pediment in the middle and at the corner of the parapet on both facades. The storefront at the westernmost end has been cut away so the door is on the corner with a newer metal support post. This building was originally known as the Eggleston Block. The cost of the building and the property on which it is located was placed at $50,000. Hotel Bays occupied the entire second floor and had lobby space downstairs.

"We do now and have always seen great potential in this building. We are currently looking at bringing it back to its full potential as a hotel. We envision a new, modern Douglas Hotel, while keeping the historical charm of the building." — Lucetta Elmer, Building Owner

ca. 1912

2015

Henderschott House

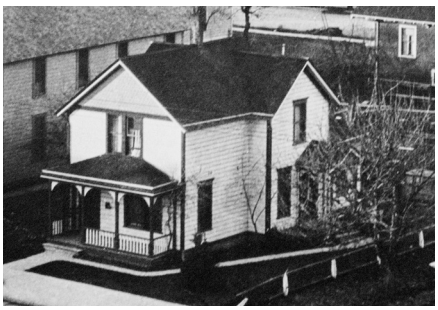
23

729 NE Third Street

Construction Date: ca. 1895
Historic Name: Henderschott House
Current Business: Bistro Maison
Historic Significance: Historic Non-Contributing
Style of Architecture: Queen Anne Victorian

This two-story wood frame gable roof house was originally a symmetrical T-shaped plan. The property has since been substantially altered on all elevations. The front porch has been extended across the front of both the original and newer addition. The building exhibits Queen Anne detailing such as fish scale shingles and fancy cut woodwork on the front porch post brackets. Due to the substantial alterations done to this building in the 1980s and its non-commercial building type, this property has been determined Historic Non-Contributing.

Built in 1895 by George Henderschott, this is one of the oldest wood framed structures in the downtown area. At one time it was used as a wayside station for the interurban electric rail line. In 1895, George and Della Hendercshott moved to McMinnville and operated the Commercial Hotel from 1896 to 1908. The Commercial Hotel was located on the present day location of Eggleston Block. Today, Bistro Maison, an award-winning French bistro, is a popular date night spot for tourists and locals alike.



ca. 1912

2015

Southern Pacific Railroad

24

741 NE Third Street

Construction Date: 1912
Historic Name: Southern Pacific Railroad
Current Business: Portland & Willamette Railroad
Historic Significance: Secondary Significant
Style of Architecture: Craftsman

In July of 1879 the Western Oregon Railroad provided McMinnville with its first rail connection and stimulated development of the town. This craftsman-style depot was constructed in 1912 with the arrival of the electric interurban rail service between Eugene and Portland. Diesel locomotives replaced the old steam locomotives in 1953. This rectangular one-story hipped-roof train depot is of brick construction with wood detailing. A front canopy extends more than twenty feet over a cement platform.

ca. 1912

2015

The original train depot was first established in the city of McMinnville in 1880 when the Western Oregon Railroad built a mainline going south. This building was demolished after the new railroad depot was constructed in 1912.

Original McMinnville train depot ca. 1906

2015

Old City Power Plant

25

455 NE Irvine Street

Construction Date: 1926
Historic Name: Old City Power Plant
Current Business: Elizabeth Chambers Cellar
Historic Significance: Not listed as part of the Historic District
Style of Architecture: 20th Century Commercial

This rectangular brick one and one-half story building has a flat roof with a plain concrete cornice at the rooftop. It was constructed in 1926 and its brick pattern is common bond. One of the most defining features of this building is the one and one-half story high windows on all sides with 15 to 25 lights per window. At the southeast corner of the building the main entrance has three one and one-half story high semi-circular arched brick windows with fanlights. The main entrance has plain entablature and double hung doors with full-length glass. On the north side there are three equidistant wood doors with entablature work above each.

This building housed the diesel engines, which supplemented power production for the city between 1926 and 1978. The municipal electric operational center offices were housed here until the late 1980s before the building was converted into a winery and tasting room. A major interior renovation was completed in 2014 with all of the windows that were once boarded and painted over were scrapped clean and brought back to their original grandeur. Today this building houses Elizabeth Chambers Cellar Winery and Tasting Room. Stop in for a glass of wine and sit outside on their lush backyard patio.

ca. 1935

2014

Houck's Flouring Mill

26

855 NE Fifth Street

Construction Date: 1888
Current Business: Buchanan Cellers
Historic Name/Use: Houck's Flouring Mill
Significance: Listed Individually on the National Register
Style of Architecture: Mill Industrial

The original structure is five and one-half stories, constructed of wood beams with wood flooring and siding, which has been covered over with corrugated metal. A later building addition was made on the east end of the original building. It has a medium gable roof with shed roof protrusion on the north, also covered with corrugated siding. In 1888, Barnekoff and Allyn built a flouring mill on this property; this is the tall, central building in the complex today. Houck had acquired the mill by 1900 and operated it until the 1920s when Buchanan Cellers bought the operation. The mill operated until 1980.

In 2007, the business re-branded back to the historic Buchanan Cellers name. While this building has operated under different names, it has been a grain and feed store since its inception.

"Everyday at Buchanan Cellers, we work alongside historic relics, walk on 125 year old wood plank floors under huge fir beams that were hewn from logs salvaged in the Tillamook burn. It's truly a step back in time and a chance to explore first hand a part of our community's treasured history." — Mary Beth Branch, marketing director for Buchanan Cellers

1910

2015

Chinese Immigrants

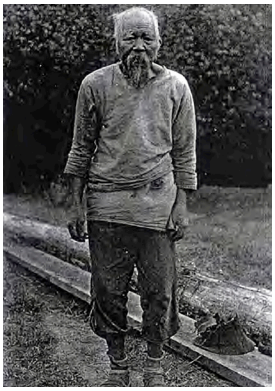
The basement of the Old Elks Building housed a Chinese restaurant from 1908 to 1920. The basement covers an area of about 9,000 square feet. Chinese immigrants who came to Oregon were forced into the most dangerous jobs and were generally mistreated.

Until 1964, many Oregon cities, including McMinnville, prohibited Chinese residents from operating businesses within the city limits. Some Chinese residents operated brothels, gambling parlors and opium dens like the one in the basement of the Old Elks Building. It also provided a place for traveling Chinese to sleep. A number of stoves, sinks and washtubs used by the Chinese were also found in the basement area. See next page for images. (This area of the building is not open to the public.)

Asians were forbidden to own property within McMinnville city limits. Many Chinese men were hired temporarily for long hours and little pay. Chinese men were from the Guangdong Province and spoke Cantonese. Diet consisted of primarily rice and dried fish.

Louie Loy, aka “Chinaman,” was born in China in 1826. He lived in Yamhill County for 54 years in a shack along the North Yamhill River. Loy died in 1930 at age 104. See black and white photo on the next page.

ts in McMinnville



At a glance...

1820

The first Chinese immigrants came to the U.S.

1848

Gold was discovered in California, which drew more Chinese men to America. The Chinese population in Oregon grew from 450 to 2,716 between 1850 and 1851.

1882

The Chinese Exclusion Act forbids Chinese workers to enter the U.S., as Chinese were denied citizenship. Population in Oregon fell from 10,000 to 2,000 between 1890 and 1930.

1965

The 1965 Immigration Act encouraged Chinese immigration to the U.S.

"But you know McMinnville did have a dark side..." "Not only that, but there were other things. We had a family that owned a restaurant in town, they were Chinese and not allowed to live here...It's good to talk about all the positives, but we have to recognize that we weren't perfect, and the fact that we went along with it..."

-Verne Duncan and Laurel Adams

Downtown McMinnville has been the heartbeat of Yamhill County since before it was incorporated in 1876. The McMinnville of today is rich in history and small town charm, while providing amenities typically only associated with much larger cities.

The latter can be attributed in great part to the wealth of wineries in the area. Great wine naturally deserves excellent food, which leads to a need for wonderful and varied overnight accommodations, and, of course, for superior coffee and breakfast in the morning.

Quaint boutiques, unique shops, and local galleries abound. Music fills the air from our Farmers Market performers and outdoor concerts all summer long, and pours out of our restaurants and pubs on winter evenings.

Welcome to Oregon's Favorite Main Street!

The information found in this brochure and on our website was compiled and recorded to the best of our ability. Please note: We are eager to make any additions and corrections to these documents as needed. If you have any information that you feel could benefit this project, please contact the McMinnville Downtown Association.

Thank you!

This project would not have been possible without the generous support from our local community members and volunteers. More than 1,000 hours went into researching, compiling information, conducting oral history interviews, developing the historicmac website, and creating this brochure. We view this project as constantly evolving and encourage any additional information, photos artifacts or memories you may want to share.

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McMinnville