McMINNVILLE

HISTORIC PRESERVATION PLAN

City of McMinnville, Oregon

Adopted [DATE]

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Historic Landmarks Committee

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Front Cover: Historic view of Cowls and Third, looking east. Courtesy Historic McMinnville.

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1. EXECUTIVE SUMMARY

In 2017, the City of McMinnville began the process to develop a Historic Preservation Plan (the Plan) to guide the city's historic preservation efforts for the next 15-20 years. The City of McMinnville received a grant from the Oregon State Historic Preservation Office (SHPO) to assist in the preparation of the historic preservation plan. Historic preservation is about preserving the buildings, structures, sites, and objects of our past. But more than that, historic preservation helps us ask questions about our history and what to preserve from our past for future generations. William Murtagh, the first keeper of the National Register of Historic Places, summarized historic preservation in his book *Keeping Time: the History and Theory of Preservation in America*, stating, "It has been said that, at its best, preservation engages the past in a conversation with the present over a mutual concern for the future."

A historic preservation plan is the result of a process through which a community establishes its vision, goals, and priorities for the preservation of its historic resources. It is a city planning document that will help steer the city's historic preservation program.

1a. Summary of Goals & Policies

The goals and policies for the City of McMinnville's historic preservation program are described in full in Chapter 5. Through background research and conversations with community members, three goals have been identified to guide preservation:

- Goal 1: Increase Public Awareness and Understanding of McMinnville's History and its Historic Preservation Program
- Goal 2: Encourage the Preservation and Rehabilitation of Historic Resources
- Goal 3: Document and Protect Historic Resources
- Goal 4: Increase Heritage Tourism

It was clear that public outreach and fostering an increased understanding of the details of historic preservation should be the first goal for the City of McMinnville's historic preservation program. The charm of the downtown historic district is unmistakable, but historic preservation is more than charm and has significant cultural, economic, and environmental benefits. City historic preservation programs and preservation ordinances are primarily reactive in nature. However, increasing public outreach and awareness can make McMinnville's program more proactive. Promoting public awareness of historic preservation will help support the preservation and rehabilitation of historic resources and help the public see the value in documenting and protecting them.

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2. INTRODUCTION

This chapter states the purpose of the Historic Preservation Plan (Plan), the process the City and its consultants followed in developing the Plan, and the benefits of historic preservation.

2a. Plan Purpose

This Plan outlines the essential components of a viable historic preservation program as an integral part of McMinnville's community planning for its future. Buildings and structures from the past not only provide tangible links to McMinnville's rich history but they also enhance quality of life, foster economic development, create an authentic and unique sense of place, and build community pride. This Plan is a guiding document that identifies the community's priorities for the preservation of historic resources and sets forth related goals, policies, and action steps toward their implementation.

In 2017, the City of McMinnville and its Historic Landmarks Commission (HLC) set out to create a Historic Preservation Plan to guide preservation planning efforts for the next 15 to 20 years. The City of McMinnville received a grant from the Oregon State Historic Preservation Office (SHPO) to prepare this plan. Historic preservation is about preserving the buildings, structures, sites, and objects of our past. But more than that, historic preservation helps us ask questions about our history and what to preserve from our past for future generations. The city's historic character is vital to the city's identity, economic growth, and appeals to residents and visitors alike.

This historic preservation plan is the result of a process through which stakeholder and community input established the vision, goals, and priorities for the preservation of McMinnville's historic resources. It is a city planning document that helps steer the city's historic preservation program. The historic preservation plan for McMinnville provides guidance on how to achieve those goals identified by the community. The historic preservation plan includes a brief overview of the city's history, architecture, and historic development patterns as well as review of the historic preservation program.

It will be used by the City and its preservation partners to guide and monitor preservation efforts in the community.

2b. Plan Process

This process began when the City hired consultants, Northwest Vernacular, in late 2017. Northwest Vernacular reviewed the city's historic preservation program and relevant ordinances and associated planning documents. The consultants met with City staff in January 2018 and drove and walked through the city to better understand its unique historic resources and their distribution. The consultants launched the preservation plan process in February 2018 with a public meeting. They worked with staff to create a community survey related to historic preservation, which was distributed through the HLC's email distribution list and shared throughout the community. In addition to the community-wide survey, the consultants interviewed a range of community stakeholders to learn more specifically about historic preservation in McMinnville

and its needs. See Appendix A for the community survey questions, a list of stakeholders interviewed, and more specific results.

In analyzing the stakeholder and community feedback, it became clear that there are two general issues related to historic preservation in McMinnville: a lack of public awareness about the benefits, opportunities, programs, and tools related to of historic preservation and a shortage of means to maintain historic properties (financial and/or know-how).

After gathering feedback from city staff, the HLC, and the community, Northwest Vernacular drafted the goals, policies, and proposals to address these two issues (and others) and chart a path forward for the program. After developing these goals, policies, and proposals, the consultants presented the draft plan at a public meeting in May 2018. Additional feedback was received at this meeting and incorporated into the plan. The consultants meet with staff and reviewed their edits, submitting a final draft in July 2018.

2c. Benefits of Historic Preservation

Historic preservation is more than just protecting old buildings – historic preservation provides communities with environmental, economic, and cultural benefits. More specifically, historic preservation can help stabilize property values, capitalizes on existing public investments, creates jobs, promotes downtown revitalization, and encourages tourism.

Because PLACE matters.

– Restore Oregon

Historic preservation promotes sustainability with its emphasis on reusing quality building materials. Repurposing existing buildings and structures reduces the need for new construction and its consumption of resources (i.e., land, energy, materials). Furthermore, historic preservation recognizes the embodied energy in existing buildings. According to the National Trust for Historic Preservation's Preservation Green Lab, "Embodied energy is required to produce a building. It includes the up-front energy investment for extraction of natural resources, manufacturing, transportation, and installation of materials, referred to as initial embodied energy."[1] In addition to the embodied energy in historic resources, historic preservation policies capitalize on public investments already made in a community. Preserving historic properties values the investment already made in those properties from their original construction and ongoing maintenance.

For more information on the sustainability of historic preservation, visit the Advisory Council on Historic Preservation's webpage at: http://www.achp.gov/sustainability.html

Historic preservation has cultural benefits to a community and place, too. Historic preservation practices help retain neighborhood character, which contributes to a community's unique sense of place. People live, work, or simply pass by historic buildings in their community every day and these buildings are a part of the community's history. Historic preservation also has aesthetic value which can help promote downtown revitalization efforts and heritage tourism. The National Trust for Historic Preservation's National Main Street Center program was launched in 1980 to help return economic vitality to historic

1. Preservation Green Lab, "The Greenest Building: Quantifying the Environmental Value of Building Reuse," (National Trust for Historic Preservation, 2011), 16, http://forum.savingplaces.org/HigherLogic/System/DownloadDocumentFile.ashx?DocumentFileKey=5119e24d-ae4c-3402-7c8e-38a11a4fca12&forceDialog=0 (accessed May 2, 2018).

downtowns. The program was rebranded in 2015 as the Main Street America™ Program. McMinnville is a member community, utilizing the Main Street Approach. Since the program's founding in 1980, over $70 billion has been reinvested in historic downtowns, creating 584,422 net jobs and rehabilitating over 268,000 buildings.[2] The McMinnville Downtown Association (MDA), a non-profit that was founded in 1986, partners with member businesses to ensure the vitality of McMinnville's historic downtown and utilizes the Main Street Approach. This approach has four points: economic vitality, design, promotion, and organization.

In his book, *The Economics of Historic Preservation*, Donovan Rypkema of PlaceEconomics, states that "virtually every example of sustained success in downtown revitalization—regardless of the size of the city—has included historic preservation as a key component of the strategy."[3] In McMinnville, historic preservation has contributed to its successful heritage tourism industry. In 2017, Visit McMinnville, McMinnville's a full-service marketing group dedicated to enhancing McMinnville's economy through the promotion of tourism, published a visitor survey. According to the survey, 65% of those surveyed sited visiting Downtown McMinnville as one of the locations they visited during their trip.[4]

More recently, studies have been conducted to demonstrate the economic benefits of historic preservation. In 2011, the ACHP published a report prepared by Donovan Rypkema and Caroline Cheong of PlaceEconomics with Randall Mason, PhD, of the University of Pennsylvania. While their study makes it clear that more research needs to be conducted, the study does state,

> *[H]istoric preservation has become a fundamental tool for strengthening American communities. It has proven to be an effective tool for a wide range of public goals including small business incubation, affordable housing, sustainable development, neighborhood stabilization, center city revitalization, job creation, promotion of the arts and culture, small town renewal, heritage tourism, economic development, and others.*[5]

Preservation activities have been shown to create jobs, particularly local jobs. In rehabilitation projects, unlike new construction, labor typically accounts for 60-70% of the total cost.[6]

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2 Main Street America, "Main Street America: Nationally Recognized, Locally Powered," Main Street America (2017), https://higherlogicdownload.s3.amazonaws.com/NMSC/390e0055-2395-4d3b-af60-81b53974430d/UploadedImages/About_Us/Main_Street_America_One-Pager_2017.pdf (accessed July 19, 2018).

3 Donovan Rypkema, "The Economics of Historic Preservation, National Trust for Historic Preservation, Washington, DC, 2005 (2nd edition).

4 RRC Associates, "McMinnville Visitor Survey, Summer/Fall 2016 Final Results," prepared for Visit McMinnville (November 2016), 17, http://visitmcminnville.com/wp-content/uploads/2018/01/McMinnville-Summer-2016-Final-Report.pdf (accessed May 2, 2018).

5 PlaceEconomics and Randall Mason, PhD, "Measuring the Economic Impacts of Historic Preservation," prepared for the Advisory Council on Historic Preservation (November 2011), 1, http://www.preserveamerica.gov/docs/economic-impacts-of-historic-preservation-study.pdf (accessed May 2,

6 "12 Economic Benefits of Historic Preservation," National Trust for Historic Preservation (2011), http://my.preservationnation.org/site/DocServer/Economic_Benefits_of_HP_April_2011.pdf?docID=9023.

In 2013, David J. Brown of the National Trust for Historic Preservation wrote,

> *Historic preservation is a true economic engine. Researchers have found that $1 million invested in historic rehabilitation produces more jobs, income and state and local taxes than $1 million invested in new construction, highway construction, machinery manufacturing, agriculture or telecommunications.*[7]

While the effects of historic designation on property values varies, studies seem to indicate that it increases or at least stabilizes property values.

The ACHP has a listing of states that have conducted studies on the economic impacts of historic preservation. While Oregon does not have a report, Washington, California, and Utah have reports. The ACHP list of studies is available at: http://www.achp.gov/economic-statewide.html.

7 David J. Brown, "The Economic Power of Preservation," The National Trust for Historic Preservation, March 22, 2013, https://savingplaces.org/press-center/media-resources/the-economic-power-of-preservation#.W1DeHNhKg0o (accessed July 19, 2018).

3. HISTORIC CONTEXT

3a. Historic Context & Development Periods

McMinnville's growth is a testament to the economic importance of agriculture and railroad connections. Centrally located within the South Yamhill River Valley, agricultural production in the surrounding valley supported commercial and industrial growth within the city. These deep agricultural roots remain evident today in the surrounding agricultural landscape.

During the area's developmental 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 witnessed 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 rate with continued growth through the following decades. The build out of housing, commercial, and industrial growth followed suit with brief drops during the Great Depression and World War II followed by a resurgence during the 1950s and 1960s.[1]

***"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."*

- Historic McMinnville, Walking Tour

- Pre-Settlement History (pre-1844)
- Settlement and Early Development (1844-1879)
- Entry of the Railroad and Development of Industry (1879-1903)

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

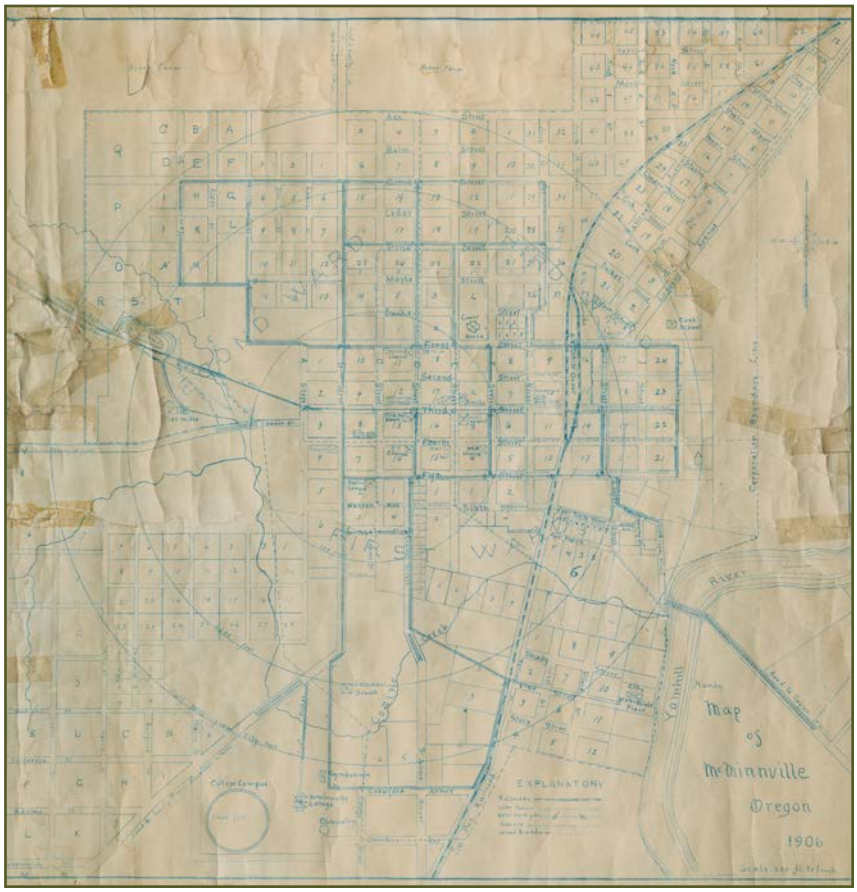
- Motor Age, Boom and Bust (1903-1940)
- World War II and the Post-war Years (1941-1965)

Pre-Settlement History

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.

Settlement and Early Development (1844—1879)

Euro-American settlement began in the area now comprising much of northwestern McMinnville in 1844 when John G. Baker filed a claim for just over 635 acres of land. Other emigrants to the area soon joined Baker; these emigrants included William Newby, Samuel Cozine, Nehemiah Martin, and Madison Malone. These early settlers established wheat farms in the area and sold to William Newby and shipped harvested wheat from nearby Lafayette.



"Map of McMinnville, Oregon, 1906." Courtesy Historic McMinnville.

More settlers arrived in the area following the passage of the Oregon Donation Land Act by the U.S. Congress in 1850. The land act encouraged settlement in the newly formed Oregon Territory (1848), but also established the Office of Surveyor-General of Oregon, and provided for the public land surveys.[2] Single white men who had arrived in Oregon Territory prior to December 1, 1850, could claim up to 320 acres; if the man was married, his wife could claim an additional 320 acres for a total of 640 acres. The act stipulated that the man must live and work the land for four years before receiving title. The land act also allowed men who had arrived between December 1, 1850, and December 1, 1853, (later extended to

2. Champ Clark Vaughan, A History of the United States General Land Office in Oregon (U.S. Department of the Interior, Bureau of Land Management, 2014), 12, https://www.blm.gov/or/landsrealty/glo200/files/glo-book.pdf.

1855) to claim up to 160 acres of land if they were single and 320 acres if they were married.[3] As the Oregon Donation Land Act took effect, the population in the Willamette Valley grew. The 1862 Homestead Act replaced the Donation Land Act.

"Cowls and Third." Courtesy Historic McMinnville.

As more settlers arrived to the area, a community developed around the donation land claim of William Newby, who constructed a grist mill in 1853 (near the west end of present-day 3rd Street). Commerce grew as local farmers bringing their harvest to the grist mill and Solomon Beary opened the first general store adjacent to the mill. The first post office opened in 1855. Newly arrived settlers sought permission from Newby to construct their homes on his land claim. Newby had a 5-acre townsite surveyed on his land claim; the plat for the town was drawn in 1856 and Newby named it McMinnville after his hometown of McMinnville, Tennessee. Although followed for several years, the plat was officially filed with the Yamhill County Courthouse in 1865. Refer to "Map 1. 1852 (upper) and 1860 (lower) Government Land Office Map Overlays" on page 93.

In the meantime, a business district began to form along 3rd Street. By 1871, the town had five general stores, two drug stores, two wagon shops, four blacksmiths, two cobblers, a furniture store, a barber, a saloon, a hotel, a livery stable, two boarding houses, a land agent, a jeweler/watchmaker, a butcher, a photographer, two doctors, a dentist, two lawyers, a tin store, and a saddler. The town also had two operating flouring mills, the college, a sash and door factory, two churches, and several fraternal organizations. McMinnville was incorporated as a town in 1876 with a mayor-council form of government.

Entry of the Railroad and Development of Industry (1879—1903)

McMinnville, first as a town and then as a city (incorporated in 1882), flourished with the arrival of a railroad connection. The Western Oregon Railroad Company incorporated in 1879 and began to extend a rail line to McMinnville. Once the railroad arrived, McMinnville became the dominant city in the region. Oregon City merchants Jacob Wortman and his son John Wortman established a bank in McMinnville in 1884, the First National Bank of McMinnville, cementing the new city's status. The city's economic growth reflected its population growth; between 1880 and 1890, McMinnville grew from 400 residents to over 1,300.[4]

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3. Margaret Riddle, "Donation Land Claim Act, Spur to American Settlement of Oregon Territory, Takes Effect on September 27, 1850," HistoryLink.org Online Encyclopedia of Washington State History (2010), http://www.historylink.org/File/9501 (accessed February 23, 2018).

4. Several population statistics exist for McMinnville during this period, with the Oregon Blue Book indicating the population had boomed to nearly 2,500 while the Oregon Secretary of State estimated it more conservatively at 1,368.

"Lights on 3rd Street." Courtesy Historic McMinnville.

By 1887 the city was the county seat and by 1888 was providing electricity to every building as part of a combined municipal electricity and water/sewer system. Between 1888 and 1892, seventeen new additions to the city were platted. Brick buildings lined the business district on 3rd Street with macadamized streets and a mixture of plank and "artificial stone" (cement) sidewalks. During this period, another bank arrived in the city and two newspapers provided residents with news. A nationwide economic depression started in 1893 and extended through 1897, briefly slowing growth until recovery started circa 1900.

Motor Age, Boom and Bust (1903—1940)

This period marked the arrival of the automobile. Most of the garages added to the houses surveyed were built during this period. The city was amid a 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 city with Portland and cities to the south. Building construction grew considerably from 1900 to 1909 relative to pre-1900 construction, and then nearly doubled during the 1910s.[5]

Population growth continued between 1910 and 1940, increasing from 2,767 in 1920 to 3,706 in 1940.[6] New industries established in the city and surrounding area included including a small foundry, a machine shop, a planning mill, a creamery, and an incandescent and arc light factory. The launch of Prohibition in 1919 devastated the hops industry, the area's second-most profitable crop, motivating farmers to diversify their products to include legumes, clover, and animal products.

5. Analysis based on City of McMinnville GIS data and estimated building construction dates. As of 2018 110 properties remain in the city attributed to the 1800s, with 127 attributed to 1900-1909, 230 attributed to the 1910s, 179 attributed to the 1920s, 237 attributed to the 1930s, and 511 attributed to the 1940s. These numbers reflect only remaining buildings and does not account for buildings demolished to construct later buildings but does provide a general context to quantity of construction for these periods.

6. Robert S. Farrell, Jr., Oregon Blue Book 1945-1946 (State Printing Department, Salem: 1945), 290 in SWCA.

The nation's Great Depression started with the 1929 stock market crash and lasted just over a decade until the industrial ramp up during the late 1930s and the United States' entry into World War II in 1941. Prior to the stock market crash, 1928 had been an active year in building construction for the city. However, existing building stock (as of 2018) built during the 1930s rivals the level of construction during the 1910s. During the 1930s, several innovations did occur in the city and surrounding region. Cooperative creameries opened up in the area with the Farmer Cooperative Creamery opening in McMinnville in 1939. Turkey farming and processing also started in the area.

World War II and the Post-war Years (1941—1965)

The United States' entry into World War II after the bombing of Pearl Harbor on December 7, 1941, had profound consequences nation-wide as men were drafted and production shifted to support the war effort. In McMinnville, the U.S. Army established an airfield just outside the city in 1942. The airfield transferred to city ownership after the war. Building construction within the city jumped significantly during the 1940s and held to a high volume of construction through the 1950s before starting to slow in the 1960s.[7] Residential growth from this period extended predominately to the north and northeast of the historic residential areas along the north side of downtown.

After the war, several new industries were established in McMinnville. The Yamhill Plywood Company, with financial investment from McMinnville citizens, arrived in 1955. A manufacturing facility for Rex Mobile Homes as constructed in 1956. Nelson Paint Company and Northwest Fabrics, Inc. were established in the city in 1960 and 1961, respectively. Bradley Frozen Foods, Inc. was founded in 1964 and L & W Food Products in 1965.

3b. Historic Property Types & Architectural Styles

Property Types

Commercial

The earliest extant commercial buildings in McMinnville date to the 1880s. The first period of permanent commercial construction in McMinnville occurred between 1881 and 1912 as property values and potential commercial revenue supported the greater monetary investment in building construction. These structures, typically brick in construction and 1- to 2-stories tall, replaced earlier, wood-frame, commercial buildings. The city's historic commercial corridor runs along 3rd Street and was listed as a historic district in the National Register in 1987.[8] The oldest extant commercial building within the district is the Schilling Building (1884) at 238 E 3rd Street. Architecturally, these buildings tended to exhibit Italianate and Queen

7. Analysis based on City of McMinnville GIS data and estimated building construction dates. As of 2018 511 properties remain attributed to the 1940s, 566 attributed to the 1950s, and 484 attributed to the 1960s. These numbers reflect only remaining buildings and does not account for buildings demolished to construct later buildings but does provide a general context to quantity of construction for these periods. Of note, construction increased dramatically during the 1970s, with 1,049 properties attributed to the 1970s and then another 4,496 properties attributed to the next nearly four decades from 1980 to 2018. The bulk of these last four decades of growth has occurred predominately to the west and southwest of downtown.

8. Northwest Heritage Property Associates, "McMinnville Downtown Historic District," National Register of Historic Places Nomination (Salem, Oregon: State Historic Preservation Office, 1987).

Anne stylistic influences, often with higher levels of exterior detailing than subsequent periods. Retention of these buildings provides an important character anchor for the city and a direct physical link to early permanent construction that invested in the long-term future of the city.

Adams & Third Street. Courtesy Historic McMinnville.

Commercial buildings from this period of construction (1881-1912) include:

- Schilling Building (1884), 238 E 3rd Street, Italianate style
- Cook's Hotel (1886), 502 E 3rd Street, Italianate style
- Union Block (1890), 411-425 E 3rd Street, Italianate style
- Wright Building (1893), 406-428 E 3rd Street, Queen Anne style
- Dielschneider Jewelry Store (1905), 310-320 3rd Street, Commercial style
- 521-525 E 3rd Street (ca. 1910), Commercial style

Cook's Hotel (1886), 502 E 3rd Street. An example of the Italianate style.

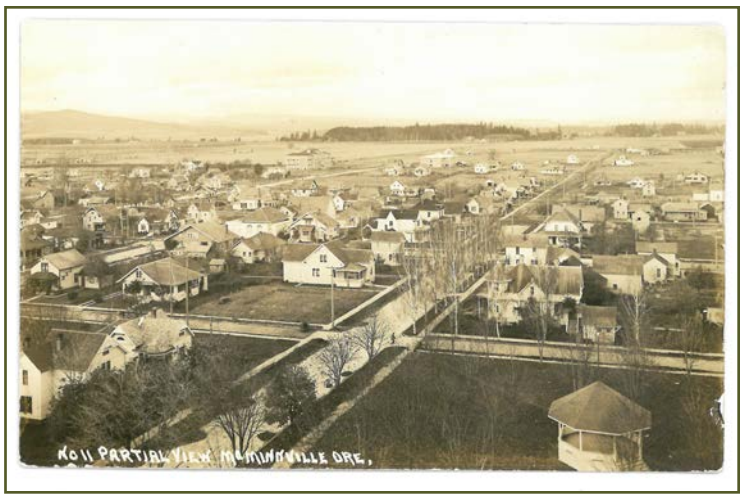
The second wave of commercial construction in downtown McMinnville occurred between 1913 and 1937. Architecturally, these buildings conveyed Commercial style influences that were first being used in the early 1900s within the city. These often had large display windows at the storefronts, decorative parapets, and ranged from one to four stories in height. Third Street was paved in 1912, shepherding in a new era of development. Transportation was on the rise in the community, as the Southern Pacific completed its new depot at the east end of Third Street. Construction boomed in 1928 with $463,984 in permits issued. This period of intense growth left a lasting legacy in the substantial build out of both the downtown commercial district and surrounding residential neighborhoods.

Commercial buildings from this period of construction (1913-1937) include:

- 226 E 3rd Street (ca. 1913), Commercial style
- 225 E 3rd Street (1918), Commercial style
- Spence Building, 425 E 3rd Street (1925), Commercial style
- 236 E 3rd Street (ca. 1930), Commercial style

Residential

The earliest non-Native residential construction that occurred in the McMinnville area began with the erection of small, temporary buildings on donation land claims. These cabins were replaced with squared log houses meant to last much longer. As families became more settled and grew in size, the log houses were either replaced by new houses or incorporated into a larger house which utilized dressed and finished lumber.



Partial aerial view of McMinnville, showing early residential construction. Oregon Historical Society.

After Newby had the town platted, residential construction within the town limits occurred around the budding commercial district. The McMinnville College Plat, south and southeast of the original town was added in 1865. Rowland's Addition was also platted in 1865 immediately east of the original town plat.[9]

As the community's population grew, additional plats were created to the south of the already platted areas and included Court's Addition (1881), Newby's 2nd Addition (1882), McMinnville College 2nd Addition (1882). Additional land was platted to the south with the filing of Newby's 3rd Addition in 1884. Once the city became the Yamhill County seat, 17 new additions were platted between 1888 and 1892. The largest plat added during this time was the Oak Park Addition, located between present-day Lafayette Avenue (east) and the midpoint between Galloway and Ford streets (west) and 5th Street (south) and 15th Street (north).

Historic residential properties in the city are largely single-family dwellings, ranging from 1- to 2.5-stories in height.

Agricultural

Like the residential properties, the earliest agricultural structures were small, temporary buildings on donation land claims. Surrounding Yamhill County farmlands supported the economic development and expansion of McMinnville. Agricultural structures were primarily outside of the city limits and few remain within the city limits. Listed in the NRHP, Buchanan Cellers Mill (1888) is one of few remaining agricultural structures and the only flour mill building in the city.[10] Buchanan Cellers Mill anchors the current Granary District, the original industrial district for the city.

Civic

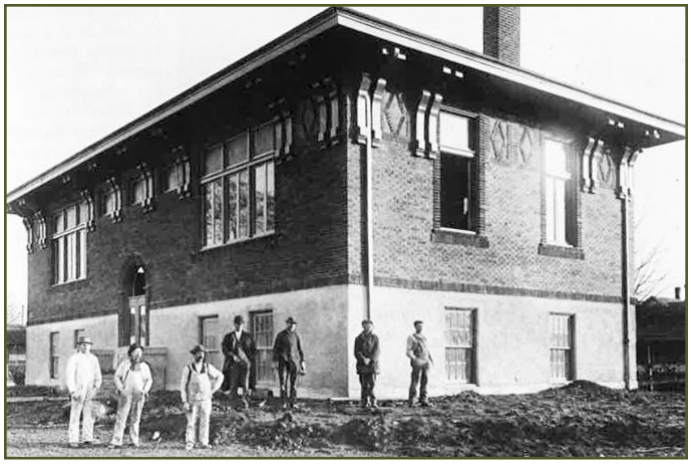
Civic and educational construction has occurred throughout McMinnville's development and features a variety of architectural styles. The first school within the city was founded by the Baptist Church congregation in 1856. Baptists in the community, led by William Newby, also formed the Baptist College in 1858,

9. Northwest Heritage Property Associates, "McMinnville Downtown Historic District," Section 7, page 1.

10. Margaret Legard, "Buchanan Cellers Mill," National Register of Historic Places Nomination (Salem, OR: State Historic Preservation Office, 2011), Section 8, page 8.

renamed McMinnville College before becoming Linfield College in 1927.[11] The Carnegie Library opened in 1913. Other schools were constructed in the city in the 1910s and 1920s, including the former McMinnville Junior High (1913) at 13th and Cowls streets and Cook School (1929) on Lafayette Avenue.

Municipal functions are presently housed in largely non-historic buildings, with the exception of City Hall which occupies the former Courtemanche House (ca. 1930) at 230 2nd Street. County functions are housed in a variety of buildings around the downtown core. The Clerk's Office is located in the former U.S. Post Office (1935) at 414 N Evans Street. The Yamhill County Courthouse was constructed in 1963.



1913 photo of teh Carnegie Library. Courtesy Historic McMinnville.

Religious

A city directory from 1891-92 indicated McMinnville had at least five churches.[12] Religious architecture in the city ranges in age and style, from the vernacular First Church of Christ, Scientist (1926) with Neoclassic details at 806 N Davis Street to the Spanish Colonial Revival style First Baptist Church (1926) at 125 Cowls Street.

Architectural Styles

The following architectural styles are outlined in the "McMinnville Multiple Property Documentation" prepared by SWCA. They are organized chronologically and represent the most prevalent styles represented in McMinnville. It is important to note that not all buildings clearly exhibit an architectural style or even just one style. Furthermore, a building's architectural style may change over time as property owners update their buildings to reflect changing tastes.

Key styles represented in McMinnville include:

- Vernacular forms
- Classical Revival
- Gothic Revival
- Italianate
- Queen Anne
- Colonial Revival
- Craftsman
- Prairie Style
- Tudor Revival
- English Cottage
- Minimal Traditional
- Ranch
- Contemporary

11. Section E, page 4.

12. Northwest Heritage Property Associates, Section 8, page 4.

Vernacular Forms[13]

Vernacular architecture is the most commonly used form of architecture. It utilizes local materials and reflects established building traditions. Eric Mercer distills this concept simply: "vernacular architecture is the common building of a given time and place."[14]

The following discussion on vernacular architecture has been excerpted from the "McMinnville Multiple Property Documentation" prepared by SWCA.

Vernacular forms extend through the mid-twentieth century, in parallel to the established forms of architecture perpetuated by professional designers and architects. Each era has a vernacular language of architecture associated with it, responding to the changing needs and availability of information and materials. For example, in the 1870s and 1880s, vernacular architecture in McMinnville responded to the building traditions of the first two decades of settlement, utilizing the forms typically found on farms, such as cross-wing and block forms. With the lumber industry well-established by this point, these would be clad in similar siding types as those more formal architect-designed houses, and may include many of the stylistic cues associated with the popular residential styles of the time. By the 1910s, the tastes had changed, as did the availability of mass-produced building elements, such as windows and doors, hardware, stylistic elements that could be ordered from catalogs, and all transported directly to McMinnville by train. Vernacular architecture, therefore, can be found in many forms, and displaying stylistic characteristics of any of the defined architectural styles.

Vernacular house examples.

Beginning in the 1870s, vernacular styles and forms, especially those employed in construction of farmhouses, began to appear roughly simultaneously across the west. Prominent among these were the T- plan and L-plan farmhouses, some of which are evident in and around McMinnville. Borrowing elements of various styles and applying them to

13. The word "vernacular" also refers to a method of architectural investigation that focuses on the building as an artifact, which serves as the primary source of information when other, more traditional sources (such as documentary or photographic evidence) are not available, or are insufficient to answering key research questions.

14. Thomas Carter and Elizabeth Collins Cromley, Introduction to Vernacular Architecture (University of Tennessee Press: Knoxville, 2005), 8.

these basic forms, the result is a collection of surviving architecture more unified by form than by style, as some of these houses were built originally with a relatively unadorned basic form, then updated periodically to reflect the changing tastes in architectural style. In some cases, these houses retain some elements of more than one style, presenting a difficulty when attempting to classify by stylistic movement.[15] This form, as it is represented in McMinnville, is seen to include houses with near identical form and floor plan, but with applied stylistic elements of the Queen Anne (such as bays to create irregularity or asymmetry, spindle-work or similarly intricate detailing in porch elements, etc.), Colonial Revival (such as pediments or entablatures at porches, windows and doors, or the use of friezes, architraves, and cornices beneath eaves, etc.), and Craftsman styles (such as exposed rafter tails, knee-braces beneath overhanging eaves, etc.), and sometimes elements of more than one of these. Cottages of this period similarly adopt near identical forms with various stylistic elements applied in varying degrees of ornamentation, depending on the tastes and means of the owner. These cottages tend to be seen in McMinnville in one of two forms, the single-story hipped-roof cottage, and the 1- or 1½-story front gabled home.

Classical Revival

Classical Revival was a style that was popular in the east between the 1820s and 1840s and brought to the Oregon Territory by emigrants. Classical Revival buildings, along with Gothic Revival, were constructed in Oregon between the 1840s and 1890s.

The Classical Revival style was influenced by the United States increasing interest in the ancient Greek and Roman culture. Properties designed in this style typically feature a prominent entry porch (portico) on the main elevation. The porch will be full-height and often supported by columns with a gable roof. The main elevation will exhibit a symmetry with a centered entrance with vertically and horizontally aligned windows.[16]

Thomas Jefferson Shadden House (built 1859), 11105 Baker Creek road. A Classical Revival example just outside the city limits.

According to the SWCA survey and accompanying MPD, no known examples of the Classical Revival style are known to remain in McMinnville. However, a fine example of the style can be seen just a few dozen meters to the west of McMinnville's corporate boundary in the Thomas Jefferson Shadden House (built 1859), at 11105 Baker Creek Road.

Gothic Revival

Gothic Revival was a style that was popular in the eastern United States between the 1850s and 1860s and, like Classical Revival, was brought to the Oregon Territory by emigrants. Gothic Revival buildings were constructed in Oregon between the 1840s and 1890s.

15. Philip Dole. Farmhouses and Barns of the Willamette Valley, from Vol. I of Vaughan and Ferriday (1974), 227–236.

16. Virginia McAlester and Lee McAlester, A Field Guild to American Houses (Alfred A. Knopf, Inc.: New York, 1984), 169.

Two Gothic Revival examples: 505 SE Davis (left) and Andrew J. Baker House (right). Baker House photograph courtesy Oregon SHPO.

Gothic Revival was influenced Medieval architecture. The style was in sharp contrast to the Classical architectural elements utilized in Classical Revival. Andrew Jackson Downing, a landscape architect, published two pattern books highlighting the style, *Cottage Residences, Rural Architecture and Landscape Gardening* (published 1842) and *The Architecture of Country Houses* (published 1850). Residential properties constructed in this style typically feature steeply pitched gable roofs, often with cross gables. Decorated vergeboards and windows extending into the gables, often with a Gothic shape, also mark the style. Non-residential styles may feature a flat roof with a castellated parapet.[17] Pointed arches are a common feature associated with Gothic Revival properties.

Gothic Revival have been represented in a similar way as the Classical Revival in McMinnville applications, either as fully realized and represented by Downing, or as stylistic elements applied to vernacular forms familiar to early western emigrants.[18] The style persisted in other building types beyond the period of popularity of the style in residential architecture, especially in religious architecture. Several examples of the style are known to exist in McMinnville, both through historic photographs and in modern historic properties surveys. The style is represented in domestic architecture in McMinnville beginning in the mid-1850s, with the last known example built in 1890. A late example of the Gothic Revival style can be seen at 505 SE Davis Street (built 1890). Earlier examples can be found outside the city limits, including the Baker, Andrew J., House (1857) at 17670 SW Oldsville Road and the Davis House (1870) at 11301 Peavine Road SW.

In religious architecture, the style persisted into the first decade of the twentieth century, with examples in McMinnville and throughout Oregon. Religious examples in McMinnville include Cumberland Presbyterian Church (1897) at 2nd and Davis streets and Pentecostal Church of the Nazarene (1907) at 1st and Davis streets.

17. McAlester, 197.

18. Gelertner (1999), pp.150–151.

Andrew Jefferson Nelson House (1875) at 501 NW Birch Street is an example of a residential application of the Italianate style.

These two buildings are examples of the Hodson Building (ca. 1901), above, at 300 E 3rd Street and the Union Block (1890), lower, at 411-425 E 3rd Street. Courtesy Historic McMinnville.

Italianate

The Italianate style was a reaction against the formalism of classical architectural language, like the nearly contemporary Gothic Revival style. The style drew from the existing examples of Italian villas of the sixteenth century, simplified and, to some degree, standardized in their ornamentation and shape in the adaptation to American homes. Andrew Jackson Downing also championed this style.

The style is marked by elaborate decorative detailing around windows and doors, arched windows, often in pairs or threes, and elaborate, bracketed cornices. Often they include square towers as finishing elements, or cupolas or lanterns in four-square forms where towers are not present. Oregon examples, generally dating to the 1870s to 1890s, substitute wood siding for the masonry or brick typically employed in other regions, but are no less ornate, with rich details (e.g., quoins and cornices) in wood trim.

The earliest known example of the Italianate style applied to residential architecture in McMinnville is in 1870, with the majority occurring in the 1880s. The style persisted through the end of the nineteenth century, with the most recent known example built in 1900. The style was very commonly applied to commercial architecture, and this application persisted well into the twentieth century. A residential example

Two Queen Anne examples with 206 NE 10th Street (left) and the Samuel Cozine House (1892) at 105 NE Third Street. Cozine House image courtesy Historic McMinnville.

of the Italianate style can be seen in the Andrew Jefferson Nelson House (1875) at 501 NW Birch Street. Commercial examples are present downtown on 3rd Street at the Hodson Building (ca. 1901) at 300 E 3rd Street and Union Block (1890) at 411-425 E 3rd Street.

Queen Anne

The Queen Anne style is well represented in McMinnville from the 1880s to about 1910. English architects (especially Richard Norman Hunt) developed the style in the nineteenth century, although the adoption of the style in the United States was accompanied by the application of American stylistic tastes to the basic form.[19]

Queen Anne architecture is marked by complex and asymmetrical rooflines, incorporating hips and gables as well as towers and other irregularities. Asymmetry continues on the elevations, with projecting gables, isolated or compound projecting bays, some cantilevering (especially at the bays), and rich, highly stylized detail in all elements of trim work. Porches are almost always included, and many wrap around two or more elevations. The overall massing is quite heavy, although this is usually somewhat offset by the intricacy of the detailing. Queen Anne architecture often incorporated mixed materials in siding; examples in McMinnville typically just use wood, but incorporate a variety of applications, such has horizontal board (e.g., shiplap and clapboard) and shingles (coursed or more elaborate). Queen Anne houses are typically large, 2- or 2.5-story residences, but smaller 1-story cottages are not uncommon. In McMinnville, the Queen Anne style is most commonly seen in the larger form, although smaller cottages in the style are known to exist.

The overall trend in Queen Anne stylistic design tended to be one of decreasing elaboration, with the earliest examples tending to be the most elaborate while later examples were more simplistic and representative of the Free Classic subset. Free Classic Queen Anne buildings feature a restrained use of decorative applications, and the inclusion of stylistic elements commonly associated with the Classical styles of architecture and those styles that drew on classical stylistic motifs, especially the Colonial Revival style.

19. McAlester and McAlester, 268.

In McMinnville, the earliest known examples of the Queen Anne style appear at the outset of the 1880s, reaching the peak of their popularity in the late 1880s and early 1890s. The style persisted in transitional forms into the first decade of the twentieth century but was almost completely superseded by the Colonial Revival and Craftsman styles by the close of the 1910s. An example of the Queen Anne style can be seen at 206 NE 10th Street (built 1890).

Colonial Revival

The Colonial Revival style finds its roots in the reawakening of appreciation for the historical origins of the United States, following the observance of the national centennial in 1876. During the following decades the style drifted westward, and by 1900 it had become one of the more popular residential styles in the Pacific Northwest and in the Willamette Valley. This style developed at roughly the same time as the Queen Anne, but reached the peak of its popularity in the early twentieth century, following the decline of the Queen Anne.

Colonial Revival examples with the Frank W. Fenton House at 434 NE Evans Street (upper) and 809 NE Evans Street (lower).

The Colonial Revival style is distinguished by its use of symmetrical distribution of windows and doors, especially on the principal elevation, and the application of somewhat muted classical elements. These elements include pedimented or segmentally pedimented entry porches and gables, eave returns on gable ends, window and door trim with varying degrees of elaborated moldings, corner boards, and entry doors flanked with sidelights and frequently topped by a transom. Windows tend to be double-hung with multi-light sashes on the upper or both sashes, and paired windows were a common element as well.

The popularity of the Colonial Revival style endured, especially as applied to residential architecture, through the twentieth century. In McMinnville, the introduction of the style is in about 1880, although very few examples this early are known. During the 1890s the style gained popularity, although the greatest period of popularity was during the late 1920s and 1930s, somewhat later than in other Willamette Valley cities. An example of the Colonial Revival style can be found in the Frank W. Fenton House (built 1909) at 434 NE Evans Street.

535 NE Cowls Street (left) and 624 E 2nd Street (right), examples of Craftsman architecture.

Craftsman

The Craftsman style is the first major architectural stylistic movement that had its roots on the West Coast, rather than the East. As a result, the Craftsman style is found in Oregon soon after its initial applications in California by architects Charles and Henry Greene, who are credited with popularizing the style in the opening years of the twentieth century. The style was spread through the publishing of designs and plans in pattern books and popular magazines like *Good Housekeeping*, *Ladies' Home Journal*, and *House Beautiful*. The style was dominant from about 1905 until the 1930s, when economic conditions led to the simplification of design, especially in residential architecture.[20] This trend holds true in McMinnville residential architecture as well, as the style gained popularity about 1905, and stayed very popular into the early 1930s. Buildings with the fullest realization of the style are sometimes referred to as "Arts and Crafts" while those with less ornamentation are sometimes referred to as "Bungalow" style. "Arts and Crafts" is more appropriately the name applied to the stylistic and artistic movement of the late nineteenth and early twentieth centuries from which the Craftsman style arose, while "Bungalow" is more appropriately a classification of form (a 1- to 1½-story, low-pitched gable-roofed volume). Both of these are most appropriately referred to as Craftsman style.

The Craftsman style was developed as a reaction to the applied stylistic elements of earlier styles, such as the Queen Anne style. Embracing the idea that design should suggest the labor of a master craftsman, design elements associated with the style are often derived from structural elements of the building. The style relies heavily on shaping exposed framing and bracing (although these are, ironically, often stylistic elements that are not load-bearing, especially knee-bracing overhanging eaves), heaviness of design elements such as box posts, and use of mixed materials, such as wood in the main body of a building, and river cobble or cast stone in porch elements.

Coinciding with a period of expansion in population in McMinnville's history, the Craftsman/Bungalow style is the best-represented style in the city, with the vast majority of these considered "Bungalows." Just as

20. McAlester and McAlester, 454.

the style became the dominant style in residential architecture in the first decade of the twentieth century, McMinnville experienced a rapid population increase. Residential examples of the Craftsman style can be found in the James Burdett House (built 1909) at 408 NE 13th Street and the Mulkey House (ca. 1920) at 624 E 2nd Street.

Prairie Style

2015 photograph of the Prairie-style Carnegie Library. Courtesy Historic McMinnville.

The Prairie style originated in the midwestern United States during the early twentieth century, and gained limited popularity during the following decades in the Pacific Northwest. Emphasizing horizontality, the style was designed to fit into the broad, flat landscapes found in the Midwest.[21] With broad, very low-pitched roofs (usually hipped), the style shares some similarity with the Craftsman style when rendered in the foursquare form, but the horizontality is emphasized in the Prairie style, and the emphasis on exposed structural elements found in Craftsman homes is not as accentuated in the Prairie style. Eaves on Prairie style homes are overhanging, often much further than in the Craftsman style, and where the Craftsman style featured exposed, and often shaped rafter tails, the eaves in the Prairie style are typically enclosed with soffits, and capped at the ends with squares fascias. There are no known examples of the Prairie style in McMinnville as applied to residential architecture, although the style is seen in limited application in most Willamette Valley cities. The Carnegie Library (1913) at 225 Adams is an example of the style applied to civic architecture. Some currently unidentified residential examples may exist in McMinnville.

Tudor Revival and English Cottage

Tudor Revival example at 307 NE 7th Street with half-timbering and rolled eaves.

The Tudor Revival style, and its more modest relative, the English Cottage, are presumed to be based on the architecture of the Tudor period of English history (sixteenth century), although McAlester and McAlester note in *A Field Guide to American Houses* that the these bear little resemblance to the actual architectural characteristics of that period beyond the used of ornamental, false half-timbering.[22]

In its modern application, the Tudor Revival style bears more resemblance to idealized versions of medieval architecture, including the heavy reliance of steeply sloped rooflines featuring many cross-gables and gabled dormers irregularly dispersed

21. McAlester and McAlester (1984), p. 440.

22. McAlester and McAlester (1984), p. 358.

Another example of Tudor Revival (above) at the southeast corner of NW 8th and NW Cedar.

Two examples of English Cottages at 407 NE 12th Street (left) and 540 NW Birch Street (right).

across a side-gabled main massing. The use of elliptical arches and arched panels over multi-light widows is extremely common. Wall cladding between half-timbering is often stucco or brick. Decorative arches are common at the ends of porches on Tudor Revival styles. These are often seen on English Cottage residences where one side of the forward-facing cross-gable extends much lower than the other side, the arch cut into the lower side. In some cases, this is seen as an arched window, rather than a pass-through arch. Tudor Revival examples are typically distinguished by their use of wall cladding materials other than wood on large portions of the exterior cladding, while English Cottages commonly will employ either horizontal wood weatherboard across the entirety of the walls, or in some combination with masonry or brick veneer. The English Cottage rarely uses half-timbering. Where gabled roofs are nearly universal in Tudor Revival examples, the English Cottage may include jerkinheads, hipped dormers rather than gabled, or some combination of these with the more traditional gable. In McMinnville, most Tudor Revival examples are larger and more expressive of the style, while English Cottages are more commonly more modest in size and ornamentation.

Both the Tudor Revival and English Cottage styles are well-represented in McMinnville, especially during the 1930s, although some examples are known in the late 1920s and early 1940s. McMinnville appears to have a somewhat larger stock of Tudor Revival and English Cottage style residences than other Willamette Valley cities of similar size, likely related to the highly visible and extremely well executed examples of the Tudor Revival style residences designed by noted architect Roscoe Hemenway, who was active in McMinnville during the 1920s and 1930s. An example of the English Cottage style can be seen at 407 NE 12th Street (1932). An example of the Tudor Revival style can be seen at 307 NE 7th Street (1930).

Minimal Traditional

The Minimal Traditional style is derived from the Tudor Revival and English Cottage styles that reached the height of their popularity in the 1930s. Demonstrating the same basic form as these earlier eclectic models, especially the forward-facing cross-gable, the Minimal Traditional differs in the reduction of the pitch of the gables, an overall simplified presentation lacking the applied stylistic cues associated with the Tudor and English Cottage, and an overall smaller footprint and profile, rarely reaching a full 1.5 stories and very seldom including dormers. The Minimal Traditional style became increasingly popular as the 1930s progressed and the Great Depression persisted, as the relatively low construction costs associated with these simple residences made them attractive to those able to make the investment in new home construction.

546 NW 12th Street, an example of the Minimal Traditional style.

Minimal Traditional apartment building at 507 NE Davis Street.

The Minimal Traditional style is very well represented in McMinnville beginning in the early 1930s and continuing into the early 1960s. The peak of popularity of the Minimal Traditional style in McMinnville was in the 1940s and early 1950s, although with the emergence of the style in the early 1930s, the style quickly became popular and early examples are quite well represented. Neighborhoods platted and developed in the late 1940s and 1950s are particularly dense with the Minimal Traditional style residence, often mixed in with the Ranch style residences that were becoming increasingly popular during the 1950s and 1960s. Minimal Traditional style houses are found in older neighborhoods as well, as replacement housing for older historic houses demolished and redeveloped during the 1930s through the post-war decades. A single-family residential example of the Minimal Traditional style can be seen at 546 NW 12th Street (built 1947). An apartment example of the Minimal Traditional style is at 507 NE Davis Street (ca. 1945).

Ranch

Ranch style residences became popular in the post-war decades, beginning with the early development of the style in the late 1940s. Popularity of the Ranch style increased during the 1950s in the earliest form, which was generally one story, covering more square footage than the Minimal Traditional style. Like the Minimal Traditional style, the 1950s ranches frequently include a forward-facing cross-wing element at one end of an otherwise side-oriented roofline; however, they often have a very low-pitched, hip roof rather than gables. Ornamentation is minimal, generally restricted to applied features such as veneer siding on the lower portions of the elevations and incorporated planters along principal elevations.

During the 1960s, the overall shape of the Ranch style moved away from more compact floor plans toward a sprawling, linear floor plan, the building footprint stretching out to a long, narrow side-gabled

Ranch at 505 NW 10th Street (left) and Rambling Ranch at 135 NW 11th Street (right).

massing, often with an incorporated, recessed entry porch. By the mid-1950s, nearly all Ranch style houses include an incorporated garage. Decorative wrought-iron porch supports and non-functional decorative shutters are quite common on Ranch style homes, especially as the 1960s progressed. In McMinnville, the Ranch style quickly rose in popularity in the early 1950s, and trending with the overall stylistic changes that occur within the Ranch style during the early 1960s away from the more compact floor plan toward the more sprawling plans, especially where recently platted lots allowed for wide street frontage. Both the early Ranch and later Rambling Ranch styles are very well represented in McMinnville. An example of the early Ranch style can be seen at 550 NW 10th Street (built 1951). An example of the Rambling Ranch style can be seen at 135 NW 11th Street (built 1965).

Contemporary

The Contemporary style arose in the 1950s with the rise in a move toward more modernist residential architecture. It is easily distinguished from earlier and contemporary residential architectural styles in its use of low-pitched gables or shed roofs, or flat roofs, large windows, often occupying much of the dominant elements of the principal elevation. Roofs almost always extend well beyond the wall interface with exposed, heavy main rafters in the forward-facing roof elements. The style was extremely popular among architects designing residences, with more modest examples clearly derived from the ground-breaking architect-designed residences of the mid-to late 1950s. Applied decorative detailing is extremely minimal, usually restricted to combinations of siding materials including stucco, brick, stone, and wood.

Contemporary style 405 NE 11th Street.

Nearly all of residences in this style are single story, with very few rising to 1½ stories, or arranged in a split-level form. Symmetry is eschewed in favor of complex wall surfaces, with walls receding in steps, or broken by incorporated, recessed entry ways. Because of its rejection of traditional stylistic cues, and

its embrace of unusual forms and profiles as compared to the more common Minimal Traditional and Ranch style houses with which it is a contemporary, the style was never as widely employed as these other two. Concentrations of these are rarely found, except where residential developments specifically called for the wide application of this style in a planned and intentional effort to attract those more keyed in to modernistic architectural trends. In McMinnville, there are a handful of examples of each of the gabled, shed, and flat-roofed varieties, the gabled being the most commonly seen. All of the examples inventoried to date were constructed during the 1950s and early 1960s. An example of the Contemporary style can be seen at 405 NE 11th Street (built 1956).

3c. Existing Landmarks and Districts

The McMinnville Municipal Code establishes the following definitions for historic properties in Section 17.06.060:

- Historic District: A geographical definable area of local, state, or national historical significance, the boundaries of which have specifically been adopted by the City Council.
- Historic Landmark: Any historic resource which is classified as "Distinctive" or "significant" on the McMinnville Historic Resources Inventory. Historic landmarks are also locally significant historic resources as defined by OAR 660-023-0200(1)(j).
- Distinctive: Resources outstanding for architectural or historical reasons and potentially worthy of nomination to the National Register of Historic Places.
- Significant: Resources of recognized importance to the City due to historical association or architectural integrity, uniqueness, or quality.
- Historic Resources: Any site, structure, building, district, or object included on the Historic Resources Inventory.

As of June 2018, the McMinnville City Council has adopted 1 historic district, the National Register of Historic Places-listed McMinnville Downtown Historic District. The district was added to the National Register in 1987. The historic district encompasses a 9-block area and has a period of significance which extends from 1884 to 1937. Refer to "Map 3. Existing Landmarks Overview." on page 94.

The following two tables list the identified historic landmarks in the city of McMinnville.

Figure 1. Distinctive Historic Resources

SITE ADDRESS	HISTORIC NAME	RESOURCE NUMBER
1420 NE 5th Street	McPhillips House	A1058
249 NW Star Mill Way	I. Daniel House	A110
505 SW Edmunston Street	First Rhodes Hose	A149
809 SW Blaine Street	Rhodes House	A150
206 NE 10th Street	Frank E. Rogers House	A237
1330 NE Cowls Street	Adams School	A251

SITE ADDRESS	HISTORIC NAME	RESOURCE NUMBER
City Park	Grounds	A266
705 SW Birch Street	Conrad Saylor House	A280
639 NW Birch Street	Thomas Turner House	A281
549 NW Birch Street	J.C. Compton House	A282
501 NW Birch Street	Andrew J. Nelson House	A285
149 NW Park Drive	---	A301
417 NW Adams Street	Nelson/Walker-Manning House	A317
625 NE Cowls Street	Emily Hamblin House	A354
609 NE Cowls Street	Apperson House	A355
535 NE Davis Street	Frank E. Rogers House	A356
632 NE Cowls Street	Roswell Conner House	A359
610 NE Cowls Street	William Dielschneider House	A360
533 NE Davis Street	O.O. Hodson House	A377
347 NE 4th Street	Oregon Mutual Building	A378
809 NE Evans Street	Willams House	A396
225 NW Adams Street	Carnegie Library	A400
105 NE 3rd Street	Samuel Cozine House	A402
251 NE 3rd Street	Masonic Building	A438
238 NE 3rd Street	Schilling Building	A439
250 NE 3rd Street	McMinnville National Bank	A440
230 NE 2nd Street	Courtemanche House	A441
125 SE Cowls Street	First Baptist Church	A442
221 SE Cowls Street	Dr. J.H. Cook House	A445
306 SE Lincoln Street	James Gibson House	A446
300 NE 3rd Street	O.O. Hodson Building	A450
310 NE 3rd Street	---	A457
320 NE 3rd Street	---	A457
322 SE 1st Street	Wiesner House	A459
390 NE 2nd Street	Presbyterian Church	A467
411 NE 3rd Street	Union Block	A475
406 NE 3rd Street	Wright Building	A476
428 NE 3rd Street	Wright Building	A476
Linfield College	Campus Grounds	A503.1
436 SE Baker Street	Dr. Northup House	A513

SITE ADDRESS	HISTORIC NAME	RESOURCE NUMBER
Linfield College	Northup Library	A543
Linfield College	Melrose Hall	A548
Linfield College	Pioneer Hall	A554
Linfield College	Observatory	A589
1034 NE Galloway Street	---	A668
434 NE Evans Street	Frank Fenton House	A723
436 NE Evans Street	Frank Fenton House	A723
414 NE Evans Street	Old Post Office	A724
536 NE 5th Street	Jack Spence Building	A728
638 NE 5th Street	W.D. McDonald Jr. House	A750
707 NE 5th Street	H.C. Burns House	A763
736 NE Galloway Street	---	A772
5th & Irvine Streets	Old Power Plant	A796
1004 NE 5th Street	Grissen House	A809
310 NE Evans Street	Hotel Elberton	A834
502 NE 3rd Street	Cook's Hotel	A835
508 SE Washington Street	W.W. Wright House	A839
230 SE Evans Street	W.T. Newby House	A849
540 SE 1st Street	Rev. Spencer House	A853
608 NE 3rd Street	Jameson Hardware	A866
605 SE 1st Street	Peery-Macy House	A868
624 SE 2nd Street	Mulkey House	A874
726 NE 4th Street	Estes House	A889
741 NE 3rd Street	Southern Pacific Depot	A893
Star Mill Way	Flume Wall	A90
806 SE Hembree Street	Hiram Rummel House	A946
905 SE Vine Street	George Bodle House	A958
768 SE Morgan Lane	Hodge House	A986
3471 NE Grandhaven Drive	---	A994

Figure 2. Significant Historic Resources

SITE ADDRESS	HISTORIC NAME	RESOURCE NUMBER
1755 NW Baker Creek Road	---	B10
1640 NE Lafayette Avenue	Miller House	B1032
1640 NE Lafayette Avenue	Miller House	B1033
1206 NE 5th Street	Walter Hatfield House	B1044
1409 SE Brooks Street	---	B1077
645 SW Tanglewood Circle	---	B108
1827 NE Three Mile Lane	---	B1083
305 NE 2nd Street	John Sax House	B109
1755 NW Baker Creek Road	---	B11
27th Street & Highway 99W	Malone Cemetery	B1116
531 SW Bills Street	---	B112
2455 NE Three Mile Lane	---	B1125
2850 NE Three Mile Lane	---	B1129
409 SW Elmwood Avenue	---	B113
2850 NE Three Mile Lane	---	B1130
2850 NE Three Mile Lane	---	B1131
Railroad Trestle over Yamhill	---	B1139
1103 SW Brockwood Avenue	---	B115
835 SW Ashwood Avenue	---	B115
548 SW Fellows Street	---	B139
544 SW Fellows Street	---	B142
1149 SW Brockwood Avenue	---	B156
1224 SW Highway 99W	---	B162
1137 SW Blaine Street	---	B165
933 NW Cedar Street	---	B203
1033 NW Birch Street	---	B212
1595 SW Cypress Lane	---	B23
1127 NE Cowls Street	---	B239
1595 SW Cypress Lane	---	B24
1117 NE Cowls Street	---	B240
935 NE Cowls Street	Harper Jameson House	B243
12th & Davis, 11th & Cowls	Tennis Courts	B245

SITE ADDRESS	HISTORIC NAME	RESOURCE NUMBER
1036 NE Cowls Street	Ward Sitton House	B246
407 NE 13th Street	---	B256
729 NW Cedar Street	---	B265
336 NE Davis Street	---	B270
336 NW 8th Street	O.C. Combs House	B270
835 NW Birch Street	---	B274
523 NW Birch Street	---	B283
228 NW 7th Street	Mattecheck House	B289
540 NW Birch Street	---	B292
251 NW Park Drive	---	B296
169 NW Park Drive	---	B300
139 NW 5th Street	G. Bangasser House	B306
130 NW 5th Street	---	B307
1320 SE 2nd Street	---	B32
104 NE 4th Street	---	B325
116 NE 4th Street	---	B329
131 NE 5th Street	O'Dell House	B332
733 NE Baker Street	---	B333
708 NE Baker Street	Glenn S. Macy House	B343
911 NE Cowls Street	Dr. W.H. Barendrick House	B350
735 NE Cowls Street	Miles Hendrick House	B352
836 NE Cowls Street	---	B357
804 NE Cowls Street	Asa Gaunt House	B358
307 NE 7th Street	McCann House	B358.1
528 NE Cowls Street	David Nayberger House	B361
326 NE 6th Street	Turner House	B365
907 NE Davis Street	---	B371
707 NE Davis Street	P.P. Wright House	B375
625 NE Davis Street	---	B376
740 NE Davis Street	Franz Dielschneider House	B384
407 NE 7th Street	George Kaufman House	B386
602 NE Davis Street	Sitton House	B388
419 NE 8th Street	---	B390
475 NE 7th Street	Kliks House	B397

SITE ADDRESS	HISTORIC NAME	RESOURCE NUMBER
City Park	Fountain	B399
102 SE 1st Street	A. Dielschneider House	B403
129 SW Baker Street	---	B411
323 SW Baker Street	---	B419
335 SW Baker Street	---	B420
345 SW Baker Street	C.B. Jones House	B421
203 NE 3rd Street	Montgomery Ward Building	B422
South of Lincoln Street	Rose Walk	B427
219 SE Lincoln Street	Julia Gault House	B430
225 NE 3rd Street	---	B431
307 SE Cowls Street	---	B432
218 NE 3rd Street	---	B436
236 NE 3rd Street	---	B436
303 NE 3rd Street	J.B. Mardis Building	B449
206 NE Cowls Street	Home Laundry	B451
222 SE Cowls Street	---	B455
224 SE Cowls Street	---	B455
313 NE 3rd Street	Campbell Building	B456
319 NE 3rd Street	Campbell Building	B456
332 NE 3rd Street	Knights of Pythias Building	B465
210 SE Davis Street	Col. J.C. Cooper House	B470
240 SE Davis Street	Cooper House	B471
326 NE Davis Street	Telephone Building	B474.1
416 NE 3rd Street	---	B482
425 NE 3rd Street	Spence Building	B486
433 NE 3rd Street	Old Lark Theater	B489
445 NE 3rd Street	U.S. National Bank Building	B490
333 NE Evans Street	Elks Building	B490.1
448 NE 3rd Street	Fenton Building	B491
448 NE 3rd Street	Cameron Grocery	B491.1
135 NE Evans Street	Macy's Funeral Home	B492
344 SW Bills Street	---	B498
1015 NW Baker Creek Road	---	B50
801 SW Highway 99W	Dodson House	B502

SITE ADDRESS	HISTORIC NAME	RESOURCE NUMBER
725 SW Highway 99W	---	B503
Linfield College	President's House	B504
603 SW Baker Street	McMinnville Hospital	B506
411 SW Baker Street	Handley House	B508
600 SW Baker Street	Columbus School	B511
505 SE Davis Street	---	B531
421 SE Evans Street	W.W. Wright House	B539
1631 NW Elm Street	Thomsen House	B54
806 SE Davis Street	Latourette House	B540
340 SW Linfield Avenue	---	B546
Linfield College	Mac Hall	B549
Linfield College	Riley Hall	B551
Linfield College	Edelweiss Oak Tree	B553
Linfield College	Newby Hall	B557
Linfield College	Whitman Hall	B558
1200 NW Michelbook Lane	Michelbook House	B56
Linfield College	Physical Plant	B561
1004 NE Ford Street	---	B561
Linfield College	Cook Education Center	B562
Linfield College	Campbell Hall	B564
Linfield College	Grover Hall	B565
Linfield College	Failing Hall	B566
Linfield College	Latourette Hall	B567
321 SE College Avenue	---	B568
308 SE College Avenue	---	B569
1049 SE Davis Street	Old President's House	B574
406 NE College Avenue	---	B576
1142 SE Davis Street	---	B578
795 NE Burnett Road	---	B597
795 NE Burnett Road	---	B598
536 NW 10th Street	J.P. Brown House	B61
1325 NE Evans Street	---	B620
1430 NE Evans Street	Dr. Ralph Pray House	B629
504 NE 10th Street	Buddy Fisher House	B637

SITE ADDRESS	HISTORIC NAME	RESOURCE NUMBER
518 NE 10th Street	---	B639
935 NE Galloway Street	---	B662
1025 NE Irvine Street	---	B692
905 NE Evans Street	---	B718
509 NE 9th Street	Houck House	B719
505 NE 8th Street	---	B720
600 NE Evans Street	Armory	B721
527 NE 8th Street	---	B726
441 NW 12th Street	---	B73
707 NE Ford Street	---	B734
618 NE 8th Street	---	B745
645 NE 9th Street	---	B746
537 NE Galloway Street	---	B747
507 NE Galloway Street	Hopfield House	B749
733 NE Ford Street	---	B749
641 NE 4th Street	Cunningham/Honnold House	B751
532 NE Galloway Street	Link House	B761
436 NE Galloway Street	---	B764
420 NE Galloway Street	---	B765
709 NE 4th Street	---	B766
715 NE 5th Street	---	B767
904 NE Galloway Street	---	B769
739 NE 9th Street	---	B788
800 NE Lafayette Avenue	Cook School	B816
915 NE Lafayette Avenue	---	B822
1005 NE Lafayette Avenue	---	B830
506 SE 1st Street	---	B836
815 NW Yamhill Street	---	B84
226 SE Evans Street	---	B841
520 NE 3rd Street	Old Elk's Building	B846
532 NE 3rd Street	Old Elk's Building	B846
544 SE 2nd Street	Methodist Church	B852
535 NE 3rd Street	Odd Fellows Building	B855
545 NE 3rd Street	Odd Fellows Building	B855

SITE ADDRESS	HISTORIC NAME	RESOURCE NUMBER
609 NE 3rd Street	---	B865
606 SE 2nd Street	Delmer Wheeler House	B867
610 SE 1st Street	Elsia Wright House	B869
206 SE Ford Street	John Wortman House	B870
619 NE 3rd Street	---	B872
622 NE 3rd Street	---	B873
624 NE 3rd Street	---	B873
642 SE 1st Street	Elsia Wright House	B881
137 SE Galloway Street	---	B882
701 NE 3rd Street	Douglas Hotel	B884
711 NE 3rd Street	Douglas Hotel	B884
706 SE 1st Street	---	B885
714 SE Washington Street	---	B886
Railroad Trestle over Cozine	---	B888
708 NE 3rd Street	---	B890
750 NE 3rd Street	---	B890
729 NE 3rd Street	Hendershott House	B891
741 NE 3rd Street	Southern Pacific Semaphore	B896
125 SE Irvine Street	Schenk House	B900
129 SE Irvine Street	T.M. Phillips House	B903
141 SE Irvine Street	N. Ferguson House	B905
906 SE 1st Street	---	B911
1056 SE 1st Street	---	B935
911 SE 2nd Street	---	B94.1
904 SE Storey Street	Wolf House	B964
1041 SE Vine Street	City Light & Pumping Plant	B970
1030 SE Villard Street	Long House	B981
3555 NE Grandhaven Drive	---	B990
3555 NE Grandhaven Drive	---	B991
3555 NE Grandhaven Drive	---	B992
3555 NE Grandhaven Drive	---	B993
1429 NE 27th Street	McDonald/Ford House	B995

4. CURRENT STATUS OF HISTORIC PRESERVATION

This chapter explores the current City of McMinnville historic preservation program, outlining how the program is currently staffed, how survey and inventory has been used in the past, the city's historic resources inventory, past education and advocacy efforts, relevant regulations, and incentives available to historic properties.

4a. Current Program

Historic Preservation is currently addressed in Chapter 17.65 in the McMinnville Municipal Code.

The City of McMinnville's historic preservation program began in the 1980s and is operated within the City's Planning Department. In 1980, a historic resources survey centered on McMinnville's downtown resulted in the creation of a Historic Resources Inventory and fulfilled the City's inventory of historic resources requirement under Statewide Planning Goal No. 5. The City grew its historic preservation program to protect resources on the inventory, passing Ordinance No. 4228 in 1982, establishing the Historic Landmarks Committee and protecting properties identified as primary historic resources (generally properties built prior to 1910) in the 1980 Historic Resources Inventory.

The City expanded its Historic Resources Inventory with a second round of survey work in 1983 and 1984, per Comprehensive Plan Policy 17.01 (adopted by Ordinance No. 4218 in 1982), to re-evaluate and document all historic resources within the city's Urban Growth Boundary. In 1987, the City adopted its historic preservation ordinance (Ordinance No. 4401, repealing Ordinance No. 4228). Ordinance No. 4401 was updated in 2017 (Ordinance No. 5034) by the incorporation of the historic preservation program and protection processes into the McMinnville Municipal Code.

Chapter 17.65 of the McMinnville Municipal Code establishes that districts, objects, structures, and sites of special historical, architectural, or cultural significance should be preserved as part of the City's heritage. The chapter (Section 17.65.010) explains its purpose in the following ways:

> (a) Stabilize and improve property values through restoration efforts;
>
> (b) Promote the education of local citizens on the benefits associated with an active historic preservation program;
>
> (c) Foster civic pride in the beauty and noble accomplishments of the past;
>
> (d) Protect and enhance the City's attractions for tourists and visitors; and
>
> (e) Strengthen the economy of the City.

4b. Survey and Inventory

The Oregon SHPO defines a survey as "the process of gathering and recording information about cultural resources." An inventory is the organized compilation of the survey records. There are two types of surveys: Reconnaissance Level Survey (RLS) and Intensive Level Survey (ILS). The Oregon SHPO has published guidelines, "Guidelines for Historic Resource Surveys in Oregon" (2011), to help communities and historic preservation professionals identify, evaluate, and document historic resources in the state of Oregon.

A Reconnaissance Level Survey (RLS), is defined by the Oregon SHPO as "the basic survey level to identify, document, and report historic resources." An RLS is the first step in documenting properties and provides local governments and the SHPO with a baseline dataset about historic and non-historic resources within a surveyed area. Information collected for an RLS is primarily limited to physical and architectural data. General research is conducted to provide context for the survey area; individual property research is not necessary with an RLS.

An Intensive Level Survey (ILS) is often the next step after an RLS and contains a higher level of documentation for each surveyed property. This documentation includes additional research into the history of each individual survey property, including builders, architects, and previous owners and tenants.

McMinnville's Historic Resources Inventory

As McMinnville established its historic preservation program in the early 1980s, the City commenced a series of surveys funded by National Park Service grants through the Oregon SHPO to inventory the city's historic resources. These produced the following two products.

- Historic Resources Inventory maintained and updated by the city with resource classes specific to the City of McMinnville. Historic resources, per Ordinance 4401 section 2(f), are any site, structure, building, district, or object that is included on the Historic Resources Inventory. This inventory uses the same property data as the Oregon SHPO Historic Sites Database. When new survey work is conducted, this inventory is updated per section 17.65.030 of the city's Zoning Ordinance.
- Resource forms within the Oregon SHPO Historic Sites Database and serving as the main repository for property data (location, physical attributes, photos, etc.) but using a different set of evaluation codes relative to potential National Register of Historic Places eligibility.

Survey work over the course of the last four decades follows below. The City's Historic Resource Inventory only includes properties resulting from survey work up through 1984. Subsequent survey work has not been evaluated for adding, removing, or updating the Historic Resource Inventory.

- The 1976 and 1980 reconnaissance level survey focused on the downtown area and surveyed approximately 650 resources built in or prior to 1930 (50-years of age or older at the time).
- The 1983-1984 reconnaissance level city-wide survey extended to the city's urban growth boundary and surveyed approximately 500 resources built in or prior to 1934 (50-years of age or older at the time). This survey also included several barns and related properties existing within the Urban Growth Boundary.

- The 2010 reconnaissance level survey focused on predominately on 1930s to early 1960s properties within an irregular-shaped area north of downtown and surveyed 402 resources.
- The 2013 Settlement-era Dwellings, Barns & Farm Groups the Willamette Valley, Oregon surveyed 242 resources within the broader geographical area of nine Oregon counties: Benton, Clackamas, Lane, Linn, Marion, Multnomah, Polk, Washington and Yamhill. From this survey, three resources surveyed within Washington County exist within the City of McMinnville city limits (a fourth has since been demolished).
- The 2018 intensive level survey focused on eight properties north of downtown.

The 1983-1984 survey established the methodology and process defining the city's historic resource classes conveying level of significance as "distinctive," "significant," "contributory," or "environmental."[1] Ordinance No. 4401 Section 2(g) provides the following definitions.

- Distinctive: Resources outstanding for architectural or historic reasons and potentially worthy of nomination to the National Register of Historic Places;
- Significant: Resources of recognized importance to the City due to historical association or architectural integrity, uniqueness, or quality;
- Contributory: Resources not in themselves of major significance, but which enhance the overall historic character of the neighborhood or City. Removal or alteration would have a deleterious effect on the quality of historic continuity experienced in the community;
- Environmental: This category includes all resources surveyed that were not classified as distinctive, significant, or contributory. The resources comprise an historic context within the community.

As of May 2018, there are 558 properties listed on the city's Historic Resource Inventory at the top three levels, of which only 69 properties (12-percent) are classified as "Distinctive", 200 (36-percent) as "Significant" and 289 (52-percent) as "Contributory." No count was available for properties classified as Environmental.

Those properties which are classified as "distinctive" or "significant" are considered historic landmarks per Ordinance No. 4401 Section 2(e) and OAR 660-023-0200(1)(j). The Historic Landmarks Committee reviews alterations to and demolitions of historic landmarks, as well as the demolition of any historic resource per Zoning Ordinance Section 17.65.040(C). Note, there is a conflict here between 4401 which says only historic landmarks, and the zoning ordinance that says any historic resource, which by definition is any property on the historic resource inventory regardless of classification.

Survey and Inventory Recommendations

Although the City has already surveyed a significant number of resources within the city limits, survey work and updating the Historic Resource Inventory based on the survey work needs to be an ongoing process to insure the inventory is up-to-date and accurately reflects the range of McMinnville's historic resources (e.g. properties from the recent past).

1. Section 17.65.030 of the city's Zoning Ordinance establishes the process for adding, deleting, or changing the level of significance of a resource.

The following survey recommendations stem from a review of City of McMinnville Historic Resources Inventory, geographic information system (GIS) property data, and selective field work consisting of walking through areas to confirm existing conditions. Each of the following areas exhibit a high concentration of potentially historic properties and should be surveyed to expand the Historic Resources Inventory.

- Post 1984 Survey Updates
- Hayden, Saylors, Baker and Martin Additions Survey
- Downtown Residential Survey
- Chandler's 2nd Addition Survey
- SE Baker Street Survey & Design Guidelines

Post 1984 Survey Updates

Review findings from survey work conducted since 1984 to update the Historic Resource Inventory. Utilize this as an outreach and public education opportunity to expand awareness of and the role of the Historic Resource Inventory. Properties classified as "Environmental" should be mapped in order to provide a complete visual record of what has been evaluated and which properties have not.

Hayden, Saylors, Baker and Martin Additions Survey

Conduct a reconnaissance level survey of approximately 169 properties built prior to 1960, develop a neighborhood context, and property owner outreach to update and add properties to the Historic Resource Inventory within the survey area spanning NW Birch and NW 5th Streets (not within a historic plat) and within the R. B. Hayden Tract, C. G. Saylors Addition, Walnut Park, Christens, Vanecek, Laurel, and Baker and Martin Addition. Develop a historic context statement to better understand the development relationship for these properties and each addition relative to downtown McMinnville. Refer to "Map 5. Hayden, Saylors, Baker and Martin Additions, Inventoried Properties" on page 96 and "Map 6. Hayden, Saylors, Baker and Martin Additions, Period Built" on page 97.

There are 67 properties within the recommended survey area currently on the Historic Resource Inventory, of which:

- 6 properties are classified as "Distinctive;"
- 16 properties are classified as "Significant;" and
- 45 properties are classified as "Contributory."

There are 236 properties within the area built between the 1800s and 1959. Most, but not all of the pre-1930 properties have been evaluated and included in the Historic Resource Inventory. Properties from the later three decades of construction follow below:

- 1930s: 48 properties
- 1940s: 73 properties
- 1950s: 30 properties

Based on age of properties and proximity to downtown, this area has a high potential to be related to the growth and development of downtown McMinnville, and exhibits a high concentration of high integrity

properties contributing to the character and continuity of the neighborhood. This area is an important single family residential concentration along the edge of the downtown commercial district conveying the historic development pattern of the city.

The area is notable for a mid to high design level and a high level of integrity. Property construction spanned from the 1800s through the 1950s, with most of the properties built during two peak periods, 1910 to 1919 and 1930 to 1939. The core area includes the R. B. Hayden Tract and exists between the 1885 C. G. Saylors Addition, the 1889 Baker and Martin's Addition, the 1865 original town plat, and the city park to the south. Based on proximity to downtown McMinnville and the scale of houses, it is likely this areas' past property owners were closely tied with the growth and development of downtown McMinnville.

Downtown Residential Survey

Conduct a reconnaissance level survey and property owner outreach to update and add properties to the Historic Resource Inventory. Contact owners prior to the survey work to gauge their level of interest and the potential for building interior access. Develop a historic context statement specific to the Rowlands Addition to better understand the development relationship these properties held with downtown McMinnville and the role of their previous owners. This addition also serves as part of a character-area transition east of downtown, which would be supported through the development of the historic context statement.

Based on preliminary field work this area has a high concentration of some of the largest and most intact single-family houses within and just south of the 1865 Rowland's Addition. Refer to "Map 9. Downtown Residential, Previously Inventoried" on page 100 and "Map 10. Downtown Residential,Period Built" on page 101.

This area is southeast of the intersection of NE 2nd Street and NE Ford Street, and runs along both sides of NE 1st Street. The area contains 9 properties, constructed between the 1800s (2 properties) and 1929, with the majority built between 1910 and 1919 (4 properties). Based on the scale of the properties and proximity to downtown McMinnville, these buildings are likely architect designed and associated with past property owners prominent in the growth and development of McMinnville. The core portion of these properties are zoned General Commercial (C-3) and those south, across NE 1st Street are zoned Office/Residential (O-R), placing greater potential replacement pressure on the properties in the C-3 zoning.

Chandler's 2nd Addition Survey

Conduct a reconnaissance level survey to expand the current inventory to include properties built through 1969. Conduct public outreach to notify owners and residents of the survey work in advance. This will update 12 properties and evaluate 30 properties for inclusion on the Historic Resource Inventory. Develop a historic context statement specific to this addition and how its development ties in with broader city development. The intent of this research would be to better understand the unique development of this addition and if there is a social history connected with under-represented minorities. Based on this work, identify any potential properties for a next phase of intensive level survey work that could support interpretive and educational efforts. Refer to "Map 7. Chandlers 2nd Addition, Inventoried Properties" on page 98 and "Map 8. Chandlers 2nd Addition, Period Built" on page 99.

This 19-acre addition was platted in 1887 and has 59 properties. The notable aspect is that two peak development periods were the 1800s (11 properties) and the 1940s (14 properties), with only 6 built from 1900 through 1929 and none built in the 1930s (opposite of the NW Birch and NW 5t District and Down-

town Residential) This area is all zoned as a Two-Family Residential Zone (R-3) placing some pressure on the potential replacement of single-family houses with denser housing.

SE Baker Street Survey & Design Guidelines

Conduct a reconnaissance level survey and property owner outreach to update and add properties to the Historic Resource Inventory. Develop a historic context statement specific to this corridor to better understand the development relationship these properties and this section of SE Baker Street held with downtown McMinnville and the role of their previous owners. As part of the historic context research, identify past property owners and residents of the surveyed properties and their relationship to the development of McMinnville. Develop design review guidelines or establish a conservation district to shape the character of new development to retain the concentration of historic character at this entry to city. This will update data on 12 properties and potentially add 3 additional properties to the Historic Resource Inventory. This work could support interpretive and educational efforts. Refer to "Map 11. Southeast Baker Street, Inventoried Properties" on page 102, "Map 12. Southeast Baker Street, Period Built" on page 103, and "Map 13. Southeast Baker Street, Character Properties" on page 104.

This 9.5-acre area extends along either side of SE Baker Street. Several plats abut the sides of this area (Cozines 2nd Addition, Sunnyside Addition), and the area overlaps a portion of the 1865 Original Town plat and a corner of the McMinnville College and McMinnville College 2nd additions. This southwest entrance to McMinnville from Highway 18 is an important gateway to the city. The 1852 government land office (GLO) survey map showed a main roadway passing through this same general area, which became the county road by the 1900s, then Sheridan Road, and then Highway 18. By 1912 through 1928, this was an established residential corridor with prominent houses, many of which remain.

Based on preliminary field work, there are 15 single-family residences along this section of SE Baker Street that have a moderate to high level of design and a high level of integrity. Most of the character properties were built between the 1800s and 1919. Most of the area is zoned General Commercial (C-3), placing pressure on the replacement of single-family buildings, with some Office/Residential (O-R) on the east side of the street. This area has the potential to be an important historic character element for the City and heritage tourism, as well as an important commercial area within quick walking distance to the multiple-family residential zone (R-4) to the east.

4c. Historic Landmarks Committee & Design Review

The McMinnville Historic Landmarks Committee (HLC) was established by Ordinance No. 4228, and was updated by Ordinance No. 4401 (which repealed Ordinance No. 4228). The enabling language for the Historic Landmarks Committee was more recently updated by Ordinance No. 5035, which brought the enabling language for the Committee into Chapter 2.34 of the McMinnville Municipal Code.

The HLC consists of five at-large members; each member is allowed one vote on the HLC. City Council appoints the HLC members who may serve two consecutive four-year terms. After the completion of these two terms, members may be reappointed to the HLC after a four-year hiatus.

Section 2.34.20 of the McMinnville Municipal Code identifies the role of the HLC as follows:

1. Serve as a hearings body for matters concerning historical and cultural resources listed on the McMinnville Historic Resources Inventory, including the review any alteration, demolition, moving or new construction on a McMinnville Historic Landmark per Chapter 17.65 of the McMinnville Zoning Ordinance.
2. Evaluate and designate historic districts, buildings, structures, sites, and objects as provided by Chapter 17.65 of the McMinnville Zoning Ordinance.
3. Receive requests by any citizen, or may on its own motion make recommendations concerning identifying and preserving significant historic and cultural resources which the Committee determines to be of historical significance to the City, state or nation.
4. Develop or adopt a system, based on historic integrity and significance, for evaluating historic and cultural resources for potential designation as historic landmarks.
5. Compile and maintain a McMinnville Historic Resources Inventory of all historical and cultural resources within the City, the applicable tax lots and addresses, the date of landmark designation, and a brief description of the resource and reasons for inclusion.
6. Conduct surveys, inventories, and studies of potential historic resources, and periodically revise the McMinnville Historic Resources Inventory by adding or deleting properties.
7. Undertake to inform the citizens of, and visitors to the City or McMinnville, regarding the community's history and prehistory; promote research into its history and prehistory; collect and make available materials on the preservation of historic resources; provide information on state and federal preservation programs; document historic resources prior to their alteration, demolition, or relocation and archive that documentation; assist the owners of historic resources in securing funding for the preservation of their properties; and recommend public incentives and code amendments to the McMinnville City Council.
8. Advise and make policy recommendations to the McMinnville City Council and the Planning Commission on matters relating to historic preservation.
9. Perform such other duties relating to historical matters as the McMinnville City Council or Planning Director may request.
10. Have the authority to coordinate its activities with other city, county, state or federal agencies.

Two of the roles assigned to the HLC relate to design review, for alterations and demolitions, and new construction on historic landmark sites (where no structure exists). Guidelines for design review for alterations are outlined in the McMinnville Municipal Code Section 17.65.060. Guidelines for demolition, moving, or new construction are outlined in Section 17.65.050.

4d. Historic Registers

The National Register of Historic Places (NRHP) is the official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture. Properties listed in the NRHP may be significant at the local, state, or national level. The National Historic Preservation Act (NHPA) of 1966 created the program which is managed by the National Park Service.

As of March 2018, 7 properties in McMinnville are listed in the NRHP:

- McMinnville Downtown Historic District
- Spencer, Jack, House (1929) – 536 NE 5th Street
- Buchanan Cellers Mill (1888) – 855 E 5th Street
- Cate, Asa F., Farm Ensemble (1880) – 16000 NW Baker Creek Road[2]
- Fenton, Frank W., House (1909) – 434 NE Evans Street
- Pioneer Hall, Linden College (1881) – Fellows Street
- Mattey, Joseph, House (1890) – 10221 Mattey Lane

Three of the individually listed properties within the city limits are classified as "distinctive" within the Historic Resources Inventory:

- Spencer, Jack, House (1929) – 536 NE 5th Street
- Fenton, Frank W., House (1909) – 434 NE Evans Street
- Pioneer Hall, Linden College (1881) – Fellows Street

The Buchanan Cellers Mill, also known as the Houcking Flour Mill, is only listed as "contributory." The building was listed in the NRHP in 2012.[3]

The McMinnville Downtown Historic district NRHP nomination lists 52 buildings as contributing and 14 as non-contributing. A contributing property is a building, site, structure, or object that adds to the historic significance of the district. A non-contributing property a building, site, structure, or object that does not add to the historic significance of a property. Non-contributing properties may have been altered to the point where they no longer can convey their significance or they may have been constructed outside the period of significance identified for the district. Refer to "Map 2. Existing Historic District" on page 94.

The City of McMinnville does not have its own register of historic places; instead, it classifies properties within its inventory as "distinctive" or "significant." Distinctive and significant inventoried properties are identified as historic landmarks in the city's historic preservation ordinance.

2. This property is technically located outside of the city limits and is, therefore, not under the jurisdiction of the City of McMinnville. However, the property illustrates pre-1900 construction methods and is a significant example of an early multi-unit farm in Yamhill County associated with subsistence farming activity.

3. Margaret Legard, "Buchanan Cellers Mill," National Register of Historic Places Nomination (Oregon State Historic Preservation Office), http://heritagedata.prd.state.or.us/historic/index.cfm?do=main.loadFile&load=NR_Noms/11001065.pdf (accessed March 20, 2018).

Historic Register Recommendations

The following identifies key properties and areas for further investigation into potential historic register listing.

Individual Register Eligibility

Work with Yamhill County and the Oregon SHPO to list the following buildings to the National Register of Historic Places. Conduct preliminary outreach with both parties to gauge interest and evaluate the potential for listing with the SHPO.

- 536 NE 5th St (Yamhill County Law Library). Currently classified as "Distinctive" in the Historic Resource Inventory and listed as A728.
- 434 NE Evans St (Yamhill County). Currently classified as "Distinctive" in the Historic Resource Inventory and listed as A723.

Talk with property owners of the following high integrity houses surveyed as part of the 2018 ILS to gauge their level of interest in listing their property to the National Register. If yes, then work with property owners to provide interior access to prepare floor plans and assess interior spaces for their level of integrity. Utilize data from the survey and draft MPD context to prepare a NRHP nomination.

Figure 3. Potential Historic Properties

Property	Historic Name	Year Built	Potential Sources of Significance
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
533 NE Davis Street (A377)	Hodson House	Ca. 1895	Development of the Hodson Building in downtown McMinnville As the residence of a prominent McMinnville merchant As a well-constructed and heavily ornamented example of the Queen Anne style with Stick Style influences
535 NE Cowls Street (A356)	Rogers House	1912	A well-executed example of the Craftsman style As the residence of one of the children (Lewis Henderson) of McMinnville's founding families As the residence of a prominent McMinnville merchant and the owner of one of the first 10 pharmacies established in the State of Oregon
625 NE Cowls Street (A354)	Hamblin House	1911	An example of an American Foursquare form house

Property	Historic Name	Year Built	Potential Sources of Significance
625 NE Davis Street (B376)	Miller House	1905	A well-constructed example of the American Foursquare form As the residence of a prominent McMinnville farmer

The area north of the downtown commercial district anchored on the eight properties surveyed as part of 2018 ILS project has a high concentration of intact to moderately intact properties.

- Conduct outreach with area residents and property owners to gauge the level of interest in creating a potential locally listed historic district.
- If no, then no action.
- If yes, then conduct neighborhood public meetings to explain and work through the process and provide educational materials on what it means to be listed as a local historic district, explain how this would differ from a NRHP historic district, and the role it could have in shaping design guidelines to inform new construction and development within the neighborhood and how this could serve as a tool for retaining neighborhood character if that is desired by residents and property owners.
- Retain a consultant to assist with preparing the nomination and presenting at the public meetings. Utilize data from this survey and the draft MPD context to complete and submit a nomination.

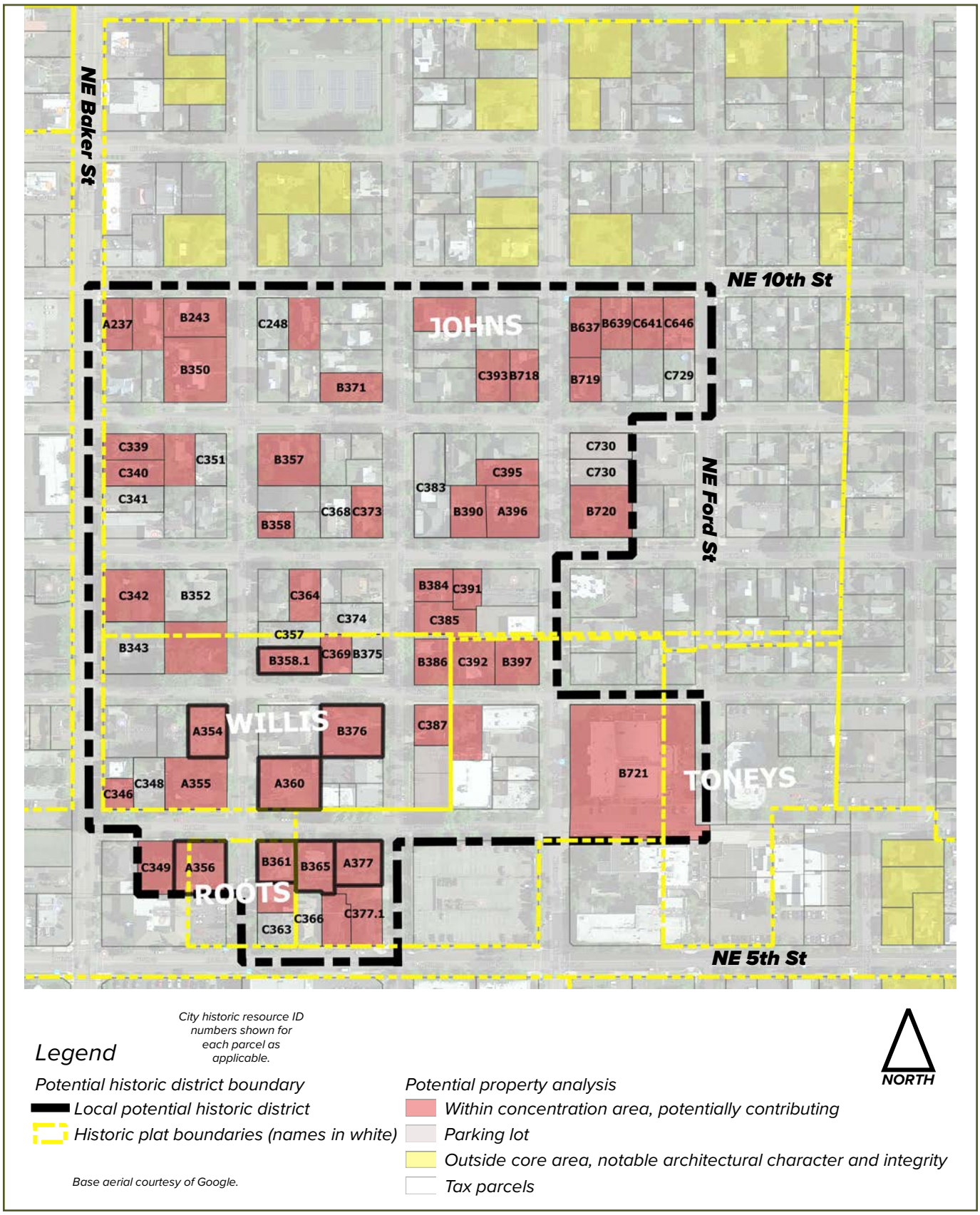
Overall the potential historic district has a medium level of historic integrity. There are 106 properties within the potential historic district (as well as 4 parking lots). The boundary for the potential district was then drawn to capture the highest concentration of properties and encompass the portion of the plats that retain the historic single-family residential neighborhood feeling.

- 51 potential contributing properties (48%)
- 55 non-contributing properties (52%)

Field evaluation of properties focused on the Johns, Willis, Court, and Roots additions. Northwest Vernacular, Inc. reviewed current McMinnville Historic Resource Inventory property status levels and then walked each of the four additions looking at the extent of alterations for each property and marking up field maps. Refer to "Figure 4. City of McMinnville Historic District Eligibility" on page 51 for an overview of the area reviewed.

- Contributing properties are those that retain integrity and convey the historical associations for which the potential district is historically significant.
- Non-contributing buildings are those buildings that have experienced substantial alterations to their exterior visual character. In assessing buildings, the plan, cladding, and windows are the key elements to convey integrity of design, materials, and workmanship. This assessment occurred from the public right-of-way since the visual character evident when walking or driving along the streets is the measure of the integrity of feeling within the historic district. Generally, if two of the three key elements had been substantially altered, then the building was found to be non-contributing, unless there was another factor such as a unique design or historical association that remained

Figure 4. City of McMinnville Historic District Eligibility



intact. Substantial implies that most of the element being altered has been lost, such as replacing all the windows as opposed to just a single window on a side facade. Secondary buildings such as garages were not evaluated as part of this initial assessment.

4d. Municipal Regulations

Downtown Design Standards and Guidelines

The City of McMinnville has a set of design standards and guidelines to ensure the protection, enhancement, and preservation of buildings, structures, and other elements in the city's downtown core. The value of this area to the city is further emphasized in the purpose statement of the standards and guidelines which clarifies their intention.

> *[I]t is not the purpose of this ordinance to create a "themed" or artificial downtown environment. Rather, its purpose is to build on the "main street" qualities that currently exist within the downtown and to foster an organized, coordinated, and cohesive historic district that reflects the "sense of place," economic base, and history unique to McMinnville and the downtown core.*[4]

The area subject to the "Downtown Design Standards and Guidelines" is bounded to the west by Adams Street, to the north by 4th Street, to the east by Kirby Street, and to the south by 1st Street. Property immediately adjacent to the west of Adams Street, from 1st Street to 4th Street, is also subject to these standards and guidelines. See "Figure 5: Downtown Design Standards" on page 53.

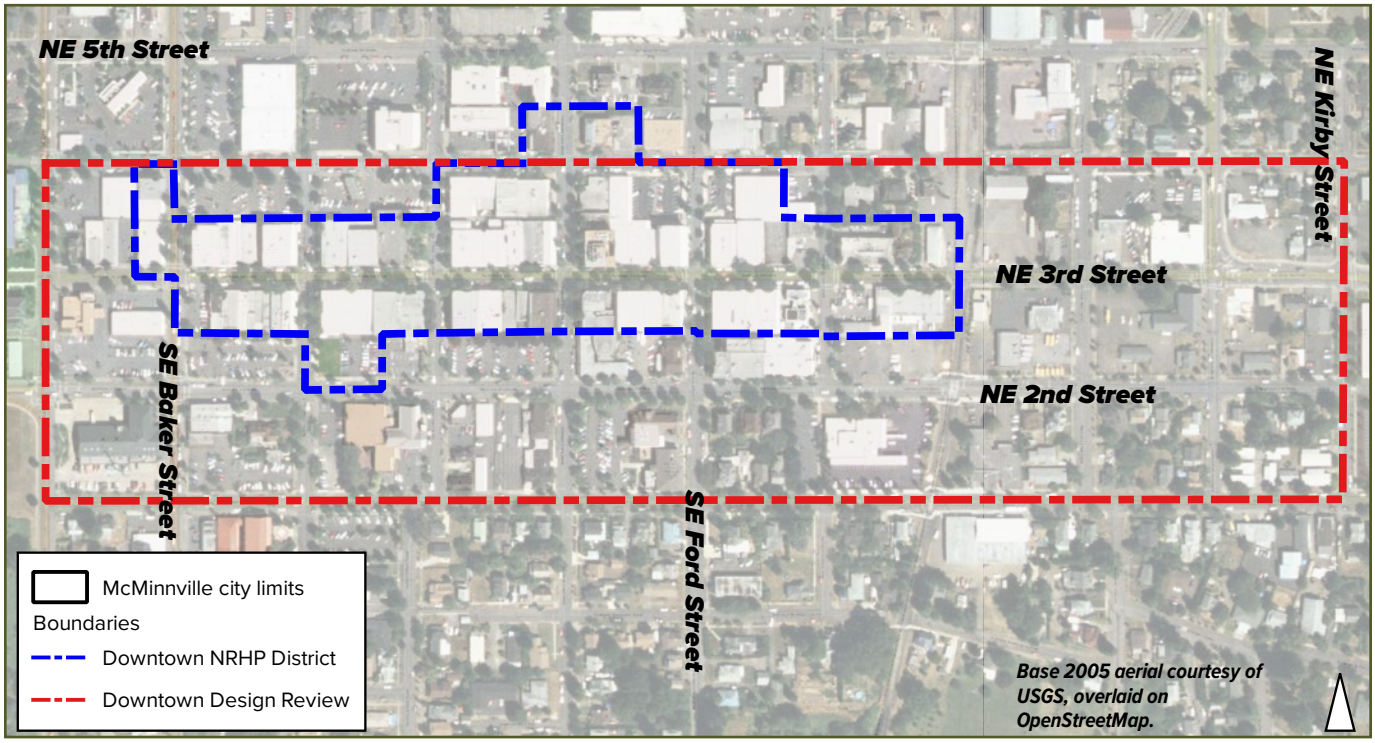
Properties within this area must complete an application and submit it to the Planning Department for initial review. Minor alterations go through an administrative review with the Planning Director while major alterations and new construction go through review with the HLC. The Downtown Design Standards and Guidelines are currently only located in the Zoning Ordinance in Chapter 17.59. The standards and guidelines address:

- Building and site design, including setback, design, and materials
- Surface parking lots
- Awnings
- Signs

Properties that are within the standards and guidelines boundaries, but that are also listed on the National Register for Historic Places or designated as a historic landmark (i.e. those classified as "distinctive" or "significant") on the City's Historic Resources Inventory, must also comply with the standards and guidelines specific to historic preservation contained in Chapter 17.65.

4. "Purpose," Zoning Ordinance, Chapter 17.59.010, https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/planning/page/1341/zoningordinance.pdf.

Figure 5: Downtown Design Standards



Zoning

Zoning governs the use and development of land in the City of McMinnville. The following states the purpose set forth for the City of McMinnville's zoning.

> *17.03.020 Purpose. The purpose of the ordinance codified in Chapters 17.03 (General Provisions) through 17.74 (Review Criteria) of this title is to encourage appropriate and orderly physical development in the city through standards designed to protect residential, commercial, industrial, and civic areas from the intrusions of incompatible uses; to provide opportunities for establishments to concentrate for efficient operation in mutually beneficial relationship to each other and to shared services; to provide adequate open space, desired levels of population densities, workable relationships between land uses and the transportation system, adequate community facilities; and to provide assurance of opportunities for effective utilization of the land resources; and to promote in other ways public health, safety, convenience, and general welfare. (Ord. 4920, §2, 2010; Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).*

The City of McMinnville is projected to grow in population in the future. The Population Research Center at Portland State University recently prepared population forecasts for Yamhill County and the City of McMinnville. Local governments are required by the State of Oregon Department of Land Conservation and Development (DLCD) to use these population forecasts in their land use planning and comprehensive planning processes. The forecasts for the City of McMinnville show an increase in population from 34,293 in 2017 to 44,122 in 2035. By 2067, the population is forecasted to grow to 62,804. As the City of McMinnville grows, there will be redevelopment pressure in existing built environments, which could result in development pressure on historic properties and historic resources throughout the city.

Some areas of the city that have a high number of historic resources may see increased redevelopment pressure based on their current zoning classifications. Based on that, some specific areas were identified to further evaluate to better support the retention of historic resources. These areas were selected after considering the zoning classification and how that may affect historic and potentially historic properties, with the intention of highlighting opportunities to both retain historic character and support population densities and compatible uses. The recommendations provided below should be considered as a component of any long term planning study or analysis completed by the City of McMinnville. However, it should be acknowledged that there are many other factors that need to be considered in the land use planning process outside of the retention of historic resources, which is the focus of the recommendations below.

The following table provides a quick reference for the discussion of zoning change recommendations and how they relate to existing historic buildings.

Figure 6: Overview of Key Zoning Elements

ZONE	LOT SIZE MIN.	HEIGHT MAX.	YARD MIN.	DENSITY (LOT AREA PER FAMILY) MIN.
R-1	9000-sqft	35-ft (3 stories)	20-ft front, rear 10-ft side	9000-sqft
R-2	7000-sqft	35-ft (3 stories)	20-ft front, rear 7.5-ft side	7000-sqft
R-3	6000-sqft	35-ft (3 stories)	15-ft front 7.5-ft side 20-ft rear	4000-sqft
R-4	5000-sqft/ 2500-sqft for single family	60-ft (5 stories)	15-ft front 6-ft side 20-ft rear 1 ft increase for each 2ft of building height over 35-ft	1500-sqft (each 2-bedroom unit) 1750-sqft (each 3-bedroom unit)
C-3	NA	80-ft (6-7 stories)	No required yards 20-ft side yard when adjacent to a residential zone	NA
O-R	NA	35-ft (3 stories)	15-ft front Side and rear variable depending on context	NA

R-4 Multiple-Family Residential Zone

This zoning district permits greater density than other residential zones (R-1, 2, 3) through smaller lot size allowances and nearly double the allowable building height.

Recommend further analysis of the zoning of the following areas to better support the retention of historic single-family houses, single-family residential uses, and historic development patterns.

- South area along SE Cowls Street, SE Lincoln Street, and SE Davis Street (near SE Lincoln Street) which generally corresponds to the more intact, and older houses within the area.

- North area bounded by NE Baker Street (west), NE Ford Street (east), NE 10th Street (north), and NE 6th Street (south), which generally corresponds to the potential historic district area.

The above areas generally exhibit characteristics more closely related to the current R-1 zoning. They have 9,000 to 16,000 square foot lots, often with 20-foot front yards, and large 3-story, multi-bedroom residences. The height increase allowable under R-4 is a significant visual change within the neighborhoods. The greater height allowance can lead to an increase in property values to reflect the development potential and encourage the merging of smaller parcels to construct larger buildings.[5] However, density limitations within the R-4 zone will reduce the potential for large-scale buildings and redevelopment projects to take place on the relatively small lots that exist in the area. The merging of smaller parcels could occur, but would require the acquisition of multiple properties.

The intent is to keep historic development patterns evident and to utilize past development patterns to guide the location of denser new development. The city's historic single-family residential neighborhood growth around the downtown core remains an important feature of the city and its history. Multiple family site and design standards could be a tool to better integrate redevelopment and new uses within these areas. Overlay districts or alterations to permitted uses related to historic resources may be other tools to support the retention or reuse of existing historic single family homes.

C-3 General Commercial Zone

This zoning is focused on commercial uses (including multiple-family) with an allowance for owner-occupied residence in the same building as a business. The zone permits greater density than other residential zones (R-1, 2, 3) through smaller lot size allowances and nearly double the allowable building height.

Recommend further analysis of the following areas to better support the retention of historic single-family houses through alternative uses. The analysis could consider the potential use of the O-R zone in some of the following areas.

- North area, bounded by NE Baker Street (west), NE 6th Street (north), NE 5th Street (south), and NE Cowls Street (east). This area is part of the south end of a potential historic district. The area contains both single and multiple-family buildings and is one of the last examples of what historically was single family housing along the edge of the downtown core. This area could provide an

5. These patterns are already evident in apartment buildings constructed within the southeast and east portions of the south area, such as 501 SE Davis Street, 230 SE Evans Street, 615 SE Washington Street, and 421 SE Evans Street.

important transition buffer to the single-family housing north of NE 6th Street.

- West area, along the west side of NW Adams Street, between NW Park Drive (south) and NW 6th Street (north). This area is the east edge of a potential residential historic district and contains three potentially contributing properties. This area could provide an important transition buffer to the single-family housing west along NW 5th Street.
- East area, north and east of the intersection of NE Galloway Street and NE 4th Street. This area contains single-family residences with high design and integrity levels along the east edge of the downtown core.
- South area, southeast of the intersection of NE Ford Street and NE 2nd Street. This area contains six of the highest design and high integrity single-family residences in the downtown core. These properties represent an important part of the city's development history. Due to their scale they are unlikely to be retained for single-family use.
- Southwest area, along the west side of SE Baker Street, between SE 1st Street (north) and SE Handley Street (south). This area contains moderate to high design and high integrity single-family residences along this key entry corridor to the city. These properties represent an important part of the character of this corridor and the city's development history.

O-R Office/Residential Zone

This zoning has two beneficial purposes, described below.

> *17.24.010 Purpose. The purpose and intent of this zone is at least two-fold. One, it may be used to provide a transition and buffer area between commercially zoned and residentially zoned areas; and two, it is intended to provide an incentive for the preservation of old and historical structures. It may also serve as a buffer zone along major arterials between the roadway and the interior residential areas. Therefore, the requirements set forth herein should be interpreted in relationship to the protection of abutting residential areas. Implementation and interpretation should take into consideration those factors conducive to a healthy place to live, and improvements should be in scale and relationship to surrounding property uses. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).*

Recommend further analysis of the following area.

- North area bounded by NE 6th Street (south), NE 7th Street (north), and along either side of NE Cowls Street and NE Davis Street. This area is currently in single-family use and is part of the rec-ommended potential historic district.

4e. Incentives and Benefits

This section outlines the financial incentives and benefits currently available to historic properties and historic preservation-related activities in the city of McMinnville. This list is not exhaustive and these incentives may change over time.

Local Incentives

The following financial incentives are locally financed.

Facade Grant Program

The Facade Grant Program is a matching grant program of the City of McMinnville Urban Renewal Agency for property within the Urban Renewal District. The maximum individual grant is limited to $2,500. A minimum private match of 100% (1:1) of the grant amount is required.

Eligible applicants include property owners of commercial or industrial zoned buildings within the Urban Renewal District and business owners or tenants of commercial or industrial zoned buildings within the District with property owner consent. The grant funds are to be used for existing exterior facade improvements on any street-facing building wall.

Free Design Assistance Program

This program offers 10 free hours (or $1,000) of architectural/conceptual/design services for an eligible property. Properties must be located within the Urban Renewal Zone (see Figure 1). This appears to be the only local incentive that is available to single-family residential properties, albeit just those located in the Urban Renewal District.

Development Loan/Grant Program

This program, offered through the McMinnville Urban Renewal Agency, provides an ongoing source of gap financing for new construction or substantial rehabilitation projects that provide an immediate increase in assessed value and support additional goals identified in the McMinnville Urban Renewal Plan. Loans are available up to 20% of construction costs, but they cannot exceed $100,000 and are subject to funding availability. Projects must be located within the McMinnville Urban Renewal District and meet other eligibility requirements.

State Incentives

These financial incentives are either administered through the Oregon State Historic Preservation Office as part of the Oregon Parks & Recreation Department or at least offered in connection with the SHPO. Questions related to grants should be directed to the Grants and Outreach Coordinator and more information is available on the SHPO website at http://www.oregon.gov/oprd/HCD/SHPO/Pages/index.aspx.

Special Assessment

Established in 1975, Oregon's Special Assessment of Historic Property Program was the nation's first state-level historic preservation tax incentive. The program specially assesses a property's assessed value

for 10 years. It is most effective when the program is in place prior to any substantial rehabilitation of the property. This incentive is available to both commercial and residential properties, though more readily used and applicable to commercial properties. Per the 2008 State Taskforce report on the incentive: "The complicated nature of "special assessment" has inadvertently triggered much higher taxes for some participants (primarily residential) at the end of their terms than they would have had if they had not participated in the program."[6]

Basic program requirements are as follows:

- The property must be listed in the National Register of Historic Places, either individually or as a contributing property in a historic district, or be considered historic by the State Historic Preservation Officer, and listed within two years of being certified for the benefit program.
- A preservation plan must be prepared that outlines substantial rehab work the building will undergo during the 10-year period, with emphasis on exterior rehabilitation of the structure.
- There is an application fee equal to 1/10 of 1% (0.001) of the assessed value.
- 10% of the total real market value (RMV) of the property must be invested in rehabilitation within the first five years of the program. For most properties, this includes the RMV of both the building (improvements) and the land.
- State Historic Preservation Office (SHPO) approval or local government approval, whichever is appropriate, is needed for exterior projects, and interior projects of substance.
- An approved plaque provided by the Oregon SHPO must be installed on the building.

Preserving Oregon Grant

Preserving Oregon Grant Program is administered by the Oregon State Historic Preservation Office (SHPO). Grant funds are to be used for rehabilitation work on properties listed in the National Register of Historic Places, or significant work contributing to identifying, preserving and/or interpreting archaeological sites. As of the 2017-19 biennium, grant funds may be awarded for amounts up to $20,000 and require a match of 100% (1:1), which can be in the form of cash, in-kind donations, and volunteer time. While commercial properties may be eligible, they need to have exceptional significance and/or extraordinary public benefit to compete. Higher priority is given to publicly owned resources and private non-profit resources, and properties that offer the greatest public benefit through visual access and interpretive/educational value.

Within the Preserving Oregon Grant program there is also the **Diamonds in the Rough Grant Program** (at least for the 2017-2019 biennium). This program provides grants to restore or reconstruct the facades of buildings that have been heavily altered over the years. The purpose is to return them to their historic appearance and potentially qualify them for historic register designation (local or national). Grants may be awarded up to $20,000. These grants are funded in part by the Oregon Cultural Trust.

Oregon Heritage Grant

The Oregon Heritage Commission administers the Oregon Heritage Grant Program, which provides matching grants to non-profit organizations, federal recognized tribal governments, universities, and local governments for projects that conserve, develop, or interpret Oregon's heritage. Currently, $200,000 per

6. Report of the Task Force on Historic Property (2008), 5.

biennium is available, but awards generally range between $3,000 and $20,000. Grants are made for no more than 50 percent of total project costs.

Oregon Historic Cemeteries Grant

The Oregon Commission on Historic Cemeteries (OCHC) offers Historic Cemetery Grants to provide financial assistance in the following general categories: Protection and Security, Restoration and Preservation, Education and Training, Research and Interpretation. Eligible projects may include, but aren't limited to: security needs, training, conservation of historic elements such as curbs, markers, etc., documentation and mapping, signage, landscape restoration and planning.

Oregon Museum Grant

The Oregon Heritage Commission offers matching grants to public and non-profit heritage museums that meet certain qualifications. The grants support Oregon museums in projects for the collection and management of heritage collections, for heritage-related tourism, and heritage education and interpretations. Currently, $110,000 per biennium is available.

Oregon Main Street Revitalization Grant

This grant supports downtown revitalization efforts in communities participating in the Oregon Main Street Network (e.g. McMinnville Downtown Association). The purpose of the program is to acquire, rehabilitate, and construct buildings on properties in designated downtown areas statewide; and facilitate community revitalization that will lead to private investment, job creation or retention, establishing or expanding viable businesses, or creating a stronger tax base. Grants may be awarded up to $100,000. Grants may fund up to 70% of project costs. 30% of project costs must be matched. Match can be in the form of cash, in-kind donations, and volunteer time. The match requirement may include necessary project "soft" costs for professional service (i.e. architectural or engineering studies directly related to the project/property). Project costs outside of the grant period do not qualify as match.

Federal Incentives

Federal Tax Credit

This program is for income-producing buildings only (commercial and residential rental). A 20% income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be "certified historic structures." The State Historic Preservation Offices and the National Park Service review the rehabilitation work to ensure that it complies with the Secretary's Standards for Rehabilitation. The Internal Revenue Service defines qualified rehabilitation expenses on which the credit may be taken. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit.

4f. Education and Advocacy

This section summarizes current education and advocacy efforts occurring in the city of McMinnville. While the City itself is not an advocacy organization, it can partner with and support advocacy efforts to help raise awareness about historic preservation. The following are programs or organizations that currently promote historic preservation and community heritage. For recommendations on new programs and outreach efforts, see Goal 1 in Chapter 4: Goals, Policies, and Proposals.

City of McMinnville Historic Preservation Awards

The City has re-established their awards program for historic preservation. The purpose of the awards program is to acknowledge property owners or individuals that are helping to preserve McMinnville's history, and also to increase the community's awareness of historic preservation efforts going on in the city.

McMinnville Downtown Association

Established in 1986, the McMinnville Downtown Association (MDA) is a non-profit committed to partnering with member businesses to ensure downtown McMinnville is a safe and beautiful space that members of the community can enjoy for years to come. MDA is McMinnville's Main Street program and utilizes the National Main Street Center's Four-Point Approach® (design, organization, economic vitality and promotions) to organize and maintain a refreshingly vibrant downtown district.

The Main Street Four-Point Approach® is a unique preservation-based economic development tool that enables communities to revitalize downtown and neighborhood business districts by leveraging local assets - from historic, cultural, and architectural resources to local enterprises and community pride. It is a comprehensive strategy that addresses the variety of issues and problems that challenge traditional commercial districts.

The MDA also maintains the Historic Mac website (www.historicmac.com) which highlights downtown McMinnville's history, architecture, and important people. The website is the digital version of the Stroll McMinnville brochure, which is a walking tour of the Downtown McMinnville Historic District, available at http://www.historicmac.com/pub/doc/Historic-Walking-Map.pdf.

Yamhill County Historical Society

The Yamhill County Historical Society (YCHS) is a non-profit educational and public service organization engaged to protect, preserve, and share the history and heritage of Yamhill County. YCHS operates two locations, the Historic Lafayette Museum in Lafayette and the Yamhill Valley Heritage Center just southwest of McMinnville. The Miller Log Cabin Museum at the Lafayette site houses the Ruth Stoller Research Library containing photos, genealogical and archival materials, and books on local history. The Yamhill Valley Heritage Center is a 12 acre site with several buildings housing a saw mill, a blacksmith shop, and an incredible fleet of antique farm vehicles. For more information on YCHS and their educational programs, visit https://www.yamhillcountyhistory.org/.

5. GOALS, POLICIES, & PROPOSALS

McMinnville is already a vibrant city known for its historic character. The success of historic preservation efforts within the city have fostered community pride in the city's historic resources.

This chapter utilizes the format established in McMinnville's comprehensive plan and is organized by goals, policies, and proposals.

- **Goals** are broadly-based statements intended to set forth the general principles on which historic preservation decisions will be made.
- **Policies** are the more precise and limited statements intended to further define goals.
- **Proposals** are the possible courses of action available to the City and stakeholders to implement the goals and policies.

This chapter outlines the following four goals and their related policies and proposals to guide the City of McMinnville's historic preservation program:

- Goal 1: Increase Public Awareness and Understanding of McMinnville's History and its Historic Preservation Program
- Goal 2: Encourage the Preservation and Rehabilitation of Historic Resources
- Goal 3: Document and Protect Historic Resources
- Goal 4: Increase Heritage Tourism

Goal 1: Increase Public Awareness and Understanding of McMinnville's History and its Historic Preservation Program

Vibrant historic preservation programs must go beyond just following their preservation ordinance and seek ways to make connections between the community and preservation. McMinnville's historic resources contribute to its overall character and make it a desirable place to live, work, and visit. Promoting McMinnville's history and its historic preservation program—what it is, why it's important, and what it can do for the community—will help residents better understand McMinnville's history, its efforts to preserve that history, and how it affects them.

Policy 1.A. Promote Historic Preservation Month every May

- Proposal 1.A.1. Continue to host an annual McMinnville Historic Preservation Awards program and invite community input. Consider creating categories for the nominations to promote a variety of projects. Examples could include: Downtown Rehabilitation, Residential Rehabilitation, Leadership in Preservation, Organization in Preservation, or Community Engagement.

- Proposal 1.A.2. Host (or co-host) at least one other preservation-related activity or event during the month of May and encourage HLC members to participate. Potential events include This Place Matters, a trivia night at a local coffee shop or pub, a walking tour, or scavenger hunt. Staff time is limited, so try to co-sponsor events or partner with other groups already hosting events.

Policy 1.B. Partner with related organizations on programs to establish connections between historic preservation and other city interests

- Proposal 1.B.1. Consider hosting or sponsoring additional events, either during Preservation Month or the rest of the year.
- Proposal 1.B.2. Set up a booth at the McMinnville Farmers Market. Have informational brochures available on the historic preservation program and the Historic Resources Inventory along with the Stroll Mac walking tour. The Farmers Market is located near the downtown historic district and provides an opportunity to encourage residents to take in their historic resources.
- Proposal 1.B.3. Collaborate with the Yamhill County Historical Society and McMinnville Downtown Association to host a lunchtime walking tour or host a tour in conjunction with McMinnville's 3rd on 3rd (Monthly on the 3rd Friday, 27 storefronts and galleries along McMinnville's historic downtown 3rd Street are open late).
- Proposal 1.B.4. Host research sessions (parties) for property owners or neighborhood residents to bring in an address and get help researching the history of the property. Work with the historical society to identify historic photographs of neighborhoods and streetscapes and then take contemporary photographs to do a "then" and "now" profile. Work with volunteers to research a brief (250 words maximum) write up on what changes occurred between the two photos and the significance of the view or neighborhood.
- Proposal 1.B.5. Attend and present information about the historic preservation program at a meeting of the Yamhill County Association of Realtors to help educate real estate agents on the Historic Resources Inventory, financial incentives, and design review.
- Proposal 1.B.6. Work with the Urban Renewal Board to utilize historic preservation as a key revitalization tool supporting both the historic character and regional destination draw of downtown and the larger Urban Renewal Area. Historic preservation can anchor place identity and support an authentic experience for visitors while providing a context for compatible new development. This would support Goal 7 Historic Preservation of the Urban Renewal Plan.

Policy 1.C. Increase interpretation efforts of the city's historic resources

- Proposal 1.C.1. Reprint the existing walking tour brochure (Stroll Historic McMinnville) and distribute it to downtown businesses, the library, and various city offices with public interaction.
- Proposal 1.C.2. Develop additional walking tours through McMinnville, possibly offshoots from the downtown historic district into the residential neighborhoods. Utilize content from survey work recommendations outlined in the preservation plan. Work with neighborhood groups to develop and participate in these tours.
- Proposal 1.C.3. Support the character and place identity of neighborhoods within the city through survey and historic context research to understand the unique history and their role relative to the growth and development of McMinnville. This can help support a connection between residents

and their neighborhood's history, the preservation of buildings, and education through walking tours.

Policy 1.D. Increase and streamline the historic preservation program's media presence

- Proposal 1.D.1. Add "Historic Preservation" as a sub-category under Planning on the city webpage's prominent toolbar under the "Government" tab
- Proposal 1.D.2. Streamline the historic preservation program's website. Consider using drop-down menus or collapsible lists to make information easy to find at-a-glance. There is a lot of good information on the website, but a visitor needs to know what they're looking for or else they could be overwhelmed. Move the Supporting Documents PDF links up before the Historic Resource Inventory List or add them to the Informational Brochures page. Add a map to the Zoning & Maps tab that is the Historic Resource Inventory showing the color coded ranking and resource number as an alternate means for residents to find out which properties are on the inventory. Convert the Historic Resource Inventory list to a collapsible list.
- Proposal 1.D.3. Make design review easier to find on the website. The guidelines are currently located in Chapter 17.59 of the Zoning Ordinance. They should be copied into their own document to make them easy to find for applicants.
- Proposal 1.D.4. Incorporate GIS mapping of historic properties on the website, either as an interactive map or a PDF.

Goal 2: Encourage the Preservation and Rehabilitation of Historic Resources

This goal focuses on the nuts and bolts of owning a historic property and how the City of McMinnville can be a resource to property owners. Lack of information and funds were two key constraints to maintaining historic properties that came up during the community survey and stakeholder interviews.

Policy 2.A Promote local, state, and federal incentives available to historic resources

- Proposal 2.A.1. Create a list of all the incentives available to historic resources and place it on the city's historic preservation website. Consider creating a graphic handout to have available at any public outreach events (e.g. workshops with real estate and construction professionals).
- Proposal 2.A.2. Consider increasing the maximum individual grant amount of the facade grant program to $5,000 to allow for projects with a greater impact.
- Proposal 2.A.3. Consider making the facade grant program available to houses (either active rentals or owner-occupied) that are listed on the Historic Resource Inventory as distinctive or significant and to assist with in-kind repairs to character-defining features to directly support integrity retention. This would support work such as repainting, or repairs to wood windows, but would not include the replacement of wood windows.
- Proposal 2.A.4. Explain what properties are eligible for using the Free Design Assistance Program. This appears to be the only local incentive that is available to single-family residential properties, albeit just those located in the Urban Renewal District.

Policy 2.B Strengthen the integration of historic preservation in city planning to capitalize on neighborhood history and character as City assets.

- Proposal 2.B.1. Update city zoning per recommendations in this plan to encourage the retention of historic residential character in key areas around the downtown.
- Proposal 2.B.2. Coordinate city guiding policies with preservation planning by keeping city departments/boards/committees apprised of HLC actions and priorities.
- Proposal 2.B.3. Research the use of conservation district overlays in other communities as an alternative to zoning changes.
- Proposal 2.B.4. Consider establishing a conservation district overlay to help retain historic residential character in key areas around the downtown.

Goal 3: Document and Protect Historic Resources

The City of McMinnville's historic resources inventory, particularly with its classifications, is an important planning tool. It helps the planning department know where and what types of historic resources exist throughout the city. The inventory also functions as the city's landmarking process, allowing the city and the HLC to protect those resources through the design review process. As a result, it is critical for the city to develop a system to regularly add to and assess the inventory to ensure the inventory is accurate and reflects the breadth of the city's historic resources. The city and HLC should also consider their design review process to ensure owners of inventoried properties can easily navigate the process.

Policy 3.A. Regularly update the Historic Resources Inventory

- Proposal 3.A.1. HLC and staff review per Zoning Ordinance section 17.65.030 of survey work conducted since 1984 to classify surveyed properties as "distinctive," "significant," "contributory," or "environmental." Conduct public notice and public meetings per Zoning Ordinance section 17.65.070 associated with applying these changes to the inventory.
- Proposal 3.A.2. Update the inventory after each survey project so the field work, research, and inventory updates are all closely related.
- Proposal 3.A.3. Work with Yamhill County to include the Historic Resources Inventory classification on property titles. This would start with new transactions and would not be retroactive. This would support the network of real estate agents in their effort to inform prospective property owners of any regulatory requirements associated with a new home and also provides a measure of predictability for new home buyers that the character of the neighborhood they are buying into will not change dramatically and reduce their property value.
- Proposal 3.A.4 Develop and promote an application process for historic resource designation so that property owners can volunteer to designate their properties for consideration.
- Proposal 3.A.5. Encourage volunteers to help with updating the local inventory and establish a mechanism which can allow them to share information they gather with the City.

Policy 3.B. Create tools to better assist applicants through the design review process

- Proposal 3.B.1. Develop illustrated design guidelines, grounded in the Secretary of the Interior's Standards, to ensure consistency and fairness in design review.
- Proposal 3.B.2. Consider posting an example completed application on the city website to demonstrate to applicants how to successfully navigate the design review process.
- Proposal 3.B.3. Consider establishing multi-family design standards for the residential properties which surround downtown.

Policy 3.C. Train the HLC and staff

- Proposal 3.C.1. Encourage HLC members and staff to regularly attend SHPO trainings for CLGs. This provides an important opportunity for HLC members to talk with other commission members and experience how other communities approach historic preservation.
- Proposal 3.C.2. Work with Yamhill County to host CLG training
- Proposal 3.C.3. Continue internal conversations between planning staff and the city's building official to ensure departments are working well together.
- Proposal 3.C.4. Invite the city's building code official to workshops and other continuing education events to ensure they are up-to-date on historic preservation efforts and policies in the city.

Policy 3.D. Continue to explore National Register nominations

- Proposal 3.D.1 Evaluate the viability of a north downtown residential nomination.
- Proposal 3.D.2 Work with Linfield College on a Historic Resources Inventory and potential campus nomination.
- Proposal 3.D.3 Evaluate a MPD for "Historic Granaries of McMinnville"
- Proposal 3.D.4 Explore a landscape nomination for City Park.

Policy 3.E. Implement survey recommendations identified in chapter 4.

- Proposal 3.E.1. Review findings from survey work conducted since 1984 to update the Historic Resource Inventory.
- Proposal 3.E.2. Conduct a reconnaissance level survey in the Hayden, Saylors, Baker, and Martin Additions.
- Proposal 3.E.3. Conduct a reconnaissance level survey to document the residential properties around the downtown area, particularly Rowlands Addition.
- Proposal 3.E.4. Conduct a reconnaissance level survey of Chandler's 2nd Addition to include properties built through 1969 (or 50 years prior to whatever year the survey is conducted).
- Proposal 3.E.5. Conduct a reconnaissance level survey along SE Baker Street
- Proposal 3.E.6. Develop design review guidelines for the properties along SE Baker Street (or establish a conservation district) to retain the concentration of historic character at this entry to the city.

Policy 3.F. Provide resources for historic property owners to protect their historic properties

- Proposal 3.D.1. Consider conducting a survey of the downtown historic district to identify those properties which may be vulnerable to damage during a seismic event.
- Proposal 3.D.2. Assist property owners within the district as they carry out seismic retrofitting. This could be making them aware of any available financial incentives or working with groups of owners (with adjacent properties on a single block) to jointly tackle retrofits.

Goal 4: Increase Heritage Tourism

Heritage tourism is defined by the National Trust for Historic Preservation as,

> *[T]raveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present. It includes visitation to cultural, historic, and natural resources. Research and planning for Heritage Tourism would include identifying local or regional points of interest, developing or organizing those points of interest for visitation, and developing promotional and informational materials and guides for distribution to travelers and tourists through tourism bureaus, chambers of commerce, and by other marketing methods.*[1]

McMinnville is already a destination and its rich history and built environment add to the city's appeal for tourists and residents, alike. Heritage tourism helps promote the city's history and is also good for the economy, as a 2003 study by the Travel Industry Association of America indicates, with heritage and cultural tourists spending more money and staying longer than other travelers.[2]

Policy 4.A Amplify the heritage tourism program for McMinnville

- Proposal 4.A.1 Work with Visit McMinnville to expand visitor awareness of McMinnville's heritage and historic resources online as a heritage tourism attractor.
- Proposal 4.A.2 Coordinate efforts to promote McMinnville as a destination for visitors with Visit McMinnville during Historic Preservation month.

1. Jamesha Gibson, "[Preservation Glossary] Today's Word: Heritage Tourism," *National Trust for Historic Preservation*, https://savingplaces.org/stories/preservation-glossary-todays-word-heritage-tourism#.Wz5YR9hKg0o (accessed July 5, 2018).

2. U.S. Department of Commerce and the President's Committee on the Arts and the Humanities, "A Position Paper on Cultural & Heritage Tourism," https://www.oregon.gov/oprd/HCD/FINASST/docs/05WhitePaperCultHeritTourism.pdf (accessed July 5, 2018).

6. IMPLEMENTATION

The following section divides the proposals from the previous chapter (Chapter 5: Goals, Policies, and Proposals) into short-term, mid-term, long-term, and ongoing activities over a 15-year period starting in 2019 (2019-2033). The proposals are sequenced in order to help the planning department prioritize activities and build upon previous work.

- Short-term: between 2019 and 2023. This phase focuses on public education and outreach and updating the inventory with survey work from recent years.
- Mid-term: between 2024 and 2028. This phase builds on education and outreach and begins additional inventory work and policy updates.
- Long-term: between 2029 and 2033. This phase continues education, outreach, and inventory work and finalizes policy and program updates.
- Ongoing: these proposals will continue each year and directly support the proposals outlined in each phase.

The proposals were developed from a review of the historic preservation ordinance, conversations with planning staff, interviews with stakeholders, and a community online survey.

Figure 7. Implementation Matrix

TERM	PROPOSAL	SUPPORTING GOAL & POLICY	SUGGESTED PARTICIPANTS
Short-term	Set up a booth at the McMinnville Farmers Market. Have informational brochures available on the historic preservation program and the Historic Resources Inventory along with the Stroll Mac walking tour.	Goal 1, Policy 1.B	City of McMinnville, HLC
Short-term	Support the character and place identity of neighborhoods within the city through survey and historic context research to understand the unique history and their role relative to the growth and development of McMinnville. This can help support a connection between residents and their neighborhood's history, the preservation of buildings, and education through walking tours.	Goal 1, Policy 1.C	City of McMinnville, HLC, Consultant

TERM	PROPOSAL	SUPPORTING GOAL & POLICY	SUGGESTED PARTICIPANTS
Short-term	Add "Historic Preservation" as a sub-category under Planning on the city webpage's prominent toolbar under the "Government" tab	Goal 1, Policy 1.D	City of McMinnville
Short-term	Streamline the historic preservation program's website. Consider using drop-down menus or collapsible lists to make information easy to find at-a-glance. There is a lot of good information on the website, but a visitor needs to know what they're looking for or else they could be overwhelmed. Move the Supporting Documents PDF links up before the Historic Resource Inventory List or add them to the Informational Brochures page. Add a map to the Zoning & Maps tab that is the Historic Resource Inventory showing the color coded ranking and resource number as an alternate means for residents to find out which properties are on the inventory. Convert the Historic Resource Inventory list to a collapsible list.	Goal 1, Policy 1.D	City of McMinnville
Short-term	Make design review easier to find on the website. The guidelines are currently located in Chapter 17.59 of the Zoning Ordinance. They should be copied into their own document to make them easy to find for applicants.	Goal 1, Policy 1.D	City of McMinnville
Short-term	Consider posting an example completed application on the city website to demonstrate to applicants how to successfully navigate the design review process	Goal 3, Policy 3.B	City of McMinnville
Short-term	Encourage HLC members and staff to regularly attend SHPO trainings for CLGs. This provides an important opportunity for HLC members to talk with other commission members and experience how other communities approach historic preservation.	Goal 3, Policy 3.C	City of McMinnville, HLC

TERM	PROPOSAL	SUPPORTING GOAL & POLICY	SUGGESTED PARTICIPANTS
Short-term	Consider conducting a survey of the downtown historic district to identify those properties which may be vulnerable to damage during a seismic event.	Goal 3, Policy 3.D	City of McMinnville, Consultant
Short-term	Review findings from survey work conducted since 1984 to update the Historic Resource Inventory.	Goal 3, Policy 3.E	City of McMinnville, HLC
Short-term	Incorporate GIS mapping of historic properties on the website, either as an interactive map or a PDF.	Goal 1, Policy 1.D	City of McMinnville
Short-term	Research the use of conservation district overlays in other communities as an alternative to zoning changes.	Goal 2, Policy 2.B	City of McMinnville, Consultant
Short-term	Evaluate the viability of a north downtown residential nomination.	Goal 3, Policy 3.D	City of McMinnville, Consultant
Ongoing	Host an annual McMinnville Historic Preservation Awards program and invite community input. Consider creating categories for the nominations to promote a variety of projects.	Goal 1, Policy 1.A	City of McMinnville
Ongoing	Reprint the existing walking tour brochure (Stroll Historic McMinnville) and distribute it to downtown businesses, the library, and various city offices with public interaction.	Goal 1, Policy 1.C	City of McMinnville, McMinnville Downtown Association, HLC
Ongoing	Update the inventory after each survey project so the field work, research, and inventory updates are all closely related.	Goal 3, Policy 3.A	City of McMinnville
Ongoing	Continue internal conversations between planning staff and the city's building official to ensure departments are working well together.	Goal 3, Policy 3.C	City of McMinnville
Ongoing	Coordinate city guiding policies with preservation planning by keeping city departments/boards/committees apprised of HLC actions and priorities.	Goal 2, Policy 2.B	City of McMinnville
Ongoing	Encourage volunteers to help with updating the local inventory and establish a mechanism which can allow them to share information they gather with the City.	Goal 3, Policy 3.A	City of McMinnville, HLC

TERM	PROPOSAL	SUPPORTING GOAL & POLICY	SUGGESTED PARTICIPANTS
Ongoing	Invite the city's building code official to workshops and other continuing education events to ensure they are up-to-date on historic preservation efforts and policies in the city.	Goal 3, Policy 3.C	City of McMinnville
Mid-term	Collaborate with the Yamhill County Historical Society and McMinnville Downtown Association to host a lunch-time walking tour or host a tour in conjunction with McMinnville's 3rd on 3rd (Monthly on the 3rd Friday, 27 storefronts and galleries along McMinnville's historic downtown 3rd Street are open late).	Goal 1, Policy 1.B	City of McMinnville, McMinnville Downtown Association, HLC, Yamhill County Historical Society
Mid-term	Host research sessions (parties) for property owners or neighborhood residents to bring in an address and get help researching the history of the property. Work with the historical society to identify historic photographs of neighborhoods and streetscapes and then take contemporary photographs to do a "then" and "now" profile. Work with volunteers to research a brief (250 words maximum) write up on what changes occurred between the two photos and the significance of the view or neighborhood.	Goal 1, Policy 1.B	City of McMinnville, HLC, Yamhill County Historical Society
Mid-term	Attend and present information about the historic preservation program at a meeting of the Yamhill County Association of Realtors to help educate real estate agents on the Historic Resources Inventory, financial incentives, and design review.	Goal 1, Policy 1.B	City of McMinnville, HLC

TERM	PROPOSAL	SUPPORTING GOAL & POLICY	SUGGESTED PARTICIPANTS
Mid-term	Work with the Urban Renewal Board to utilize historic preservation as a key revitalization tool supporting both the historic character and regional destination draw of downtown and the larger Urban Renewal Area. Historic preservation can anchor place identity and support an authentic experience for visitors while providing a context for compatible new development. This would support Goal 7 Historic Preservation of the Urban Renewal Plan.	Goal 1, Policy 1.B	City of McMinnville, HLC
Mid-term	Explain what properties are eligible for using the Free Design Assistance Program. This appears to be the only local incentive that is available to single-family residential properties, albeit just those located in the Urban Renewal District.	Goal 2, Policy 2.A	City of McMinnville
Mid-term	Create a list of all the incentives available to historic resources and place it on the city's historic preservation website. Consider creating a graphic handout to have available at any public outreach events (e.g. workshops with real estate and construction professionals).	Goal 2, Policy 2.A	City of McMinnville
Mid-term	Develop and promote an application process for historic resource designation so that property owners can volunteer to designate their properties for consideration.	Goal 3, Policy 3.A	City of McMinnville, HLC
Mid-term	HLC and staff review per Zoning Ordinance section 17.65.030 of survey work conducted since 1984 to classify surveyed properties as "distinctive," "significant," "contributory," or "environmental." Conduct public notice and public meetings per Zoning Ordinance section 17.65.070 associated with applying these changes to the inventory.	Goal 3, Policy 3.A	City of McMinnville, HLC

TERM	PROPOSAL	SUPPORTING GOAL & POLICY	SUGGESTED PARTICIPANTS
Mid-term	Consider conducting an annual workshop with HLC members to refresh them on meeting procedures, design review protocol, and the historic preservation ordinance.	Goal 3, Policy 3.C	City of McMinnville, HLC
Mid-term	Assist property owners within the district as they carry out seismic retrofitting. This could be making them aware of any available financial incentives or working with groups of owners (with adjacent properties on a single block) to jointly tackle retrofits.	Goal 3, Policy 3.F	City of McMinnville, HLC, Consultant
Mid-term	Conduct a reconnaissance level survey in the Hayden, Saylors, Baker, and Martin Additions.	Goal 3, Policy 3.E	City of McMinnville, HLC, Consultant
Mid-term	Conduct a reconnaissance level survey to document the residential properties around the downtown area, particularly Rowlands Addition.	Goal 3, Policy 3.E	City of McMinnville, HLC, Consultant
Mid-term	Conduct a reconnaissance level survey along SE Baker Street	Goal 3, Policy 3.E	City of McMinnville, HLC, Consultant
Mid-term	Coordinate efforts to promote McMinnville as a destination for visitors with Visit McMinnville during Historic Preservation month.	Goal 4, Policy 4.A	City of McMinnville
Long-term	Consider hosting or sponsoring additional events, either during Preservation Month or the rest of the year.	Goal 1, Policy 1.A and 1.B	City of McMinnville, HLC
Long-term	Develop additional walking tours through McMinnville, possibly offshoots from the downtown historic district into the residential neighborhoods. Utilize content from survey work recommendations outlined in the preservation plan. Work with neighborhood groups to develop and participate in these tours.	Goal 1, Policy 1.C	City of McMinnville, HLC, Yamhill County Historical Society, Consultant
Long-term	Consider increasing the maximum individual grant amount of the facade grant program to $5,000 to allow for projects with a greater impact.	Goal 2, Policy 2.A	City of McMinnville

TERM	PROPOSAL	SUPPORTING GOAL & POLICY	SUGGESTED PARTICIPANTS
Long-term	Consider making the facade grant program available to houses (either active rentals or owner-occupied) that are listed on the Historic Resource Inventory as distinctive or significant and to assist with in-kind repairs to character-defining features to directly support integrity retention. This would support work such as repainting, or repairs to wood windows, but would not include the replacement of wood windows.	Goal 2, Policy 2.A	City of McMinnville
Long-term	Update city zoning per recommendations in this plan to encourage the retention of historic residential character in key areas around the downtown.	Goal 2, Policy 2.B	City of McMinnville
Long-term	Work with Yamhill County to include the Historic Resources Inventory classification on property titles. This would start with new transactions and would not be retroactive. This would support the network of real estate agents in their effort to inform prospective property owners of any regulatory requirements associated with a new home and also provides a measure of predictability for new home buyers that the character of the neighborhood they are buying into will not change dramatically and reduce their property value.	Goal 3, Policy 3.A	City of McMinnville, Yamhill County
Long-term	Develop illustrated design guidelines, grounded in the Secretary of the Interior's Standards, to ensure consistency and fairness in design review.	Goal 3, Policy 3.B	City of McMinnville, HLC, Consultant
Long-term	Explore a landscape nomination for City Park.	Goal 3, Policy 3.D	City of McMinnville, HLC, Consultant
Long-term	Evaluate a MPD for "Historic Granaries of McMinnville"	Goal 3, Policy 3.D	City of McMinnville, HLC, Consultant
Long-term	Conduct a reconnaissance level survey of Chandler's 2nd Addition to include properties built through 1969 (or 50 years prior to whatever year the survey is conducted).	Goal 3, Policy 3.E	City of McMinnville, HLC, Consultant

TERM	PROPOSAL	SUPPORTING GOAL & POLICY	SUGGESTED PARTICIPANTS
Long-term	Develop design review guidelines for the properties along SE Baker Street (or establish a conservation district) to retain the concentration of historic character at this entry to the city.	Goal 3, Policy 3.E	City of McMinnville, HLC, Consultant
Long-term	Consider establishing a conservation district overlay to help retain historic residential character in key areas around the downtown.	Goal 2, Policy 2.B	City of McMinnville, HLC, Consultant
Long-term	Consider establishing multi-family design standards for the residential properties which surround downtown.	Goal 3, Policy 3.B	City of McMinnville, HLC, Consultant

APPENDIX A: COMMUNITY SURVEY & STAKEHOLDER INTERVIEWS

The following sections depict the community survey that was shared online and its responses, along with the list of stakeholder interviewees and their questions. There were 62 responses to the online survey, which was shared through SurveyMonkey.

City of McMinnville, Oregon, Historic Preservation

Historic Preservation Community Survey

The City of McMinnville received a grant from the Oregon State Historic Preservation Office (SHPO) to prepare a historic preservation plan to guide historic preservation efforts in the city for the next 15-20 years. This survey will help the consultants, Northwest Vernacular, gather data about the public perception of historic preservation in McMinnville. Historic preservation is about preserving the buildings, structures, sites, and objects of our past. But more than that, historic preservation helps us ask questions about our history and what to preserve from our past for future generations.

A historic preservation plan is the result of a process through which a community establishes its vision, goals, and priorities for the preservation of its historic resources. It is a city planning document that will help steer the city's historic preservation program. The historic preservation plan for McMinnville will provide guidance on how to achieve those goals identified by the community. The historic preservation plan will also include a brief overview of the city's history, architecture, and historic development patterns as well as review its current historic preservation program. For more information about the City of McMinnville's Historic Preservation program and Historic Landmarks Committee, visit https://www.mcminnvilleoregon.gov/planning/page/historic-preservation

OK

0 of 9 answered

1. How do you feel historic preservation is viewed in your community? Please select all that apply.

- [ ] It's seen as an asset to the community
- [ ] It's seen as a hindrance to development
- [ ] It's not well understood
- [ ] Other (please specify)

2. Which methods or programs should the City use to inform and/or educate the public about historic preservation projects and programs? Please select all that apply.

- [ ] City website
- [ ] Social media (Facebook, Instagram, Twitter)
- [ ] Newsletters
- [ ] Tours
- [ ] Plaques on historic buildings
- [ ] Awards
- [ ] Historic Preservation month events
- [ ] Other (please specify)

3. What do you consider the biggest priority for historic preservation in McMinnville?

- ◯ Encourage more adaptive reuse (renovation) projects
- ◯ Increase survey and inventory projects to document the city
- ◯ Increase the number of properties listed to the National Register or McMinnville Register
- ◯ Public outreach/education to raise awareness on the benefits of historic preservation
- ◯ Increase use of financial incentives available to historic properties
- ◯ Celebrate the historic preservation successes in McMinnville to raise awareness of historic character of the city
- ◯ Other (please specify)

4. What do you consider the biggest challenge for historic preservation efforts in the city of McMinnville?

- ◯ Design review/regulation
- ◯ Lack of community interest
- ◯ Cost of sensitive historic rehabilitations
- ◯ Property owner deferred maintenance
- ◯ Increased redevelopment in and around downtown
- ◯ Lack of property owner knowledge about historic preservation construction methods
- ◯ Other (please specify)

5. Many properties listed on the local historic inventory are residential homes. Which most closely conveys your thoughts about living in older homes near the downtown historic district?

- ◯ Would like to live in one, they are an asset, convey city character, and are walking distance to the downtown historic district (NE 3rd Street)
- ◯ Would like to live in one, but too expense to purchase
- ◯ Would like to live in one, but too expensive to maintain
- ◯ Would like to live in one, but would not feel safe
- ◯ Don't want to live in one, would prefer to live in a new house near downtown
- ◯ Don't want to live near downtown
- ◯ Other (please specify)

6. What type of development around the edge of the downtown historic district would be the most helpful to the district?

- ◯ Housing, having more people living next to downtown
- ◯ Parking, easier and faster to find parking when visiting downtown
- ◯ Offices, having more people working next to downtown
- ◯ Housing and offices, having people living and working near downtown

Other (please specify)

7. Do you believe historic preservation is a worthwhile goal for the City of McMinnville?

- ◯ Highly Agree
- ◯ Agree
- ◯ Not Agree

8. What is the biggest challenge to maintaining a historic property?

- ◯ Design review compliance
- ◯ Having money to spend on maintenance and repairs
- ◯ Finding qualified and affordable contractors to do the work
- ◯ Finding the time to do the work
- ◯ Knowing and prioritizing what needs to be done
- ◯ Knowing how to do the work in a compatible way
- ◯ Other (please specify)

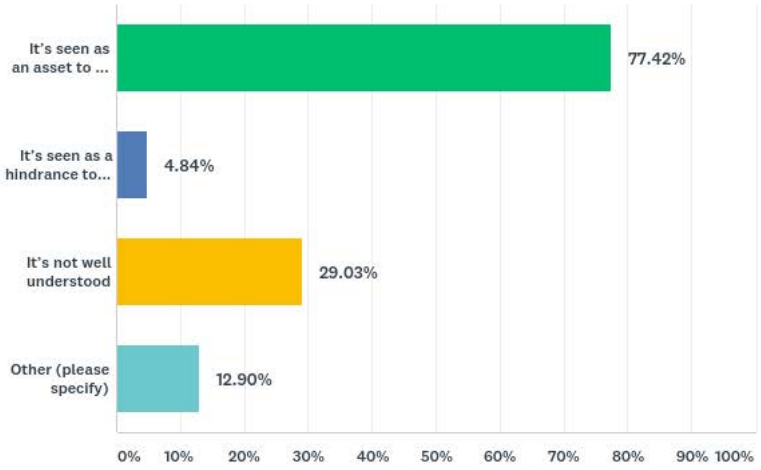
9. Please tell us about yourself

- ☐ Do you live in McMinnville? (check if yes)
- ☐ Do you live in a historic district or listed historic property? (check if yes)
- ☐ Do you own a listed historic property? (check if yes)
- ☐ Do you deal with historic preservation in your profession? (check if yes)
- ☐ Do you have a general interest in historic preservation? (check if yes)
- ☐ Have you ever completed a project which went through review with the Historic Landmarks Committee? (check if yes)

How old is the house you live in?

Community Survey Responses

Q1 How do you feel historic preservation is viewed in your community? Please select all that apply.



Q1 I think it's viewed as a hinderance by some; I disagree with them. preserving the historic nature of the downtown is crucial to our unique identity and culture.

4/23/2018 9:01 PM View respondent's answers Add Tags

Q1 I don't know how other people view historic preservation. I see it an asset to the community

4/4/2018 12:14 PM View respondent's answers Add Tags

Q1 Preserving the historic nature of our older neighborhoods enriches the quality of living in our city. Many people think that historic preservation has onerous requirements attached, but that is only in the case of properties on the official National Register.

4/4/2018 11:23 AM View respondent's answers Add Tags

Q1 Many people recognize its tremendous value for attracting residents, visitors and business as well as the unconscious pride and general quality of life values it adds. Many more just like the fun and educational aspects associated with it. Far too many though are basically unaware of any of the forgoing and a few greedy ones see it only as a potential hindrance. In any event, we have not sufficiently educated as many as we need to insure preservation will be successful.

3/29/2018 3:34 PM View respondent's answers Add Tags

Q1 City does not take into account that accessory buildings an vacation rentals are allowed in these areas. They do not take care of the property as well as a residential

3/20/2018 11:47 AM View respondent's answers Add Tags

Q1 We need more awareness as McMinnville grows about its history and its historic buildings.

3/20/2018 10:06 AM View respondent's answers Add Tags

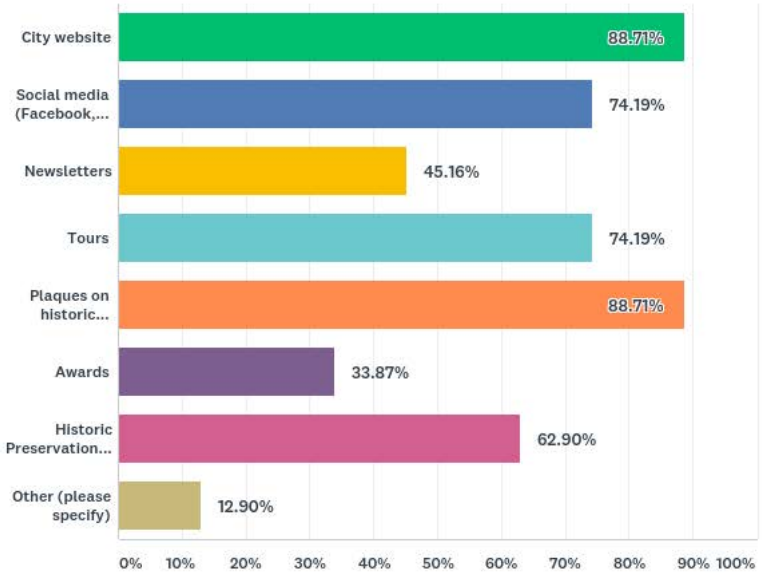
Q1 Homeowners seem to care. Not sure that the economic development objectives align with individual's desire to maintain historic homesites, particularly near downtown

3/20/2018 9:13 AM View respondent's answers Add Tags

Q1 Although not understood well within the community, the citizens appreciate the historic nature of the community and how well many buildings within this community are preserved.

3/19/2018 2:14 PM View respondent's answers Add Tags

Q2 Which methods or programs should the City use to inform and/or educate the public about historic preservation projects and programs? Please select all that apply.



Curriculum in local schools. Contests.

5/7/2018 3:51 PM View respondent's answers Add Tags

Newspaper articles. Signage at entrance to city informing that it encourages historical blogs.

4/25/2018 2:02 AM View respondent's answers Add Tags

Solicit travel writers and editors, use on billboards and other signage announcing the town similar to or more than the "Tree City" designation we have. But, most importantly, figure out how to fund earthquake proofing retrofits so that we will still have some historic structures after the coming earthquake. The full burden should not be dropped on those who are temporary guardians of these structures. Most won't survive unless we do something and people will die.

4/22/2018 4:29 PM View respondent's answers Add Tags

Partner organizations (like the downtown association)

4/20/2018 10:06 AM View respondent's answers Add Tags

involve the MDA and Visit McMinnville

4/10/2018 8:25 AM View respondent's answers Add Tags

I checked all of the boxes because I don't think historic preservation should be a singular category of city assets but should rather be woven into the very fabric.

4/4/2018 10:07 AM View respondent's answers Add Tags

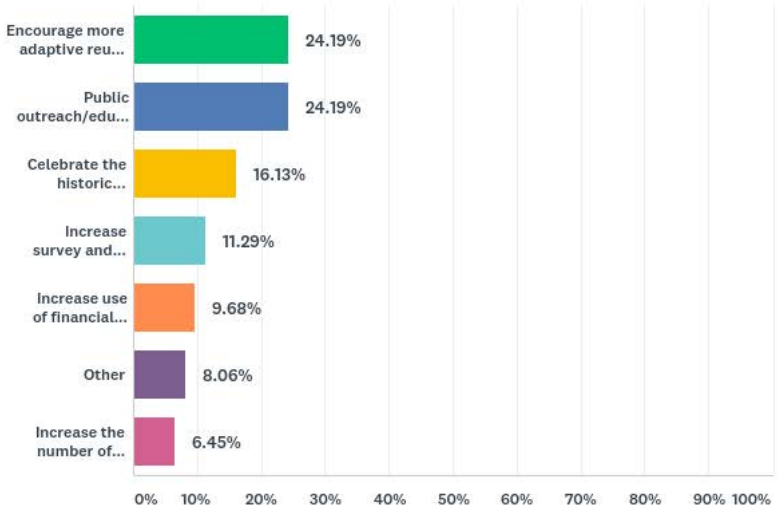
Many of those are already being undertaken by the Yamhill County Historical Society, but it has less than 500 members. Much more needs to be done. One truly critical thing that needs to be done immediately is retrofit our historic structures, many of which are un-reinforced masonry. When the guaranteed to arrive Cascadia subduction earthquake finally hits, we will lose many of our most important buildings. Others will be severely and expensively damaged. Worse, many inside or adjacent to them will die or be injured from falling architecture and/or fires. Although vital, (this is after all a largely preventable calamity as to the deaths and destruction by retrofitting), it is expensive to do so and the politicians and building code bureaucrats are gutless. Since the historic buildings are really for us all, it makes sense to have government fund the retrofit rather than just penalize the caretakers of such buildings. Moreover, the building codes need to be revised immediately to figure out how to make historic structures safe without remuddling out of existence all the things that made them important to begin with. Fortunately, good intelligent design can be done in that regard.

3/29/2018 3:34 PM View respondent's answers Add Tags

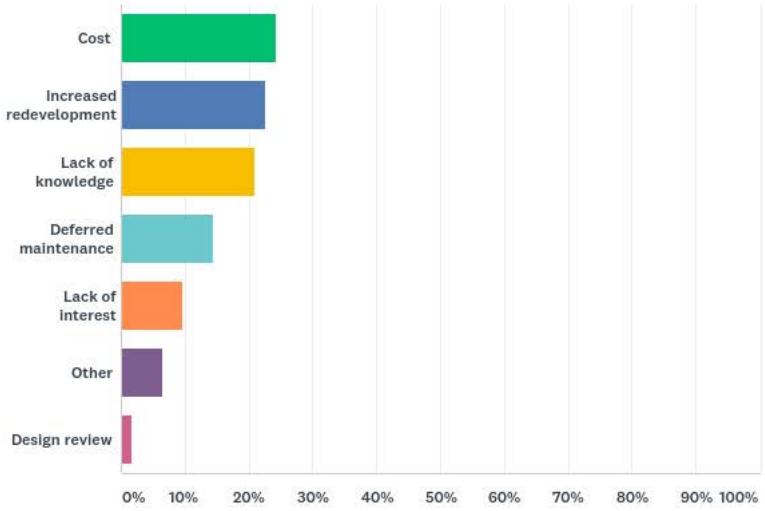
Keep the education ongoing. Work with realtors; they are the front line and are often I'll informed.

3/19/2018 5:42 PM View respondent's answers Add Tags

Q3 What do you consider the biggest priority for historic preservation in McMinnville?



Q4 What do you consider the biggest challenge for historic preservation efforts in the city of McMinnville?



developers who do not care about the historic character

4/23/2018 9:01 PM View respondent's answers Add Tags

All the above are important, but the funding mentioned previously may be the most important since they dictate whether the buildings survive at all. It should not be insensitive retrofitting however. Simply chopping off overhangs or ugly bracing will not do.

4/22/2018 4:29 PM View respondent's answers Add Tags

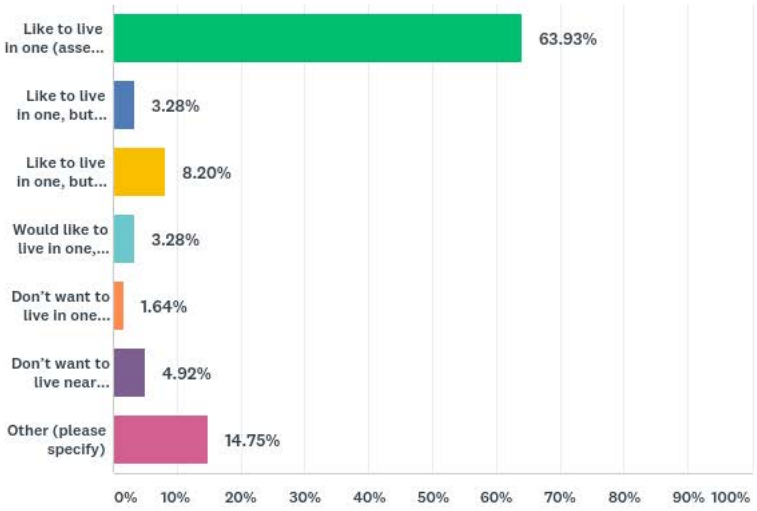
Every single one of those is applicable, but probably cost is the biggest deterrent at present.

3/29/2018 3:34 PM View respondent's answers Add Tags

Other answers above touch on it...but the biggest hindrance is misinformation.

3/19/2018 5:42 PM View respondent's answers Add Tags

Q5 Many properties listed on the local historic inventory are residential homes. Which most closely conveys your thoughts about living in older homes near the downtown historic district?



I live in one that's not listed but is well known to locals. I am unsure about registering it as it may prevent me from amending it or living freely on the property

4/20/2018 7:44 PM View respondent's answers Add Tags

I own a turn-of-the-century home about a mile from downtown and enjoy it very much

4/4/2018 12:14 PM View respondent's answers Add Tags

I already live in one, and I'm alarmed at the possibility of many older/historic homes being turned into businesses and losing their single family residential status!

4/3/2018 11:41 PM View respondent's answers Add Tags

I have lived in several and put others on the National Historic Register. I always chose living quarters close to downtown, but my wife is now severely disabled anymore and it is difficult to retrofit one for wheelchairs.

3/29/2018 3:34 PM View respondent's answers Add Tags

I do live in one, and agree with the first statement wholeheartedly

3/20/2018 12:30 PM View respondent's answers Add Tags

I live in a very old home. Not horribly expensive to maintain but there are some serious hurdles should they become an issue. Would be good to get some sort of credit or special loan term. Maybe work with a local bank like First Federal on loan terms for refinancing historical homes?

3/20/2018 10:28 AM View respondent's answers Add Tags

I do live in one near downtown.

3/20/2018 8:16 AM View respondent's answers Add Tags

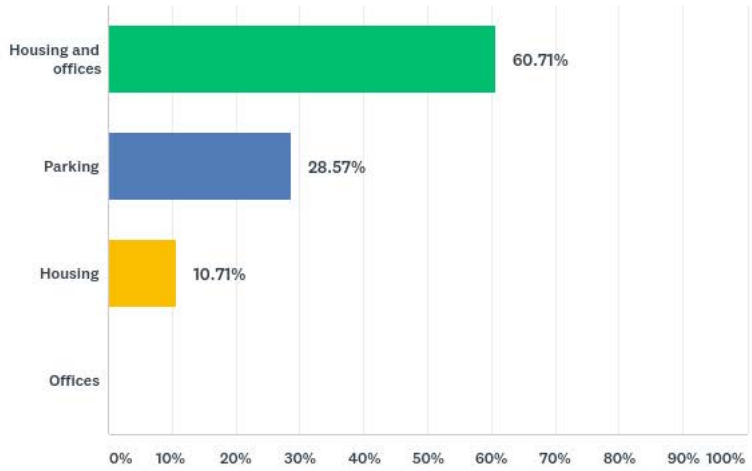
I do live in one. However, they are costly to maintain. My home is on the existing historic building register. I asked recently if there was any resource help from the city to refurbish historic parts of the home that badly need repair and was told no. So unfortunately, a lot of the work we need to be done will be replacements because otherwise it's just too costly.

3/19/2018 9:32 PM View respondent's answers Add Tags

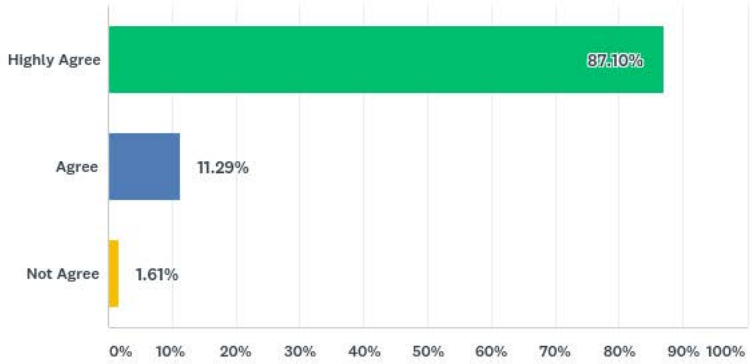
Live in one and parking is a challenge.

3/19/2018 5:01 PM View respondent's answers Add Tags

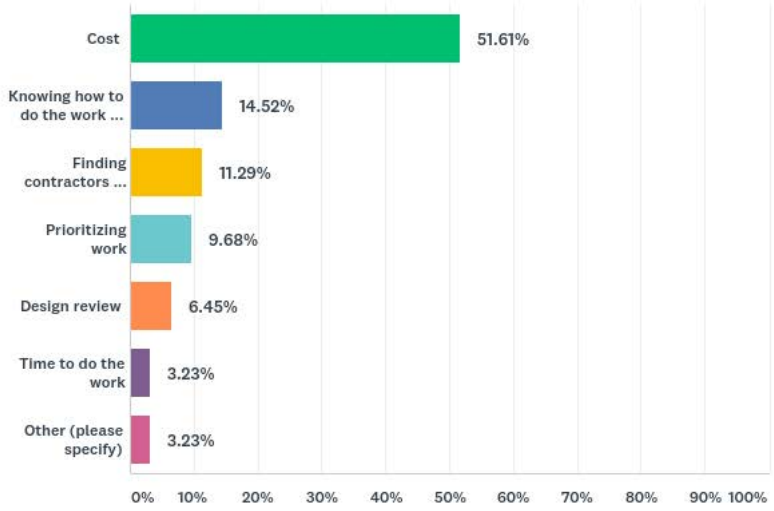
Q6 What type of development around the edge of the downtown historic district would be the most helpful to the district?



Q7 Do you believe historic preservation is a worthwhile goal for the City of McMinnville?



Q8 What is the biggest challenge to maintaining a historic property?



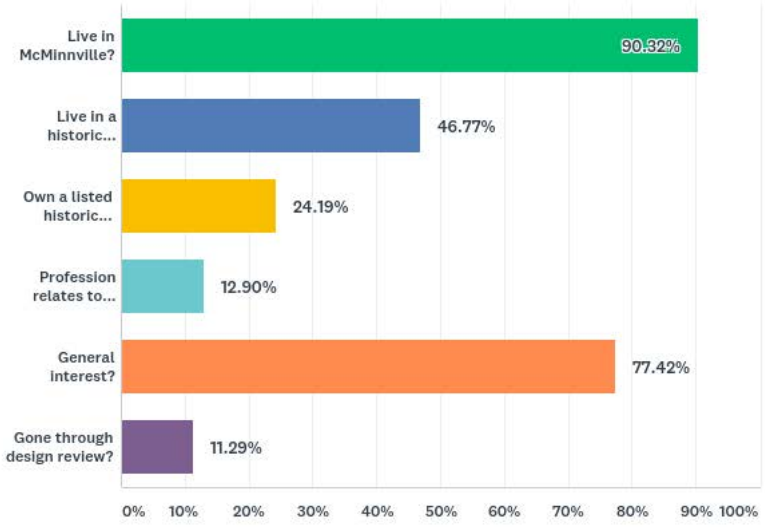
two of these go together: knowing how to do the work in a way that is compatible with the character of the building while still being adaptable to modern use, AND having the money to do the maintenance.

4/4/2018 11:23 AM View respondent's answers Add Tags

I think a combination of these items...Cost for sure, but also knowledge, time, and execution

3/20/2018 9:13 AM View respondent's answers Add Tags

Q9 Please tell us about yourself



Stakeholder Interview Questions

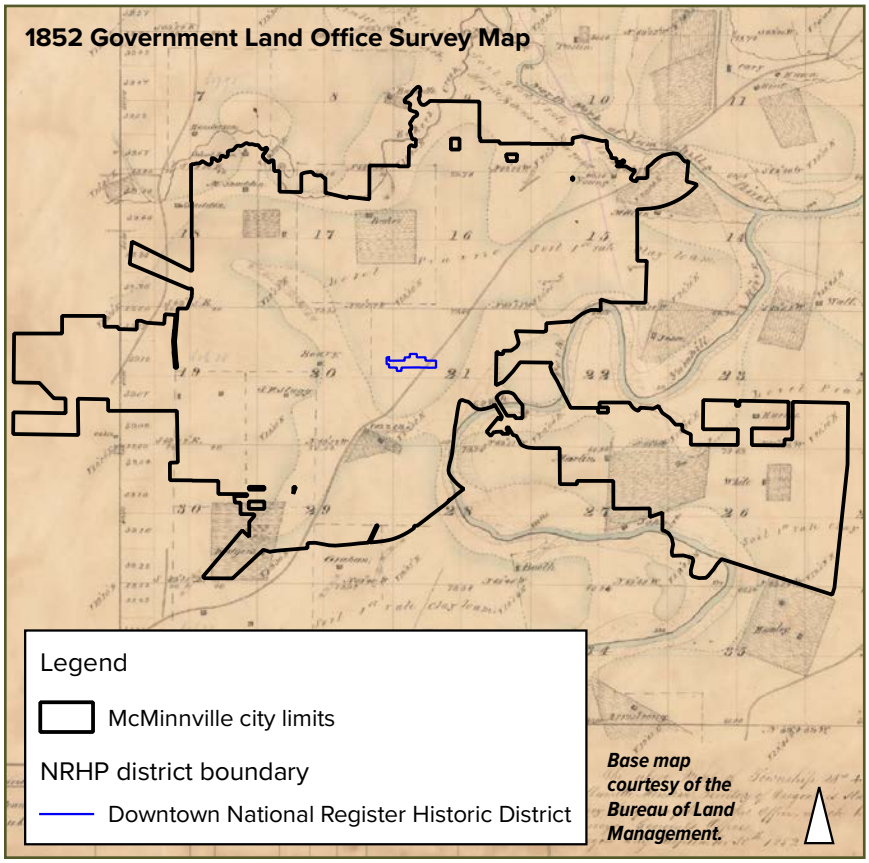
1. Please tell me a bit about yourself and your involvement with historic preservation, in McMinnville or elsewhere. (E.g. You own historic properties)
2. How do you feel historic preservation is perceived in McMinnville?
3. What do you think are the best ways for the City to educate the public about historic preservation?
4. What do you consider the biggest priority for historic preservation in McMinnville?
5. What do you see as the biggest challenge for historic preservation in McMinnville?
6. What development around downtown do you think would be most helpful to the downtown historic district?
7. What is the biggest challenge to maintaining a historic property?
8. Have you ever had to go through design review with the Historic Landmarks Committee? If so, what was that like?

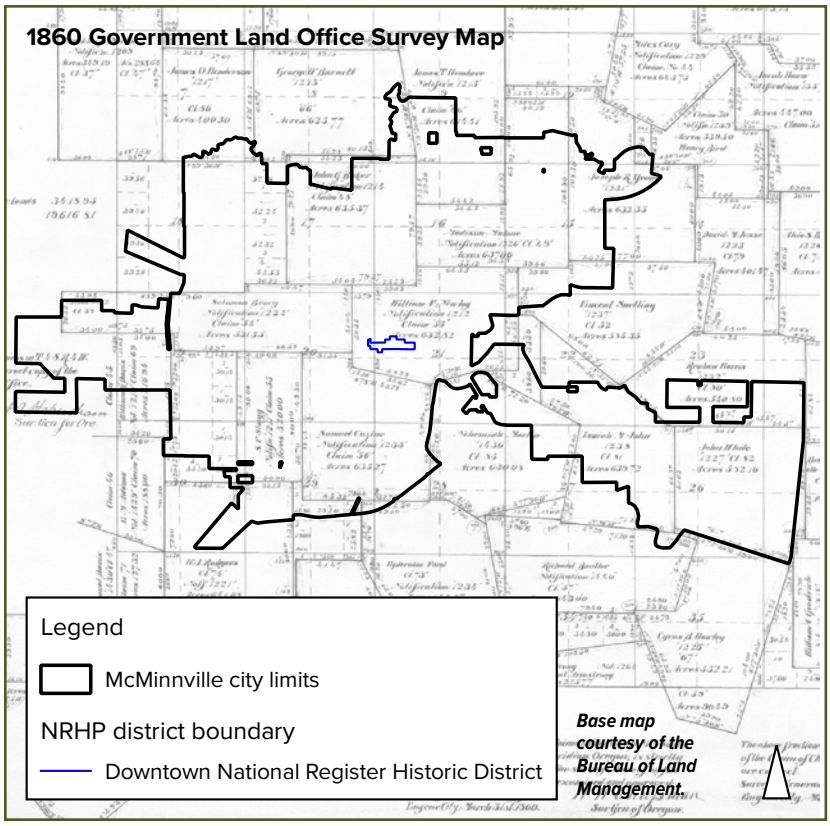
Stakeholder Interviewees

- Sylla McClellan – Owner of Third Street Books and building (320 NE Third Street)
- Erin Stephenson – Owner of Third Street Flats and Odd Fellows Lodge & part-owner of Atticus Hotel
- Marilyn Worrix – Owner of Old Elk's building (520 NE Third Street)
- John Mead – Cellar Ridge Construction – Contractor with Historic Preservation Experience and member of HLC
- Kitri McGuire – Owner of historic residential property north of downtown
- Heather Sharfeddin - Owner of historic residential property south of downtown
- Rebecca Ziegler – Owner of residential property and former Manager of McMinnville Downtown Association
- Jenny Berg – McMinnville Downtown Association President
- Ellie Gunn – Board Co-Chair of South of Downtown Association of Neighbors (SoDan)

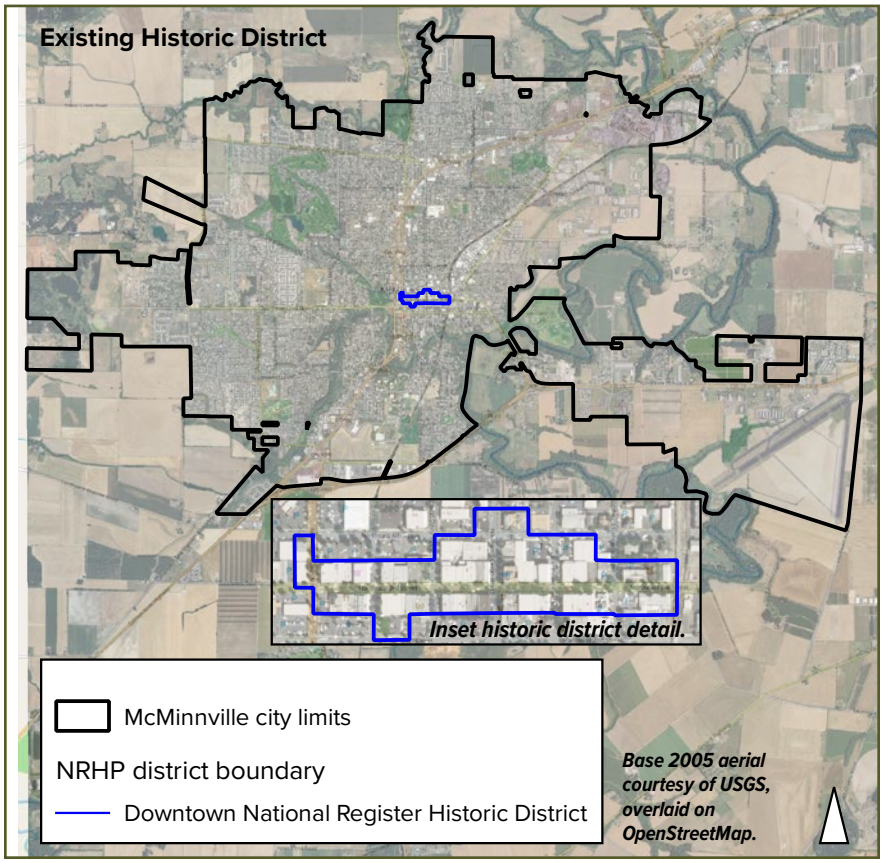
APPENDIX B: ADDITIONAL MAPS

Map 1. 1852 (upper) and 1860 (lower) Government Land Office Map Overlays

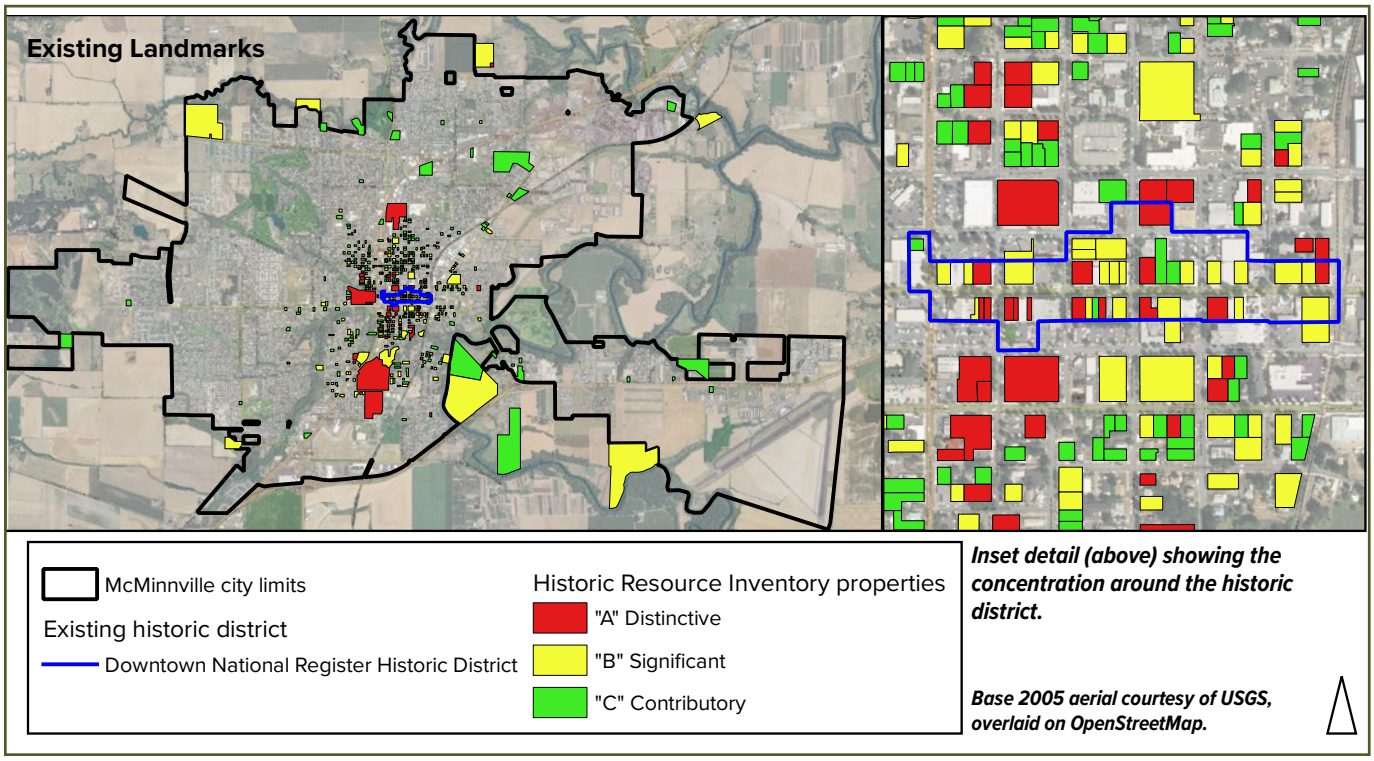




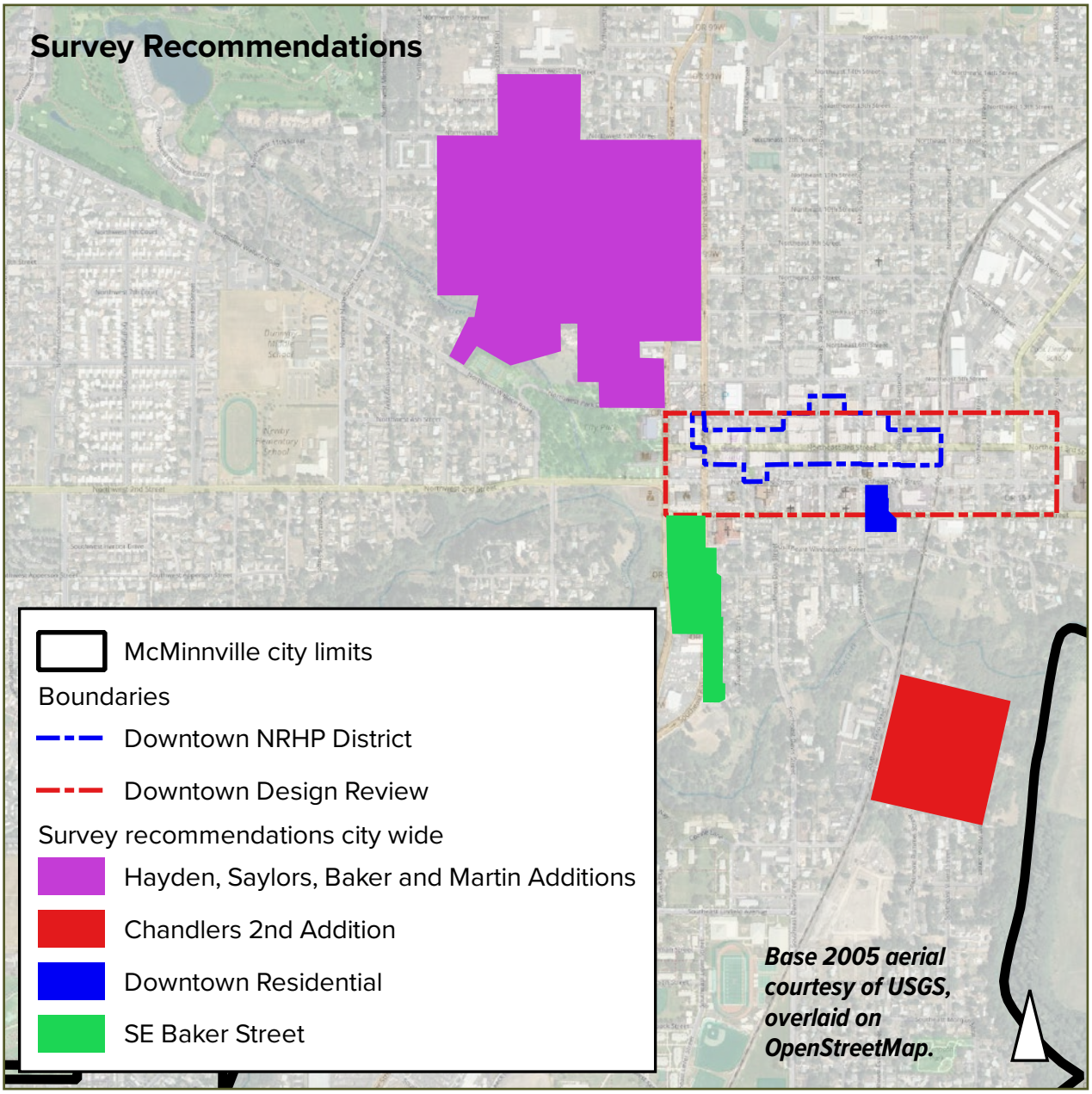
Map 2. Existing Historic District



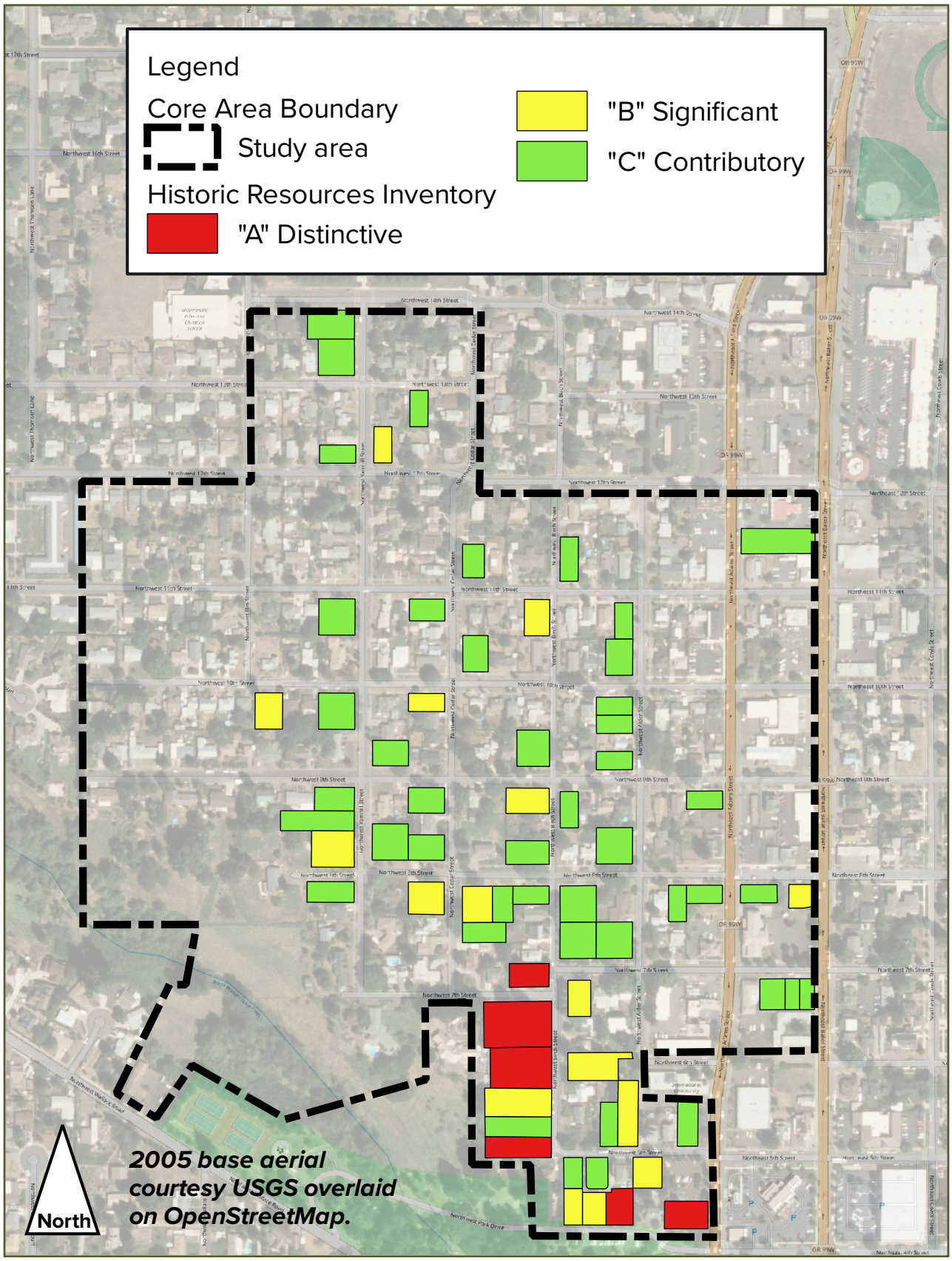
Map 3. Existing Landmarks Overview.



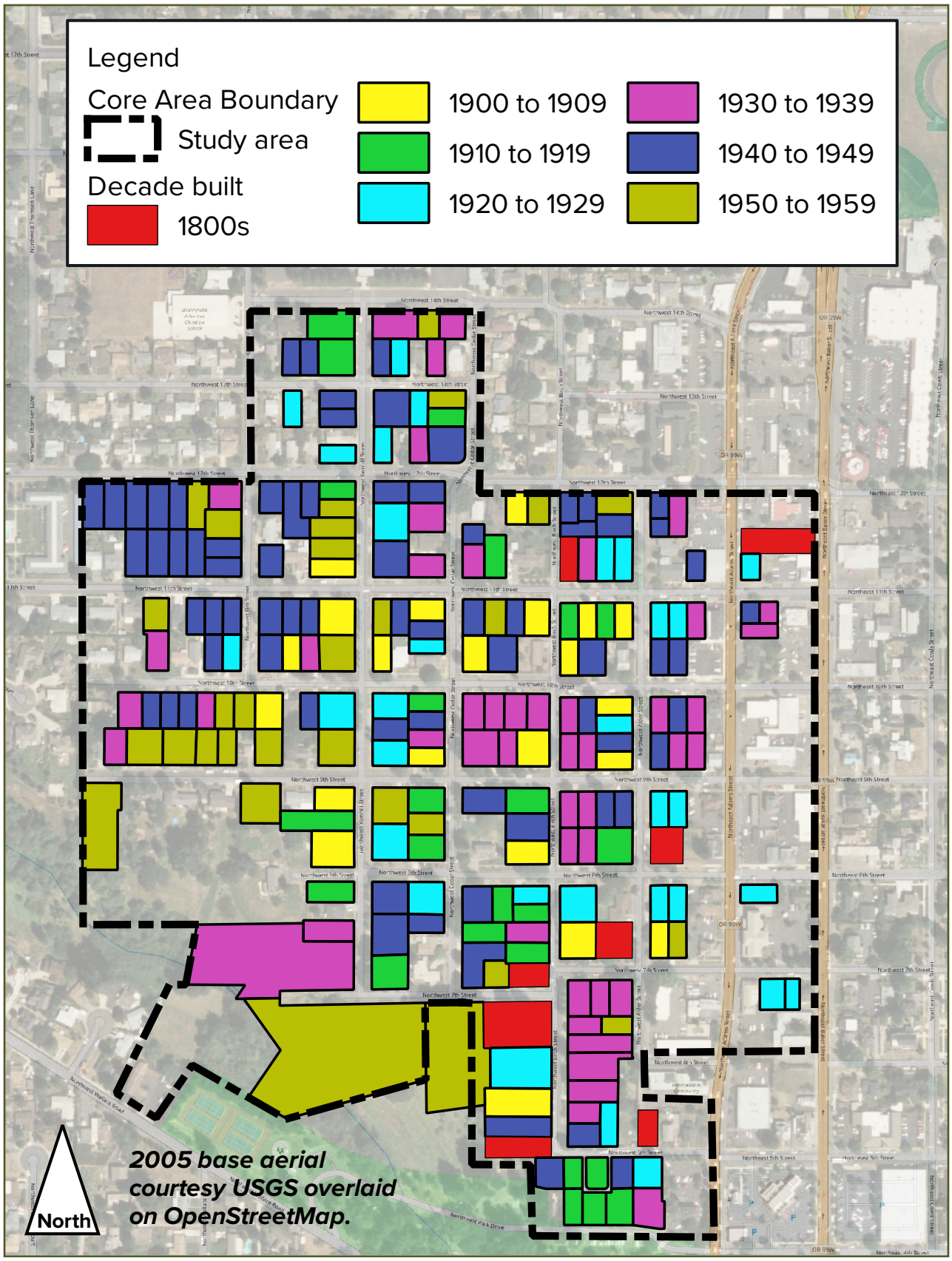
Map 4. Survey Recommendations



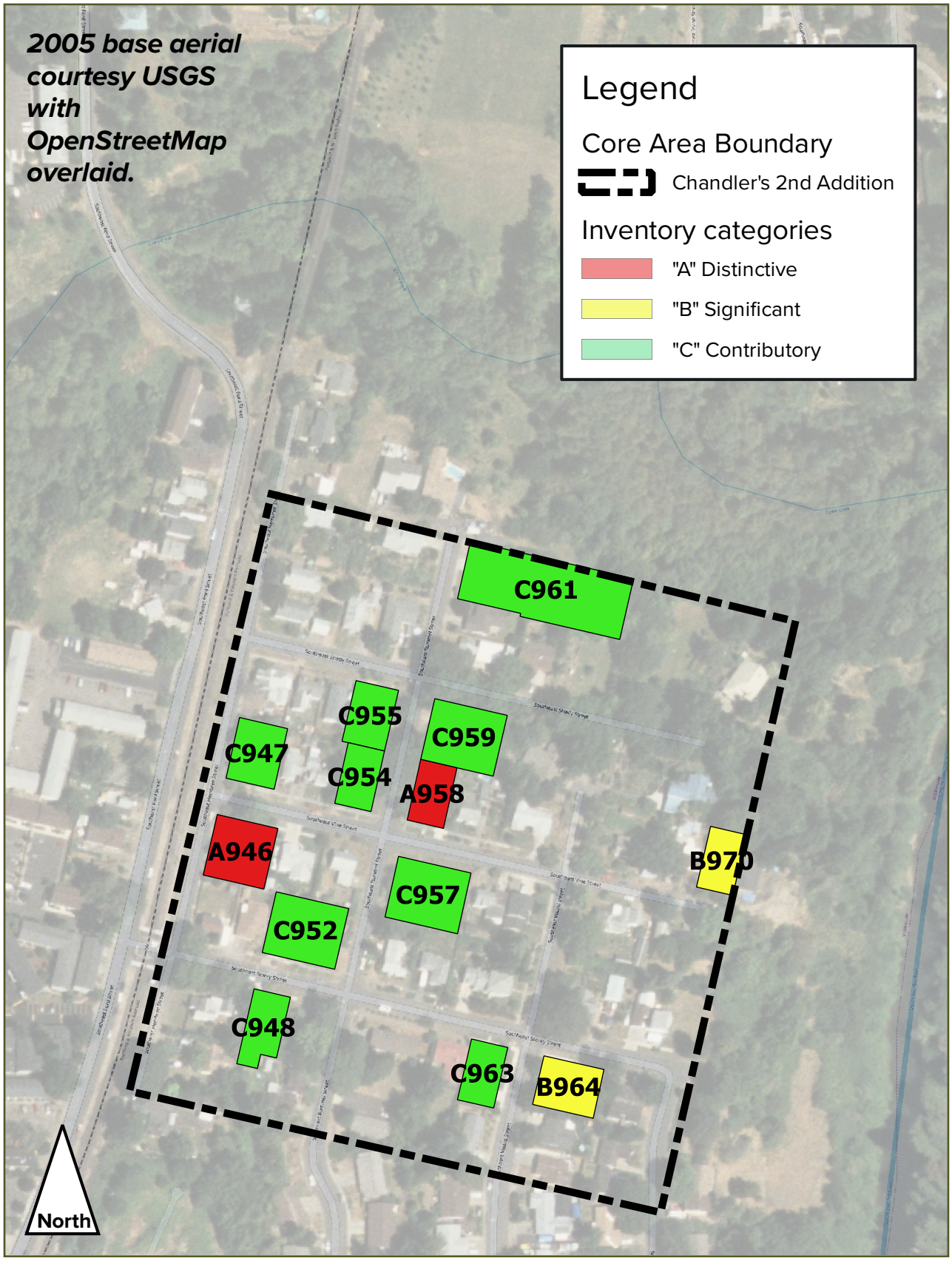
Map 5. Hayden, Saylors, Baker and Martin Additions, Inventoried Properties



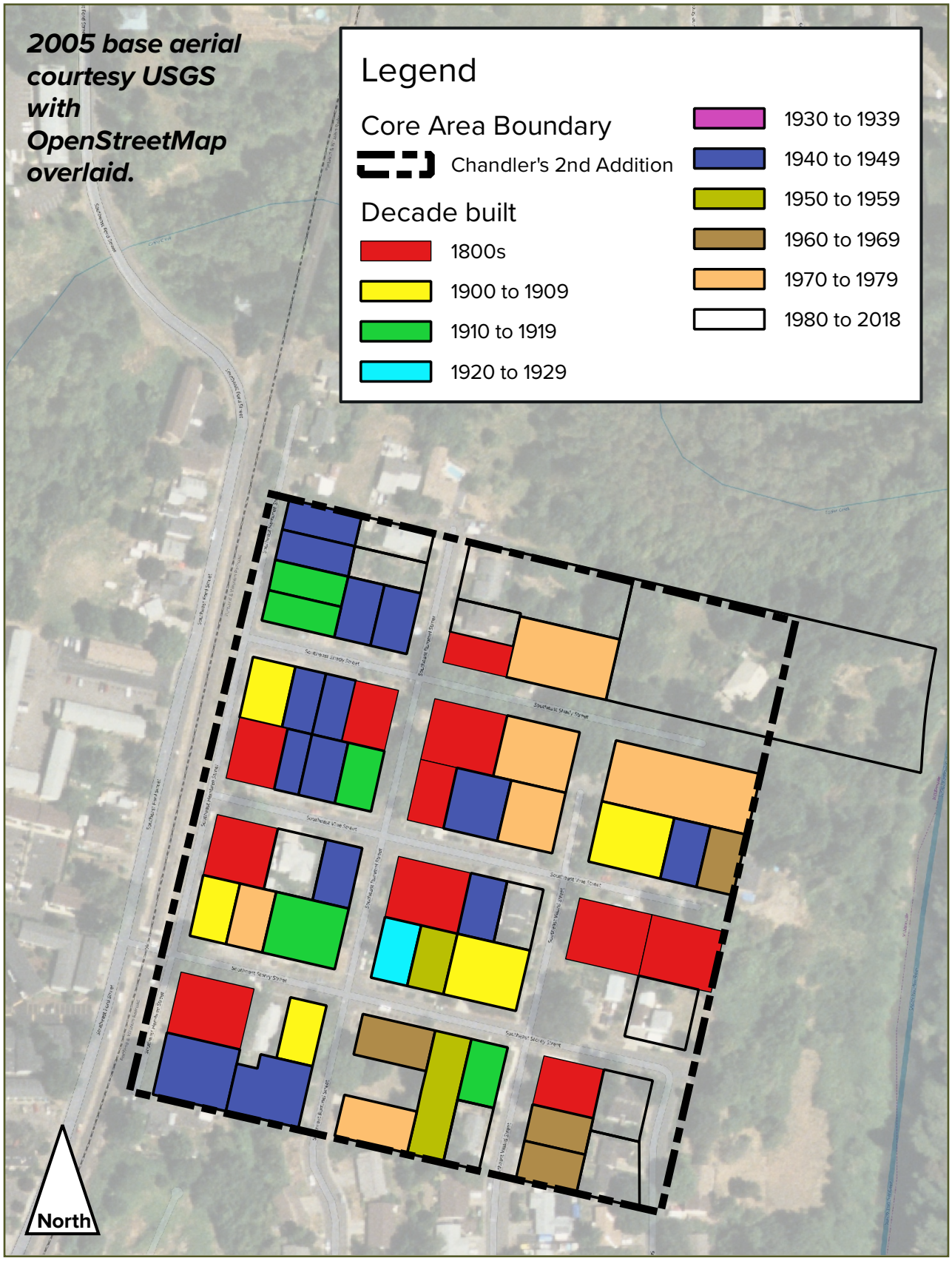
Map 6. Hayden, Saylors, Baker and Martin Additions, Period Built



Map 7. Chandlers 2nd Addition, Inventoried Properties



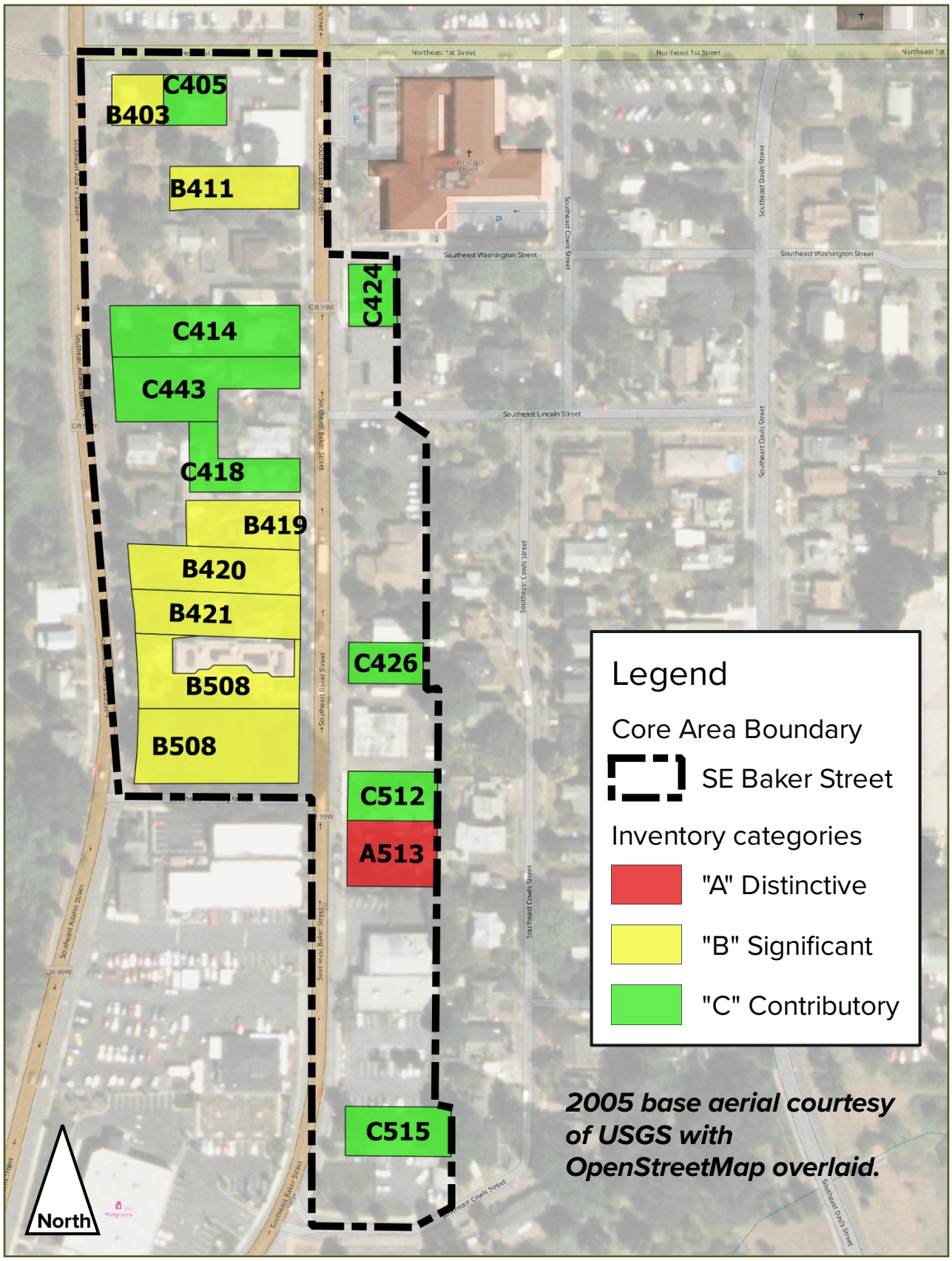
Map 8. Chandlers 2nd Addition, Period Built



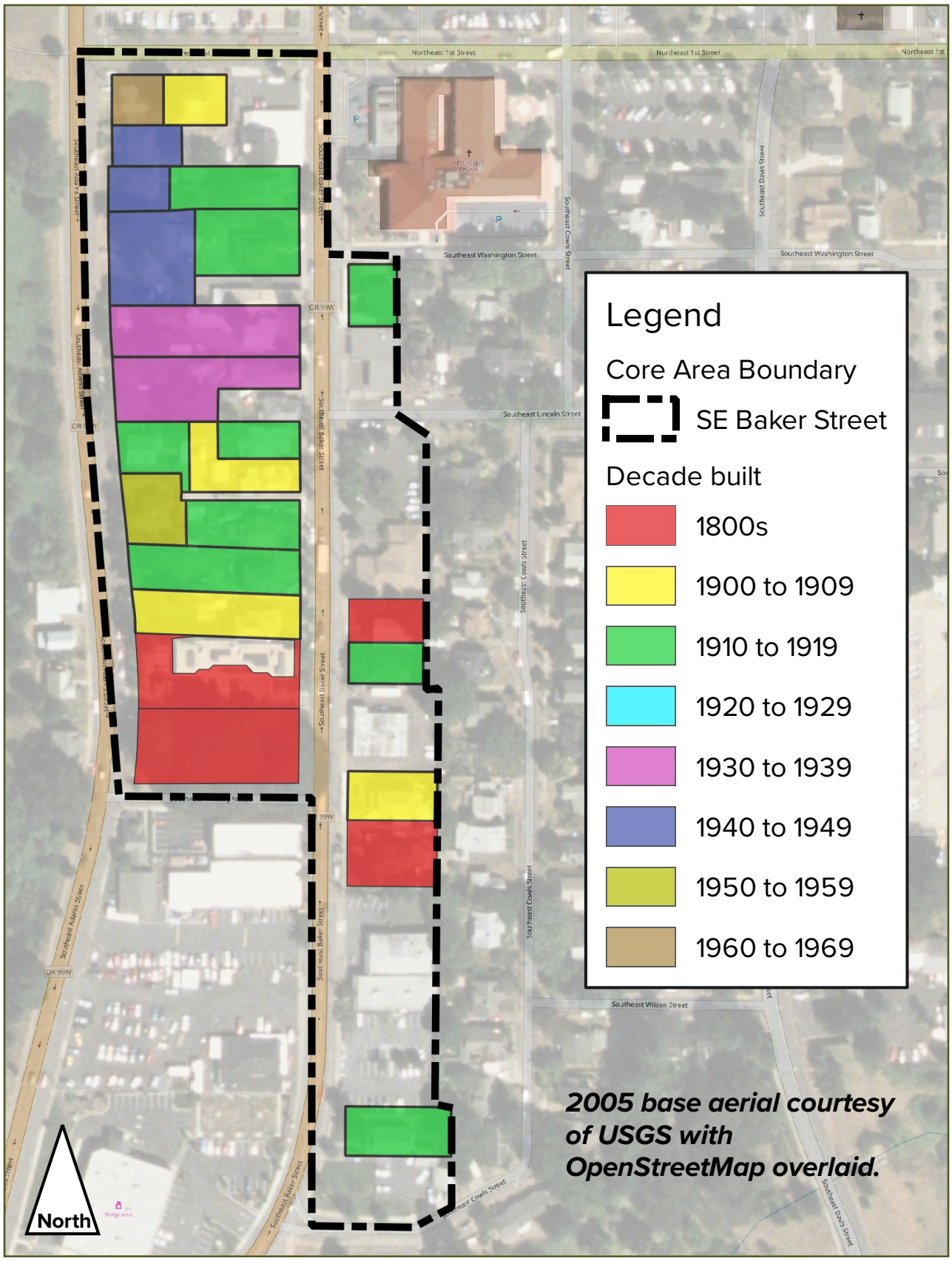
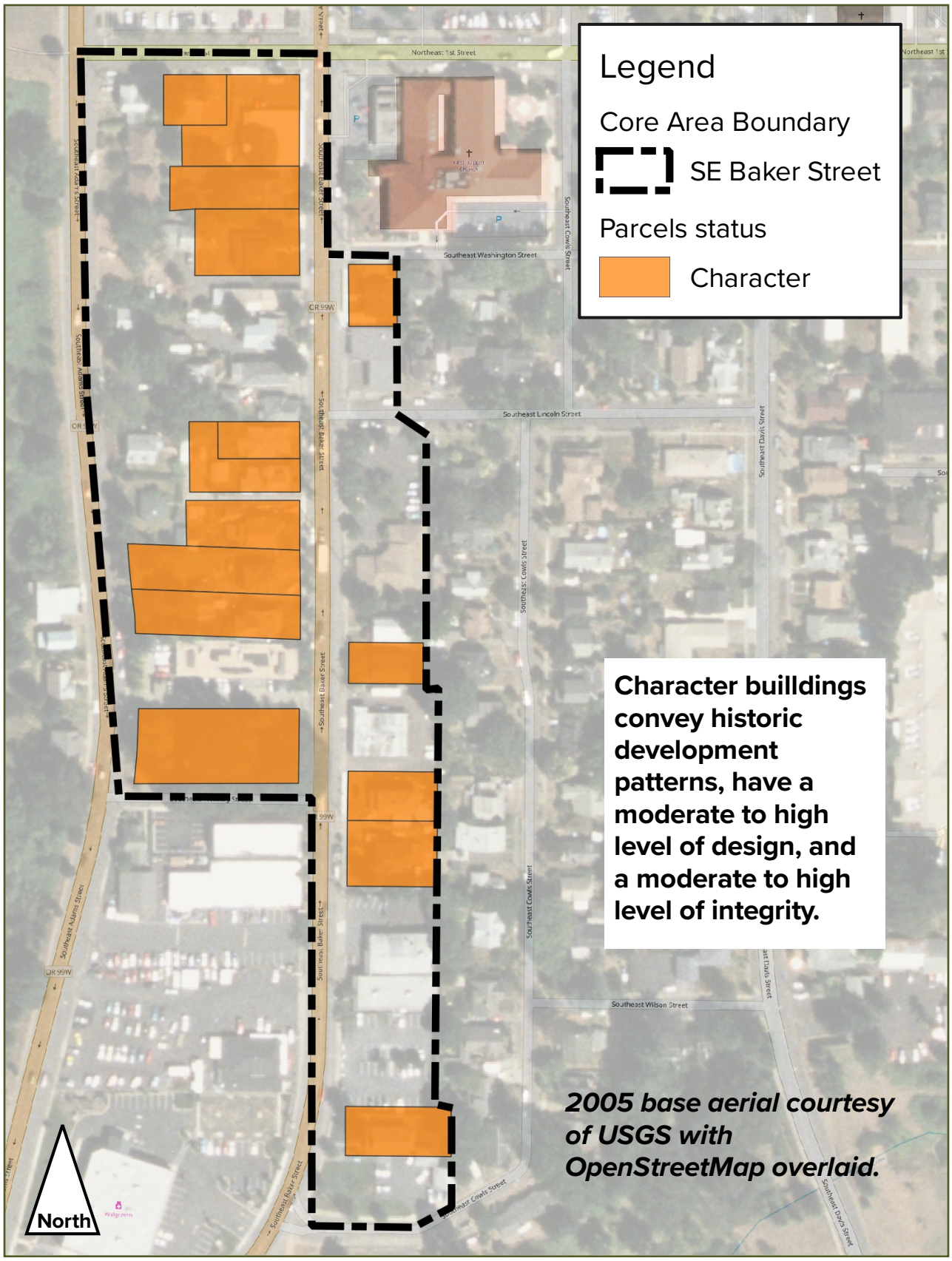
Map 9. Downtown Residential, Previously Inventoried

Map 10. Downtown Residential,Period Built

Map 11. Southeast Baker Street, Inventoried Properties



Map 12. Southeast Baker Street, Period Built



Map 13. Southeast Baker Street, Character Properties