SWCA Environmental Consultants

Historic Context of McMinnville, Oregon

2011

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Introduction

This statement of historic contexts provides an overview of the historic development of the city of McMinnville, from the earliest settlement in the mid-1800s through 1965, the end of the historic period. It is intended to provide the framework for a more detailed discussion of the development of residential neighborhoods and architecture. The context will establish the driving forces behind the founding and development of the community, identify the major events that impacted that development, define those impacts, and illuminate the ways in which those forces and events are reflected in the historic residential buildings in McMinnville.

In 1980, the City of McMinnville sponsored a survey of historic buildings in the city; that inventory was expanded in 1984 with a second survey. The resulting survey report, prepared by the City of McMinnville (1984), included a brief outline of the history of McMinnville, as well as a brief discussion of the architectural styles demonstrated by the existing historic buildings identified during the survey. That historic and architectural context forms the basis of this analysis, supplemented by an additional survey conducted by SWCA (2010) of approximately 400 properties that reached or are expected to reach 50 years of age between 1984 and 2015. The historic context was expanded using primary and secondary sources to include the middle decades of the twentieth century.

Setting

The city of McMinnville is located at the western margin of the Willamette Valley, the broad alluvial plain that stretches from the western foothills of the Cascade Range on the east to the eastern foothills of the Coast Range on the west. The southern boundary of the Willamette Valley is formed by the joining of the foothills of the Cascade and Coast ranges near Cottage Grove, Oregon, and it extends north to the mouth of the northward-flowing Willamette River, which empties into the Columbia River near Portland. McMinnville itself is set on the banks of Cozine Creek, which flows eastward through McMinnville before emptying into the South Yamhill River in the southeast quarter of the city. The South Yamhill River joins with the North Yamhill River approximately 2.7 miles northeast of the center of downtown McMinnville. The Yamhill River (which begins at the confluence of its two main sources, North and South Yamhill rivers) flows eastward into the Willamette River. The elevation in McMinnville is between 100 and 160 feet above mean sea level, with the wooded foothills of the Coast Range to the west rising an additional several hundred feet. To the north of the city, Baker Creek flows eastward out of the Coast Range, emptying into the North Yamhill River.

During the precontact and early Euro-American period (up to about 1850), the vegetation was dominated by broad, open grassland dotted with small stands of Oregon white oak, Willamette Valley ponderosa pine and Douglas fir. Native peoples perpetuated this vegetation pattern for centuries through the application of seasonal burns. Stands of Oregon white oak, red alder, big leaf maple, and black cottonwood lined the streams and riverbanks. While most of these tree species continue to exist locally, the widespread adoption of farming in the Willamette Valley in the decades between 1840 and 1870 altered the landscape through the discontinuation of widespread burns in the valley plains. Large stands of Douglas fir and western red cedar, some mixed with Oregon white oak, are found scattered across the Willamette Valley and in the

vicinity of McMinnville, especially on the slopes of the hills to the west of town. Existing stands of evergreens are composed of mature second- and third-growth trees, due to decades of intensive timber extraction.[1]

Overview of Pre-settlement History[2]

Habitation of the floor of the Willamette Valley reaches back to at least 6,000 years before present, prior habitation having been primarily in the surrounding foothills. Before the arrival of European explorers and fur traders, the present site of McMinnville was at the overlapping margins of areas occupied by Native Americans belonging to two bands of the Kalapuyan peoples, the Yamhill to the south and Tualatin to the north. These closely related peoples are differentiated by the dialect of language they shared.[3] In the years after European contact, the Kalapuyan tribes inhabiting the Willamette Valley from the Umpqua River in the south to near the Columbia River in the north were devastated by several outbreaks of disease, the most notable of which was an outbreak of malaria from 1830 to 1833. Euro-American settlement of the area began in the 1830s, by which time the population of Kalapuyan people had dramatically diminished. Those remaining were removed to the then-recently established Grand Ronde Reservation in 1856.[4] A population census of the Grand Ronde Reservation in 1856 identified only 27 remaining Yamhill and 81 Tualatin Kalapuyans.[5]

Centuries of seasonal burns throughout the Willamette Valley by the resident native populations meant that the land was already clear of large stands of trees that would have had to be cleared, a laborious and time-consuming task that might otherwise have dissuaded the earliest of settlers. In the early 1840s and 1850s, the largely plow-ready plains of the Willamette Valley were the first to be settled in the Oregon Country. In 1843, the then-residents of the Willamette Valley organized the Provisional Government of Oregon to provide some level of organizational and legal structure for maintaining order, and to encourage increased settlement of the Oregon Country. The Organic Acts, passed by the Provisional Government that year, provided for up to 640 acres of free land if the claimant would settle and improve the land. By the mid-1840s, Willamette Valley settlement had expanded from its early center around French Prairie up and down the Willamette Valley, and out toward the valley margins.[6]

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[1] Franklin, Jerry F. and C.T. Dyrness. *Natural Vegetation of Oregon and Washington*. Pacific Northwest Forest and Range Experiment Station, U.S. Forest Service, Portland, Oregon. 1973. Pp. 110-129; Hibbs, D.E., M.V. Wilson, and A.L. Bower. *Ponderosa Pine of the Willamette Valley, Western Oregon*. Northwest Science. Vol. 76, No.1. 2002.

[2] Additional information on the prehistoric populations and life ways of the Kalapuya and Molala Tribes can be found in the Northwest Coast volume of the *Handbook of North American Indians*, produced by the Smithsonian Institution, and edited by William C. Sturdevant (1990). This volume also provides information on early interaction between natives and Euro-American explorers, traders, and settlers.

[3] Thompson, Laurence C. and M. Dale Kinkade. *Languages*. Handbook of North American Indians, Vol. 7. Edited by Wayne Suttles. Smithsonian Institution, Washington, D.C. 1990. pp. 34–35.

[4] Zenk, Henry B. *Kalapuyans*. Handbook of North American Indians, Vol. 7. Edited by Wayne Suttles. Smithsonian Institution, Washington, D.C. 1990. pp. 547–553.

[5] Beckham, Stephen Dow. *History of Western Oregon Since 1846*. Handbook of North American Indians, Vol. 7. Edited by Wayne Suttles. Smithsonian Institution, Washington, D.C. 1990. p. 548.

[6] Corning, Howard McKinley. *Dictionary of Oregon History.* Binfords and Mort, Portland, Oregon, 1956. p. 206.

Overview of the History of McMinnville, Oregon 1844–1965

Settlement and Early Development (1844–1879)

Early development of the McMinnville area was driven primarily by the availability of open farmland and nearby stands of timber, providing both the open space necessary for the cultivation of vegetables and the grazing of livestock, and the raw materials necessary to build and equip a farmstead. Settlement began in 1844 when John G. Baker filed a claim for 635.37 acres of land now composing much of northwestern McMinnville. Baker constructed the first home in the area, a 14×16-foot log cabin with an earthen floor and a blanket for a door at what is now Baker Creek Road, near the present site of Bethel Baptist Church and Christian School. (325 NW Baker Creek Road).[7] Soon after, Baker was joined by fellow emigrants of 1843: William Newby, Samuel Cozine, Nehemiah Martin, and Madison Malone.[8] McMinnville would eventually develop on these early land claims. These early settlers established farms primarily producing wheat, supplemented by other vegetables and limited ranching. In the early years, the wheat was generally sent by wagon to Lafayette, a community approximately 4 miles to the northeast, favorably located on the north bank of the Yamhill River, which provided a transportation link to the Willamette River and beyond. Lafayette was founded in 1847 and was the primary center of commerce for the surrounding area.[9]

The 1848 discovery of gold in California had dramatic effects on the settlement history of Oregon. As word spread of the discovery, thousands of people from all over the world descended upon California hoping to strike it rich in the gold fields. Many hundreds of these settlers came from Oregon, with some estimates reaching up to 2,000, a significant portion of Oregon's 1848 non-native population. Many overland immigrants arriving in the West continued to California rather than staying in Oregon. It is estimated that of the 35,000 overland immigrants arriving in 1849, only 400 settled in the Willamette Valley. It soon became clear; however, that fortunes could be made by supplying the California gold fields with food and raw materials (especially wood), and Willamette Valley producers were uniquely positioned to provide those needed goods.

In 1850, the U.S. Congress passed the Oregon Donation Land Act in an effort to further stimulate development of the Oregon Territory. This act, which included land provisions similar to those of the previous Organic Acts, had the effect of dramatically increasing the population of the Willamette Valley. In 1853, William Newby built a grist mill at the west end of 3rd Street, adjacent to Cozine Creek, which provided power to the mill. This mill represents the genesis of McMinnville's dominance over the competing towns of early Yamhill County. Operation of the mill meant that wheat harvested in this part of the county did not have to be sacked and carried by wagon to the landing at Lafayette, then floated down the Yamhill River to the Willamette River, then down the Willamette River to the nearest grist mills at Oregon City. Immediately, the mill began to serve as a magnet for local growers, and the following year the first general store was opened by Solomon Beary next to the mill. The first post office was established in 1855. As more families arrived in the area, several sought and gained permission from Newby to build their homes on his land claim. Recognizing the need to establish legal title to the land for the

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[7] Gunness, Dorothy. *McMinnville – The Mill Town. Old Yamhill*. Yamhill County Historical Society, editors and publishers. Lafayette, Oregon 1976. p. 47.

[8] Flora, Stephanie. *Emigrants to Oregon, 1843*. Electronic Document, available at http://www.oregonpioneers.com/1843.htm. Accessed January 24, 2011.

[9] Bryan, Elizabeth M. *Lafayette*. Old Yamhill. Yamhill County Historical Society, editors and publishers. Lafayette, Oregon 1976. p .40.

recent arrivals, as well as the increasingly clear potential for a defined community to grow there, Newby hired Sebastian Adams to survey a town on 5 acres of land Newby donated for the purpose. The resulting plat was drawn in 1856 and called for 18 blocks, each containing eight 60×100-foot lots separated by 60-foot-wide streets established on a strict grid.[10] Newby, like so many early Oregon town site promoters, encouraged early growth by giving away free lots to those willing to build homes and make McMinnville their home. He named the town McMinnville after his boyhood home of the same name in Tennessee.[11]

In 1856, following two previous moves that brought it closer and closer to McMinnville, the first school to be located within the city was established by the Baptist church congregation, located at the present intersection of 1st and Cowls streets.[12] The town soon included many of the amenities required of a growing community, including hotels, livery stables, and an expanding number of shops. The free residential lots encouraged businesses and light industry to locate at McMinnville, and by 1860, the population of McMinnville exceeded that of Lafayette, which was the seat of Yamhill County, and up to then the largest community.[13] Energetically promoting new developments to help his town grow, Newby embarked on several ambitious plans, including the establishment of a college in McMinnville, an aqueduct to increase the power of the grist mill, a canal from Willamina to McMinnville, and the attempt to secure a railroad connection. Remarkably, Newby proved to be successful in three of the four endeavors; the Baptist College at McMinnville was established in 1858, later renamed McMinnville College, and in 1927 renamed again Linfield College. The aqueduct Newby planned carried water from Baker Creek to McMinnville City Park, where it powered a 21-foot overshot wheel. The Willamina Canal, which would have carried river freight from Sheridan-area farms to McMinnville, was Newby's lone failure, stopped by faulty surveying and legal disputes. The railroad, perhaps the most significant of these early pursuits, would ultimately prove successful, but was yet to come.[14]

During the 1860s, the town saw the development of a small downtown business district along 3rd Street, driven by the several improvements to the town promoted and achieved by Newby, as well as the prospect that a railroad line may be planned. In 1865, the town plat was officially recorded at the Yamhill County Courthouse, although it had existed and been followed since 1856, when it was first surveyed.[15] In the late 1860s, Newby worked to secure the support of Joseph Gaston, president of the Willamette Valley Railway Company. Although still several years off, Gaston agreed to extend the line to McMinnville in exchange for $100,000 to be provided by McMinnville for the construction of two bridges over North and South Yamhill rivers, and labor to be provided by the McMinnville residents. By 1871, with the prospect of a rail connection, and already the principal town in Yamhill County, the town could boast of 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. There were two operating flouring mills, the college, a sash and door factory, two

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[10] Gunness (1976), pp.47–49.
[11] Gunness (1976), p.49.
[12] Gunness (1976), p .49.
[13] Lockett, Jim and Reita. *Tales From the Past*. Oregon Lithoprint, McMinnville, OR, 2005. p. 226.
[14] Lockett (2005), pp. 225–227.
[15] Gunness (1976), p. 48.

churches, and several fraternal organizations.[16] In 1876, McMinnville was incorporated as a town with a mayor-council form of government.[17]

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

In the late 1860s and early 1870s, competing major rail lines were constructed down the Willamette Valley toward the California border, one along the east side of the Willamette River, and one along the west side. In 1868, the federal government made it known that federal land grants would be made available to the first company to construct 20 miles of track. The surveying of the route of the west side line was begun in 1868 by the Oregon Central Railroad Company, which lost the race for the land grants to the east side railroad, being built by the Oregon and California Railroad Company. In 1870, Ben Holladay took over directorship of the Oregon and California Railroad Company. He immediately began buying shares in the Oregon Central Railroad, gaining control of that company's assets, and merging them with the Oregon and California Railroad in July of that year. During 1871 and 1872, the route surveyed by the Oregon Central Railroad had been constructed from Portland through Hillsboro, and south to St. Joseph, approximately 3 miles northeast of downtown McMinnville. Construction of the railroad in Yamhill County ceased in 1873 due to an economic depression that took hold that year; in response Holladay was replaced by Henry Villard in 1876.[18] In 1879, the Western Oregon Railroad Company was incorporated, immediately leasing the holdings of the Oregon Central Railroad Company. Work quickly began to extend the line through McMinnville, south to Corvallis. In 1880, the whole of the line was consolidated into the newly incorporated Oregon & California Rail Road Company.[19] With the new rail connection, the river landings at Lafayette were made obsolete, and the dominance of McMinnville was assured. In 1882, with steady growth and development continuing, McMinnville incorporated as a city.

In 1883, another key development took place when Jacob Wortman and his son John, having become successful merchants in Oregon City and Benton County, began looking into the establishment of a bank to serve Yamhill County. Logically choosing Lafayette (still the county seat) as the place to establish themselves, they soon found that the local merchants did not favor the establishment of a bank. In their view, a bank might serve to regularize the transactions the storekeepers were negotiating with the local county officials, based on their willingness to honor county court-issued warrants (levying revenue on promise of repayment) against accounts in exchange for a discounted valuation. Accordingly, the Wortmans abandoned their plans for a bank in Lafayette, an opportunity that McMinnville civic boosters were quick to realize. Approaching the Wortmans with an offer of a brick building to house the bank, a deal was struck that led to the establishment of the First National Bank of McMinnville in 1884.[20] With the combination of a larger (and growing) population, the presence of the railroad and the thriving business culture that came with it, and the bank required to sustain and fund future development and growth, McMinnville was poised to make the final bid for Yamhill County dominance - the removal of the county seat from Lafayette to McMinnville.

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[16] Stoller, Ruth. McMinnville 1871. *Old Yamhill*. Yamhill County Historical Society, editors and publishers. Lafayette, Oregon 1976. p. 50.
[17] League of Women Voters of McMinnville. *McMinnville: Into the Second Hundred Years*. Self-published, McMinnville, 1971. p. 7.
[18] Corning, Howard McKinley. *Dictionary of Oregon History*. Binfords & Mort, Portland, 1956. pp.180–182, 256.
[19] Robertson, Donald B. *Encyclopedia of Western Railroad History*. Vol. III. The Caxton Printers, Inc., Cataldo, Idaho, 1995. pp. 96, 106, 153.
[20] League of Women Voters (1971), pp. 7–8.

In 1880, as plans moved forward to extend the railroad into McMinnville, the population stood at approximately 400. The arrival of the railroad, coupled with the establishment of the bank and the general feeling that the town was moving into a substantially dominant position, led the population of McMinnville to grow nearly 400 percent in the following years, reaching nearly 1,500 in 1886–1887.[21] In 1887, the proposition of moving the county seat to McMinnville got underway, and a committee was formed in McMinnville to guide a concerted effort to secure the needed votes. McMinnville representatives went all over the county, visiting with the leaders of various communities and with the many rural families, emphasizing the available infrastructure, commercial opportunities, and capacity for growth that McMinnville offered over Lafayette. Leading advocates for retaining Lafayette as the seat were unaware of these efforts until one month before the election. The vote passed that year, and construction of a new courthouse and county jail in McMinnville was completed before the end of 1888.[22] The new county seat attracted a large number of new residents, including those who conducted county business, those who provided county services, and those who relied on the combination of infrastructure and local government for their business.

Also in 1888, McMinnville became the first city in the Pacific Northwest to supply electricity to every building when it created a combined municipal electricity and water/sewer system. Prior to this, McMinnville's city streets were lit by dim coal oil lamps, and the poorly drained streets were a constant source of complaint. The proposed system would establish a pumping station on the banks of the river, fed with floating pumps that would provide water to the installation. The water would then be channeled into the electrical system, which fed the water through a turbine to generate power, and through a separate system that provided piped water throughout the community. Drains in the street removed excess water, and sewage was pumped along the same lines as the runoff. The city employed a novel approach to recouping the cost of the system, by renting light bulbs to residents and businesses for $1 per month per 16-candle light bulb. This arrangement allowed for use of the light bulb up to 10 p.m., with extra payment plans available for longer hours of operation. The water system had a notable flaw, however, in that there was initially no filtering system for the intakes, so weeds, bugs, and bits of debris would routinely come out of faucets. A tavern fire in which suppression of the fire was hampered by the plugging of the nozzle by an unfortunate crawfish that had been sucked into the intake caused the city to install intake filters on the system. Introduction of indoor plumbing had a notable effect on the layout and use of existing residences, as well as the design and layout of new residences. Lockett notes that many homeowners chose to wall in portions of the rear porches of their homes for the purpose of creating indoor bathrooms.[23]

By 1894, McMinnville had reached a population of nearly 1,500.[24] The main business district arrayed along 3rd Street was lined with brick buildings that stretched for a block along the

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[21] Northwest Heritage Property Associates. *McMinnville Downtown Historic District*. National Register of Historic Places Nomination, on file at State Historic Preservation Office, Salem. 1986. p.8-3. The *Oregon Blue Book* for 1919-20 gives the 1890 population of McMinnville at 1,368. The 1886-87 figure provided in the *McMinnville Downtown Historic District* NRHP nomination is not directly attributed. The actual figure may be somewhat less than 1,300. The point remains valid, however, that the population of McMinnville expanded significantly during this period, likely between 300 percent and 400 percent.

[22] Lockett (2005), p. 230.

[23] Lockett (2005), pp. 233–236.

[24] This population figure is an estimate by the author of this MPD. Available sources give the population at this time ranging as high as 2,500. This figure, often repeated in the secondary literature, appears inflated. It originates in an 1894 publication *The Oregonian's Handbook of the Pacific Northwest*, published by The Oregonian, and appears to be largely a work of boosterism. The population given by the Oregon Secretary of State in 1890 stood at 1,368, rising

streets off of 3rd Street. The street was macadamized, and sidewalks stretched along both sides, partially constructed with planks and partially with “artificial stone” (cement). The First National Bank of McMinnville had been joined by a second bank, the McMinnville National Bank, and two newspapers were operating in the town. Six churches were operating in McMinnville by that time, reflecting the growing population.[25] Another project, undertaken in 1900 created a lock and dam on the Yamhill River at Lafayette, allowing for circumvention of the rapids that would block river transportation at low water. The accompanying channelizing of the Yamhill and South Yamhill rivers made year-round passenger and freight navigation up to McMinnville possible, further supporting McMinnville commerce.[26]

Motor Age, Boom and Bust (1903–1940)

The motor age reached McMinnville in 1903, when Ralph Wortman purchased the first automobile in town. The first speed limits in town were established soon after, when Wortman struck the dog of one of the council members.[27] The period is marked by the cohesion between communities of the Willamette Valley, first by rail expansion, then, in the 1910s and 1920s, by the automobile. The presence of cars fundamentally changed both the relationship between communities and also altered the form that residences would take, as they now included means of storing cars. The period includes the period of severe economic decline from late 1929 through 1940, known as the Great Depression.

During the first decade of the twentieth century, McMinnville saw a substantial population increase, growing from 1,420 residents in 1900 to 2,400 in 1910, a growth rate of 69 percent. This rate of growth outstripped that of Yamhill County and Oregon in general, as county population rose 36 percent between 1900 and 1910. State population rose 63 percent between 1900 and 1910.[28] With the pressures of an increasing population and increased use of utilities, the McMinnville city council created a separate commission to handle the water and light system. In 1905, the McMinnville Water and Light Commission was established, and immediately began work to alleviate the load on the system by expanding the operation, issuing an $80,000 municipal bond to finance the expansion of the North Yamhill River facility and to extend the water capturing system to include a reservoir on the hill immediately west of the city from which to draw clean water. In 1908, a new plant was constructed on Baker Creek to replace the now-inadequate facility on the North Yamhill River. A round of infrastructure improvements occurred again in 1927–1928 with the construction of the Haskins Creek Dam and Reservoir on Haskins Creek in the foothills of the Coast Range, approximately 10 miles northwest of McMinnville. In 1928, the still-expanding population required a second power generation facility at 5th and Irvine Streets, powered by two 300-horsepower engines.[29] Population growth between 1910 and 1940 continued at a steady rate; in 1920 the population stood at 2,767, in 1930 the population was 2,917, and in 1940 the population had grown to 3,706.[30]

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to 1,420 in 1900. A Sanborn Fire Insurance map dated 1892 gives the population of McMinnville at 1,600. While it is possible that the population rose and declined during the course of the 1890s, a decade of economic turbulence, the figure provided by *The Oregonian* does not appear to be based on any verifiable figures.

[25] Yamhill County Historical Society. *Old Yamhill*. Self-published, Lafayette, OR, 1976. pp. 51–52.

[26] League of Women Voters (1971), p. 9.

[27] Gunness (1976), pp.49–50.

[28] Olcott, Ben. *Oregon Blue Book 1919-1920*. State Printing Department, Salem, 1919. p. 175.

[29] City of McMinnville, *McMinnville Water and Light; Our History*. Electronic Document, available at: http://www.mc-power.com/history.aspx. Accessed January 26, 2011.

[30] Farrell, Robert S., Jr. *Oregon Blue Book 1945-1946*. State Printing Department, Salem, 1945. p. 290.

In 1906, the Oregon Electric Railway was established, providing interurban service between Portland and Salem (extended to Eugene in 1912), with a branch extending to Forest Grove built in 1909. The effect of the electric railway on communities surrounding major urban centers such as Portland was profound, as people could then reasonably commute from these suburban communities to the urban centers for employment, then return each evening. This led to a major expansion of the residential populations of these communities, outpacing the expansion of the economic base of the outlying towns. Although an effort was made to connect the city to the Forest Grove terminus, an extension of that line to McMinnville was delayed until 1914, when the Red Electric line was extended from Forest Grove, completing a loop that returned to Portland via a parallel rail along the old Oregon and California Railroad, then owned by the Southern Pacific, which operated the Red Electric.[31]

During this period, several new industries were founded in McMinnville, including a small foundry, a machine shop, a planning mill, a creamery, and an incandescent and arc light factory. Along with these new sources of employment came the community and cultural developments that an expanding population demanded, including a large dance hall and opera house, and several more fraternal organizations, including the Grand Army of the Republic, Odd Fellows, Masons, Ancient Order of United Workers, and the Patrons of Husbandry (Grange). Grain remained the major exported commodity, supplemented by livestock and other produce. During this period, a large number of buildings were added to the downtown business district, as commercial development continued apace, supported by organizations such as the McMinnville Development League (a subset of the Oregon Development League) and the McMinnville Commercial Club.[32]

During the 1910s, agricultural exports continued to drive the local economy. During World War I (1914–1918) and the years immediately afterward, excess produce could be profitably shipped to Europe, where farmland went unsown or was devastated by shelling. During the 1920s, however, European agricultural production began to recover, and markets for American agricultural exports declined dramatically, leaving farmers with more crops to sell and fewer markets to sell them in, further depressing prices.[33] Simultaneously, the area lost its second-most profitable agricultural product, hops, when Prohibition went into effect in 1919. This virtually destroyed the hops industry, and it did not make any substantial recovery in Yamhill County even after repeal of prohibition laws in 1933. The hit to the major product of the McMinnville area was accompanied by a small population decrease between 1920 and 1923, although the population would recover and continue to increase before 1930. Despite the loss of the hops industry to Prohibition in 1919, the agricultural production of the area substantially diversified to include various types of legumes, clover, and animal products, especially dairy products, and by the mid-1920s, had substantially recovered from the agricultural depression of the early 1920s. The progress was supported by the extension of the West Side Pacific Highway (Highway 99W) through McMinnville in 1923, providing increased access to markets just as truck shipping was beginning to challenge the dominance of rail shipping, the construction of a cannery in 1927, and the influx of new population supported by both of these

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[31] Lockett (2005), p. 299.
[32] Northwest Heritage Property Associates (1986), p. 8-4.
[33] Faulkner, Harold Underwood. *American Political and Social History*. F.S. Crofts & Co., New York, 1940. pp. 678–681.

developments. The year 1928 is notable in McMinnville as the year that building activity hit an all-time high, with nearly $464,000 in building permits issued, far more than any previous year.[34]

In October 1929, the stock market plummeted, causing severe bank failures all over the country, sparking the beginning of the decade-long economic bottoming that would be known as the Great Depression. During this time, the loss of available credit deepened the troubles of farmers, who relied on seasonal loans for the seed and early labor costs associated with planting, to be repaid at the sale of the crops in the fall. The unavailability of these spring loans meant that farmers found themselves unable to plant, leaving them unable to pay taxes and make payments on their properties, leading to record defaults on properties. The forest products industries also took severe hits due to their massive property holdings, and some 90 percent of timber companies found themselves at the brink of failure.[35]

Building during the early 1930s slowed dramatically as the effects of the stock market crash continued. The extent of the decline in construction can be seen in the records of revenue generated through building permit applications during this time, showing a steady and dramatic annual decline from 1929 ($150,665) to 1934 ($11,250). Beginning in 1935, construction began to recover, and in 1936, construction permit revenue had recovered to 1929 levels, with nearly $200,000 in revenue generated.

The 1930s saw several innovations in McMinnville, as the city and area residents attempted to weather the Great Depression. Cooperative creameries opened in almost every town around the Willamette Valley, supported by the dairy farmers that provided the raw materials. In McMinnville, the Farmers Cooperative Creamery opened in 1939, chiefly producing butter and powdered milk.[36] The 1930s saw an increasingly varied agricultural output as well, including the introduction of turkey farming in Yamhill County, and McMinnville became the primary processing point for Yamhill County poultry growers. Turkey production grew throughout this period and the next, peaking in the 1960s.[37]

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

In 1939, the Bonneville Dam was completed on the Columbia River, and a network of transmission lines was built to carry hydrogenerated electricity to the Pacific Northwest. Beginning in 1940, with McMinnville's electricity needs again outpacing McMinnville Water and Light's generation capacity, McMinnville was buying power from the Bonneville Power Administration. In the 1950s, this arrangement was supplemented by an agreement with Grant County to buy power from their hydroelectric facilities at Priest Rapids and Wanapum. Water impoundment was expanded in 1952 when the Haskins Creek Dam was raised (and renamed for Walter S. Link), increasing the capacity from 81.5 million gallons to 226 million gallons. At the same time, two holding reservoirs were constructed on the hill to the west of McMinnville, on Fox Ridge Road to hold the water delivered from the treatment plant. A third holding tank was built in 1965, and a fourth in 1995.[38]

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[34] Northwest Heritage Property Associates (1986), p. 8-6.
[35] Evans, Gail. *Silverton Historic Context Statement*. On file at State Historic Preservation Office, Salem, 1996. p. 40.
[36] Northwest Heritage Property Associates (1986), p. 8-7.
[37] McMinnville Area Chamber of Commerce. *Turkey Rama History*. Electronic Document, available at: http://www.mcminnville.org/turkeyrama/turkey-rama-history.html. Accessed January 26, 2011.
[38] City of McMinnville, *McMinnville Water and Light; Our History*. Electronic Document, available at: http://www.mc-power.com/history.aspx. Accessed January 26, 2011.

After World War II, major and continuous efforts to expand the industrial base of the city brought a major expansion of the city. Starting in 1946, development in McMinnville was guided by a new planning commission (formally established by ordinance in 1948) consisting of the mayor, city attorney, and seven additional members. The first master plan was completed two years later. A major overhaul of the zoning ordinance followed in 1950.[39] In 1950, the Farmer's Cooperative Creamery (soon to be known as Darigold) expanded operations to include bottled milk. In 1953, with the decline of the lumber industry (by 1960, only the V.K.V. Lumber Company was operating in the city), a new organization, McMinnville Industrial Promotions, was incorporated in an effort to attract new manufacturing jobs to McMinnville by developing land for industrial use. By 1957, McMinnville Industrial Promotions had led the effort to develop some 200 acres of land for industrial use and was largely responsible for the creation of over 1,000 new jobs. In the first year of operational development, McMinnville Industrial Promotions saw the construction of a 5,000-square-foot facility on Highway 99W to house the operations of Archway Cookie Company, which then subsequently expanded to 10,000 square feet, then 20,000 square feet.[40]

In 1942, the U.S. Army established an airfield outside the city. After the end of World War II, the airfield was transferred to the City of McMinnville. The airport subsequently became the base of operations for airplane and helicopter services, largely in support of commercial agricultural operations, as well as providing hangar space for private aircraft operators.[41]

In 1955, the citizens of McMinnville invested $250,000 to establish the Yamhill Plywood Company, which operated as a publicly owned company until 1961 when it was sold to private interests. In 1956, a 47,000-square-foot manufacturing facility was completed to house the Mid-States Corporation's mobile home manufacturing division, Rex Mobile Homes, on a 47-acre parcel in northwest McMinnville. In 1967 and again in 1969, that facility was expanded. In 1960, Nelson Paint Company was brought to McMinnville by the McMinnville Industrial Promotions, followed the next year by Northwest Fabrics, Inc. Through the 1960s, agriculture continued to provide a solid economic base for the city, supported by the 1964 and 1965 establishment of Bradley Frozen Foods, Inc. and L & W Food Products, both supported by McMinnville Industrial Promotions investment.[42]

Residential Development in McMinnville[43]

Settlement and Early Development (1844–1879)

This period includes resources from the earliest settlement of the area through the 1870s, the initial period of development. Early settlement of the Willamette Valley began in the late 1830s and early 1840s. When these settlers claimed land and began to develop living space, they almost uniformly went through three distinct building phases during the first decades of land occupation, a practice that was seen in other parts of the country during their settlement as well.[44] The earliest buildings in the Willamette Valley were built as temporary residences,

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[39] Provisional League of Women Voters of McMinnville. *McMinnville: The First Hundred Years*. Self Published, McMinnville, Oregon, 1957. p. 31; League of Women Voters of McMinnville (1971), p. 16.
[40] League of Women Voters of McMinnville (1971), p. 27.
[41] League of Women Voters of McMinnville (1971), p. 16.
[42] League of Women Voters of McMinnville (1971), p. 28.
[43] Residential Development is McMinnville is largely informed by an analysis of the plat history of McMinnville using plat data compiled by the City of McMinnville Planning Department, and by a review of the existing inventory data collected to date, and held on file at the State Historic Preservation Office, Salem.
[44] Dole, Philip. *Farmhouses and Barns of the Willamette Valley.* From Vol. I of Vaughan and Ferriday, pp 82–86, 96–

constructed to house settlers and animals while farmland was being cleared, and until more permanent buildings could be built. Popular publications of the time aimed at providing information to potential settlers, including descriptions of the nature and resources of the various parts of the Oregon country, how to select a Donation Land Claim, and the requirements of that act, one of which was to construct a home. Some of these guides provided some simple designs for the construction of these temporary log houses, but in reality, most settlers came to Oregon with a clear sense of how to build a temporary shelter. When it came time to begin constructing the permanent residence, settlers drew on traditions of building reflecting the methods and designs of the areas from which they came.[45]

These first, temporary residences were replaced with buildings carefully constructed of squared logs, hewn to provide a uniform dimension. These second-phase homes would typically consist of two rooms with a sleeping loft above. When this house was completed, the cabin was usually abandoned and given over for use as animal shelter or equipment storage. Easily distinguished from the first phase of homes, these second homes were built far more carefully and were designed to last for years, rather than months. When the third phase of home construction began, depending on the condition of the second-phase home, the second-phase log structure might be incorporated into the dressed residence and finished to become virtually indistinguishable from the later parts of the house. There are no known examples of the first two building types remaining in or around McMinnville, although these could be identified during future surveys.

Because the early settlers of the Willamette Valley emigrated from a variety of regions, both from within the United States and abroad, the early buildings of western Oregon reflect a wide variety of regionally adapted architecture. Philip Dole, in his discussion of farmhouses and barns of the Willamette Valley, provides by way of example a comparison of the homes constructed by Daniel Waldo and Charles Applegate, both built in the early 1850s. Waldo, arriving in the Willamette Valley from his home in Virginia (via Missouri, where he relocated at age 19), began constructing a farmhouse typical of those found in Virginia, with a broad center hall and large fireplaces at the ends of the side-gabled house. Charles Applegate, a native Kentuckian, drew on the building traditions of that region when building his home, which was a “double house,” each half a near mirror image of the other, each with its own interior fireplace and entrance. The halves were connected by a full, double front porch that provided access to both sides, acting as an exterior corridor. Because so many settlers from various regions of the eastern United States came to Oregon after first relocating to the Midwest in the 1830s and 1840s (then the western edge of American settlement), many of these eastern regional forms come together in Midwestern communities before coming together again in Oregon during the 1840s, 1850s, and 1860s.[46] Residences of this period would either have been built in the earliest platted portions of McMinnville as in-town housing or may survive as farmhouses that were erected outside the original city boundaries in areas that McMinnville subsequently grew to encompass.

The first platted areas in McMinnville were laid out during this period and are modest in size. These include the original town plat (1856), the McMinnville College plat to the south and southeast of the original town (1865), and Rowland’s Addition immediately to the east of the original town plat. Rowland’s Addition more than doubled the size of McMinnville, and, while it is

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[45] Dole, Philip. *Farmhouses and Barns of the Willamette Valley.* From Vol. I of Vaughan and Ferriday, pp. 78–79.

[46] Dole, Philip. *Farmhouses and Barns of the Willamette Valley.* From Vol. I of Vaughan and Ferriday, p. 80.

now a primarily commercial area, does retain some vestiges of its residential past.[47] Development of this early plat was likely related to the growth of McMinnville and the establishment of McMinnville College that year.

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

Residential architecture during this time was influenced by the rapidly developing nature of the Pacific Northwest. By this time, almost all of the Willamette Valley was developed, and cities dotted the banks of the Willamette River. Where in previous decades, the Pacific Northwest was largely frontier, and somewhat disconnected from the doings and trappings of the rest of the country and the world, by the 1880s, Oregon was fully integrated into the nation, connected by telegraph and railroad lines, and up-to-date in its appreciation of popular trends and styles. By this time Oregon was no longer a distant frontier, and domestic architecture in the state largely moved with the tastes of the rest of the country; prior to this, architectural tastes had lagged behind that of the eastern states by several decades. Substantial residences by this time were being designed with style in mind, rather than as applications of style to commonly understood and simple forms, although these persisted in more modest applications to the turn of the twentieth century.

This period saw an explosion of new platted lands filed, as the expansion of McMinnville accelerated through the end of the nineteenth century. In 1880, William Newby made an addition to the original plat in the area between the original plat and the McMinnville College Plat, quickly followed by Court's Addition (1881) and Newby's 2nd Addition and McMinnville College 2nd Addition, both in 1882, all to the south of the then-platted areas of McMinnville. In 1884, Newby's 3rd (and final) Addition was filed, including more land to the south of the then-platted area. Following the 1887 decision to move the seat of Yamhill County to McMinnville, many new plats were filed as the town rapidly grew in population. Between 1888 and 1892, 17 additions to the city were platted, reflecting the dramatic growth of the city. The largest of these (and appearing to be the largest single addition in McMinnville's history) was the Oak Park Addition, embracing a large swath between Lafayette Avenue and the midpoint between Galloway and Ford streets on the east and west (respectively), and extending from near 5th Street in the south to 15th Street on the north. The last platted addition to the city during this period occurred in 1892 and was likely halted by the slowing of growth during the economic crisis known as the Panic of 1893, which lasted from 1893 to 1897, and which caused an overall residential construction decline across the country. The remainder of this period saw the development of the many areas platted in the years leading up to the economic crisis, with construction accelerating after 1897.

The wide availability of finished and dressed lumber allowed for rich application of elaborate stylistic design elements, and this corresponded with the rise of highly elaborated popular architectural styles, especially the Queen Anne style, which is very well-represented in McMinnville's surviving domestic architecture. The popularity of the Queen Anne style roughly matches this period in McMinnville's history, gaining popularity in the early 1880s and declining sharply after 1900.

This period was the last in which carriage houses were the dominant form of outbuilding, replaced during the following period with auto garages, especially within McMinnville. Outlying areas, especially farmsteads, tended to continue to use horse-drawn transportation for several

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[47] City of McMinnville. *Subdivision Plat Recording Dates*. Unpublished Map created by City of McMinnville Planning Department, 2011.

decades later than more urbanized area residents, largely because horses and wagons were useful for more than merely transportation in rural, farm settings.

During the closing decades of the nineteenth century, technological advancement brought with it such amenities as indoor bathrooms and kitchen plumbing, consolidated heating systems, and electricity. Many houses of this period were either being retrofitted with these new features, or for the first time, being designed to include them. Additionally, the types of available finishes expanded during this period as a greater variety of materials became available through the expanded national rail network. Dole notes that around 1900, clapboard begins to replace shiplap as the favored siding type, and concrete begins to replace post and beam as the preferred foundation type. Further embellishments, such as decorative glass and highly stylized detail treatments became more available, coinciding with the rise in the styles that used these, especially the Queen Anne and Craftsman styles.[48]

Motor Age, Boom and Bust (1903–1940)

During this period, the growth of the timber and lumber industries were the dominant driver of Willamette Valley development, and McMinnville, as the seat of Yamhill County, which participated heavily in the timber extraction industry in the Coast Range, developed during this time in part as a commercial and light industrial center in support of this growth. The expanding agricultural base of the Yamhill County farmlands further supported the expansion of McMinnville, as the growing population required an ever-increasing number of specialists and service industries not directly related to the timber and agricultural expansion. Residential properties associated with this can range from large, elaborate residences erected for highly skilled professionals and executives to modest residences erected for those who were increasingly employed in wage professions.

In 1909, possibly driven by the expectation that the Oregon Electric Railway, which had connected Portland to Forest Grove that year, would be extended south to McMinnville (which it was in 1914), two additions to the city were platted on the then-outer margins of the city (Laurel Addition, embracing three blocks along NE 12th Street, west of Adams Street, and Cooks Park, at the eastern edge of McMinnville). Between 1910 and 1912, seven more additions were platted. Primarily at the southern margin between Cozine Creek and the South Yamhill River (west of Linfield College), and northeastern margin of town north of the City Park. Platted additions to the city slowed after this, with one addition made in 1915 (Cottage Addition, along NE 10th Avenue), followed by Joplings Addition in 1920 (north of the intersection of Baker Creek Road and Highway 99). No new additions were made during the remainder of the 1920s and 1930s until 1939, with the platting of Montrose, embracing the neighborhood south of Patton Middle School.[49]

In general, as this period progresses, residences tend to get smaller in size as the popular styles passed from Victorian-era styles, especially the Queen Anne, to the increasingly popular Colonial Revival and Craftsman/Bungalow styles. At the beginning of this period, a transitional style appears briefly, serving as a bridge from the earlier period into the next. This style, often referred to as the Free Classic Queen Anne, represented a blending of Victorian-era and early twentieth century styles in the combinations of form and stylistic cues employed. As the period progressed, this transitional form gave way to more typically defined Colonial Revival and Craftsman and Bungalow style homes. This period also witnesses the rise of Frank Lloyd

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[48] Dole, Philip. *Farmhouses and Barns of the Willamette Valley.* From Vol. I of Vaughan and Ferriday, pp. 236–238.
[49] City of McMinnville (2011).

Wright, possibly the most influential American architect of the twentieth century, whose long career would begin in the late nineteenth century and span the first six decades of the twentieth. The popular interpretation of his signature style of the period, the Prairie Style, was adapted for use in residential architecture across the United States. In its application in the Willamette Valley, it appears almost as a relative of the Craftsman style, frequently sharing the four-square form, but with sometimes subtle stylistic differences, such as enclosed eaves rather than open, the use of banks of windows, even on more modest expressions, and stucco siding with concrete coping across horizontal lines, such as planters and knee walls.

From 1930 to 1934, residential development in McMinnville was in severe decline, as the effects of the Great Depression deepened. The effect on residential architectural design during this time was to largely shed stylistic adornment, simplify footprints and rooflines, and reduce the overall size of the building. Residences constructed during the early 1930s carry clear associations with the dominant styles of the previous period, especially the Colonial Revival and Craftsman styles, but with much less elaborated detailing and fewer bays and cross-gables. While the overall trend in smaller, simpler residences extends beyond the end of this period into the post-World War II years, the beginning of recovery in McMinnville in 1935, and accelerating toward the end of the 1930s is reflected in the rather sudden popularity of the Tudor Revival style and its relative, the English Cottage style. These styles become more common during the later 1930s, and exhibit varied siding types, more complex rooflines and footprints, and more ornamentation than the later examples of the Colonial Revival and Craftsman/Bungalow styles, although they seldom reached the stylistic expression of the Queen Anne, except in the fullest expressions.

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

During World War II, little residential development took place due to the diversion of construction-related material toward the war effort. Residences built during his time were generally small and of simple design. Following the end of World War II, residential development accelerated quickly as a result of the combined effects of several factors, including the increased availability of materials, the institution of the G.I. Bill and the associated explosion of educational opportunities made available to young men, the needs of those men as they established families in an increasingly suburban environment, the increased earning power of those who were entering the professional workforce, and the expansion of loan availability for home construction. While the overall number of residences constructed during this time increased at an exceptional rate, the residences themselves tend to continue the smaller, less elaborate stylistic motifs, very much embodied in the dominant architectural style of the immediate post-war years, the Minimal Traditional style.

During the 1950s and 1960s, as the economic condition of the United States entered a period of global dominance, the earning power of the American population dramatically increased. The expression of this generally increasing affluence in the residential architecture of the period was primarily in the adoption of architectural forms that embraced an increasing amount of decorative elaboration, and notably, in the size of the footprint. While decorative elaboration never reached the levels of the late nineteenth century styles, the return of aesthetic elaboration took the form of floor plans with small irregularities, such as cutaways and projecting bays, and the incorporation of decorative, although non-functional elements such as incorporated planters and veneer siding, most often employed as siding variations, such as brick from the foundation to the window line with weatherboard siding above, and wider eaves. Other residential features included larger garages, often incorporated into the floor plan of the house itself, or large

carports reflecting the growing size of American automobiles. By the 1960s, an increasing number of American households owned more than one car, and two-car garages became increasingly prevalent.

With the explosion of the population after World War II, and the increasingly available access to larger cities via the automobile, McMinnville saw a concurrent explosion in the number of plats filed as additions to the city. Within 10 years of the end of World War II, no fewer than 21 new additions were platted. Between 1955 and 1965, 18 more were added. While the bulk of these new, post-war plats were to the northwest of the downtown area, a number of these were small plats that filled in areas between previously platted lands; these smaller, non-contiguous plats were scattered throughout the northern and eastern parts of the city.[50]

Architectural Styles

The following outline of residential architecture is based on survey data conducted in association with the creation of this multiple property documentation, and on previously recorded data available at the Oregon State Historic Preservation Office in Salem, Oregon. The styles and forms discussed below include the dominant styles represented in McMinnville, as reflected in the available data. It is not exhaustive, nor complete, and other styles may be found in McMinnville. It is important to note that a building's style can, and often does change during its lifetime; a building originally constructed in the 1860s may well have (assuming the availability of sufficient funding and the desire of the owner to remain "au courant") been altered repeatedly through the decades in order to reflect the prevailing stylistic tastes of the day.

Vernacular Forms[51]

Vernacular as a type of architecture embraces the variety of those buildings that are built according to the needs or traditions of the occupant as a part of a community, based on the accumulated influences of established building traditions (including plan, form, materials, setting and ethnicity, among many others), the perceived or actual purpose of the building, and other, outside influences, such as availability of manpower and time to build, and environmental factors, such as availability of materials, climatic or weather-related conditions, and availability of funding to purchase needed skill sets or materials. Eric Mercer distills this concept simply: "vernacular architecture is the common building of a given time and place."[52]

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 was continuing to respond to the building traditions of the first two decades of settlement, consisting in the main of 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

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[50] City of McMinnville (2011).

[51] 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.

[52] Carter, Thomas and Elizabeth Collins Cromley. *Introduction to Vernacular Architecture*. University of Tennessee Press, Knoxville, 2005. p. 8.

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.

Early Revival Styles: Classical and Gothic Revivals

Chief among the early styles popularized in the east and brought west were the Classical Revival style, dominant in the east from the 1820s to 1840s, and the Gothic Revival style, dominant during the 1850s and 1860s. In Oregon, these styles are represented in buildings built during the 1840s to 1890s, with few later examples. As the style is represented in current McMinnville inventory data, the style persists to about 1895. In the earliest residential architecture, these styles are most commonly seen as stylistic adaptations to vernacular forms, although some residences that were clearly designed in the expressed style can be found.

The Classical Revival style originated in the eastern United States, gaining popularity with a rise in interest in the ancient Greek and Roman world in the 1820s, heavily influenced by the associations with the democratic and representationalist governments of Greece and Rome, as well as a search for an independent identity in American architecture, separate from that inherited from Great Britain, and represented by early post-colonial styles. In addition, the global interest in the Greek Revolution (1821–1830) brought a heightened awareness of the architecture of the ancient Mediterranean.[53] These architectural influences found their way into the lexicon of American domestic architecture from the 1820s to the 1840s, and this influence was brought west with the early settlers, who adapted stylistic elements of the Classical Revival style to vernacular residences during the 1840s to mid-1870s.[54] From historic photographs and property surveys, the style is known to exist in McMinnville and dates between the late 1850s and the mid-1870s. While no known examples of the Classical Revival style in McMinnville are known to remain, 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.

The Gothic Revival style was influenced by a rediscovery of medieval architecture by the mid-nineteenth century Romantic Movement in both literature and design, which attempted to capture what was felt to be missing in the Classical language, specifically the hand of individual artisans.[55] First taking root in Great Britain and Europe, the Gothic Revival style was championed in American domestic architectural applications by landscape designer Andrew Jackson Downing, who published pattern books highlighting the style, entitled *Cottage Residences, Rural Architecture and Landscape Gardening* (published 1842) and *The Architecture of Country Houses* (published 1850). The style eschewed the rational, highly organized and strictly regimented Classical language of architecture in favor of one that was highly individualized, interpretive, and, Downing felt, suited to the nature of Americans. The style became immensely popular in American domestic architecture during the mid-nineteenth century. It may 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

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[53] Gelernter, Mark. *A History of American Architecture.* University Press of New England, Hanover, NH and London, 1999. pp.99–101.
[54] Dole, Philip. *Farmhouses and Barns of the Willamette Valley.* From Vol. I of Vaughan, Thomas and Virginia Ferriday, eds. *Space, Style and Structure*. Oregon Historical Society, Portland, Oregon 1974. pp. 101–117.
[55] Gelertner (1999), pp.102–104.

applied to vernacular forms familiar to early western emigrants.[56] 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 exampled built in 1890. In religious architecture, the style persisted into the first decade of the twentieth century, with examples in McMinnville and throughout Oregon. A late example of the Gothic Revival style can be seen at 505 SE Davis Street (built 1890). Earlier examples can be found in the rural vicinity of McMinnville, outside of the corporate boundary.

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 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.[57] 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.

Italianate

The Italianate style, like the nearly contemporary Gothic Revival style with, was a reaction against the formalism of classical architectural language. Where classicism required adherence to specific principles in terms of massing, orientation, design elements, and especially proportion, the Italianate style drew its inspiration from the organic nature of the Italian farmhouse, with appendages added when needed, and the country villas of the Italian gentry, which included among its major influences the architecture of the Italian Renaissance. Like its source architecture from Renaissance Italy, the Italianate style includes strong affinity with the classical language of architecture but demonstrates architectural forms unfamiliar to the ancient architecture, especially low-pitched, hipped or pyramidal roofs. 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. Those elements that carried over into first British, then American domestic architecture include 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. Championed in the United States

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[56] Gelertner (1999), pp.150–151.

[57] Dole, Philip. *Farmhouses and Barns of the Willamette Valley.* From Vol. I of Vaughan and Ferriday (1974), pp. 227–236.

by Andrew Jackson Downing, whose pattern books also popularized the Gothic Revival style, the Italianate style gained increasing popularity during the 1850s and 1860s, with the popular implementation of it becoming increasingly elaborate in terms of stylistic detail. 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 detailed in wood trim.

The style is represented in domestic architecture in McMinnville, beginning near the end of this period, and finding its greatest period of popularity during the early years of the next period. 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. An example of the Italianate style can be seen in the Andrew Jefferson Nelson House (built 1875) at 501 NW Birch Street.

Queen Anne

The Queen Anne style is very well represented in McMinnville from the 1880s to about 1910. The style was developed in the nineteenth century by English architects (especially Richard Norman Hunt), although the adoption of the style in the United States was accompanied by the application of American stylistic tastes to the basic form.[58] The Queen Anne's major stylistic elements include a complex and asymmetrical roofline, incorporating hips and gables as well as towers and other irregularities. The elevations are likewise asymmetrical, with projecting gables, isolated or compound projecting bays, a relatively limited amount of cantilevering (especially at the bays), and rich, highly stylized detail in all elements of trim work. Porches are almost always included, and many of these wrap around two or more elevations. The overall massing is quite heavy, although this is usually somewhat offset by the intricacy of the detailing.

In form, the Queen Anne style was most typically applied to large, 2- or 2½-story residences, although it is not uncommon to find smaller 1-story cottages with elements of the Queen Anne styling, such as canted bays and forward gables with richly turned trim beneath the canted corners. In McMinnville, the Queen Anne style is most commonly seen in the larger form, although smaller cottages in the style are known to exist. Cottages, being more reliant on the trim and detailing to identify it as Queen Anne in style, were relatively easy to update to other styles, as compared to adapting the style and decoration of a large, fully expressed Queen Anne residence, which relied on the massing and complex and irregular floor plan to create the overall Queen Anne look.

One of the more enduring stylistic elements in Queen Anne architecture is the use of mixed materials in siding. Compared to the overall national trends associated with the Queen Anne style, the highly varied use of materials seen in some seminal examples of the Queen Anne style does not appear to be present in McMinnville (or in Oregon in general, although some few exceptions do exist), largely due to the ready availability of locally produced lumber and wooden decorative elements that could be applied to the house. Queen Anne residences in McMinnville generally are constructed of, and dressed in wood, varying in profile and adornment, rather than materials. Common combinations, especially among those examples seen in McMinnville, is the use of horizontal board (shiplap, clapboard, etc.) on the main mass of the building, with secondary elements, such as gables, dormers, etc. sided with shingle. In some cases, the

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[58] McAlester, Virginia and Lee McAlester, *A Field Guild to American Houses*. Alfred A. Knopf, Inc. New York 1984, p. 268.

shingle work is relatively plain, consisting of courses of squared shingles, but in more elaborate examples, the shingles will vary in shape, often including several shapes of shingles in each element.

The overall trend in Queen Anne stylistic design tended to be one of decreasing elaboration, with the earliest examples tending to be those with the most elaborate stick and spindle-work, and the most complex floor plans and rooflines. Toward the end of the period of popularity of the Queen Anne, the subset known as the Free Classic Queen Anne was the dominant type. This was typified by more 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. Later Free Classic Queen Anne residences are often seen as transitional styles between those of the later nineteenth century, which relied heavily on complexity and superficial application of stylistic elements, and those of the early twentieth century, which generally were more conservative in their stylistic exuberance (such as the Colonial Revival), and explored the incorporation of structural elements into the stylistic expression (such as the Craftsman). 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 roots of the United States, following the observance of the national centennial in 1876. During the 1880s, the style began to find increasing popularity, especially on the East Coast. 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.

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.

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. Also working in favor of the widespread popularization of the Craftsman style was the rise of popular magazines such as *Good Housekeeping*, *Ladies' Home Journal*, and *House Beautiful*, which brought the style to a national audience, and the style was spread through the publishing of designs and plans in pattern books. The style was dominant from about 1905 until the 1930s, when economic conditions led to the simplification of design, especially in residential architecture.[59] 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 in the fullest expression, with full 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 the style became the dominant style in residential architecture in the first decade of the twentieth century, McMinnville experienced a rapid population increase. An example of the Craftsman style can be found in the James Burdett House (built 1909) at 408 NE 13th Street.

Prairie Style

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.[60] 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. Some currently unidentified examples may exist in McMinnville.

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[59] McAlester and McAlester (1984), p. 454.
[60] McAlester and McAlester (1984), p. 440.

Tudor Revival and English Cottage

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 that the these bear little resemblance to the actual architectural characteristics of that period beyond the used of ornamental, false half-timbering.[61] The English Cottage rarely uses half-timbering. In its modern application, it 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 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. 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 (built 1932). An example of the Tudor Revival style can be seen at 307 NE 7th Street (built 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 1½ 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. This 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

[61] McAlester and McAlester (1984), p. 358.

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. An example of the Minimal Traditional style can be seen at 546 NW 12th Street (built 1947).

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 very 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 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. 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).

Architects

The first specific mention of a building in McMinnville having been designed by an individual is the 1882–1883 Pioneer Hall at Linfield College, designed by Justus Krumbein, a very prominent Portland architect. In 1886 the first design by a McMinnville-based designer emerges with Cook's Hotel building, located at 502 NE Third Street, within the McMinnville Downtown Historic District. That building, originally a three-story, eight-bay Italianate building, was constructed for Lyman Hall Cook on plans drawn by B. F. Fuller. Fuller is indicated in census records as having been a McMinnville area farmer, and brother-in-law of Cook.[62] The fact that the building was designed (at least in part) by an untrained architect, while unusual for a building of this type (this is far more common for residences), is not unheard of during this early period, before establishment of the Oregon chapter of the American Institute of Architects in 1911, the founding of the first university architecture school at the University of Oregon in 1914, and the required licensing of architects by the State of Oregon, beginning in 1920. Prior to this, designers of buildings could be trained, professional architects (generally trained in an established architectural firm), professional builders who would have some sense of design gained through practice of construction, or complete amateurs with an interest in architectural design, who would rely on the capabilities of a professional builder to accomplish the implementation of their designs.[63]

Professional architects known to have designed buildings in McMinnville are, for the most part, architects whose main practice was located in Portland. They are generally associated with buildings built during the early twentieth century.

Albert E. Doyle was Portland's foremost architect of the early twentieth century. Doyle's professional career began like many of his generation, as an apprentice. Beginning at age 14 in 1891, he worked at the prominent Portland firm of Whidden and Lewis, where he learned the practice of architectural design and drafting during his 12-year association with that firm. In 1907, he began his own practice, designing many landmark buildings in Portland and around the Pacific Northwest until his untimely death in 1928. In McMinnville, Doyle is credited with designing the Oregon Mutual Fire Relief Association Building at 347 NE 4th St. (1922) and Melrose Hall on the Linfield College campus (1928). Although he is generally associated with large commercial, municipal, and social buildings, he is known to have designed many homes as well.[64]

Roscoe D. Hemenway was a Portland architect notable for residential architectural designs. He attended the University of Oregon School of Architecture, receiving his degree in 1922. He began his career in Philadelphia in 1923, returning to Portland in 1925 to open his own practice, which he continued until his retirement in 1957. He is best known for his Colonial Revival style residences, although in McMinnville he is credited with the design of the large Tudor Revival style Jack Spence House (listed in the NRHP in 1986) at 536 NE 5th Street (built 1929). He also designed the 1955 alterations to the Jack Spence House, dividing it into a duplex. Hemenway also designed several houses for relatives of Jack Spence (all in Portland), and he designed the 1930s remodel of the Frank W. Fenton House (listed in the NRHP in 1983), originally designed by Portland architect David L. Williams (1909). Hemenway may have also designed some of McMinnville's other Tudor Revival style homes. Hemenway is also known to have designed some commercial buildings in

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[62] Northwest Heritage Property Associates (1986).
[63] Ritz, Richard Ellison. *Architects of Oregon*. Lair Hill Publishing, Portland, 2002. p. v.
[64] Ritz (2002), pp. 111–114; Northwest Heritage Properties Associates (1986).

Portland, although no commercial designs in McMinnville are currently known to be attributed to him.[65]

O. S. Combs is currently credited with three buildings in McMinnville, including the Fenton Building (448 NE. 3rd Street), built in 1928; the Eggleston Block (701–711 NE. Third Street), built in 1928; and the English Cottage style bungalow (Kliks/Hembree House) at 475 NE. 7th Street. He was listed in the Portland City Directory as an architect only in 1924, and there is no evidence that he was ever licensed to practice architecture in the State of Oregon. In the 1980–1984 McMinnville Historic Resources Survey form for 475 NE. 7th Street, he is indicated as being associated with the Spaulding Logging Company, a Salem-based logging and finishing company known to have produced finished architectural elements, such as sashes, doors, cabinets, staircases, and furniture.[66]

Christopher C. Robbins was a Portland architect from 1903 until his retirement in 1939. Little is known of his life or career. In McMinnville, he is credited with the Richardsonian Romanesque style Hotel Elberton (built 1905, and restored in 1998), at 503–513 NE. 3rd Street, and with the Roswell Connor House (built 1905), at 632 NE. Cowls Street.[67]

David L. Williams was a third-generation architect, son of Warren H. Williams and grandson of Stephen Williams, both of whom practiced in San Francisco. Beginning in 1883, he apprenticed at his father's office in Portland, which had opened in 1873. Following Warren H. Williams' death in 1888, the firm was taken over by David and his brother Warren F. Williams, with Alfred L. Smith as partner. Smith left the firm in 1890, after which David Williams practiced with his brother until 1894, followed by a partnership with Edward Batwell, which ended in 1896. From 1896 until 1934, he practiced alone, designing many notable houses in Portland. In McMinnville, he is credited as the designer of the Frank W. Fenton House (built 1909), a Colonial Revival style house at 434 NE. Evans Street. Although no plans exist for this house, Williams is credited with the design of the house, due to its being nearly identical to a house Williams is known to have designed for H. C. Fenton (brother of Frank) in Portland. The Frank W. Fenton House was listed in the NRHP in 1983.[68]

Warren S. White was a Portland-based architect about whom little is known. Ritz (2002) notes that White was listed in the Portland City Directory as an architect from 1881 to 1887 and from 1902 to 1908. He was also listed as a building contractor, realtor, and insurance adjuster.[69] In McMinnville, White is credited with the design of Pioneer Hall (built 1883) on the campus of Linfield College. The building was listed in the NRHP in 1977. In 1881, White competed in (and won) the contest for the design of the building over three competing architects, given in the documentary record as "Ypton, W. N. Lewis, and Joseph Sherwin." "Ypton" may refer to Thomas Upton, a Portland architect active in the early 1880s. W. N. Lewis may be the same as William A Lewis, another architect active in Portland from 1879 to 1883. Joseph Sherwin was active in Portland from 1880 to 1883, having practiced in his native England for 18 years prior to arriving in Oregon. He is credited with the Ladd Carriage House (built 1881), listed in the NRHP in 2008.[70]

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[65] Ritz (2002), pp. 173–174; Northwest Heritage Properties Associates (1986).
[66] Ritz (2002), p. 85; Northwest Heritage Properties Associates (1986); Meyering, Joan Marie. The Lumber Industry. Electronic Document, available at: http://www.salemhistory.net/commerce/lumber.htm. Salem Public Library (2005), Salem, Oregon. Accessed January 27, 2011.
[67] Ritz (2002), pp. 335–356; Northwest Heritage Properties Associates (1986).
[68] Ritz (2002), pp. 428–429; Temple, Jack F. Frank W. Fenton House. National Register of Historic Places Nomination Form, 1983. On file at Oregon State Historic Preservation Office, Salem.
[69] Ritz (2002), p. 420.
[70] Ritz (2002), p. 358–359; Beckham, Stephen Dow. Pioneer Hall. National Register of Historic Places Nomination

Charles Temple Diamond was an architect active during the first half of the twentieth century. He is noted as having been in practice at the time that Oregon began issuing licenses to architects in 1919, receiving his license under the grandfathering clause granting a license to practice to any architect already active at the time that licensing began. He was active in several Oregon cities during the 1920s and 1930s, including Astoria and Portland. His only identified work is a house in Portland. He is indicated by Ritz (2002) as having been active in McMinnville in 1952. He is listed in the McMinnville City Directory in 1949, and in Newberg in 1961, although Ritz indicates that his Oregon registration expired in 1956. There are no buildings in McMinnville currently identified with him, although it appears likely that some exist.[71]

John K. Smeed is indicated in the McMinnville Area Directories as an architect with offices in McMinnville from 1960 to 1964. Little is known of him, and he is not discussed by Ritz (2002) in his seminal work on Oregon architects. It is not known what area of architecture he practiced, nor are any buildings in McMinnville known to be his designs.[72]

Robert E. Barrett is best known for his residential architecture when he practiced alone in Oregon from 1921 until 1932. At that time, he formed a partnership with **Thayne J. Logan,** with whom he practiced until 1950. Thayne J. Logan began his career in 1917 as a draftsman with Northwest Steel Company, where he worked alongside Barrett. Logan then worked for a number of Portland firms before ultimately joining Barrett's office in 1927, becoming a partner in the practice in 1932.The firm Barrett and Logan was known primarily for their commercial architecture, although some residences have been attributed to them. Ritz (2002) notes that one of their commercial buildings, built in Portland for their own use, had "a somewhat residential character." The partnership is credited with the design of Memorial Stadium at Linfield College in McMinnville, which included a men's dormitory (built 1947).[73] No individual residences in McMinnville are attributed to either Barrett, Logan, or the firm of Barrett and Logan, although some may exist.

John Hunzicker (Hunziker, Hunzaker) was an active architect in Oregon between 1903 and the 1930s, with his practice based in Eugene. He is credited with over 150 buildings in Oregon during that time, including a wide range of types including modest to grand residences (64 in all), hotels, a hospital, armories, fraternity and sorority houses, lodge buildings, schools, commercial buildings, and churches. He is credited with the design of the National Guard Armory in McMinnville, built ca. 1925. There are no identified houses in McMinnville that have been attributed to Hunzicker, although some may exist.[74]

Justus F. Krumbein was a very prominent Portland-based architect during the last decades of the nineteenth century. He was educated in Hanover, Germany, practicing in Hamburg until 1869, when he relocated to San Francisco, then to Portland in 1871. From 1872 to 1874 he was in partnership with W. G. Gilbert (credited with the design of the Kamm House in Portland and the State Capitol in Salem), and from 1874 to 1878 with Warren H. Williams. From 1878 on he practiced alone until his death in 1907. He is credited with a very large number of buildings throughout western Oregon, including a wide variety of building types, including residences. In McMinnville, he is credited with the design of Pioneer Hall (built 1882–1883) on the Linfield College campus. He is not known to have designed any private residences in McMinnville, although some may exist.[75]

Form, 1976.

[71] Ritz (2002), p. 103; McMinnville Area Directory, 1949 and 1961.

[72] McMinnville Area Directory, 1960, 1961, 1962, 1963, 1964.

[73] Ritz (2002), pp. 22–23.

[74] Ritz (2002), pp. 201–202.

[75] Ritz (2002), pp. 235–236.