

Report #

# State Historic Preservation Office

## Report Cover Page

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Project Acres:

Survey Acres:

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Report #

*State Historic Preservation Office*  
*Report Location Continuation Sheet*

County(ies):

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Report #

# *State Historic Preservation Office*

## *Report Summary of Resources*

### *and NRHP Eligibility*

Archaeological:

Site:      Isolate:      Built Environment:      TCP:      HPRCSIT:      Other:

Count:

**\*Please be sure all archaeological forms have been submitted on-line**

***EVALUATE PROPERTIES UNDER ALL FOUR CRITERIA.***

***BE SURE TO INCLUDE JUSTIFICATION IN THE REPORT***

Oregon  
On-Line

Form #: Trinomial: Temp# or Name: Criterion A:      Criterion B:      Criterion C:      Criterion D:

RESOURCES

NRHP ELIGIBILITY

# **CULTURAL RESOURCES SURVEY of the 3<sup>rd</sup> ST. IMPROVEMENTS PROJECT AREA, McMINTNVILLE, YAMHILL COUNTY, OREGON**



By  
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And  
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County: Yamhill  
Legal Desc.: T4S, R4W, Sec. 20 and 21  
USGS Quad.: McMinnville-OR  
Project Acreage:  
Parcel: Public ROW  
SHPO Permit No: N/A

December 5, 2023

**Archaeological Services, LLC Report No. 23358**



**ARCHAEOLOGICAL**  
SERVICES  
VANCOUVER, WA

## Executive Summary

Archaeological Services, LLC (ASCC) has completed a cultural resources survey of the proposed 3<sup>rd</sup> Street Improvements project area, located in downtown McMinnville, Oregon. The project is being undertaken by the City of McMinnville (City) and will entail street and sidewalk reconstruction, underground infrastructure improvements, and ground street furnishings and landscaping. The project is still in its early design stages and funding sources have not been fully secured. It is possible that funding may come at least in part from a federal grant or other federal sources, which may trigger the project's review under Section 106. The investigation documented herein was intended to assist the Section 106 review by inventorying the cultural resources that are either listed on, or eligible for listing on the National Register of Historic Places (NRHP) and assessing the project's potential to adversely affect these historic properties.

The majority of the project area is listed on the NRHP as the McMinnville Downtown Historic District, which was listed in 1987 and includes six blocks centered on 3<sup>rd</sup> Street between Baker Street and the railroad tracks that cross 3<sup>rd</sup> Street in the eastern end of the project area. 3<sup>rd</sup> St. serves as the primary commercial corridor for the city, and it is marked by numerous businesses housed in buildings dating from the late 19<sup>th</sup> century through to the late 20<sup>th</sup> century.

In addition to extensive background research, the field investigation consisted of a pedestrian survey only. No subsurface investigation was carried out due to impervious surfaces covering 100% of the project area and the active downtown setting, which made mechanical excavations unfeasible.

As expected, no archaeological materials were encountered during the pedestrian survey of the project area. ASCC observed, documented, and evaluated 60 historic buildings within the area of potential effect, both those already within the NRHP district, and those that fall outside of the district. Since the scope of work being proposed is limited to an in-kind replacement of the surface hardscape as well as underground utility work along 3<sup>rd</sup> St., ASCC does not anticipate project activities to adversely impact the historic district or the individual historic resources directly. However, ASCC identified specific buildings with vulnerable historic architectural features that abut the sidewalk, which ASCC recommends avoiding impacting.

To address the possibility that archaeological materials may be within the APE, ASCC recommends that a Monitoring and Inadvertent Discovery Plan (MIDP) be developed prior to project implementation and that archaeological monitoring occur during initial ground disturbing activities, such as pavement removal. The MIDP should stay in effect throughout the life of the project in case archaeological materials are encountered when there is no archaeologist on-site.

Contingent on results of formal Section 106 consultation, and assuming the recommendations made above are adhered to, ***ASCC recommends a determination of No Adverse Effect to historic properties.***

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## Introduction and Project Background

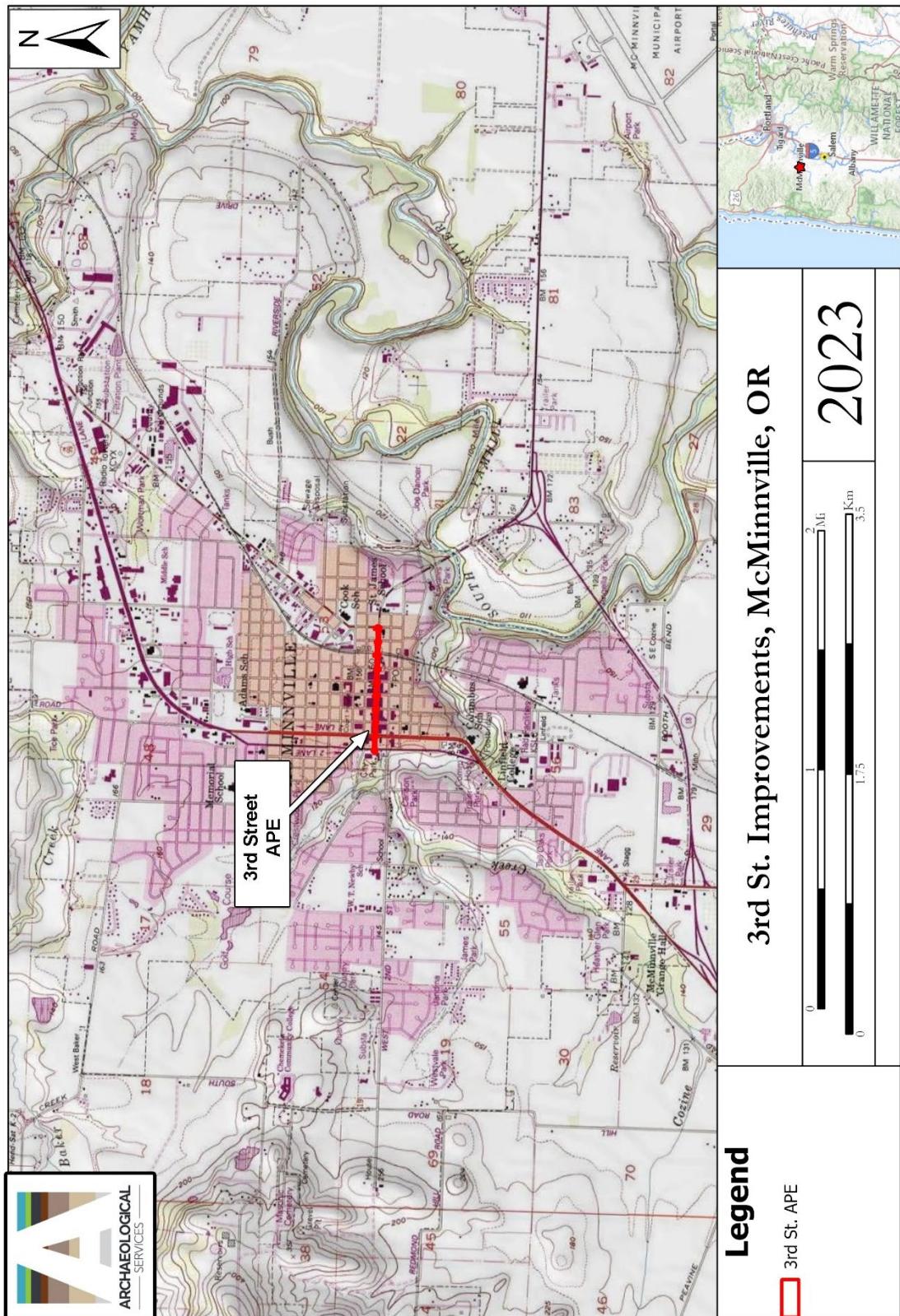
Archaeological Services, LLC (ASCC) has completed a cultural resources survey of the proposed 3<sup>rd</sup> Street Improvements project area, located in downtown McMinnville, Oregon. The project is being undertaken by the City of McMinnville (City) and will entail street and sidewalk reconstruction, underground infrastructure improvements, and ground street furnishings and landscaping. ASCC was hired by Haley & Aldrich, Inc., who is assisting the City with engineering and environmental permitting. The cultural resource work discussed below was carried out in the anticipation that federal funds may make the project subject to review under Section 106 of the National Historic Preservation Act of 1966, as amended (see *Regulatory Context*, below).

The majority of the project area is listed on the National Register of Historic Places (NRHP) as the McMinnville Downtown Historic District. Listed in 1987, the district is centered on 3<sup>rd</sup> Street and includes six blocks between Baker Street and the railroad tracks which cross 3<sup>rd</sup> Street in the eastern portion of the project area. An extensive historic resource inventory was carried out in 1981 (updated in 1984) evaluating most of the buildings within the district. This inventory determined that there were 58 buildings considered contributing to the historic district and eight that were non-contributing. In addition to the built environment, the project has the potential to affect below-ground archaeological resources. In the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, McMinnville had a sizable Chinese community. Their presence waned over time, but stories of underground tunnels used by the Chinese persist. The presence of tunnels built and used by the Chinese or any other evidence of Chinese presence in downtown McMinnville would be potentially significant. The town's location on the South Yamhill River just upstream from its confluence with the North Yamhill River also makes the city an area of high probability for pre-contact Indigenous archaeology.

Please note that 3<sup>rd</sup> Street is referred to throughout this report as 3<sup>rd</sup> St., although many historic maps and documents write the name out as Third Street. Similarly, 3<sup>rd</sup> St. has been variably labeled as 3<sup>rd</sup> St, East 3<sup>rd</sup> St. and Northeast 3<sup>rd</sup> St. Again, it will only be referenced here as 3<sup>rd</sup> St. for the sake of consistency.

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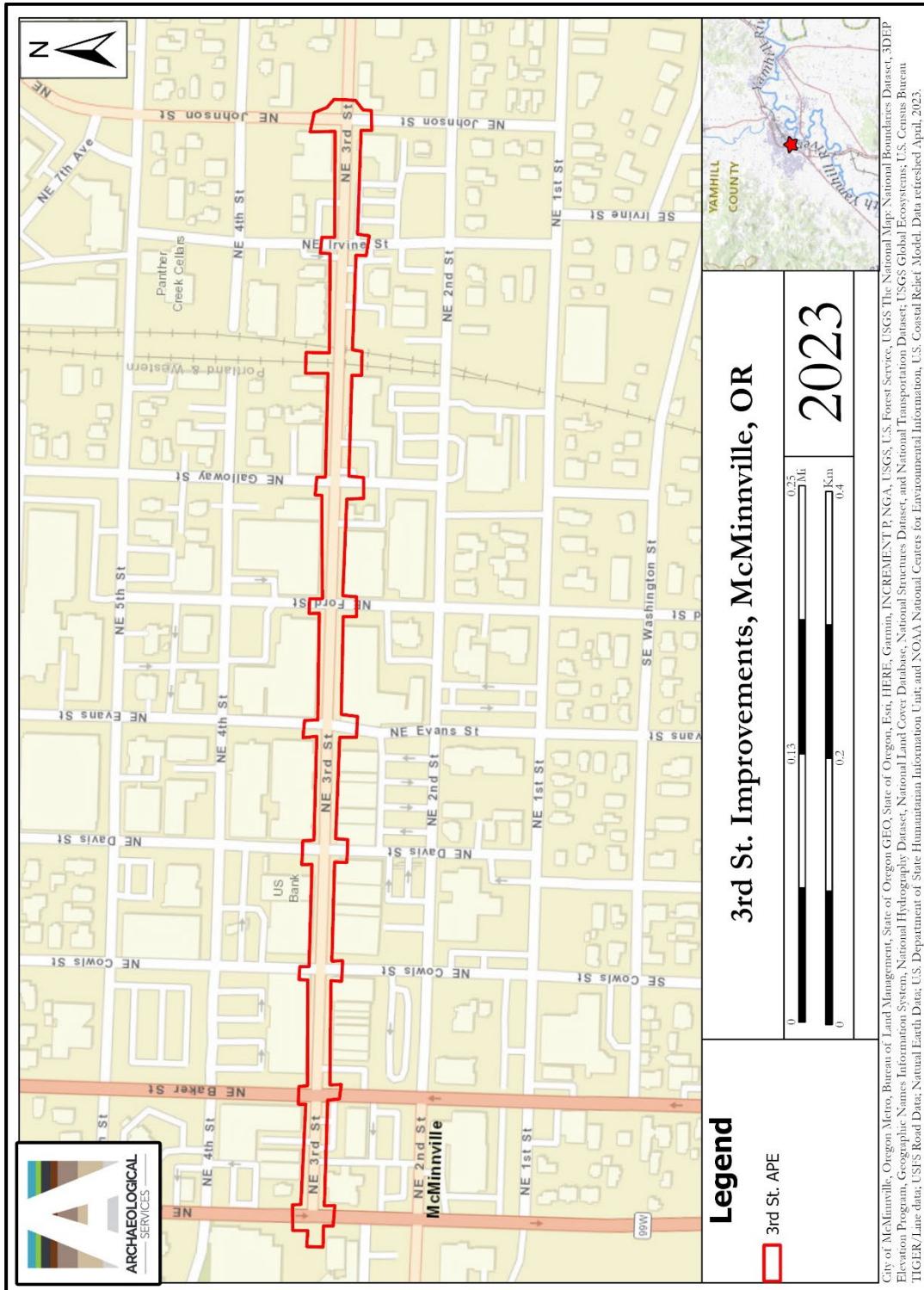
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**Figure 1.** USGS McMinnville-OR topographic quadrangle overlaid with the location of the project area.

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**Figure 2.** Street map showing the APE for the 3<sup>rd</sup> St. Improvement project.

## Regulatory Context

The project is still in its early design stages and funding sources have not been fully secured. It is possible that funding may come at least in part from a federal grant or other federal sources, which would trigger the project's review under Section 106 of the National Historic Preservation Act of 1966. Section 106 requires federal agencies to consider the effects of their undertakings on historic properties, including archaeological sites, that are listed on, or are eligible for listing on the National Register of Historic Places (NRHP). Essential to the Section 106 process is an inventory effort to document any historic properties, including archaeological resources, that may be affected by the proposed project. Historic properties are defined under Section 106 as cultural resources that are listed on, or eligible for listing on, the NRHP. To that end, the current investigation was designed to identify previously unrecorded archaeological and historic resources within the project's area of potential effect (APE), to assess any identified resources in terms of NRHP eligibility, and to recommend any additional measures for further characterization or evaluation of cultural resources within the APE. The APE was determined in accordance with 36 CFR 800.16 (d), which defines the APE as consisting of:

the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking. (36 CFR 800.16)

The project also requires compliance with Oregon State law, including ORS 97.740-97.760, which protects Native American graves and associated items, ORS 358.905-358.961, which outlines Oregon's policies regarding archaeological sites, and ORS 390.235, which outlines the archaeological permitting process. During an initial assessment of the project APE, it was determined that conducting subsurface investigation in the project would not be feasible, given the impervious nature of the project area. Therefore, no archaeological excavation permit was obtained for this inventory effort.

## Description of the Project Area

The project area consists of an urban landscape centered on 3<sup>rd</sup> St. in downtown McMinnville. 3<sup>rd</sup> St. serves as the primary commercial corridor for the city, with numerous businesses housed in buildings dating from the late 19<sup>th</sup> century through to the late 20<sup>th</sup> century. The City of McMinnville, with a population of 34,666 (2021), is in the east-central portion of Yamhill County and is within the Willamette Valley; the Willamette River forms the eastern boundary of Yamhill County. The eastern portion of Yamhill County is marked by rolling hills and rich agricultural land while the western portion is within the Coast Range.

The project area is bound on the west end by Adams St. and on the east end by Johnson St. The Portland & Western Railroad (PNWR) tracks follow a north-south route between Galloway and Irvine streets. This portion of 3<sup>rd</sup> St. constitutes the commercial core for the

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city. As such, the entire project area is paved with hard-scaped surfaces except for tree wells along the sidewalks.

The buildings that line 3<sup>rd</sup> St. display a variety of architectural styles typical of late 19<sup>th</sup> and 20<sup>th</sup> century commercial buildings. When the McMinnville Downtown Historic District was nominated to the NRHP in 1987, the authors noted that Italianate, Queen Anne, Richardsonian Romanesque, Commercial, American Renaissance, Craftsman, California Mission, and Modernistic were represented within the district (Northwest Heritage Property Associates 1987). The NRHP district extends north somewhat beyond the current project area and the oldest building within the project area is the Schilling Building (1884) at 238 3<sup>rd</sup> St. The early commercial buildings tended to be Italianate and Queen Anne influenced, with higher levels of exterior detailing than later periods. It is the retention of these older buildings that has been identified as an important character anchor for the city (Pratt and Howard 2017).

Photos showing the current conditions of the project APE are presented in Figure 3 through Figure 6. Figure 7 shows a map depicting the boundaries of the McMinnville Downtown Historic District.



**Figure 3.** East facing photo taken from the western margin of the project APE, looking down 3<sup>rd</sup> St.

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**Figure 4.** East facing photo of 3<sup>rd</sup> St., taken from the middle of the block between Davis and Evans streets.



**Figure 5.** East facing photo taken from the edge of the PNWR tracks.

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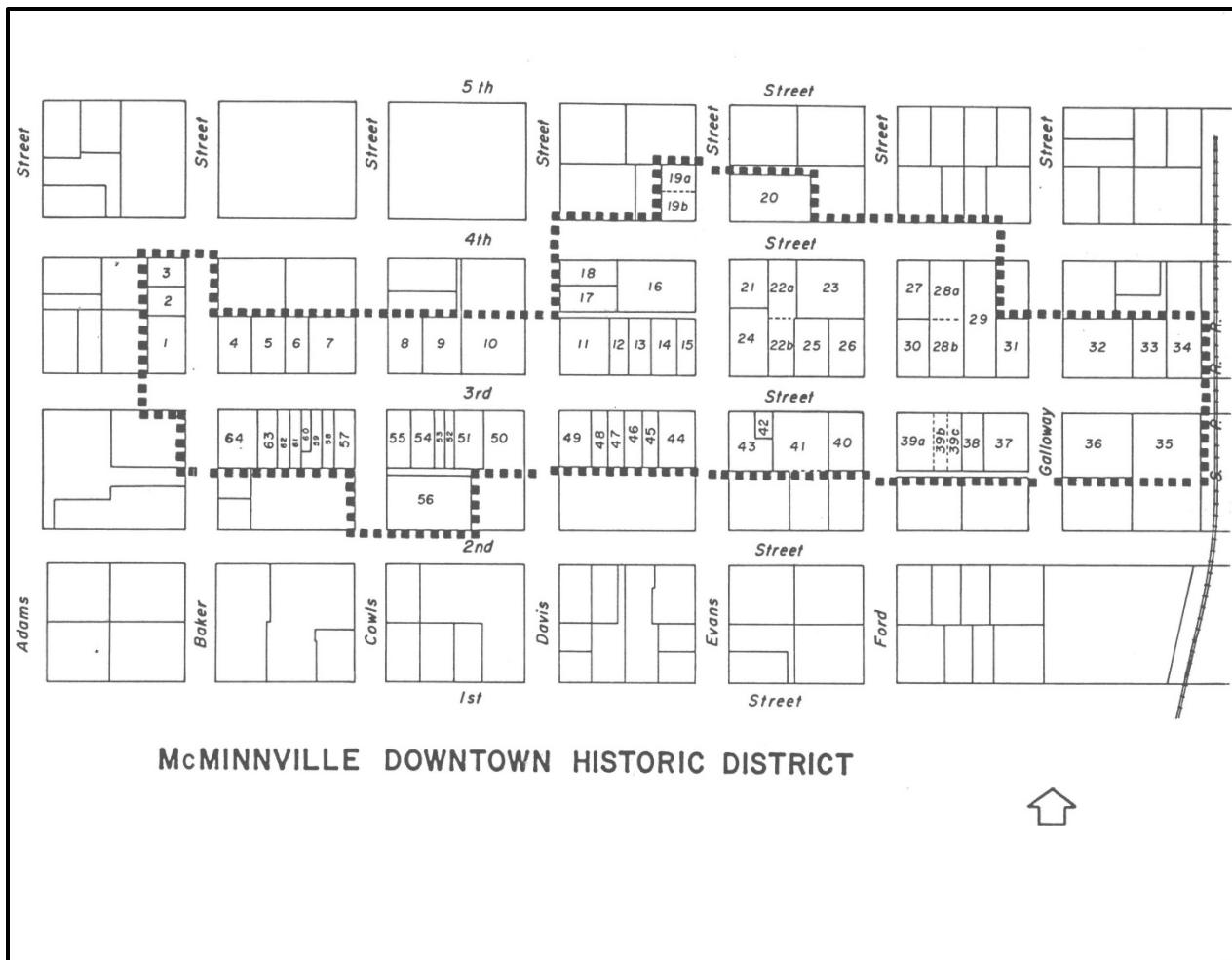
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**Figure 6.** West facing photo looking down 3<sup>rd</sup> St., taken from the eastern margin of the project APE, at the intersection of 3<sup>rd</sup> St. and Johnson St.

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**Figure 7.** Page taken from the NRHP nomination form for the McMinnville Downtown Historic District showing the boundaries of the district (Northwest Heritage Property Associates 1987)

## Background Research

ASCC carried out ethnographic, historical, and archaeological background research using the Oregon Archaeological Records Remote Access (OARRA) database, online sources, and resources located in the ASCC library. Research materials included (but were not limited to) Oregon State Archaeological Site Inventory files, cultural resources survey reports, General Land Office (GLO) survey maps, county maps, Metsker atlases, historical accounts, environmental reports, and soil unit maps from the Natural Resources Conservation Service (NRCS).

## Environment

McMinnville is within the Willamette Valley physiographic province, which is described by Franklin and Dyrness (1988) as:

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a broad structural depression oriented north-south and situated in Oregon between the Coast Ranges on the west and the Cascade Range on the east. The valley is approximately 200 kilometers long, extending from the Columbia River to Cottage Grove where the two mountain ranges converge. Valley width generally ranges from 30 to 50 kilometers. Topographically, the valley is characterized by broad alluvial flats separated by groups of low hills (e.g., Portland, Chehalem, Eola, Salem, and Coburg Hills)...The valley floor has a very gentle, north-facing slope; elevation increases from 50 meters at Salem to only 129 meters at Eugene, 130 kilometers to the south. As a result, the Willamette River is a sluggish stream with many meanders, especially from Oregon City southward (Franklin and Dyrness 1988:15-16).

The valley floor is layered with sediment deposited at the end of the Pleistocene, when catastrophic floods originating at glacial Lake Missoula swept through the Columbia Gorge and backed up into the valley.

The climate of the lower Willamette Valley is generally temperate. Winters are mild and wet; summers are warm and dry with an average annual precipitation of 50.91 inches mainly between October and April (Western Regional Climate Center 2019 – based on 2017 data).

In the early 19<sup>th</sup> century, the valley was a mosaic of prairie grasslands, oak-conifer woodlands, and coniferous forests on the bordering hills. This environmental mosaic was manipulated and maintained in part by the indigenous bands of Kalapuya and other Indian tribes through annual burning of tracts in the valley to promote food-producing plants and animals important to their economy (Boyd and Hajda 1987; Boyd 1999).

The historic vegetation can be inferred from soil types, early written accounts, and early maps. Overstory vegetation typical to the soils of this area includes Douglas-fir and Oregon white oak. Surveyors who conducted the cadastral mapping of the Willamette Valley in the early 1850s noted that the vegetation of T4S R4W noted a large, “level prairie” at the locale of the project, with “1<sup>st</sup> rate clay loam”; along the North Fork Yamhill River, the surveyors noted : fire, ash, maple and dense undergrowth” (General Land Office 1852). Modern vegetation in the valley reflects the intensive agricultural and urban development occurring in the region over the last 150 years. Vegetation within the project area is limited to ornamental trees planted along 3<sup>rd</sup> St.

The South Yamhill River is a 60-mile long tributary of the Yamhill River that arises at the confluence of Hanchet and Kitten creeks in the Siuslaw National Forest, near the border of Yamhill and Tillamook counties. As the South Yamhill leaves the North Coast Range and enters the Willamette Valley around Sheridan, the river becomes marked by a more meandering route as it passes by the southern portion of the McMinnville city boundary, flowing between the city and the McMinnville Municipal Airport. Cozine Creek flows through the city and joins the South Yamhill about 0.25 miles south of the project area’s western end. The South Yamhill River and the North Yamhill River converge about 3 miles east of McMinnville where the Yamhill River continues for another 11 meandering miles before draining into the Willamette River at river mile (RM) 55.

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The Yamhill River runs along the southern extent of the Eola Hills, a portion of the Eola-Amity Hills area, which comprises approximately 230 square miles on the west side of the Willamette Valley between Salem and McMinnville. This is a northwest-southeast-trending series of hills and ridgetops dissected by numerous waterways.

## **Soils**

The Natural Resources Conservation Service (NRCS) maps sediments in the entirety of the APE as Woodburn silt loam on 0-3% slopes (NRCS 2023). The Woodburn series consists of very deep, moderately well drained soils that formed in silty stratified glacio-lacustrine deposits. This is the most extensive soil on the terrace plains that forms the Willamette Valley floor. These soils are typically found between the alluvial soils of the bottom lands and the low foothills of the Coast Range (Otte et al. 1974). Woodburn soils are on broad valley terraces. A typical profile in moist Woodburn soils consists of:

**Ap**—0 to 23cm (0 to 9 inches); very dark brown (10YR 2/2) silt loam, brown (10YR 5/3) dry; cloddy, with very weak subangular blocky structure; slightly hard, friable, slightly sticky and slightly plastic; many roots

**A**—23 to 43cm (9 to 17 inches); dark brown (10YR 3/3) silt loam, brown (10YR 5/3) dry; moderate medium subangular blocky structure; hard, friable, slightly sticky and slightly plastic; many roots

**2Bt1**—43- 63.5cm (17 to 25 inches); dark yellowish brown (10YR 3/4) silty clay loam, brown (7.5YR 5/4) dry; moderate coarse and medium subangular blocky structure; hard, friable, moderately sticky and moderately plastic; common roots

**2Bt2**—63.5 to 81.25cm (25 to 32 inches); brown (7.5YR 4/4) silty clay loam, brown (10YR 5/3) dry; moderate medium and coarse subangular blocky structure; hard, friable, brittle, moderately sticky and moderately plastic; common roots

**2B Ct1**—81.25 to 99cm (32 to 39 inches); brown (10YR 4/3) silt loam, brown (10YR 5/3) dry; massive but some planes of weakness that are indistinct, vertical planes are more distinct than horizontal planes; very hard, very firm, brittle, slightly sticky and slightly plastic; few roots

**2B Ct2**—99 to 173 cm (39 to 54 inches); brown (10YR 4/3) silt loam, pale brown (10YR 6/3) dry; massive; with some indistinct vertical planes of weakness; very hard, very firm, brittle, slightly sticky and slightly plastic; many very fine and fine tubular pores; many faint clay films along pores and old root channels; few black concretions and few coatings on faces of ped

## Ethnographic Context

The project area is located within the traditional territory of several autonomous bands of Native Americans all loosely related by the Kalapuya-Takelman language, abbreviated here as the Kalapuya (Juntunen et al. 2005). The Kalapuya consisted of approximately 13 dialectally distinct groups. Most of the available ethnographic information was collected on the Grand Ronde Reservation in the late nineteenth and early twentieth centuries, from speakers of the northern language, Tualatin—Yamhill (Zenk 1976; Zenk 1990). McMinnville is situated at the northern range of the Yamhill bands, adjacent to the south portion of the neighboring Tualatin bands (*ibid.*).

The Kalapuya were an inland people who used the varied resources of the Willamette Valley but traded with people on the Columbia River and the Oregon coast. Individual bands occupied the sub-basins of Willamette River tributaries, each sub-basin offering a range of riverine, valley, and foothill habitats and resources. The vicinity of McMinnville was in the territory of the Yamhill band of the Kalapuya in the early 1800s (Zenk 1976, 1990). This territory extended south and west from the mouth of the Yamhill River into the foothills of the Coast Range, encompassing the drainage of the South Yamhill River. The Yamhill shared linguistic and cultural traits with the other Kalapuya groups throughout the Willamette Valley. They also shared some cultural traits with the Chinookan Indian groups who lived in the Portland Basin and along the lower Columbia River (Juntunen, Dasch, and Rogers 2005).

The Kalapuya resource base was diverse and required a scheduled pattern of movement to take advantage of seasonal resources as they became available in different areas. Kalapuya families were generally mobile from the spring to the fall, moving as needed to acquire and process foods and other resources both for immediate consumption as well as for storage (Juntunen, Dasch, and Rogers 2005). Camas was a primary staple of the Kalapuya diet, with contributions from other vegetal resources such as hazelnuts, lomatium, tarweed, lupine, cattail, and various berries. Wapato was also a staple among the Tualatin and other tribes within the Portland Basin and lower Columbia River. Most Kalapuya groups pursued some fishing and hunted a variety of birds and mammals.

Most seasonal camps were small and transitory, but permanent villages were returned to each winter. Locations of several winter villages were obtained by ethnographers working with Tualatin informants on the Grand Ronde reservation in the late nineteenth and early twentieth centuries. None were mentioned as being in the McMinnville area, but one was placed several miles northwest of Newberg on Chehalem Creek and one was located on the north side of the Yamhill River in the vicinity of Lafayette. With its terrace setting along the South Yamhill River just upstream from its confluence with the North Yamhill River, within a large prairie noted by the first surveyors that came through the region, the McMinnville area almost certainly saw significant activity during pre-contact times.

The permanent winter villages were the primary sociopolitical units of the Kalapuya. Each village was politically autonomous, with authority vested in a "chief" who adjudicated disputes among village members and assisted them in times of need (Zenk 1990). Chiefs were generally wealthy, and wealth probably also influenced social distinctions within the village.

The larger linguistic entities may have been recognized on a social level, but their political significance, if any, is unclear (Juntunen, Dasch, and Rogers 2005).

The winter villages featured large rectangular semi-subterranean multi-family lodges. The Tualatin and other northern Kalapuya, including the Yamhill, also built gabled cedar-plank houses like those of the neighboring Chinookans. Structures in the summer through fall temporary camps, if used at all, were much smaller and simpler.

Kalapuyan groups were part of the regional trade networks, exchanging a variety of goods and foodstuffs with other Kalapuya bands, as well as Chinookans, the Molala, the Klamath, and various coastal groups. Bands in the southern Willamette Valley were sometimes victimized by slave raids from some of these same groups. Intermarriage among the Kalapuyan bands, and with their trading partners, occurred with some frequency (Zenk 1990). At its peak, the Kalapuyan population was estimate at around 15,000 individuals, but by the mid-1800's that number had dropped to around 600 due mainly to disease introduced by the Euro-American population (Juntunen, Dasch, and Rogers 2005).

Although several bands of Kalapuyans negotiated agreements with American representatives in 1851, these agreements were never ratified. Between 1851 and 1855, the Kalapuyans faced increasing harassment and encroachment by American settlers. Finally, in January 1855, Superintendent of Indian Affairs Joel Palmer met with Kalapuyans, several bands of the Clackamas Chinook, and northern Molala peoples at Dayton and negotiated another treaty under which the tribes chose to confederate; those who agreed to the confederation were the majority of Kalapuyans, Santiam, Tualatin, Yamhill, Ahanchuyuk, Lackmiute, Mary's River (Chelamela), Mohawk (Pee-you), Winfelly, and Calapooia. Also in agreement were the neighboring tribes on the edge of the valley—the Northern Molala, Santiam Molala, and Clackamas Chinook (Clowewalla, Watlala [Cascades], and Multnomah) (Jette 2021; Lewis 2021).

The details on the exact location of the reservation for the Kalapuyans were left intentionally vague, largely due to the tense and often violent nature of settler-Indian relations in western Oregon during the early 1850s. In 1855, Palmer initiated plans for Indian agents to remove the Willamette Valley Indians to the Grand Ronde Valley. The Kalapuyans, Clackamas, and Molalas of the Willamette Valley were forcibly removed from the Willamette Valley to Grand Ronde Encampment during the winter of 1855-1856, which became the Grand Ronde Indian Reservation a year later (Jette 2021; Lewis 2021).

## Historic Context

The earliest Euro-American presence in this area was during the early decades of the 19th century, following the first ascent of the Columbia River by Lieutenant William Broughton of the Royal Navy in 1792 and the passage of the Lewis and Clark Expedition in 1805-1806. These early explorations opened the area for fur-trapping by the Pacific Fur Company, the North West Company, and eventually, the Hudson's Bay Company (HBC), each establishing a presence along the Columbia River. After 1821, the HBC dominated trade in the Northwest, initially from their headquarters at Fort George (near present-day Astoria), and after 1824,

from their headquarters at Fort Vancouver, on the northern shore of the Columbia River in present-day Vancouver, Washington (approximately 52 miles (83 km) south of the project area). Although these trading company employees explored the Willamette Valley throughout the 1820s, very few farmsteads were established in the lower valley. American missionaries arrived in the valley in the 1830, which established a foothold for a wave of immigrants in the 1840s (Robbins 2023).

During the 1840s, a dramatic increase in immigration took place in the northwestern territories, largely by Americans who came to the area with the intent to settle the land, unlike the earlier HBC men, who were British subjects who initially came for trade. The number of new settlers greatly increased after the adoption of the Organic Laws by the Oregon Provisional Legislature in 1843. This act included a provision for the claiming of up to 640 acres of land by anyone who would settle and improve it. Passage of this act was immediately followed by large-scale immigration in the 1840s. The first lands to be claimed were those with ready access to water, as well as prairie lands that were largely free of timber and therefore more readily farmed. Lands that required more preparation, either through draining or clearing, were claimed later, mostly beginning in the 1850s, which meant they were claimed under the provisions of the Donation Land Act of 1850 (Robbins 1997).

The discovery of gold in California in 1849 had the effect of turning Portland into a significant port, shipping wheat, lumber, and other goods down the Pacific Coast to San Francisco to supply the waves of would-be miners flooding into California. This spurred the growth of commercial agriculture in the nearby Willamette Valley.

### *McMinnville*

In May of 1843, the first large party of immigrants set out from Independence, Missouri for the promise of free, fertile land in the Oregon Territory; this was the start of the Great Migration. The party had at least 120 wagons and 875 people with over a thousand head of livestock. Included in that party was a trio of men and their families that would found the town of McMinnville. In 1844, twenty-six-year-old John Baker, with his wife and two boys, settled a claim in portions of sections 16, 17 and the northwest sliver of 21. He was a native of Kentucky and had arrived a year prior and was soon made the first sheriff in what was known as the Yamhill District (Linscheid 2022). His neighbor to the south, occupying the rest of Section 21, was William Newby. Newby was born in 1820 in the town of McMinnville, Tennessee and came to Oregon in 1843, as did Baker. A third newcomer, also born in Kentucky, also coming overland in 1843, was Samuel Cozine, who settled on land south of the Newby claim.

According to Linscheid, the Newby claim had one trail that led south to California, one trail that led west over the Coast Range to the coast, and a third that led north to the Tualatin Valley and Portland. Thus, “many people traversed Newby’s claim in those early years” (Linscheid 2022). This led to the logical assumption that his claim would be a good location for a town, and in 1853, he opened a gristmill at what would become 3<sup>rd</sup> Street. In 1854, he hired Sebastian Adams to lay out a town site, which he named McMinnville, after his old hometown in Tennessee. While the town was platted in 1856, the plat wasn’t recorded in the

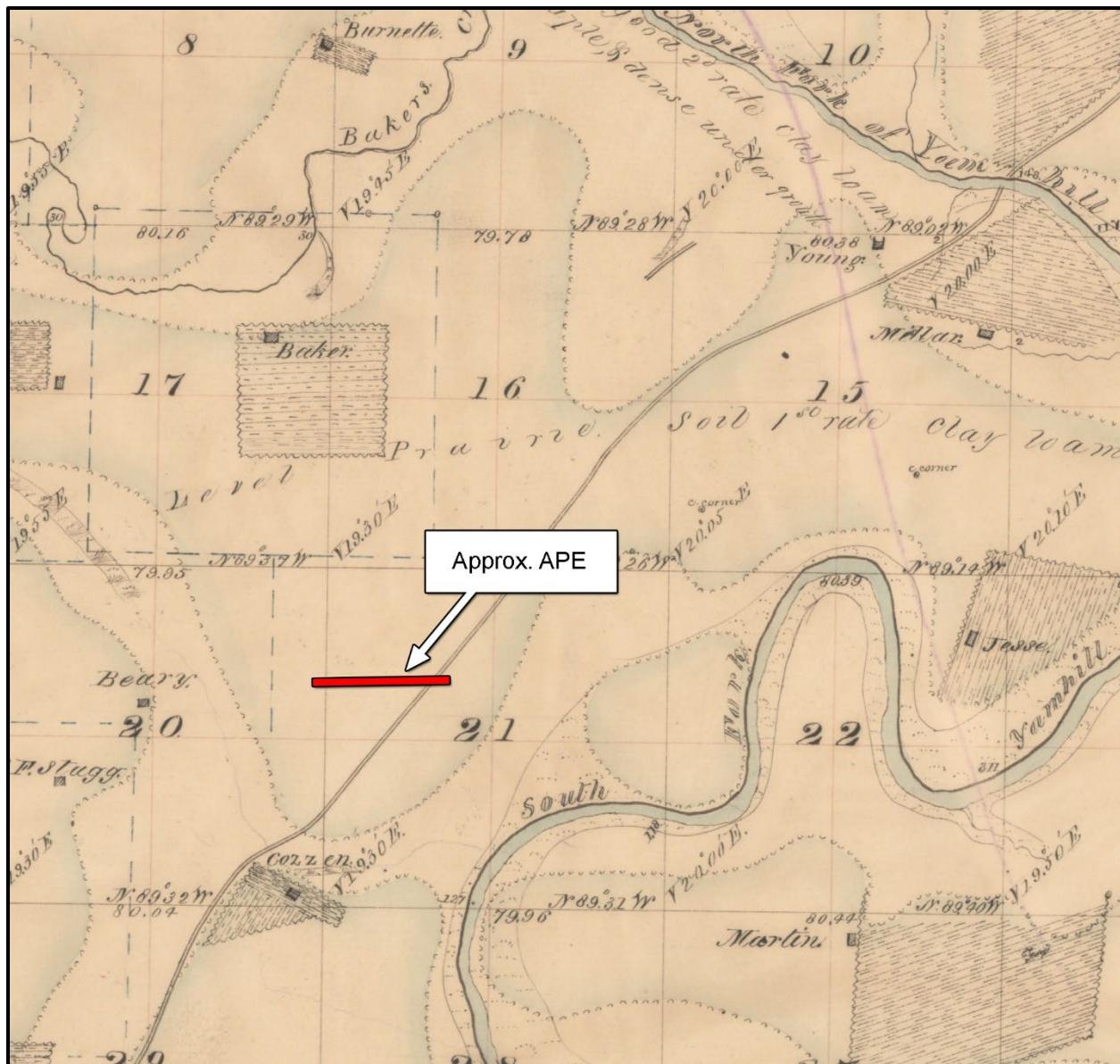
county clerk's office in Lafayette until 1865 (*ibid.*). The town incorporated in 1876. Yamhill County residents voted to move the county seat from Lafayette to McMinnville in 1886. Today, McMinnville has a population of 34,666.

Two early maps of the project area's vicinity were produced by the General Land Office (GLO) in 1852. The first is an overview map dating from July of 1852 of the "Exterior Lines of Townships Nos. 1, 2, 3, 4, & 5 south, Ranges 3 & 4 West...through Ranges 5 & 6 West" (General Land Office (GLO) 1852a). This map shows neither the Baker claim nor the Newby claim, but it does show that farmsteads in the area just east of the confluence of the two forks of the Yamhill River were owned by Martin, Henderson, and Shadden; other farmsteads are depicted but not labeled. The most interesting depiction on this map is a large area around Wapato Lake, occupying the juncture of Townships 1 and 2 with Ranges 3 and 4, labeled as "Reservation of Tualatin Band of Callapooya Indians" (*ibid.*).

The second GLO map, dated September 1852, shows the Baker claim occupying portions sections 16 and 17, does not show the Newby claim to the immediate south, but does show what is labeled as the "Cozzen" (Cozine) farmstead in the southern-most portion of sections 20 and 21 (General Land Office 1852b). This map also shows a northeast-southwest trending road traversing to the immediate west of the Cozine farm, through what would have been the Newby farm (not depicted), and what is today Highway 99W (*ibid.*). This map also shows the vast prairies that occupied the Yamhill Valley prior to the arrival of the Euro-Americans to the region. It's worth noting that all of the early settlers chose to claim lands within these prairies. By the time of the 1860 GLO map, which only shows land claims, nearly every bit of land in the vicinity of McMinnville was claimed.

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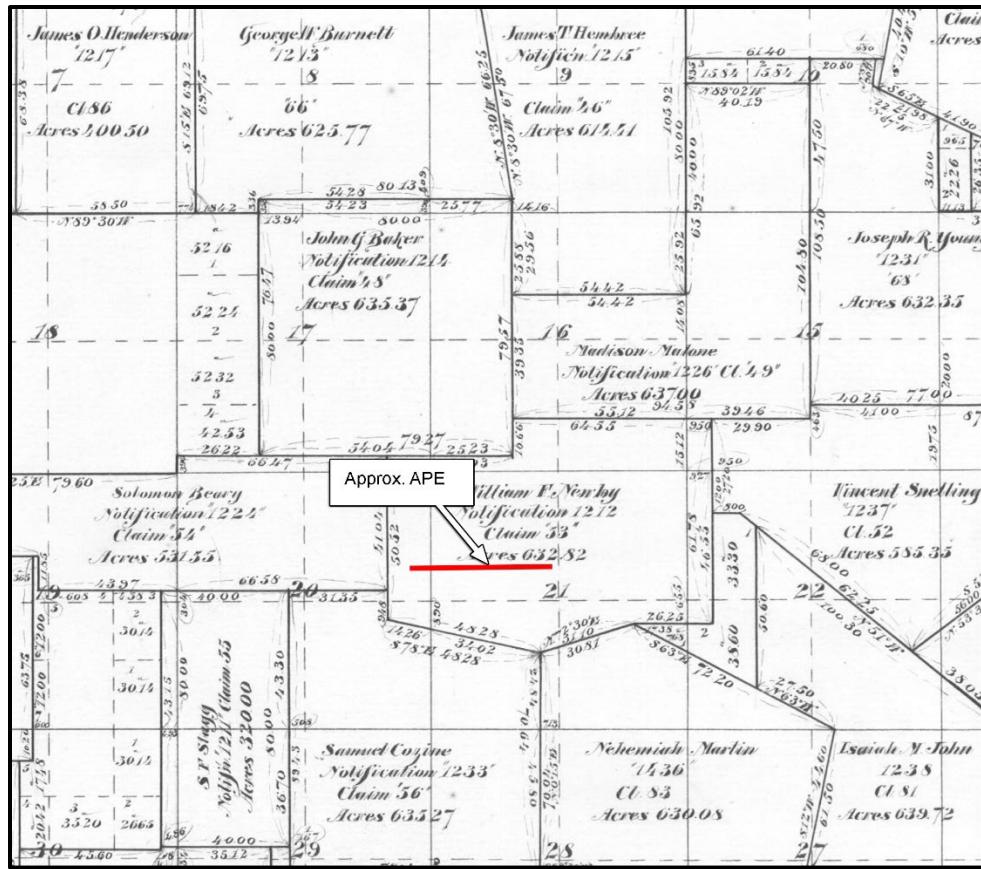
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**Figure 8.** Portion of the 1852 General Land Office (GLO) map of Township 4 South, Range 4 West, showing the location of the project area.

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**Figure 9.** A portion of the 1860 GLO map of T4 S, R4 W showing the land holdings in the vicinity of McMinnville.

3rd St. quickly became the commercial center of the rapidly growing town after Newby opened his grist mill at the west end of 3<sup>rd</sup> St., below where the library now stands. A year after opening the grist mill, Solomon Beary opened a general store on the southeast corner of 3<sup>rd</sup> and what would become Adams St. (Gunness 2002). As more people came to the area, Newby realized he needed to give these settlers legal title, which led to the platting of the town. The Indian trail that everyone used to get to town became Baker St. (Hwy 99W).

In the late summer and early fall of both 1924 and 1925, fires broke out damaging buildings along Third Street. The fire of 1924 damaged buildings on both sides of Third Street between Davis and Evans which included both the Union Block and the Wright Building. A total of 17 businesses were damaged, but none of the buildings on Third Street were demolished. In 1925 the old Commercial Hotel burned beyond saving. A new hotel was constructed the following year, 1926, by Mrs. Kimmel and Mrs. Eggleston, the previous hotel owners. The Eggleston Block (now the Douglas Hotel) stands today on the corner of Third and Galloway (Northwest Heritage Property Associates 1987).

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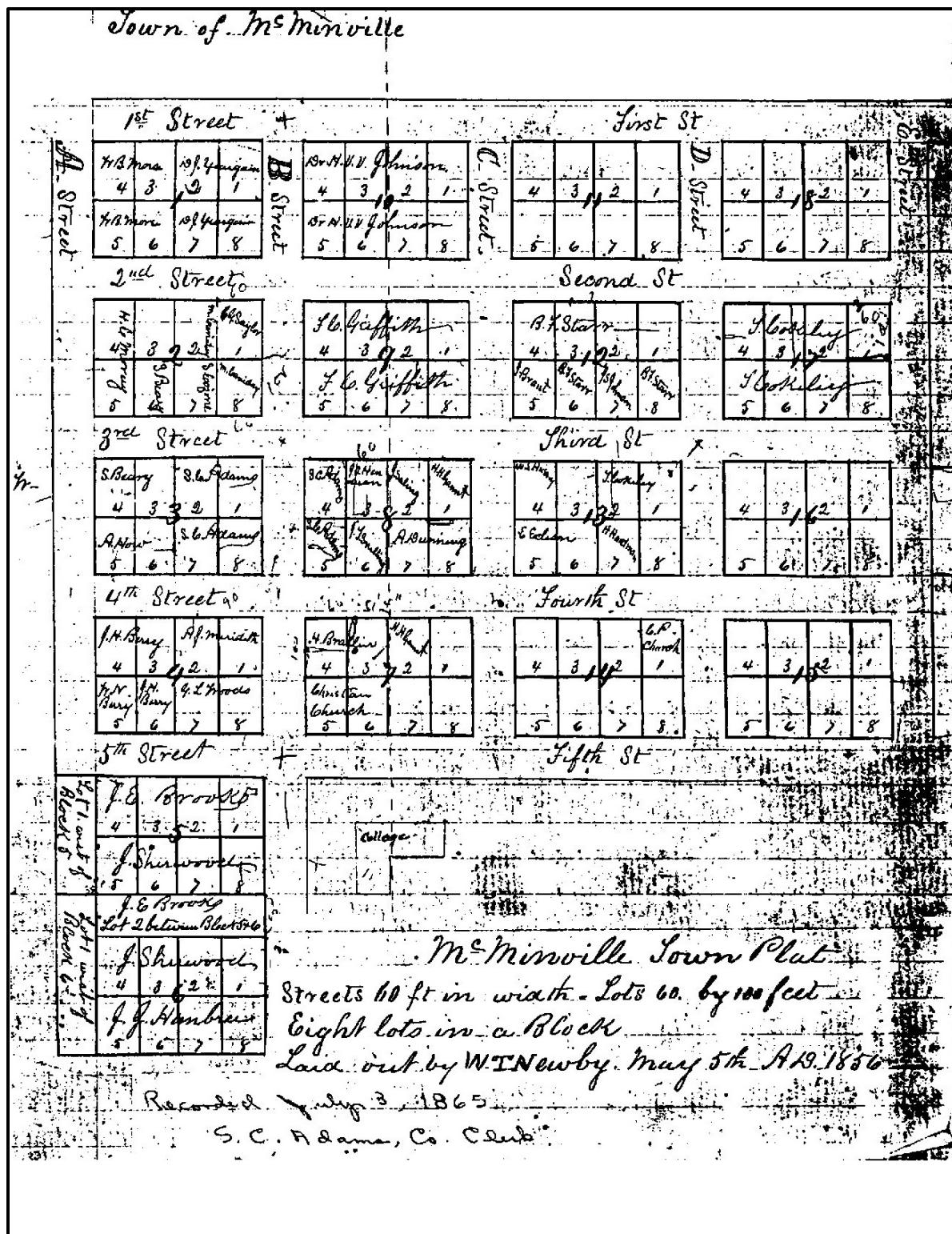


Figure 10. Town plat of McMinnville, as depicted in Gunness (2002).



**Figure 11.** East facing undated photo looking down 3<sup>rd</sup> St. from Baker St. (B St.) Note the unpaved road (Van Heukelem and Fuller 2012).



**Figure 12.** Ca. 1903 photo showing the First National Bank next to Jackson Irvine's Grocery Store (Van Heukelem and Fuller 2012).

The Sanborn Fire Insurance Maps show that 3<sup>rd</sup> St. was already the commercial hub of the town by 1884. This map shows a "Chinese Wash Ho. [house]" made of stone on the northeast corner of 3<sup>rd</sup> and A St. and a dwelling across A St., which would be the Cozine House (Figure 13). While there are still a few residences interspersed along 3<sup>rd</sup> St., most of the buildings by 1884 were commercial. This map only goes as far east as the block between D St. and E St. Most of the buildings are depicted as wood framed, but several buildings, including the Masonic Hall, on the northwest corner of 3<sup>rd</sup> and C streets, and the bank between C and D streets, are brick. It is worth noting that this map depicts two 14,000 gallon cisterns "filled by hand pump" in the middle of the intersections of 3<sup>rd</sup> and B streets and 3<sup>rd</sup> and C streets (Sanborn Map Company 1884). The map does not depict any wells. The fact that the map ends at D St. indicates that the commercial district was limited to this end of 3<sup>rd</sup> St. However, the map contains an inset of the O. & C. R.R. (Oregon Central Railroad) and the warehouses and a hotel/depot associated with it.

The Oregon Central Rail Road [*sic*] was the name of two railroad companies, each of which claimed federal land grants that had been assigned to the state of Oregon in 1866 to assist in building a line from Portland south into California. The "East Side Company" of Salem (incorporated 1867), supported by businessman Ben Holladay, eventually received the grant for its line east of the Willamette River, and was reorganized in 1870 as the Oregon and California Railroad (O&C), which completed the line in 1887. The City of Portland supported the competing "West Side Company" (incorporated 1866), which only built to McMinnville, and was sold to the O&C in 1880. The O&C was later acquired by the Southern Pacific Company in 1887. In addition to the freight and logging trains that operated on the Westside rail line in the early 1900's, there were two or three passenger trains traveling every day in each direction. The SP Company, a rival to Portland-based companies, electrified its lines to Oswego and McMinnville and eventually Corvallis. Electric interurban service started on the Westside line to McMinnville in 1914. In 1924 they discontinued their Sunday trains out of Portland and by 1929 only two trolleys operated between McMinnville and Portland. In 1930 SP ceased all trolley services in the area (Friends of the Yamhelas Westsider Trail 2022).

The 1889 Sanborn map reflects the growth of McMinnville's commercial district along 3<sup>rd</sup> St. as is now contains three pages instead of one and extends east to J St., although the blocks east of I St. are vacant. The 1889 map is notable for showing the wells associated with the cisterns depicted on the 1884 map. There is a well depicted on the southwest corner of 3rd St. and B St., one depicted near the eastern end of the next block, between B and C streets, another a short distance away on the corner of 3<sup>rd</sup> and C streets, and a well (but no cistern) on the southwest corner of 3<sup>rd</sup> and D streets. This map shows the continued infill with commercial building in the western portion of the APE, which tend to be made from brick (Sanborn Map Company 1889).

The 1902 Sanborn shows that the Chinese laundry has moved northward, out of the APE, but still on the same block, and been replaced by a "Paints and Bldg Material" store. The infill on the blocks between C and E streets is nearly total with only commercial buildings by this point and the trend of any new commercial buildings being made of brick continues. The wells depicted on the earlier map are now shown to be fire hydrants and there is one at each

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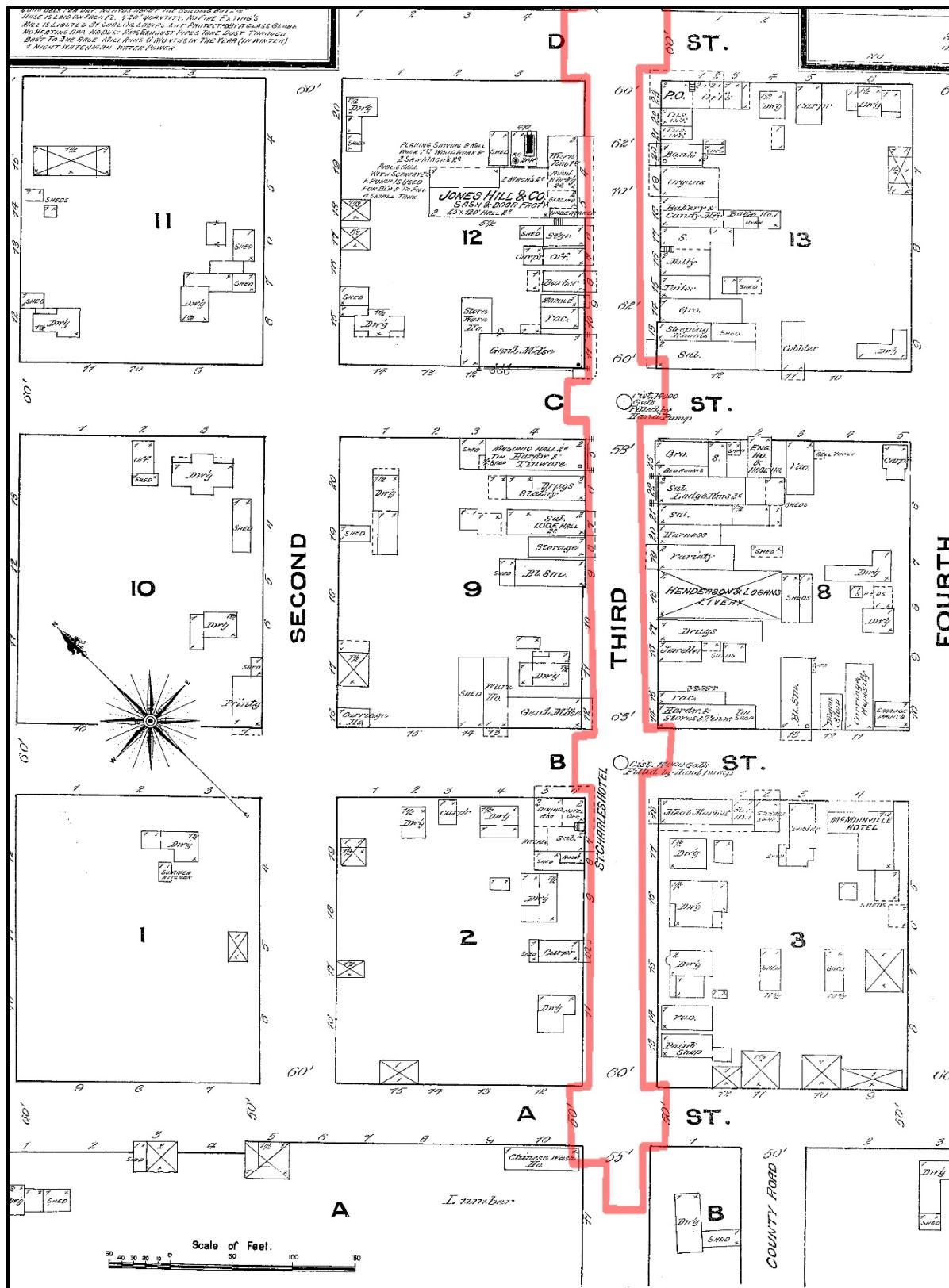
intersection between A and H streets. The eastern half of the APE is still dominated by residences at this time (Sanborn Map Company 1902).

By the time of the 1912 Sanborn map, the Chinese laundry is gone from the block along the west side of A St. and now a brick public library is depicted on the corner, slightly south of where 3<sup>rd</sup> St. ends. The map says that the library is depicted from plans, indicating that perhaps it was not yet built (the Carnegie library was built in 1912 and dedicated in spring of 1913). Just north of the library is a large wood framed building labeled as a public auditorium. This map also shows the Portland, Eugene & Eastern R.R. ticket office, what is now the Southern Pacific Depot, which inventory forms say was built in 1913. This map is also notable for listing several buildings that show moving pictures (films) (Sanborn Map Company 1912).

The 1928 Sanborn is notable mainly for depicting at least four gas stations along 3<sup>rd</sup> St. and the change of the north-south streets from letters to names starting with the corresponding letters, which are mostly early settler names. The 1928-1948 Sanborn depicts waterlines running down 3<sup>rd</sup> St. connecting the fire hydrants depicted where the wells were originally depicted in the maps from the end of the 19<sup>th</sup> century.

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**Figure 13.** 1884 Sanborn map showing the western end of the project APE overlaid with a rough depiction of the APE (in red).

In 1886 McMinnville faced a water crisis that led to the founding of its municipally owned utility. Numerous cases of typhoid fever brought about by poor drainage of standing water after the rainy season contaminated numerous wells in the City, both private and public (Huit 2021). In August 1889, McMinnville City Council authorized the construction of a system of water works and electrical light for the city. By December 10<sup>th</sup> of that same year, water from the South Yamhill River flowed through new water mains, and that same night citizens gathered to watch 3<sup>rd</sup> St. illuminated by new electric lights. Power was supplied by burning wood for a steam turbine system (*ibid.*).

As the town continued to grow in the new century, the utilities need to keep up with the growth. In 1906, the city accepted a bid from the National Wood Pipe Company to construct a new gravity fed water system using wood stave pipes. 3<sup>rd</sup> St. was paved in 1912, which ushered in a new era of transportation and development opportunities. That same year McMinnville Water and Light installed three light arches on 3<sup>rd</sup> St, providing improved, aesthetically pleasing light to the town main commercial street (Huit 2021).

In 1948, McMinnville replaced (or abandoned in place) the wood pipes with composite steel pipe and by the late 1950s, the utility owned nearly 5,500 acres of prime watershed land. Power was now supplied by the Bonneville Power Administration (BPA) from the dams on the Columbia River while still managed by McMinnville Water and Light (Huit 2021).



**Figure 14.** A 1904 photo of a crew digging out a basement for the Taylor-Dale Hardware Building (608 3<sup>rd</sup> St.). The O'Dell Building is visible in the background, being used by the Overland Automobile Co. (Van Heukelem and Fuller 2012).

Due to the early urban development of the project area, a review of historic aerial photography shows few substantial changes to the project setting. From the 1954 aerial to the 1970 aerial, 3<sup>rd</sup> St. appears devoid of any trees planted along its margins. By the time of the 1982 aerial, though it is grainy, there appears to be small trees planted along the street, and by the time of the 1994 aerial, the trees have grown enough to make them easily discernible (Historic Aerials 2023). What is also apparent is that the streetscape underwent a major renovation project sometime between 1970 and 1982. In addition to the trees, the sidewalks and curbs have been reconfigured to have bulb-outs at the corners, making 3<sup>rd</sup> St. somewhat narrower.

In speaking with Michael Hafner at the Ruth Stoller Research Library at the Yamhill County Heritage Center, he mentioned that this streetscape improvement project along 3<sup>rd</sup> St. took place in 1976 (Hafner 2023). Several shopkeepers with whom ASCC spoke to during the survey confirmed this 1970s date for the 3<sup>rd</sup> St. project. Since that time, the trees that were planted have spread shallow roots under the sidewalks that has resulted dramatic buckling of the sidewalks at nearly every tree locale. In many places, newer sidewalk paving has replaced the ca. 1976 pavement, making the present-day sidewalks a mosaic of pavements.



**Figure 15.** East facing photo taking on the 100 block of 3<sup>rd</sup> St. showing two sidewalk pavements.

An often-overlooked aspect of McMinnville's growth was the presence and impact of a sizable Chinese population. The Chinese community in Yamhill County during this time was largely made up of men who were hired out as day laborers and who occasionally open businesses such as laundry cleaners. William Newby's grist mill opened in 1853 and quickly became a focal point of the community but he didn't have enough water to power it, so in 1857, he needed to dig a 4-mile-long trench to bring additional water to power the mill. He hired about 300 Chinese men to excavate the trench that diverted water from Baker Creek to his mill

(Henness 2023). In a town of about 500 Euro-American people (based on the 1860 census), the presence of 300 Chinese workers must have had quite an influence. The 1880 census for McMinnville lists only five Chinese individuals, four of which were listed as laundry workers; however, records indicate that 124 Chinese people (and 1 Japanese person) were left off the census (*ibid.*). Despite these numbers, almost none of the readily available histories for McMinnville discuss the presence or influence of the Chinese population.

One of the most enduring stories regarding McMinnville's history is that of "Chinese tunnels" under 3<sup>rd</sup> St. The story goes that there was a system of tunnels under downtown McMinnville which the Chinese community used to get around Oregon's exclusion laws barring Chinese from being outside after dark. In fact, the "Visit McMinnville" website promoting a ghost tour of McMinnville states, "In the late 1800s, the tearoom [basement] was part of McMinnville's Chinese tunnels. After the Gold Rush of the 1850's, McMinnville was home to many Chinese laborers. The Exclusion Act of 1882 banned these Chinese immigrants from city streets after sundown. The laborers built a network of tunnels beneath several downtown businesses complete with bunk beds, kitchens, restaurants, and more" (Phillips 2023).

When the Old Elks Building (532 3<sup>rd</sup> St.) was bought by Matthew Worrix in the 1990's, he found some Chinese writing in the basement, which spurred an interest to learn more about the historic Chinese community in Oregon. He and his friend Carl Smith collected Chinese artifacts and set up a museum of sorts in the basement of the Old Elks Building as a way of honoring the community (Asian Heritage Association 2023). This museum has helped perpetuate the myth of the Chinese tunnels, especially because there is a tunnel extending underground from the small museum display. One of the shopkeepers interviewed for this survey insisted on the truth of the Chinese tunnels story by saying they had seen the basement display, also describing a room with mechanical equipment from which a tunnel led away down the south side of 3<sup>rd</sup> St.

Rather than a "system of tunnels", what is more likely is that the tunnel described by the shopkeeper was a ventilation tunnel that carried hot air from the basement of the Old Elks Building to at least one other building on the south side of the street (Asian Heritage Association 2023). Based on the presence of the Chinese writing on the walls, it does seem likely that there may have been Chinese people living or working in the basement of the Old Elks Building at some point after its construction in 1908.

The myth of Chinese tunnels persists in cities across the American West. Documentary research, architectural evidence, oral histories and archaeological excavation have all been used to evaluate these claims. A recent article addressing the myth of Chinese tunnels in Pendleton, Oregon by Renae Campbell and Priscilla Wegars (2023) for the Oregon Encyclopedia states that:

Those studies demonstrate that most Chinese tunnel myths arose from misinterpretations of underground or aboveground features and from generationally exaggerated lore. Where underground features exist, scholars have consistently concluded that storm drains, steam tunnels, basements, and sidewalk voids or vaults are the most likely sources of Chinese tunnel

mythology. The myths are supported only by lore and persistent racist stereotypes that associate Chinese immigrants with behaviors that non-Chinese populations deemed “mysterious” or “deviant” (Campbell and Wegars 2023)

### Previously Archaeology

ASCC consulted the Oregon Archaeological Records Remote Access database (OARRA) to learn which archaeological sites have been recorded within a one-mile radius of the project area and to review the previous cultural resource investigations that have been carried out there. According to OARRA, no archaeological investigations have taken place within the current APE and no archaeological resources have been recorded within a one-mile radius. The two closest resources are both roughly 1.4 miles from the project APE.

Located east-southeast from the APE, a pre-contact isolate consisting of two pieces of lithic debitage and a small biface fragment recovered in the plowzone in three shovel test probes (STPs) was recorded by Applied Archaeological Research (AAR) in 2002 (Wilt 2002). The isolate remains unevaluated/important according to Oregon SHPO and it does not appear that additional work was ever carried out there. Owing to changing standards, the resource today could be recorded as a site rather than an isolate.

To the southwest of the project APE, along the bank of Cozine Creek, site 35YA4 was recorded in 1978 by Rick Minor (Minor 1978). The site was described as a scatter lithic flakes and artifacts found on a high creek bank divided by a deep swale with a seasonal spring (*ibid.*).

The closest investigation to take place to the project area was a monitoring project for the 2<sup>nd</sup> Street Signal Replacement Project, located approximately 175 feet south of the 3<sup>rd</sup> St. project's western end. The archaeological monitors found a terra cotta drainage pipe fragment and a concrete pipe fragment, neither of which were recorded (Dinwiddie and Bialas 2017).

The next closest investigation took place for the Ford Street Project, located approximately 700 feet south of the 3<sup>rd</sup> St. project at Ford St. The survey consisted of a pedestrian survey, and while the report mentions taking waypoints for shovel test probes, no other mention of STPs can be found in the report (Blake 2016). The survey did not result in finding any archaeology.

The next closest investigation took place approximately 1,600 feet southeast of the 3<sup>rd</sup> St. project's eastern portion in 2016 by the University of Oregon for the South Yamhill River Bridge on OR 18 Spur (McAlister and Connolly 2016). The survey consisted of a pedestrian survey and the excavation of 34 probes that, judging from a photo in the report, appears to be a 50x50-cm unit. No archaeology was encountered (*ibid.*).

The next closest investigation took place roughly 1,800 feet south of the project area at what is now a Natural Resources Conservation Service (NRCS) conservation easement. Russell Hatz reported that no cultural resources were identified on the parcel, but noted that only

about 40% of this survey area was examined, and that 90% of the survey area was obscured by vegetation (Hatz 2001). Bennett-Rogers (2014) also examined portions of the NRCS conservation easement parcels. She reported that “No cultural material was identified that was older than 75 years” (Bennett Rogers 2014).

The next closest investigation was a survey for the McMinnville Substation project located roughly 0.5 miles east-northeast from the 3<sup>rd</sup> St. project area’s eastern end (Clark 2006). No cultural resources were noted.

Lastly, a survey was carried out approximately 0.75 miles southeast of the project area along a 2.5 miles long section of the OR 18 corridor in advance of a widening project in 1983 (Pettigrew 1983). The report reads more like an assessment than a survey report by present-day standards. No archaeology was found.

### National Register Properties

Most of the project area is within the McMinnville Downtown Historic District, which was added to the NRHP in 1987 (Northwest Heritage Property Associates 1987). The district was defined as consisting of 3<sup>rd</sup> St. from Baker St. in the west to the Southern Pacific Railroad tracks in the east and extending north to encompass a portion of 2<sup>nd</sup> St. between Davis and Galloway streets. Thus, the eastern and western-most portions of the project APE fall outside the historic district. The NRHP listing was the outcome of two inventories undertaken by the city, one in 1980 and an update in 1983-84.

The dates of significance are listed as from 1880 to 1937; this latter date was likely a result of it being 50 years prior to the listing date of 1987. The areas of significance are listed as architecture, commerce and transportation. The nomination forms states that:

The district meets the National Register Criteria A and C in the context of local history as the place where the community’s largest, best preserved and most noteworthy historic commercial buildings are concentrated...Buildings along Third Street represent several phases of development but have a marked cohesion by virtue of their density, common scale, materials and overall design elements. While ground story storefronts have been altered over the years, distinguishing features of the upper stories are intact and provide visual continuity” (Northwest Heritage Property Associates 1987).

The NRHP nomination form states that there are 51 contributing resources and 14 non-contributing resources making up the district. Of those 51 contributing resources, there are 20 *Primary Significant Contributing* buildings dating to the earliest period from 1880 to 1912 and 31 *Secondary Significant Contributing* buildings from 1913 to 1937. The form also lists four *Historic Non-Contributing* buildings, six *Compatible Non-Historic, Non-Contributing* buildings, four *Non-Compatible, Non-Contributing* buildings and one vacant lot (*ibid.*) (Figure 16).

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They classified buildings as Primary Significant Contributing (N=20) if they were built in or before 1912, or reflect the building styles, traditions, or patterns of structures typically constructed before this date. These buildings represent the primary period of construction and development in downtown McMinnville from initial settlement in 1881 to 1912, when city improvements and use of the Oregon Electric and Southern Pacific Railroad service promoted new construction in the downtown area (ibid.).

They classified buildings as Secondary Significant Contributing (N=31) if they were built in or between 1913 and 1937. These buildings represent the secondary period of construction and development from the increase of city improvements and auto traffic (ibid.).

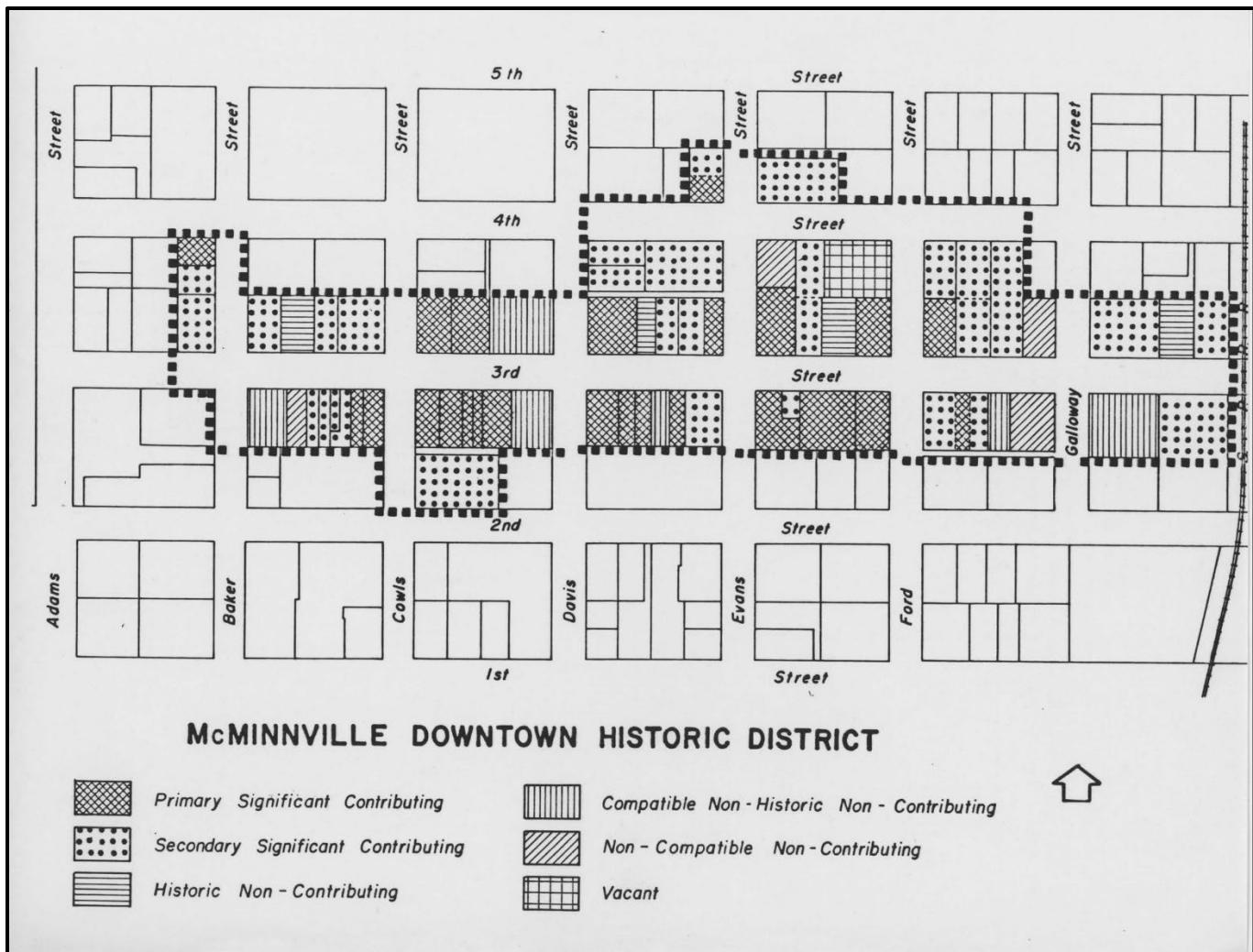
The classified buildings as Historic Non-Contributing (N=4) if they were built during either the primary or secondary periods of construction but have been so altered over time that their contributing elements (siding, windows, massing, entrances, and roof) have been lost or concealed. If their contributing elements were restored, these buildings could be reclassified as Primary or Secondary Significant (ibid.).

They classified buildings as Compatible Non-Historic Non-Contributing (N=6) if they were built after 1937 but are compatible architecturally (i.e., scale, materials, use) with the significant structures and the historic character of the district. These buildings may have aged into significance if the criteria for selecting 1937 as the end date was chosen simply based on the 50-year age of the buildings in 1987 (ibid.).

They classified buildings as Non-Compatible Non-Contributing (N=4) if they were built after 1937 and are incompatible architecturally (i.e., scale, materials, use) with the significant structures and the historic character of the district (ibid.).

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**Figure 16.** Map taken from the McMinnville Downtown Historic District nomination showing the classifications of the buildings within the district (Northwest Heritage Property Associates 1987).

To the best of ASCC's knowledge, the McMinnville Downtown Historic District nomination form has not been updated since its original 1987 listing. Appendix A has a list of the buildings and their classifications that fall within the project APE.

The effort in the 1980s to inventory McMinnville's historic buildings led not only to the listing of the Downtown Historic District to the NRHP but also led to the formation of the McMinnville Historic Landmarks Committee and the passage of a historic preservation ordinance by the city. The City of McMinnville does not have its own register of historic places; instead, it classifies properties within its inventory as "distinctive" or "significant." Distinctive and significant inventoried properties are identified as historic landmarks in the city's historic preservation ordinance (Pratt and Howard 2017).

The McMinnville Historic Resource Inventory defines Distinctive Resources as outstanding resources for architecture or historic reasons and potentially worthy of nomination to the NRHP and labels these resources with an "A" prefix to the resource's inventory number. Significant Resources are defined as resources of recognized importance to the city due to historical association or architectural integrity, uniqueness, or quality and are labeled with a "B" prefix. There are two additional classifications for the city's inventory. Contributory Resources are defined as resources that are not in themselves of major significance, but which enhance the overall historic character of the neighborhood or city. Removal or alteration would have a deleterious effect on the quality of historic continuity experienced in the community. These resources are designated with a "C" prefix on the inventory. Lastly, Environmental Resources includes all resources surveyed that were not classified as distinctive, significant, or contributory. These resources comprise and add to the historic context of the community and are designated with a "D" prefix (City of McMinnville 2023).

As of May 2018, there were 558 properties listed on the city's Historic Resource Inventory at the top three levels, of which only 69 properties (12-percent) are classified as "Distinctive", 200 (36-percent) as "Significant" and 289 (52-percent) as "Contributory." Today, there are 569. The point of this discussion is to highlight the active role the City of McMinnville has taken in inventorying and classifying their historic properties.

In addition to the McMinnville Downtown Historic District, there are six more properties listed on the NRHP:

- Spencer, Jack, House (1929) – 536 NE 5th Street
- Buchanan Cellers Mill (1888) – 855 E 5th Street
- Cate, Asa F., Farm Ensemble (1880) – 16000 NW Baker Creek Road2
- Fenton, Frank W., House (1909) – 434 NE Evans Street
- Pioneer Hall, Linden College (1881) – Fellows Street
- Mattey, Joseph, House (1890) – 10221 Mattey Lane

None of these NRHP properties are within the project APE, nor are they within sight of the APE except for perhaps the Fenton House as 4434 NE Evens St., which is one block north of the APE.

## Field Methodology

ASCC carried out the field investigation on November 8<sup>th</sup>, 2023. Fieldwork was conducted by Alexander Gall, M.A., RPA, and Timothy Cogley, B.A. Weather conditions were partly cloudy with periods of sun and cool with temperatures in the 50s. The field investigation consisted of a pedestrian survey only. No subsurface investigations were carried out due to impervious surfaces covering 100% of the project area and the active downtown setting, which made mechanical excavations unfeasible.

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The pedestrian survey consisted of Mr. Cogley starting in the west of the project APE, walking first down the north side of 3<sup>rd</sup> St., then the south side, taking photos to document each building, the streetscape and other features with a Canon EOS Rebel T3i camera. A photo log was kept in a Rite in the Rain notebook. Each building was compared to the map generated from shapefiles given to ASCC by the City of McMinnville and a database generated by the meta data contained within the shapefiles. The shapefiles highlighted each parcel within the project area and identified which were considered “distinctive” by the city on their historic resource inventory. Although every building within the APE was photographed, the ones identified as being distinctive by the city were photographed with more detail, focusing on relevant details pertaining to that building’s historic character.

Meanwhile, Mr. Gall was conducting background research and interviews at the McMinnville Public Library, the Yamhill Valley Heritage Center and with shopkeepers along 3<sup>rd</sup> St. Mr. Gall joined Mr. Cogley for the pedestrian survey roughly halfway through the survey.

## Results and Recommendations

As expected, no archaeological materials were encountered during the pedestrian survey of the project area. The rest of the *Results* discussion therefore focuses on the built environment.

ASCC observed, documented, and evaluated the built environment of 3<sup>rd</sup> St. both individually and as a single property, the McMinnville Downtown Historic District. As it was nominated, the McMinnville Downtown Historic District is defined by commercial and public use buildings and spaces split into two periods of significance: primary (1880-1912) and secondary (1913-1937) significance. Buildings outside of these categories were divided into compatible and incompatible, and contributing and non-contributing groups. Architectural styles that define the district's character include Italianate, Queen Anne, Richardsonian Romanesque, Commercial, American Renaissance, Craftsman, California Mission, and Modernistic, with primary materials being brick and stucco. These parameters established within the NRHP district nomination form were implemented in ASCC's re-evaluation of 3<sup>rd</sup> Street's built environment. As the hardscape of 3<sup>rd</sup> St. was renovated in 1976, prior to its NRHP nomination, ASCC assumed that the city appurtenances and street features (e.g., water meters, lamp posts, benches, planters, statues, and sidewalk murals) were modern in character and thus not contributing elements to the district. This streetscape has also seen numerous, more contemporary, renovations. Regardless, these presumed modern features were still inspected and documented in the spirit of due diligence.

## NRHP Eligibility Assessment

In the state of Oregon, the significance of an archaeological site is commonly discussed in terms of eligibility for the NRHP. The NRHP is a list maintained by the Secretary of the Interior of "districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering and culture" (36 CFR 60.1(a)). As set forth in National Register Bulletin 15, a historic property is evaluated as significant (i.e., eligible for listing on the NRHP) when that property meets one or more of the following criteria:

**Criterion A** Association with events that have made a significant contribution to the broad patterns of our history.

**Criterion B** Association with the lives of persons significant in our past.

**Criterion C** Embodiment of characteristics that are the distinctive of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

**Criterion D** Containing, or having the potential to contain, information important in prehistory or history.

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In addition to meeting at least one of the criteria listed above, the property must maintain historic integrity. Factors contributing to historic integrity are aspects of location, design, setting, materials, workmanship, feeling, and association. These criteria are generally applied in consultation with the SHPO, federally recognized Tribes, and other project stakeholders to determine the NRHP eligibility of cultural resources.

ASCC evaluated each building based upon its individual eligibility as well as based upon its relationship with the historic district. These evaluations and their associated recommendations are listed below and grouped by their existing determined categories. Buildings listed on the NRHP historic district nomination form and not within the proposed project area were not evaluated. For a complete list of all buildings and recommendations, see Appendix A.

The first category examined are those buildings listed on the NRHP district nomination form under primary significance (N=20). In summary, ASCC recommends no change to the status or eligibility of any of these buildings (Table 1).

**Table 1.** NRHP McMinnville Downtown Historic District properties listed under Primary Significance with ASCC's eligibility recommendations.

Current Address (NRHP Address)	Resource Name	Build Date / Alterations	NRHP District Status per 1987 Nomination	NRHP Individual Eligibility, SHPO Determination	ASCC's NRHP Eligibility Recommendation
238 3rd St.	Schilling Building	1884 / 1905	Listed - Primary Significant Contributing	Eligible, contributing	No change
250 3rd St.	McMinnville National Bank 1885	1885 / 1960	Listed - Primary Significant Contributing	Eligible, contributing	No change
300, 304 3rd St. (300 3rd St.)	O.O. Hodson Building	c. 1901	Listed - Primary Significant Contributing	Eligible, contributing	No change
303 3rd St.	J.B. Mardis Building	1910 / 1981	Listed - Primary Significant Contributing	Eligible, contributing	No change
310, 314, 318, 320 3rd St. (310-320 3rd St.)	Wortman Building	1905	Listed - Primary Significant Contributing	Eligible, contributing	No change
313, 315, 321, 325 3rd St. (313-319 3d St.)	Campbell Building	1892 / 1962, 1982	Listed - Primary Significant Contributing	Eligible, contributing	No change
334 3rd St. (332 3rd St.)	Knights of Pythias Building	1886	Listed - Primary Significant Contributing	Eligible, contributing	No change

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**Table 1. Cont'd**

Current Address (NRHP Address)	Resource Name	Build Date / Alterations	NRHP District Status per 1987 Nomination	NRHP Individual Eligibility, SHPO Determination	ASCC's NRHP Eligibility Recommendation
403 3rd St. (411-425 3rd St.)	Union Block	1890 / 1963, 1971, 1974, 1980	Listed - Primary Significant Contributing	Eligible, contributing	No change
406, 410 3rd St. (406-428 3rd St.)	Wright Building	1893 / 1976	Listed - Primary Significant Contributing	Eligible, contributing	No change
416 3rd St.	Rexall Drug Store	1900 / 1985	Listed - Primary Significant Contributing	Eligible, contributing	No change
424 3rd St.	Fashion Bar	1890 / 1940	Listed - Primary Significant Contributing	Eligible, contributing	No change
310 NE Evans St. (503-513 3rd St.)	Hotel Elberton / McMenamins Hotel Oregon	1905 / 1912, 1978, 1979	Listed - Primary Significant Contributing	Eligible, contributing	No change
502, 510 3rd St.	Cook's Hotel, Mack Theater	1886 / 1946	Listed - Primary Significant Contributing	Eligible, contributing	No change
516, 520, 522, 526, 528 3rd St. (520-532 3rd St.)	Old Elks Building	1908 / 1983	Listed - Primary Significant Contributing	Eligible, contributing	No change
540, 546 3rd St. (540-546 3rd St.)	Wright Family House	c. 1885 / 1950	Listed - Primary Significant Contributing	Eligible, contributing	No change
575, 585 3rd St. (535 and 545 3rd St.)	I.O.O.F. Occidental Lodge No. 30	1909	Listed - Primary Significant Contributing	Eligible, contributing	No change
618 3rd St. (608 3rd St. - duplicate address listing)	N/A	1908 / 1926, 1981	Listed - Primary Significant Contributing	Eligible, contributing	No change
609 3rd St.	O'Dell Building	1904 / 1933	Listed - Primary Significant Contributing	Eligible, contributing	No change

As with the primary significance buildings, ASCC also recommends no change to the eligibility or status of the buildings within the project area that are listed under secondary significance (N=22) on the NRHP historic district nomination form (Table 2).

**Table 2.** NRHP McMinnville Downtown Historic District properties listed under Primary Significance with ASCC's eligibility recommendations.

Current Address (NRHP Address)	Resource Name	Build Date / Alterations	NRHP District Status per 1987 Nomination	NRHP Individual Eligibility, SHPO Determination	ASCC's NRHP Eligibility Recommendation
301 Baker St.	N/A	1912	Listed - Secondary Significant Contributing	Eligible, contributing	No change
203 3rd St.	Montgomery Ward Building	c. 1921 / 1984	Listed - Secondary Significant Contributing	Eligible, contributing	No change
225 3rd St.	N/A	1918	Listed - Secondary Significant Contributing	Eligible, contributing	No change
226 3rd St.	N/A	c. 1913	Listed - Secondary Significant Contributing	Eligible, contributing	No change
228 3rd St.	N/A	c. 1912 / 1937, 1945	Listed - Secondary Significant Contributing	Eligible, contributing	No change
232 3rd St.	N/A	c. 1912	Listed - Secondary Significant Contributing	Eligible, contributing	No change
235, 251 3rd St. (251 3rd St.)	Union Lodge No. 43	1913	Listed - Secondary Significant Contributing	Eligible, contributing	No change
236 3rd St.	N/A	c. 1930	Listed - Secondary Significant Contributing	Eligible, contributing	No change
425 3rd St.	Spence Building	1925 / 1974	Listed - Secondary Significant Contributing	Eligible, contributing	No change
433 3rd St.	Old Lark Theater	1925 / 1975	Listed - Secondary Significant Contributing	Eligible, contributing	No change
438 3rd St. (448 3rd St.)	Cameron Grocery	1900	Listed - Secondary Significant Contributing	Eligible, contributing	No change

Table 2. Cont'd.

Current Address (NRHP Address)	Resource Name	Build Date / Alterations	NRHP District Status per 1987 Nomination	NRHP Individual Eligibility, SHPO Determination	ASCC's NRHP Eligibility Recommendation
445 3rd St.	US National Bank Building	c. 1908 / 1965	Listed - Secondary Significant Contributing	Eligible, contributing	No change
448 3rd St.	Fenton Building	1928	Listed - Secondary Significant Contributing	Eligible, contributing	No change
512, 514 3rd St.	N/A	1928	Listed - Secondary Significant Contributing	Eligible, contributing	No change
521, 525 3rd St.	P.M. Wade Co.	1910 / 1930	Listed - Secondary Significant Contributing	Eligible, contributing	No change
608 3rd St.	N/A	c. 1912 / 1926	Listed - Secondary Significant Contributing	Eligible, contributing	No change
611 3rd St. (619 3rd St.)	News-Register Building	1920 / 1976	Listed - Secondary Significant Contributing	Eligible, contributing	No change
619 3rd St. (641 3rd St.)	Bennette Building	c. 1923 / 1975	Listed - Secondary Significant Contributing	Eligible, contributing	No change
620 3rd St.	N/A	c. 1913 / c. 1928	Listed - Secondary Significant Contributing	Eligible, contributing	No change
701, 703, 707, 709, 711 3rd St. (701-711 3rd St.)	Douglas Hotel	1928	Listed - Secondary Significant Contributing	Eligible, contributing	No change
720, 744, 750 3rd St. (708-750 3rd St.)	N/A	c. 1912	Listed - Secondary Significant Contributing	Eligible, contributing	No change
741 3rd St.	Southern Pacific Depot	c. 1912	Listed - Secondary Significant Contributing	Eligible, contributing	No change

The McMinnville Downtown Historic District nomination lists four properties as "historic, non-contributing" due to the extensive changes compromising the historic integrity of those buildings. In short, ASCC recommends no change in the categorization of these four properties (Table 3).

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**Table 3.** NRHP McMinnville Downtown Historic District properties listed as “historic, non-contributing” with ASCC’s eligibility recommendations.

Current Address (NRHP Address)	Resource Name	Build Date / Alterations	NRHP District Status per 1987 Nomination	NRHP Individual Eligibility, SHPO Determination	ASCC's NRHP Eligibility Recommendation
211, 217 3rd St. (217 3rd St.)	Oregon Stationers	1908 / 1960, 1972	Listed - Historic non-contributing	Not eligible, non-contributing	No change
421 3rd St.	N/A	1912 / 1974, 1977, 1986	Listed - Historic non-contributing	Not eligible, non-contributing	No change
527 3rd St.	N/A	1902	Listed - Historic non-contributing	Not eligible, non-contributing	No change
729 3rd St.	Hendershott House	c. 1895 / 1980	Listed - Historic non-contributing	Not eligible, non-contributing	No change

Six properties were listed on the NRHP historic district form as being compatible but not historic and non-contributory. In the years since the nomination form was completed, these buildings have aged into potential significance (50 years or older). In ASCC’s opinion, none of these six buildings are eligible to be listed on the NRHP on an individual basis but they vary based upon compatibility and contribution. See the complete list below (Table 4).

**Table 4.** NRHP McMinnville Downtown Historic District properties listed as “compatible, non-historic, non-contributory” with ASCC’s eligibility recommendations.

Current Address (NRHP Address)	Resource Name	Build Date / Alterations	NRHP District Status per 1987 Nomination	NRHP Individual Eligibility, SHPO Determination	ASCC's NRHP Eligibility Recommendation
224 NE Baker St. (216 3rd St. - duplicate)	N/A	1936 / 1948	Listed - Compatible, Non-contributing	No determination	Not eligible individually, district compatible, contributing
335 3rd St.	US Bank	1967	Listed - Compatible, Non-contributing	Not eligible, out of period	Not eligible individually, not compatible, non-contributing
342 3rd St. (326 3rd St.)	Key Bank	1962 / 1963	Listed - Compatible, Non-contributing	Not eligible, out of period	Not eligible, not compatible, non-contributing

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**Table 4. Cont'd**

Current Address (NRHP Address)	Resource Name	Build Date / Alterations	NRHP District Status per 1987 Nomination	NRHP Individual Eligibility, SHPO Determination	ASCC's NRHP Eligibility Recommendation
428 3rd St.	N/A	1960	Listed - Compatible, Non-contributing	Not eligible, non-contributing	<b>Not eligible individually, not compatible, non-contributing</b>
624 3rd St. (622-624 3rd St.)	N/A	1953	Listed - Compatible, Non-contributing	Not eligible, non-contributing	<b>Not eligible individually, district compatible, contributing</b>
710 3rd St.	N/A	c. 1940	Listed - Compatible, Non-contributing	Not eligible, out of period	<b>Not eligible, not compatible, non-contributing</b>

Three properties were listed on the NRHP district form within the present project area as being “non-compatible, non-contributing.” ASCC recommends no changes to the existing status of these buildings (Table 5).

**Table 5. NRHP McMinnville Downtown Historic District properties listed as “non-compatible, non-contributory” with ASCC’s eligibility recommendations.**

Current Address (NRHP Address)	Resource Name	Build Date / Alterations	NRHP District Status per 1987 Nomination	NRHP Individual Eligibility, SHPO Determination	ASCC's NRHP Eligibility Recommendation
216 3rd St.	Vinton & Larson	1909 / 1980	Listed - Non-compatible, Non-contributing	Not eligible, non-contributing	No change
640 3rd St.	N/A	c. 1970	Listed - Non-compatible, Non-contributing	Not eligible, non-contributing	No change
645 3rd St.	Federal Savings and Loan	1928 / 1978	Listed - Non-compatible, Non-contributing	Not eligible, non-contributing	No change

Lastly, ASCC identified buildings within the project area that were outside of the McMinnville Downtown Historic District boundaries and produced recommendations for each in the table below (Table 6).

**Table 6.** Properties not listed on the NRHP McMinnville Downtown Historic District nomination form with ASCC's eligibility recommendations.

Current Address (NRHP Address)	Resource Name	Build Date / Alterations	NRHP District Status per 1987 Nomination	NRHP Individual Eligibility, SHPO Determination	ASCC's NRHP Eligibility Recommendation
105 3rd St.	Cozine House	1895	Not included	Eligible, contributing	No change
903 3rd St.	N/A	c. 1985	Not included	No determination	<b>Not eligible</b>
925 3rd St. / 980 4th St.	N/A	1925	Not included	Eligible, contributing	No change
1006, 1018 3rd St.	N/A	c. 2009	Not included	No determination	<b>Not eligible</b>
1017 3rd St.	N/A	1900	Not included	Eligible, contributing	<b>Vacant, not eligible</b>

Additionally, the Portland & Western Railroad tracks (formerly Southern Pacific) that cross the 800 block and define the eastern boundary of the McMinnville Downtown Historic District are a linear historic resource associated with the primary period of significance for the development of McMinnville (1881 to 1912) (Figure 17). Many of its related structures have been recorded, such as the bridge at Cozine Creek, 0.26 miles (0.41 km) south-southwest of the project area, it does not appear that the rail line through McMinnville itself has been recorded. ASCC has recorded this resource with Oregon SHPO on a Section 106 clearance form (Appendix B) and is recommending the rail line as eligible for listing to the NRHP under Criterion A for its association with the development of the town of McMinnville and the northern Willamette Valley in general as well as the growth of agriculture and industry in the region.



**Figure 17.** West facing view of the railroad tracks, spur, concrete ramp, and Southern Pacific Depot (background) associated with the Portland & Western Railroad tracks (formerly Southern Pacific) that cross the 800 block of 3<sup>rd</sup> St.

### Resource-Specific Recommendations

Since the scope of work being proposed is limited to an in-kind replacement of the surface hardscape as well as underground utility work along 3<sup>rd</sup> St., ASCC does not anticipate project activities to adversely impact the historic district or the individual historic resources directly. Work will, however, occur in close proximity to them, so, ASCC directed its attention to evaluating the most vulnerable spaces and features exposed to the work area.

The spaces ASCC anticipates being most sensitive to project activities include areas where the buildings meet the sidewalk – tile entryways, pillars, piers, pilasters, and the lower-most portion of building façades. ASCC has identified specific buildings with vulnerable historic architectural features, summarized below. ASCC recommends avoiding impacts to these features.

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**235, 251 3<sup>rd</sup> St – Union Lodge No. 43;** built in 1913, this building is listed in the NRHP McMinnville Downtown Historic District with secondary significance and has been given a “distinctive” (A) rating by the McMinnville Historic Resource Inventory (Figure 18). Originally built in brick, the base of its brick piers come flush with the paved sidewalk surfaces.

**Recommendation:** project activities should avoid damaging the brick piers (Figure 19).



**Figure 18.** North facing view of Union Lodge No. 43 (235, 251 3<sup>rd</sup> St.).



**Figure 19.** Northeast facing view of the brick piers (beige and dark green) on Union Lodge No. 43 (235, 251 3<sup>rd</sup> St.).

**250 3<sup>rd</sup> St. – McMinnville National Bank** was built in 1885 in the Italianate style and saw major changes c. 1960, consisting of the removal of cast-iron ornamentation, changes to window and door locations, and saw the addition of beige terra cotta tiles (Figure 20). This building is listed in the NRHP McMinnville Downtown Historic District with primary significance and has been given a “distinctive” (A) rating by the McMinnville Historic Resource Inventory. The c. 1960 tile façade abuts the paved sidewalk. While likely of the modern era, an inscribed cement slab reading “BANK” would likely be impacted by project activities.

**Recommendation:** project activities should avoid damaging the tile façade (Figure 21).



**Figure 20.** Southwest facing view of the McMinnville National Bank (250 3<sup>rd</sup> St.).



**Figure 21.** Southwest facing view on the entry to the McMinnville National Bank (250 3<sup>rd</sup> St.) showing the cement “BANK” slab and the tile façade.

**313, 315, 321, 325 3<sup>rd</sup> St.** – the **Campbell building**, built in 1892, saw changes at least in 1962 and 1982, with even more recent renovations being apparent during the survey (Figure 22). This building is listed in the NRHP McMinnville Downtown Historic District with primary significance and has been given a “significant” (B) rating by the McMinnville Historic Resource Inventory. Despite numerous superficial changes, the building still retains the only remaining cast-iron façade parts in the city, consisting of four pilasters stamped with “Albany Iron Works, Albany OR. 1892.” These pilasters rest flush with the paved sidewalk.

**Recommendation:** project activities should avoid damaging cast-iron pilasters (Figure 23).



**Figure 22.** West facing view of the Campbell building (313, 315, 321, 325 3<sup>rd</sup> St.).



**Figure 23.** Northwest facing view on one example of the Albany Iron Works pilasters (1892) on the Campbell building.

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**502 3<sup>rd</sup> St. – Cook’s Hotel** was built in 1886 and saw major changes as the Mack Theater (510 3<sup>rd</sup> St.) was added east-adjacent to it c. 1946 (Figure 24). It is listed in the NRHP McMinnville Downtown Historic District with primary significance and has been given a “distinctive” (A) rating by the McMinnville Historic Resource Inventory. The building is recorded as having a stucco exterior laid over brick underneath. Its stucco piers rest flush with the paved sidewalk. **Recommendation:** project activities should avoid damaging the stucco piers (Figure 25).



**Figure 24.** South facing view of Cook’s Hotel (502 3<sup>rd</sup> St.).



**Figure 25.** Southwest facing view of Cook’s Hotel (502 3<sup>rd</sup> St.) showing its stucco piers.

**510 3<sup>rd</sup> St.** – The **Mack Theater** is recorded as being added to Cook's Hotel c. 1946 (Figure 26). The theater stands fronted with pink tile and exhibits a brown tile entryway that extends across the sidewalk area. While this tile entryway was likely constructed during or after the 1976 3<sup>rd</sup> St. renovations, the pink tile façade is likely original and abuts with the later tile entry and concrete sidewalk. **Recommendation:** avoid damaging the pink tile façade (Figure 27).



**Figure 26.** Southwest facing view of the Mack Theater (510 3<sup>rd</sup> St.) showing the variety of cladding over different stages of development on Cook's Hotel (502 3<sup>rd</sup> St.).



**Figure 27.** West facing view of the brown tile entry and pink tile façade on the Mack Theater (510 3<sup>rd</sup> St.).

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**575, 585 3<sup>rd</sup> St.** – the I.O.O.F. Occidental Lodge No. 30 was built in 1909 and features a stucco façade that joins with the concrete sidewalk (Figure 28). This building is listed in the NRHP McMinnville Downtown Historic District with primary significance and has been given a “significant” (B) rating by the McMinnville Historic Resource Inventory. **Recommendation:** avoid damaging the stucco façade (Figure 29).



**Figure 28.** Northwest facing view of the I.O.O.F. Occidental Lodge No. 30 (575, 585 3<sup>rd</sup> St.).



**Figure 29.** Northwest facing view of the I.O.O.F. Occidental Lodge No. 30 (575, 585 3<sup>rd</sup> St.) showing its exposed stucco façade.

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**925 3<sup>rd</sup> St.** – This building was built in 1925 and is not included in the McMinnville Downtown Historic District (Figure 30). Its stucco façade sits flush with the concrete sidewalk with pilaster bases that protrude over it. **Recommendation:** project activities should avoid damage to its stucco façade (Figure 31).



**Figure 30.** Northwest facing view of the 1925 building at 925 3<sup>rd</sup> St.



**Figure 31.** Detail view on the stucco façade and pilasters on 925 3<sup>rd</sup> St.

Lastly, the Portland & Western Railroad tracks (formerly Southern Pacific) that cross the 800 block and define the eastern boundary of the McMinnville Downtown Historic District are a linear historic feature. Concrete and asphalt hardscape surround the rail line as it passes through the APE, surfaces that are projected to be replaced (Figure 32). Despite project activities removing these surfaces from around the rail lines, the resource itself is not expected to be altered in any meaningful way that would impact its historic significance.

**Recommendation:** project activities should avoid damaging the railroad itself.



**Figure 32.** East facing view of the Portland & Western Railroad tracks that cross the APE in the 800 block.

## Summary

### *Built Environment*

Archaeological Services, LLC (ASCC) has completed a cultural resources survey of the proposed 3<sup>rd</sup> Street Improvements project area to the standards of Section 106 of the National Historic Preservation Act of 1966, as amended, in anticipation of the project receiving federal funds.

The City of McMinnville has a robust historic preservation program and has adopted a historic preservation plan and ordinance (Chapter 17.65, adopted as Ord. 5034, August 8, 2017). They have continued to actively inventory their historic resources and evaluate them for their historic classification (distinctive, significant, contributory, and environmental) and this historic resource inventory is available to the public on-line. All of which is to say that McMinnville is aware of their historic properties and takes an active role in preserving them.

The NRHP nomination form for the McMinnville Downtown Historic District has not been updated since it was originally written in 1987. Seven buildings within the district have aged into the 50-year threshold for being considered as historic properties over the past 36 years since the NRHP nomination form was completed. Two buildings, 224 NE Baker St. and 624 3rd St. were considered Compatible Non-Historic Non-Contributing at the time of the original nomination but may now be considered as contributing to the historic character of the district as both Modernistic buildings fit to the stylistic parameters detailed in the nomination form. Four other buildings that were deemed Compatible Non-Historic Non-Contributing on the original NRHP form were built in styles not delineated as contributing in the nomination (e.g., Brutalism and Contemporary) or have lost historic integrity through remodels and thus, ASCC recommends 335, 342, 428, and 710 3<sup>rd</sup> St. as being recategorized as Historic, Non-Contributing on any future form update. A project such as the one being proposed is a good impetus to update the NRHP nomination form. ASCC recommends that the city re-visit the classification system and update the nomination form as appropriate.

The streetscape, which was only 10 years old at the time of the NRHP form, wasn't part of the NRHP district. Should ASCC's recommendations be adhered to and vulnerable historic features that abut with the sidewalk areas are avoided, then the streetscape and underground utilities are the only things being directly impacted by this project. The buildings will therefore only have the potential to experience indirect impacts as a result. Indirect impacts can be visual impacts that undermine the historic character of the district, or changes that occur over time, such as by changing the historic pattern of commerce that the district has played. Given that the streetscape has been updated several times already, not including the on-going maintenance and routine replacements that all infrastructure requires, it is ASCC's opinion that this project will not have an indirect effect on the NRHP district.

### *Archaeology*

The proposed project will entail removal and replanting of trees, pavement and other appurtenances, and work on buried utilities, much like what was done in 1976. These activities all qualify as ground disturbing activities and therefore the project has the potential of disturbing archaeological material.

Considering the amount and scale of construction that has taken place within the project area, it is unlikely that pre-contact archaeology, or archaeology related to before the platting of the town in 1856, is present within the APE.

Given that the project APE consists of a road right-of-way (ROW) that has been road ROW since the town's inception, it is unlikely that project work will encounter concentrations of artifacts reflecting past lifeways of the town's inhabitants. Personal artifacts, if present in the roadway, would probably have been dispersed as isolated discards. What is most likely to be encountered is infrastructure related to abandoned utilities. The original wood stave pipes were replaced with steel composite for the water lines in the 1940s, and those steel pipes may have been replaced with PVC or HDPE piping, so the older pipes may have been abandoned in place and still exist under the pavement of 3<sup>rd</sup> St. Also, the wells and cisterns that were

depicted on the Sanborns from the 19<sup>th</sup> century may have avoided destruction. In downtown Vancouver, WA an abandoned brick cistern was found recently during a street project. Research found that the cistern was likely associated with a hotel that opened in 1907 to serve as a firefighting reservoir before fire hydrants became commonplace (Wolf 2023).

As noted in the section on the development of McMinnville, above, ASCC does not believe there are Chinese tunnels under the roadways of downtown McMinnville.

Nevertheless, to address the possibility that archaeological materials may be within the APE, ASCC recommends that a Monitoring and Inadvertent Discovery Plan (MIDP) be developed prior to project implementation and that archaeological monitoring occur during initial ground disturbing activities, such as pavement removal. The MIDP should stay in effect throughout the life of the project in case archaeological materials are encountered when there is no archaeologist on-site.

Contingent on results of formal Section 106 consultation, and assuming the recommendations made above are adhered to, ***ASCC recommends a determination of No Adverse Effect to historic properties.***

Note that under Oregon State Law (ORS 97.740, ORS 358.905-358.961, ORS 390.235, ORS 385.920, and OAR 736-051-0090) archaeological sites are protected on all non-federal public (state, county, and city) and private lands. Further, any ancestral remains, funerary objects, sacred objects, and objects of cultural patrimony associated with Oregon Tribes are protected under state law, which includes criminal penalties (ORS 97.740-.994 and ORS 358.905-.961). State law [ORS 97.745 (4)] requires that any discovered human remains suspected to be Native American shall be reported to the State Police, SHPO, the Legislative Commission on Indian Services (LCIS), and all appropriate Native American Tribes as provided by CIS. Compliance with all applicable laws pertaining to archaeological resources and human remains is required.

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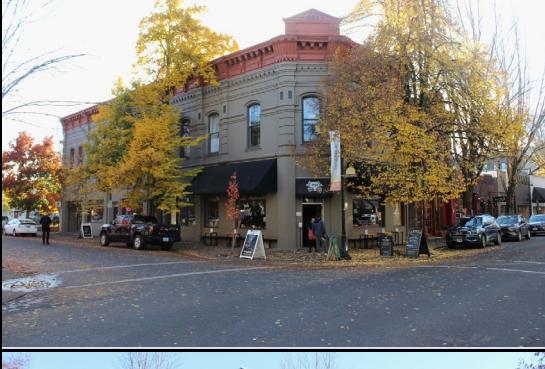
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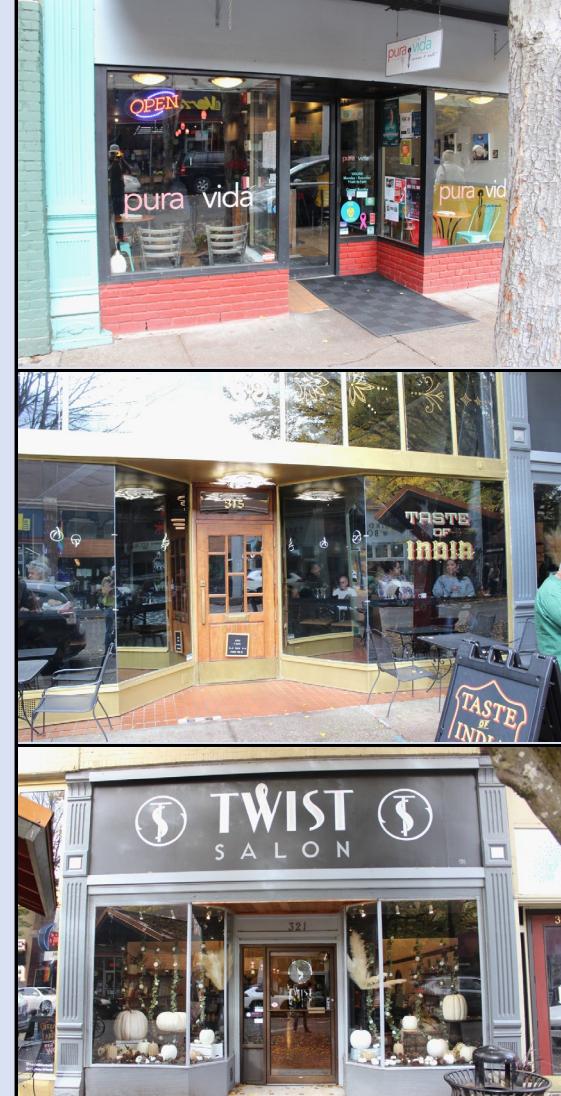
**APPENDIX A:**  
**List of Surveyed Properties**

## APPENDIX A: List of Surveyed Properties

Current Address (NRHP Address) [MHRI Address]	Resource Name	Build Date / Alterations	NRHP District Status per 1987 Nomination	NRHP Individual Eligibility, SHPO Determination	McMinnville Historic Resource Inventory (MHRI)	ASCC's NRHP Eligibility Recommendation	Vulnerable features	Image
105 3rd St.	Cozine House	1895	Not included	Eligible, contributing	A - Distinctive	No change	None	
301 Baker St.	N/A	1912	Listed - Secondary Significant Contributing	Eligible, contributing	Not listed	No change	None	
203 3rd St.	Montgomery Ward Building	c. 1921 / 1984	Listed - Secondary Significant Contributing	Eligible, contributing	B - Significant	No change	None	
211, 217 3rd St. (217 3rd St.)	Oregon Stationers	1908 / 1960, 1972	Listed - Historic non- contributing	Not eligible, non- contributing	Not listed	No change	None	
216 3rd St.	Vinton & Larson	1909 / 1980	Listed - Non-compatible, Non-contributing	Not eligible, non- contributing	Not listed	No change	None	

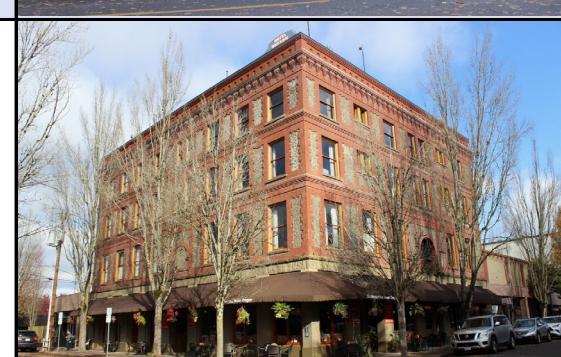
Current Address (NRHP Address) [MHRI Address]	Resource Name	Build Date / Alterations	NRHP District Status per 1987 Nomination	NRHP Individual Eligibility, SHPO Determination	McMinnville Historic Resource Inventory (MHRI)	ASCC's NRHP Eligibility Recommendation	Vulnerable features	Image
224 NE Baker St. (216 3rd St. - duplicate)	N/A	1936 / 1948	Listed - Compatible, Non-contributing	No determination	Not listed	<b>Not eligible individually, district compatible, contributing</b>	None	
225 3rd St.	N/A	1918	Listed - Secondary Significant Contributing	Eligible, contributing	B - Significant	No change	None	
226 3rd St.	N/A	c. 1913	Listed - Secondary Significant Contributing	Eligible, contributing	Not listed	No change	None	
228 3rd St.	N/A	c. 1912 / 1937, 1945	Listed - Secondary Significant Contributing	Eligible, contributing	Not listed	No change	None	
232 3rd St.	N/A	c. 1912	Listed - Secondary Significant Contributing	Eligible, contributing	Not listed	No change	None	

Current Address (NRHP Address) [MHRI Address]	Resource Name	Build Date / Alterations	NRHP District Status per 1987 Nomination	NRHP Individual Eligibility, SHPO Determination	McMinnville Historic Resource Inventory (MHRI)	ASCC's NRHP Eligibility Recommendation	Vulnerable features	Image
236 3rd St.	N/A	c. 1930	Listed - Secondary Significant Contributing	Eligible, contributing	B - Significant	No change	None	
235, 251 3rd St. (251 3rd St.) [251 3rd St.]	Union Lodge No. 43	1913	Listed - Secondary Significant Contributing	Eligible, contributing	A - Distinctive	No change	<b>Brick piers</b>	
238 3rd St.	Schilling Building	1884 / 1905	Listed - Primary Significant Contributing	Eligible, contributing	A - Distinctive	No change	None	
250 3rd St.	McMinnville National Bank 1885	1885 / 1960	Listed - Primary Significant Contributing	Eligible, contributing	A - Distinctive	No change	<b>Tile façade</b>	
300, 304 3rd St. (300 3rd St.) [300 3rd St.]	O.O. Hodson Building	c. 1901	Listed - Primary Significant Contributing	Eligible, contributing	A - Distinctive	No change	None	

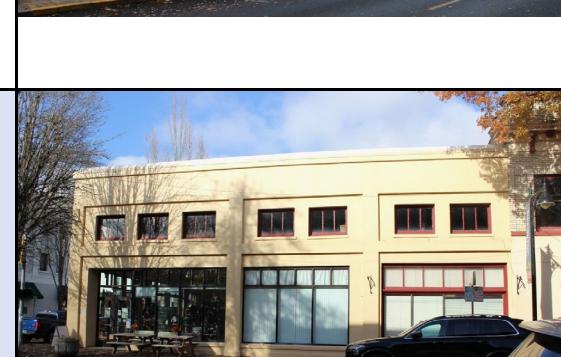
Current Address (NRHP Address) [MHRI Address]	Resource Name	Build Date / Alterations	NRHP District Status per 1987 Nomination	NRHP Individual Eligibility, SHPO Determination	McMinnville Historic Resource Inventory (MHRI)	ASCC's NRHP Eligibility Recommendation	Vulnerable features	Image
303 3rd St.	J.B. Mardis Building	1910 / 1981	Listed - Primary Significant Contributing	Eligible, contributing	B - Significant	No change	None	
310, 314, 318, 320 3rd St. (310- 320 3rd St.) [310 3rd St., 320 3rd St.]	Wortman Building	1905	Listed - Primary Significant Contributing	Eligible, contributing	A - Distinctive	No change	None	
313, 315, 321, 325 3rd St. (313- 319 3d St.) [313 3rd St., 319 3rd St.]	Campbell Building	1892 / 1962, 1982	Listed - Primary Significant Contributing	Eligible, contributing	B - Significant	No change	Albany Iron Works pilasters	

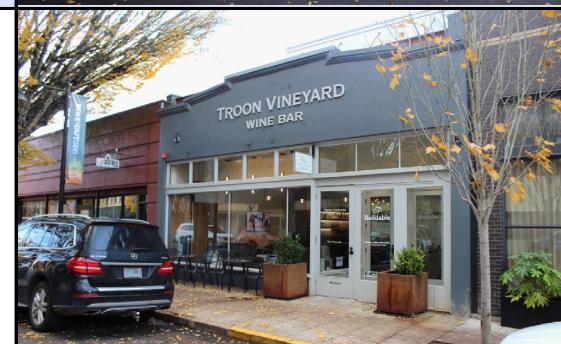
Current Address (NRHP Address) [MHRI Address]	Resource Name	Build Date / Alterations	NRHP District Status per 1987 Nomination	NRHP Individual Eligibility, SHPO Determination	McMinnville Historic Resource Inventory (MHRI)	ASCC's NRHP Eligibility Recommendation	Vulnerable features	Image
334 3rd St. (332 3rd St.) [332 3rd St.]	Knights of Pythias Building	1886	Listed - Primary Significant Contributing	Eligible, contributing	B - Significant	No change	None	
335 3rd St.	US Bank	1967	Listed - Compatible, Non- contributing	Not eligible, out of period	Not listed	<b>Not eligible individually, not compatible, non- contributing</b>	None	
342 3rd St. (326 3rd St.)	Key Bank	1962 / 1963	Listed - Compatible, Non- contributing	Not eligible, out of period	Not listed	<b>Not eligible, not compatible, non- contributing</b>	None	Not Photographed
403 3rd St. (411- 425 3rd St.) [411 3rd St.]	Union Block	1890 / 1963, 1971, 1974, 1980	Listed - Primary Significant Contributing	Eligible, contributing	A - Distinctive	No change	None	
406, 410 3rd St. (406-428 3rd St.) [406 3rd St., 428 3rd St.]	Wright Building	1893 / 1976	Listed - Primary Significant Contributing	Eligible, contributing	A - Distinctive	No change	None	

Current Address (NRHP Address) [MHRI Address]	Resource Name	Build Date / Alterations	NRHP District Status per 1987 Nomination	NRHP Individual Eligibility, SHPO Determination	McMinnville Historic Resource Inventory (MHRI)	ASCC's NRHP Eligibility Recommendation	Vulnerable features	Image
416 3rd St.	Rexall Drug Store	1900 / 1985	Listed - Primary Significant Contributing	Eligible, contributing	B - Significant	No change	None	
421 3rd St.	N/A	1912 / 1974, 1977, 1986	Listed - Historic non- contributing	Not eligible, non- contributing	Not listed	No change	None	
424 3rd St.	Fashion Bar	1890 / 1940	Listed - Primary Significant Contributing	Eligible, contributing	C - Contributory	No change	None	
425 3rd St.	Spence Building	1925 / 1974	Listed - Secondary Significant Contributing	Eligible, contributing	B - Significant	No change	None	
428 3rd St.	N/A	1960	Listed - Compatible, Non- contributing	Not eligible, non- contributing	Not listed	<b>Not eligible individually, not compatible, non- contributing</b>	None	

Current Address (NRHP Address) [MHRI Address]	Resource Name	Build Date / Alterations	NRHP District Status per 1987 Nomination	NRHP Individual Eligibility, SHPO Determination	McMinnville Historic Resource Inventory (MHRI)	ASCC's NRHP Eligibility Recommendation	Vulnerable features	Image
433 3rd St.	Old Lark Theater	1925 / 1975	Listed - Secondary Significant Contributing	Eligible, contributing	B - Significant	No change	None	
438 3rd St. (448 3rd St.)	Cameron Grocery	1900	Listed - Secondary Significant Contributing	Eligible, contributing	B - Significant	No change	None	
445 3rd St.	US National Bank Building	c. 1908 / 1965	Listed - Secondary Significant Contributing	Eligible, contributing	B - Significant	No change	None	
448 3rd St.	Fenton Building	1928	Listed - Secondary Significant Contributing	Eligible, contributing	B - Significant	No change	None	
310 NE Evans St. (503-513 3rd St.)	Hotel Elberton / McMenamins Hotel Oregon	1905 / 1912, 1978, 1979	Listed - Primary Significant Contributing	Eligible, contributing	A - Distinctive	No change	None	

Current Address (NRHP Address) [MHRI Address]	Resource Name	Build Date / Alterations	NRHP District Status per 1987 Nomination	NRHP Individual Eligibility, SHPO Determination	McMinnville Historic Resource Inventory (MHRI)	ASCC's NRHP Eligibility Recommendation	Vulnerable features	Image
502, 510 3rd St.	Cook's Hotel, Mack Theater	1886 / 1946	Listed - Primary Significant Contributing	Eligible, contributing	A - Distinctive	No change	<b>Stucco piers, tile façade</b>	
512, 514 3rd St.	N/A	1928	Listed - Secondary Significant Contributing	Eligible, contributing	Not listed	No change	None	
516, 520, 522, 526, 528 3rd St. (520-532 3rd St.) [532 3rd St.]	Old Elks Building	1908 / 1983	Listed - Primary Significant Contributing	Eligible, contributing	Not listed	No change	None	
521, 525 3rd St. [521 3rd St., 525 3rd St.]	P.M. Wade Co.	1910 / 1930	Listed - Secondary Significant Contributing	Eligible, contributing	C - Contributory	No change	None	
527 3rd St.	N/A	1902	Listed - Historic non- contributing	Not eligible, non- contributing	Not listed	No change	None	

Current Address (NRHP Address) [MHRI Address]	Resource Name	Build Date / Alterations	NRHP District Status per 1987 Nomination	NRHP Individual Eligibility, SHPO Determination	McMinnville Historic Resource Inventory (MHRI)	ASCC's NRHP Eligibility Recommendation	Vulnerable features	Image
540, 546 3rd St.	Wright Family House	c. 1885 / 1950	Listed - Primary Significant Contributing	Eligible, contributing	Not listed	No change	None	
575, 585 3rd St. (535 and 545 3rd St.) [535 3rd St., 545 3rd St.]	I.O.O.F. Occidental Lodge No. 30	1909	Listed - Primary Significant Contributing	Eligible, contributing	B - Significant	No change	<b>Stucco façade</b>	
608 3rd St.	N/A	c. 1912 / 1926	Listed - Secondary Significant Contributing	Eligible, contributing	<b>A - Distinctive</b>	No change	None	
618 3rd St. (608 3rd St. - duplicate address listing)	N/A	1908 / 1926, 1981	Listed - Primary Significant Contributing	Eligible, contributing		No change		
609 3rd St.	O'Dell Building	1904 / 1933	Listed - Primary Significant Contributing	Eligible, contributing	B - Significant	No change	None	

Current Address (NRHP Address) [MHRI Address]	Resource Name	Build Date / Alterations	NRHP District Status per 1987 Nomination	NRHP Individual Eligibility, SHPO Determination	McMinnville Historic Resource Inventory (MHRI)	ASCC's NRHP Eligibility Recommendation	Vulnerable features	Image
611 3rd St. (619 3rd St.) [619 3rd St.]	News-Register Building	1920 / 1976	Listed - Secondary Significant Contributing	Eligible, contributing	Not listed	No change	None	
619 3rd St. (641 3rd St.)	Bennette Building	c. 1923 / 1975	Listed - Secondary Significant Contributing	Eligible, contributing	Not listed	No change	None	
620 3rd St.	N/A	c. 1913 / c. 1928	Listed - Secondary Significant Contributing	Eligible, contributing	Not listed	No change	None	
624 3rd St. (622- 624 3rd St.) [622 3rd St., 624 3rd St.]	N/A	1953	Listed - Compatible, Non- contributing	Not eligible, non- contributing	B - Significant	<b>Not eligible individually, district compatible, contributing</b>	None	
640 3rd St.	N/A	c. 1970	Listed - Non-compatible, Non-contributing	Not eligible, non- contributing	Not listed	No change	None	

Current Address (NRHP Address) [MHRI Address]	Resource Name	Build Date / Alterations	NRHP District Status per 1987 Nomination	NRHP Individual Eligibility, SHPO Determination	McMinnville Historic Resource Inventory (MHRI)	ASCC's NRHP Eligibility Recommendation	Vulnerable features	Image
645 3rd St.	Federal Savings and Loan	1928 / 1978	Listed - Non-compatible, Non-contributing	Not eligible, non- contributing	Not listed	No change	None	
701, 703, 707, 709, 711 3rd St. (701-711 3rd St.) [701 3rd St.]	Douglas Hotel	1928	Listed - Secondary Significant Contributing	Eligible, contributing	B - Significant	No change	None	
710 3rd St.	N/A	c. 1940	Listed - Compatible, Non- contributing	Not eligible, out of period	Not listed	<b>Not eligible, not compatible, non- contributing</b>	None	Not Photographed
720, 744, 750 3rd St. (708-750 3rd St.) [750 3rd St.]	N/A	c. 1912	Listed - Secondary Significant Contributing	Eligible, contributing	B - Significant	No change	None	
729 3rd St.	Hendershott House	c. 1895 / 1980	Listed - Historic non- contributing	Not eligible, non- contributing	B - Significant	No change	None	

Current Address (NRHP Address) [MHRI Address]	Resource Name	Build Date / Alterations	NRHP District Status per 1987 Nomination	NRHP Individual Eligibility, SHPO Determination	McMinnville Historic Resource Inventory (MHRI)	ASCC's NRHP Eligibility Recommendation	Vulnerable features	Image
741 3rd St.	Southern Pacific Depot	c. 1912	Listed - Secondary Significant Contributing	Eligible, contributing	B - Significant	No change	None	
903 3rd St.	N/A	Unknown	Not included	No determination	Not listed	No change	None	
925 3rd St. / 980 4th St.	N/A	1925	Not included	Eligible, contributing	Not listed	No change	<b>Stucco façade</b>	
1006, 1018 3rd St.	N/A	Unknown	Not included	No determination	Not listed	No change	None	
1017 3rd St.	N/A	1900	Not included	Eligible, contributing	Not listed	No change	None	

**APPENDIX B:**  
**Oregon Section 106 Clearance Form:**  
**Portland and Western Railroad (Southern Pacific RR)**

**OREGON INVENTORY OF HISTORIC PROPERTIES**  
**SECTION 106 DOCUMENTATION FORM**  
**Individual Properties**

Property Name: Portland & Western Railroad (South)	Street Address: NE 3rd St, between Galloway and Irving	City, County: McMinnville, Yamhill Co.
Project Name: 3rd Street Improvements Project	Agency project #:	
Agency: Unknown	SHPO Case#:	
Location Coordinates (to sixth decimal place): Latitude: 45.21002      Longitude: -123.19091	Is the property listed in the National Register of Historic Places? <input type="checkbox"/> YES – Individually <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES – In a district	



East facing photograph of the PNWRR tracks crossing 3rd Street

Surveyor:	Date Recorded:
<b>National Register Findings:</b> <input checked="" type="checkbox"/> Eligible: <input checked="" type="checkbox"/> Individually <input type="checkbox"/> As part of District    NR Criteria: <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> Not Eligible: <input type="checkbox"/> Irretrievable integrity loss <input type="checkbox"/> Not 50 Years <input type="checkbox"/> Fails to meet NR Criteria	<b>Finding of Effect:</b> <input type="checkbox"/> No Effect <input checked="" type="checkbox"/> No Adverse Effect <input type="checkbox"/> Adverse Effect

**State Historic Preservation Office Comments – Official Use Only:**

Eligibility:  Concur       Do Not Concur:  
Effect:     Concur       Do Not Concur:

RECEIVED STAMP

Signed \_\_\_\_\_ Date \_\_\_\_\_

**CONTACT INFORMATION STAMP**

Comments:

**OREGON INVENTORY OF HISTORIC PROPERTIES**  
**SECTION 106 DOCUMENTATION FORM**  
**Individual Properties**

Property Name: Portland & Western Railroad (South)	Street Address: NE 3rd St, between Galloway and Irvin	City, County: McMinnville, Yamhill Co.
Original Use: Trans: Rail Related	Number of Associated Resources:	
Architectural Classification / Resource Type: Not Applicable	Owner: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Local Government <input type="checkbox"/> State <input type="checkbox"/> Federal	
Window type and Materials: N/A	Exterior Surface Materials: Primary: Steel Secondary: Wood: Other/undefined Decorative: Not Applicable	
Roof Type and Materials: N/A		
Integrity: <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	Construction Date: 1880 <input checked="" type="checkbox"/> Circa Architect/Builder (if known): Western Oregon Railroad	
<p>Description of Property (including previous alterations &amp; approximate dates):</p> <p>Several business consortiums advocated for and then competed against one another in the late 1860s and early 1870s to construct a railroad connecting Portland and western Oregon to California, hoping to win Federal land grants. Two companies, both using the name Oregon Central Railroad, surveyed routes and began development, one east and one west of the Willamette River. The West Side company, led by Joseph Gaston, planned a route west from Portland, turning south at Forest Grove to St. Joseph and McMinnville, and then continuing south along the west edge of the valley. Construction on both routes began in 1868, but the East Side company completed its first 20 miles and secured the first land grant parcels. The West Side Company was sold to Ben Holladay of the East Side group in 1870, and the companies were reorganized as the Oregon and California Railroad (OCRR) in 1872. The west side route was completed to St. Joseph by 1872 and the towns of Carlton and Yamhill developed around stops along this line. The east side route was completed to Roseburg by 1872 and ultimately extended to California in 1887. The main line from McMinnville south was built in 1880 as the Western Oregon Railroad that was later acquired by the Southern Pacific Railroad (SPRR) in 1887.</p>		
<p>Determination of Eligibility, Justification, and Sources (Use continuation sheets if necessary):</p> <p>The portion of the rail line crossing the 3rd Street Improvements project area appears to retain integrity of location, setting, materials, design, workmanship, feeling, and association. Like any infrastructure feature, it has been somewhat altered through maintenance. ASCC is recommending the rail line as eligible for listing to the NRHP under Criterion A for its association with the development of the town of McMinnville and the northern Willamette Valley in general as well as the growth of agriculture and industry in the region. When the railroad chose to go through McMinnville it spurred the growth of the town in size and importance so that, in 1887, it was chosen to replace Lafayette to be the county seat of Yamhill County.</p> <p>The effect the railroad had on the region mirrors that which railroads had nationwide wherein it allowed for the opening of new markets further afield for agricultural and industrial products and spurred the growth of towns lucky enough to have the railroad choose them as a stop. A railroad had the potential to make or break a community's fortunes. The McMinnville News-Register noted that, "The railroad decided to route its line to Corvallis through McMinnville as a result of a determined effort by McMinnville civic leaders and citizens, who offered both labor and materials in order to obtain rail service".</p>		

**OREGON INVENTORY OF HISTORIC PROPERTIES**  
**SECTION 106 DOCUMENTATION FORM**  
**Individual Properties**

Property Name: Portland & Western Railroad (Southe	Street Address: NE 3rd St, between Galloway and Irvin	City, County: McMinnville, Yamhill Co.
<p>Description of project scope, and nature and extent of impacts:</p> <p>Archaeological Services, LLC (ASCC) has completed a cultural resources survey of the proposed 3rd Street Improvements project area, located in downtown McMinnville, Oregon. The project is being undertaken by the City of McMinnville (City) and will entail street and sidewalk reconstruction, underground infrastructure improvements, and ground street furnishings and landscaping. The project is still in its early design stages and funding sources have not been fully secured. It is possible that funding may come at least in part from a federal grant or other federal sources, which would trigger the project's review under Section 106.</p>		
<p>Finding of Effect and justification:</p> <p>Since the scope of work being proposed for the 3rd Street Improvements project is limited to in-kind replacement of the surface hardscape as well as underground utility work along 3rd St., ASCC does not anticipate project activities to directly impact the railroad tracks. Given that the surrounding streetscape has been updated several times already, not including the on-going maintenance and routine replacements that all infrastructure requires, it is ASCC's opinion that this project will not have an indirect effect on the resource. ASCC recommends a determination of No Adverse Effect to the Portland and Western Railroad tracks within the APE.</p>		

OREGON INVENTORY OF HISTORIC PROPERTIES  
SECTION 106 DOCUMENTATION FORM  
Individual Properties

Property Name: Portland & Western Railroad (Southe	Street Address: NE 3rd St, between Galloway and Irv	City, County: McMinnville, Yamhill Co.
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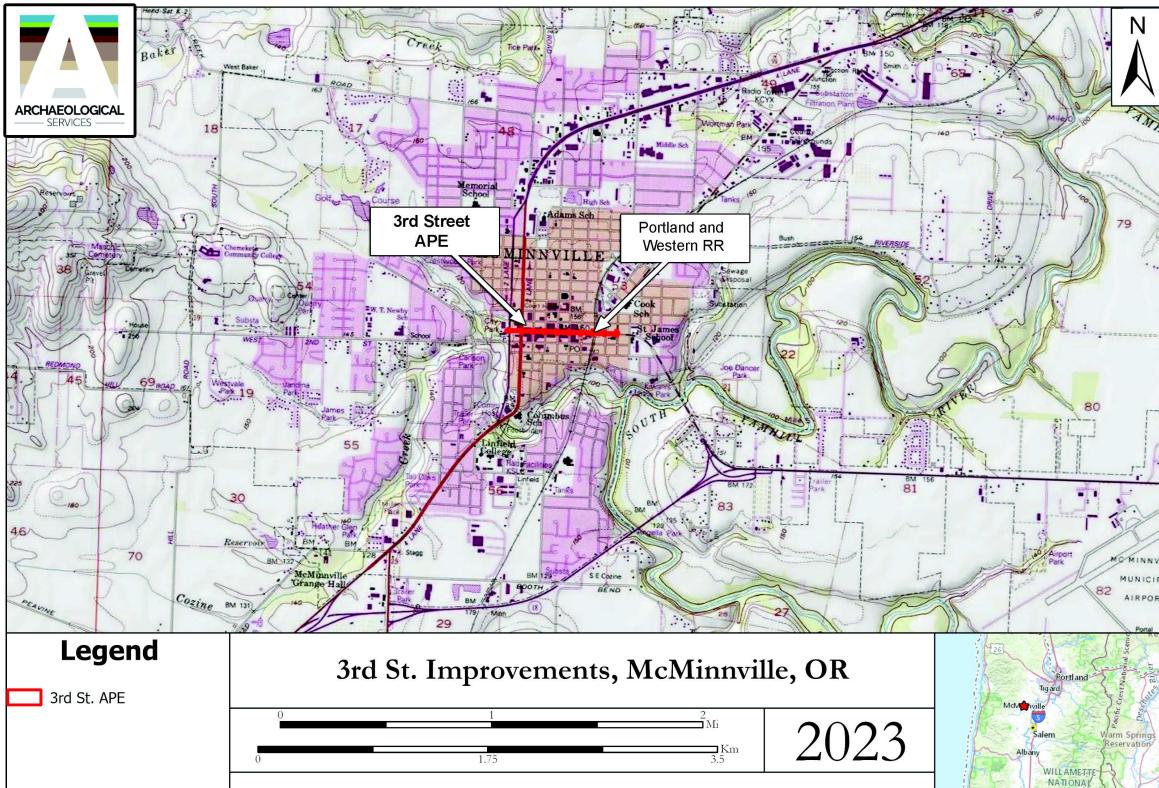
View: North



View: South

**OREGON INVENTORY OF HISTORIC PROPERTIES**  
**SECTION 106 DOCUMENTATION FORM**  
**Individual Properties**

Property Name: Portland & Western Railroad (Souther	Street Address: NE 3rd St, between Galloway and Irvine	City, County: McMinnville, Yamhill Co.
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OREGON INVENTORY OF HISTORIC PROPERTIES  
SECTION 106 DOCUMENTATION FORM

Individual Properties  
Continuation Sheet

Property Name:	Street Address:	City, County:
Portland and Western RR	3rd Street, between Galloway and <input checked="" type="checkbox"/> McMinnville, Yamhill Co.	

(Cont.) Description of Property

The SPRR West Side Branch was electrified in 1914 as part of an expansion of the company's Red Electric interurban rail service (Austin and Dill 1987). The Red Electrics provided daily service north and west to the Portland metropolitan area and south to Corvallis. By 1920, as many as 64 Red Electric trains were operating daily, but use of the system declined through the 1920s as automobiles and buses became more prevalent. Red Electric passenger service was terminated in 1929 and the electric lines were removed in the early 1930s. Scheduled freight service continued on the West Side Branch line primarily for forest and paper products scrap, steel, salt and agricultural products.