

UNIVERSITY OF OREGON

ANALYSIS AND REHABILITATION
OF THE COZINE HOUSE
McMINNVILLE, OREGON

by

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To the memory of Iva B. Parr (Nana), my grandmother.

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INTRODUCTION

General

The Cozine House is a Queen Anne style house built in 1892 by Samuel and Mahala Cozine, an Oregon pioneer family. The house is located at the western edge of the historic commercial core on Third Street in McMinnville, Oregon. The house is recognized as a rank A property on the City's Cultural Resource Inventory because of its association with Samuel and Mahala Cozine. It is also noted as a good example of the Queen Anne style within the City of McMinnville. The Cozines are significant to the history of McMinnville as they were one of the first three families to settle in the area. They are also important for their generous contribution of land to McMinnville College, now known as Linfield College, which led to the establishment of this fine school which has a nationally respected reputation.

Purposes and Objectives

The purpose for undertaking this project was twofold. First, it was undertaken as a means of teaching the author the methods of building recordation and research. Secondly, this project was undertaken to guide the property owners and the City of McMinnville in preserving the Cozine House. Through careful recordation and analysis, recommendations for preservation have been developed.

The current owners have used the Cozine House for storage since its purchase in 1972. It has been vacant for 15 years and had little or no maintenance. Originally, the current owners purchased the property,

prime commercial real estate, with the intention of demolishing the house and selling the property for commercial development.

Since the purchase, commercial development has slowed down in McMinnville, particularly in the old commercial core. Also, the owners have grown to appreciate the building over the years and are reluctant to demolish it. An alternative would be to move the house to a different site. Another alternative would be to rehabilitate the building in place. At this time, the owners are undecided as to their plans for the building.

It is unlikely the building can ever be used as a residence again in its present location. It is situated on a very busy corner, with heavy traffic on both Adams and Third streets. The noise level from automobiles and the lack of privacy because of constant foot traffic would detract from the livability of the location. Commercial or office use would therefore be the only reasonable alternative should the building remain in its present location. A full-scale restoration would require that the building remain residential in function. Thus it is in the owners' best interest to rehabilitate this property, restoring only certain elements of the building.

If the building were moved to a new location, it could be restored as a residence or perhaps a house museum. It could also be moved and rehabilitated as a residence, office, or commercial property.

This report addresses in-place rehabilitation for the Cozine House and restoration of certain elements, as this approach best suits the needs of the property owners and the City of McMinnville.

Research and Methodology

Traditional research methods were employed to determine building dates, ownership, dates of alterations, etc. Sources consulted included but were not limited to local newspapers, county deeds and records, State Archives, probate records, Sanborn Maps, historical photos, historical biographies, etc. Measured drawings were done according to The Restoration Manual by Bullock and based on advice from Professor Philip Dole. Recommendations were based on sources such as the "Preservation Briefs" distributed by the National Park Service and on other publications. The chapter on economic considerations was developed based on the author's experience in her position at the State Historic Preservation Office. All figures are estimates based upon information from various sources including building contractors, the City of McMinnville Planning Department, and the property owners.

CHAPTER I

HISTORICAL BACKGROUND AND SIGNIFICANCE

The National Setting

The years between 1820 and 1865 saw the emergence of a broad popular culture. As the authority of the cultural standards of the Federalist and Virginian aristocracies began to wane, they were replaced by the more homespun values associated with the popular western folk-hero Andrew Jackson, elected president in 1828. In several ways, however, changes first began to appear a decade earlier. There were many causes inextricably linked, one of which was the rise of a strong capitalist economy fueled by many sources: rapid expansion of the territory of the nation, the concurrent acquisition of bountiful raw materials, rapid improvements in the transportation of goods and people by steamboats, and then railroads...Altogether, this period witnessed the beginning of an industrialized system of mass production and mass distribution, geared to an expanding popular market.

This industrialization, bred of an unshakeable faith in material and physical progress, also created a broad middle class, the new patrons of the arts, who took progress as their creed...More architectural handbooks and builders' manuals began to appear, some in smaller, almost pocket-sized form; these became increasingly popular, making household words of the names of such authors as Benjamin, Lafever, and Downing.¹

It was during this period of national expansion that immigration to Oregon increased. In 1842, a party of 100 immigrants left Missouri for Oregon. The following year 875 immigrants headed for Oregon from Missouri. The number grew to nearly 1,500 in 1844 and 3,000 in 1845. Between 1842 and 1852, approximately 18,000 pioneers traveled the Oregon Trail to Oregon.

The Cozine Family

Samuel Cozine was born in 1821 at the beginning of this era. His family moved from Kentucky to Missouri and from there he began his journey to Oregon. The year was 1843, a year which witnessed the beginning of a large-scale immigration to Oregon. Samuel Cozine met Mahala Arthur while en route and married her on March 25, 1845 in Clackamas County. Mahala Arthur was born on February 4, 1829 near Independence, Missouri.

Samuel and Mahala settled in the Yamhill Valley, now Yamhill County, buying the right to a claim of 640 acres from Thomas Owens. The Cozines constructed a house and blacksmith shop on the site where Pioneer Hall of Linfield College stands today. The Cozines had eight children, three of whom survived their parents. Of the children, Clay, Pierce, Seth, Sed, John, Pleasant, Lucretia, and Auburn, biographical information exists only on Pleasant.

Pleasant was born on January 28, 1849. In 1862, he and his father traveled to the Powder River mines in the Boise basin in Idaho. In 1863, Pleasant and his father returned to the Yamhill Valley and Pleasant helped his father to farm the Cozine land. He eventually learned the trade of carpenter-builder and in 1882, Pleasant moved to Sprague, Washington. He later returned to McMinnville upon his father's death.

Samuel and Mahala offered 20 acres of land, free of charge, to McMinnville College (now Linfield College) in 1881. In 1882 the cornerstone of Pioneer Hall was set over what was once the kitchen of the Cozine cabin. As the college was being incorporated into the City

of McMinnville, the Cozines offered to sell to the college, at \$50 an acre, enough land to connect the college with the town. The trustees bought five acres north of the chosen line. The creek which forms the northern boundary of the college campus is appropriately named "Cozine Creek" for it follows several miles through the original Cozine claim.²

On May 3 of 1882, C. C. Hughes and his wife sold "lots 4 and 5 and 40 feet of the west side of lots 3 and 6" on Block Two. This property is located in the original McMinnville town site as shown in Appendix C. This property was to remain in the Cozine family until 1928. A Sanborn Map from 1884 shows a residence located on this land just west of the St. Charles Hotel. It is probable that the Cozines inhabited this house after moving from the McMinnville College property (see Appendix C, Map 2).

On March 20, 1897, Samuel Cozine died at the age of 76. The news article reporting his death was quite brief stating only the time and cause of death and that he had lived in the community for 52 years.

Mahala survived her husband for another 11 years residing at the same location. On May 19, 1892, Mahala Cozine advertised for bids for the construction of a new dwelling. On August 11, 1892, the newspaper reported that Ed Hendricks, county clerk, would occupy the new house being erected by Mahala Cozine at the foot of Third Street, and on September 1, 1892, the newspaper reported, "Mrs. Cozine will have the most modern residence in the city as water will be in every room."³

Mahala Cozine died on April 20, 1908 at the age of 79. The newspaper obituary for Mahala was much more extensive than Samuel's, providing information on both Samuel and Mahala. However, it does

contain some misinformation about the date of their residence on Third Street. It is in fact unclear which residence it refers to: "In 1851 they built a beautiful home at the west end of what is now Third Street." The article also stated that daughter Lucretia Story and son Pleasant were living in McMinnville and the daughter Auburn Linn was residing in Portland.

The Town

The town of McMinnville was founded by William T. Newby, who named it after his birthplace, McMinnville, Tennessee. He settled near the present site of McMinnville early in 1844, and in 1853 built a grist mill and founded the town. The original 18-block town plat remains the core area of the town today although it has expanded in all directions from this point.

McMinnville was incorporated in 1876 and experienced its first building boom between 1880-1900. Many of the buildings along Third Street, originally the main business artery, were constructed during this period and many are standing today. A newspaper article from July 1897 reported:

What town can boast a record of improvements superior to McMinnville from point of population during the last two years considering the stringent hard times? Scarcely a week has elapsed between the completion of some creditable building and the beginning of another, and at present the showing is one of which we have good cause to be proud.⁴

By 1900, McMinnville had extended its boundaries to encompass more than 30 times its original platted site.

The House

The earliest available Sanborn Map for McMinnville is from 1884. This map shows a dwelling on Block Two just west of the St. Charles

Hotel. Directly west of this dwelling is a shop identified as a carpenter's shop. To the west of this shop is another dwelling located in generally the same place as the house which stands there today. Its "footprint", however, is quite different. A 1902 Sanborn Map reveals the first changes on the block (see Appendix C, Map 5). The hotel is gone, replaced by a grocery store; the dwelling to the west remains; the shop has changed to a cabinet shop, and the westernmost house has been replaced by the house which stands there today. Since the newspaper articles describe Mahala Cozine as building a house on this block in 1892, it is certain that this house was built between 1892 and 1893.

The newspaper reported that this Cozine property was to be a rental, and it is uncertain whether either Mahala or Samuel ever lived in this house. The Sanborn Maps show the house located in the middle of the block on lot 5 to exist through 1928, so it is possible the Cozines lived at this location and rented the house at the end of Third Street (see Appendix C, Map 7). Until this report, the house has been thought to be the house the Cozines lived in and it has always been referred to as the "Cozine House." It would still be appropriate to designate this dwelling as the Cozine House since it was owned and built by the Cozines and remained in the Cozine family until 1910.

Significance

National Register criteria for determining significance include these guidelines:

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

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

history; or B. that are associated with the lives of persons significant in our past; or C. that embody the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values, or that represents a significant distinguishable entity whose components may lack individual distinction; or D. that have yielded, or may be likely to yield, information important in prehistory or history.⁵

The Cozine House would be eligible for the National Register of Historic Places under criterion B for its association with the Cozine family. It is the only extant building within the City of McMinnville and the State to be associated with Samuel and Mahala Cozine. The Cozines played a significant role in the development of McMinnville as they are one of the first three pioneer families to settle in the area which is now McMinnville. The Cozine name is second in significance to W. T. Newby, founder of the town. In addition to being one of the earliest pioneers of McMinnville, the Cozines are important for their contribution of land for the creation of Linfield College.

Little physical evidence remains which can be associated with these early pioneers. The mill stone now located in McMinnville City Park and a house attributed to Newby, located on Evans Street, are associated with Newby. The house has been substantially altered. The third pioneer, Sebastian Adams, had a house located on Baker Street which is no longer standing.

The Cozine House might also be evaluated under criterion C for its embodiment of a type and period of architectural development. There are only a few Queen Anne style houses in McMinnville which remain substantially intact. At least three examples exist of the grander type of Queen Anne house normally associated with the style. There are only two remaining examples of the modest Queen Anne cottage, one being the

Cozine House. The other is located at 736 N. Galloway Street (Appendix A, Fig. 70). Though in a state of disrepair, the key architectural elements of the Cozine House, such as massing, architectural details, and window configuration, make it an unusually intact example of this period in architecture.

CHAPTER NOTES

- 1 Roth, Leland. A Concise History of American Architecture. New York: Harper & Row, 1979, p. 85.
- 2 "Pleasant Cozine," Portrait and Biographical Record of the Willamette Valley, Oregon. Chicago: Chapman Co., 1905, pp. 677-8.
- 3 Telephone Register (McMinnville), September 1, 1892, p. 3.
- 4 Ibid., July 1, 1897, p. 1.
- 5 "How to Complete National Register Forms." Washington, DC: U.S. Department of the Interior, National Register Division, January 1977, p. 6.

CHAPTER II

ARCHITECTURAL STUDY AND ANALYSIS OF ORIGINAL FUNCTION AND LATER ALTERATIONS

General

"Inspired by the manor house of English architect Richard Norman Shaw, (the Queen Anne style) was introduced to the United States by the Philadelphia Centennial Exhibition of 1876...¹

Though this exhibition introduced a new architectural style to the United States, it was the industrialization of the country which led to a broader availability of information and building materials. The mass distribution of printed matter such as the building manuals and mail order pattern books had a tremendous impact on the face of America. Though these manuals were available for almost two decades prior to the construction of the Cozine House, the proliferation of pattern books continued well into the early 20th century. The Cozine House is one of many Queen Anne style houses which can be attributed to these pattern books.

Though no identical plan has yet been found for the Cozine House in the building manuals of the period, there are many to which it bears a strong resemblance. Palliser's New Cottage Homes of 1887, (plate 3), the Scientific American Architects and Builders Edition of 1886 and 1887 (pp. 3, 7, 15), and Ogilvie's House Plans from 1889 (pp. 20-1) contain

designs which are similar to that of the Cozine House (see Appendix D, Plans 1-5).

The Plan

The plan is an irregular cross with gable roof on the main two-story building mass and shed roofed porches and bath/pantry on the single story portions of the house. According to a 1902 Sanborn Map, the building had only two porches originally, one on the north end of the west side and one on the south facade. A 1912 Sanborn Map shows an added porch on the east side of the building and a garage attached at the northeast corner. A 1928 Sanborn Map shows no change, so the plan perimeter seems to have not changed since the 1912 map (see Appendix C, Maps 6, 7).

The house has an off-center front porch and hall on the west side of the facade. The hall leads to the front parlor through one door, to the second floor stairs through another door, and to the dining or living room through the third door. The parlor is separated physically from the rest of the house by the stair which runs east to west between the parlor and the other two rooms. This is perhaps the most unusual feature of the house. No pattern books show the stair in this position. Generally the stairs were placed on the outside wall or centrally on a parallel line with the front door. In other words, the stair would run north to south in the case of the Cozine House (Appendix B, First Floor Elevation and Appendix D, Plans 1-5).

The room to the west into which the hall leads may be assumed to have been the dining room. Several house plans in Scientific American Architects and Builders Edition show a door from the hall opening onto

the dining room² (Appendix D, Plans 1-3). Presumably this was not the entrance used by guests. Visitors would have been received in the parlor. The kitchen was enlarged when the side porch was enclosed in the 1930s. The small room off the kitchen, which is now a bathroom, was probably a pantry. It would not have been typical at that time to have a bathroom installed so near the kitchen. The second floor contains three bedrooms, a bath and a kitchen. The original function of this small kitchen could have been or contained a "water closet." Many houses from this period separated the bathing area from the toilet (see Appendix D, Plan 2). In some cases the toilet was separated only by being enclosed in a closet and in other cases it was isolated in a completely separate room.

Exterior

All exterior detail is characteristic of the Queen Anne style. The foundation is brick. A horizontal wood band divides the foundation from the first floor. The siding below sill level alternates between vertical and diagonal. Another horizontal wood stringcourse is located at sill level. The siding from the sills to the second floor is horizontal drop siding. A wood stringcourse separates the first and second floors. On the second floor below window level the siding alternates between large panels of fish scale and staggered wood shingles. Another wood stringcourse is located at the second floor window sill level. Above this course the shingle work alternates between fish scale and regular patterns. The gabled pediments are distinguished by decorative cut woodwork checkerboard patterns. The

present roof is composition shingles (see Appendix A, Figs 1-5 and Appendix B, Elevations).

The windows are typical Queen Anne one over one double-hung sash with the top pane framed by small colored glass panes. There are two large fixed pane windows, one in each of the bay windows. These also contain small colored glass panes. The three chimneys are flared brick with concrete panels and caps. The front porch displays turned wood posts and decorative brackets. There is decorative cut woodwork above each corner of the two bay windows. As previously noted, the side porch was enclosed in the 1930s. A porch was added to the back of the east side by 1912. This porch displays lattice work located above and below the porch and is stylistically in keeping with the Queen Anne house type. A window was covered and a door installed as a result of the remodeling (Appendix A, Figs. 9, 10).

Interior

The cellar was excavated possibly in the 1930s when other alterations took place. It is now divided into two rooms with wood plank floors, walls and ceiling. There are unexcavated areas to the east and west of these two rooms. The cellar has been wired for electricity. Though the first and second floors have been somewhat altered, original detail is largely intact. All original wood panel doors remain intact as do the wood door and window trim, baseboards and crown molding. The door and window trim have been altered on the first floor except for the small hallway between the parlor and the living room. The base blocks of all the door frames have been removed, the beaded wood transoms above the doors have been wallpapered over, and the

door trim and crown blocks lowered accordingly. The top piece of each crown block has also been removed (see Appendix A, Figs. 11-24). Walls are wood board covered with muslin and wallpaper. Floors are wood board and covered with linoleum. Wood wainscoting is located in the first floor bath/pantry, second floor bath and kitchen. There is no fireplace; however there are flue openings for as many as four wood stoves on the first floor and four on the second floor. There are only two closets in the house. The closet in the living room was added later. The closet in the second floor south bedroom may be original as it is located in the shed roofed section of the front porch. Typically, wardrobes were used for clothes storage during this period. Both floors have been wired for electricity. The attic space is unfinished with rafters and floor joists exposed.

The Site

The Cozine House is located in what is now a commercial zone within the City of McMinnville. Originally, the house was located in the heart of the city. The historic commercial core of the city began at the eastern end of this block with the Commercial Hotel so the the present commercial context is not entirely out of keeping with the original surroundings.

The Cozine House is situated on the corner of Third Street and Adams Street and faces south on Third. On the same block, to the east, is a concrete building which houses a health food store. Concrete commercial buildings face east on Baker Street at the easternmost end of the block. Two older wood frame residences are located behind the Cozine House facing north onto Fourth Street. These are the only other

residential buildings on the block. Directly across the street to the south is a large modern brick bank building. To the west across Third Street is the McMinnville city park, city library, and city pool. The library is a historic Carnegie Library with a large addition to the south. The pool building is contemporary.

The only outbuilding extant and associated with the Cozine House is the garage which was added by 1912. It is attached to the house at the northeast corner. It is a wood frame structure with drop siding, low pitched gable roof, and sliding garage doors.

The house sits back 18'-10" from the sidewalk on Third Street. The sidewalk is 10 feet wide. The walk leading to the Cozine House is 3'-6" wide. The house sits 21 feet back from the sidewalk on the Adams Street side. It is 11'-9" from the concrete building to the east. The northern end of the garage is 18'-7" from the alley. A 1912 Sanborn Map shows an outbuilding on the site on the Adams Street side to the rear of the house (see Appendix C, Map 6). This same outbuilding can also be seen in a photograph which dates from the early 1920s (see Appendix A, Fig. 71). This outbuilding looks like a wood barn with a gable roof. In this same photograph, a driveway to the north of the barn leads to the concrete building to the east of the house. This driveway was later changed to an alley. To the south of the barn in the photograph is a large plot of ground which appears to be cultivated, possibly as a vegetable garden. There appear to be only two major plantings in this photograph: one is located to the southwest of the western bay window, the other is southeast of the bay window on the facade. This suggests that much of the current landscaping is more recent than the 1920s.

Existing landscaping includes a filbert tree, two holly trees, three cedars, two cherry trees, two camellia bushes, eleven rosebushes, one rhododendron, one forsythia, one bridal wreath bush, one quince, one lilac, two unidentified flowering trees, and four unidentified bushes (Appendix A, Figs. 1-8 and Appendix B, Site Plan).

CHAPTER NOTES

- 1 Clark, Rosalind. Architecture Oregon Style. Portland, OR: Professional Book Center, Inc., 1983, p. 85.
- 2 Mitchell, Eugene. American Victoriana; Floorplans and Renderings from the Gilded Age. San Francisco: Chronicle Books, A Prism Edition, 1979, pp. 3, 7, 15.

CHAPTER III

ANALYSIS OF EXISTING CONDITIONS AND RECOMMENDATIONS FOR REHABILITATION/RESTORATION

Plan

The plan, as it exists today, is very close to the original plan. The porch on the west side was enclosed and the kitchen enlarged. In 1912, a porch was added to the east side off the kitchen and a door replaced a window. The garage was also built in 1912. The cellar was excavated at approximately the same time (Appendix B, Section).

The floor plan could function as an office as it is now. No exterior additions would be necessary. Handicap requirements could be met by providing access from the east porch where a buzzer could be installed which would allow the person to call for assistance. This alternative to ramps and chairlifts which would be incompatible with the historic building has been approved for other historic buildings in McMinnville. The historic Fenton House is one example. The local building inspector should be consulted regarding the alternatives for handicap access.

As two exits are required in all commercial buildings, the entrance on the east porch should be retained even though it is not original. The enclosed west porch (now part of the kitchen) should not be reopened because no historic photographs have been discovered which show the porch's appearance. Any restoration would be speculative and

possibly inaccurate. This enclosure provides more room inside the building and therefore more rentable space.

If a restoration were desired, the west porch should be restored based on physical evidence discovered during reconstruction. The original configuration would possibly be evident. Detail and ornament would require speculation and should be based on the detail found on the front porch of the house.

Exterior

Foundation

The foundation of the house is made up of a single course of bricks which are corbelled in towards the center at the base. The foundation is in good condition with the exception of the east wall which has failed. The failure was caused by inadequate support at the time of excavation. No additional structural members were added to support the large open cellar space.

A concrete block foundation could be constructed behind the original brick foundation. This would level the house, which is considerably out of plumb because of the failed foundation, and retain the original brick foundation. It is crucial that the concrete not be exposed as this will radically alter the historic character of the building. All original brickwork should be repaired and repointed using the guidelines for mortar composition established by the National Park Service in "Preservation Brief #2." A mortar analysis should be conducted to determine the original composition. Every effort should be made to duplicate this mortar. If a mortar is used which is too hard (has a high cement content), it will tend to force the soft brick to

spall (break apart). Therefore, cement content of the mortar should be limited to "...5 percent for not more than 20 percent of the lime..."¹

In removing the old mortar, it is important not to use electric grinding tools as they are difficult to manage and can damage the brick. Instead, hand tools or pneumatic tools may be used. Water sealants are not necessary for the foundation as the brick does not appear to have moisture problems. Sealants can often cause more problems than they solve and they only last for about five years, at which time they must be reapplied. Currently, there appear to be no dry rot or insect problems under the house, due to adequate ventilation. It is also due to the fact that no wood is touching the earth except the board flooring which is deteriorating. The crawl spaces should be covered with polyethylene sheeting to reduce the potential for moisture problems.

The gap in the foundation on the east side should be repaired by using the original brick. Most of this brick remains on the site either on the ground outside the house or in the crawl space. If there is not enough original brick, then a similar compatible brick should be integrated into this repaired section. The brick should match the original in color and consistency. New hard brick should be avoided. It is best to locate brick from a demolished building which dates from the same period.

A proper site water drainage system should be installed. This may be done by adding concealed (buried) drain pipes around the outside periphery of the foundation which directs water away from the house. Another important matter to consider in protecting the foundation is the proximity of surrounding vegetation. Some of these plant materials may

pose a threat to the foundation. Root systems can penetrate foundation walls and cause extensive damage. A specialist should be consulted regarding this issue. All vines should be removed from the building and the surrounding area as they are especially hazardous to building materials and paint Appendix A, Figs. 1-8 and Appendix B, Site Plan). (Please see p. 26 for information on historic landscape features.)

Siding

The siding is in varying states of deterioration depending upon its location. The south and east sides of the building appear to have the most severe damage. Several shingles and ornamental pieces have disappeared. Some or all of these missing pieces are on the ground below. The ground should be thoroughly searched for missing details. Some of these details may be salvageable. Where pieces are not to be found, the salvage shops should be searched or replicas made. Most of the pieces should not be difficult to duplicate. Where the horizontal siding is rotted, the rotten parts should be cut out and replaced by patching in a new piece.

Windows

All windows should be repaired, not replaced. If parts of the window are rotten, the parts should be replaced or patched. Some glass is missing in the south and east windows and the wood is quite deteriorated. These windows can be taken out, repaired, and reinstalled. Salvage stores may have replacement colored glass, but it may need to be cut to fit the window properly. Thermal pane glass could replace the original glass in the windows on the back of the house or in the later windows. The windows with colored glass cannot be converted to thermal

pane. Wooden storm windows would be an acceptable solution to weatherizing these windows.

Porches

The front porch is severely deteriorated and must be rebuilt. It should be rebuilt to the same dimensions that it is now. All of the wood detail should be repaired or replaced. Rotten parts should be removed and patched. The side porch also must be rebuilt and a railing added. The lattice should be extended across the front floor crawl space (Appendix A, Figs. 9, 10). Although not original, this side porch should be considered historic in its own right and treated accordingly. It is stylistically in keeping with the Queen Anne period and once repaired it will be an attractive addition.

Doors

The outside doors are both in good condition and should be repaired and restored. The incompatible aluminum screen door should be removed from the side porch.

Chimneys

The three chimneys should be repointed according to the specifications given for the foundation.

Roof

The roof is in a severe state of deterioration. All layers of roofing material need to be removed and replaced with a layer of fire retardant wood shingles. Shingles and shakes should not be confused. Shakes are much larger and thicker and were rarely if ever used in Oregon. The wood shingle is the appropriate type for the Cozine House. The rafters appear to be in good condition in spite of the water

damage. A careful inspection should be made of the rafters to ensure their stability. The original ridgecap is a single board and should not be covered with shingles.

All gutters and drainspouts must be replaced. They are beyond repair and were probably added at a later date. Originally the gutters were concealed in the eaves. The holes for the drainspouts are evident. It is recommended that these concealed gutters be restored to function again. If this is not a possibility, then new gutters and drainspouts should be added so as to be as unobtrusive as possible. However, no matter how carefully new gutters are added, they will always have some degree of visual impact on the historic character of the building.

Paint

Paint colors were examined on the building and it was determined that the first layer of paint was a primer coating of a dark yellow color. The second coat was light yellow with white trim and dark green sash. An in-depth color analysis was not necessary as the layers of paint were so worn down over time that scrapings proved to be sufficient. These colors are in keeping with the style of the period and should be retained. It is not necessary to paint the architectural detail different colors as it will stand out elegantly in a single color. It is a common misconception that Queen Anne style houses were multi-colored. In actuality, they were only two or three colors, including the sash color.

Garage

Retention of the garage is dependent upon the use of the building. It would not be useful for an office and occupies space which

might be allotted for parking. The building is in a very deteriorated condition and would require almost total reconstruction. Therefore this report recommends demolition of the garage. The back of the house will then be more visible and visually appealing.

Grounds

Based on a historic photograph from the 1920s, most of the existing plant materials are more recent. There are only two large plantings visible in this photograph. The large amount of overgrown plant materials which now exist tend to keep light from entering the house, conceal the house from public view, and may be disturbing the foundation. Therefore this report recommends the removal of most of the existing landscape.

The large cedar trees hinder light from entering the west side of the house. They are also too close to the building foundation. Therefore the three cedars should be removed. The rhododendron on the west side also hinders light from entering the building and should be removed. The holly and cherry trees located near the house on the north side should be removed to allow light into the house. All planting within four feet of the building should be removed except for the rose bush located to the left of the front porch. This rose is an old variety and may be an original planting. It does not keep light from entering the building. The large filbert tree on the east side of the front yard should be removed to allow more visibility to the house. All the growth should be removed from the east side of the house. This is the darkest side because of the proximity of the building next door. Whether to keep the remaining plantings or to remove them is optional.

Parking

Parking will be necessary for any use and its location must be carefully considered. The house is quite visible from three sides so that any parking will have an impact on the appearance of the property. Parking should be located on the back of the lot leaving about three feet between the beginning of the parking lot and the edge of the house. New landscaping around the parking area should be sensitive to the building style. It should not be too large or dominant. New plantings need to be evaluated as to their height and proximity to the house so as to avoid the same problems which exist now with the landscaping.

Interior

Cellar

The cellar could be used as storage space for the new use upstairs. There is very little storage space in the house so it is likely this area will need to be utilized. Whatever its use, the cellar should be rehabilitated so that it is dry, free of insects, and structurally sound.

Currently the cellar is in poor condition. The board flooring has rotted due to its direct contact with the earth below. Makeshift structural supports have caused the foundation to fail and the entire house has shifted as a result. The cellar windows are deteriorated and the wood stairs to the cellar are rotting. The stairs were installed at an awkward angle and are potentially hazardous. The electrical wiring appears unsafe.

The cellar requires substantial rehabilitation which is crucial to the stability of the building. Extreme care should be taken during

any efforts to straighten or level the house. This process can easily cause considerable damage to building materials and details. The board flooring should be removed and a concrete floor poured. New structural members must be installed in appropriate locations. The advice of a structural engineer should be sought. Possibly the wood board walls and ceiling are salvageable. No wood, however, should be in direct contact with the earth.

The cellar stairs should be demolished and rebuilt in a manner that is safe and compatible with the house. Because this is the back of the house, the stairs could be concrete. The new stairs will require a larger well which may not be possible unless the garage were removed (see pp. 25-6).

Walls

The decisions of what to do with the interior walls are major. The house is balloon frame construction in which the interior walls are horizontal board covered with wallpaper. For wiring and heating and cooling purposes, it may be desirable to remove and replace the walls opening up the wall cavities for this work. The board walls are a special part of this historic building and should be retained.

Due to water damage occurring on the ceilings and the central interior wall around the chimney, this wall section may require replacement. This may open up an area in which electrical wiring can be channeled. The chimney wall located in the parlor and front second floor bedroom also has water damage and could possibly be replaced with new board or sheetrock. This would allow for a majority of the board walls to remain in place and intact.

The sheetrock which has been applied over the original walls in the parlor should be removed. The wallpaper will need to be completely stripped down to the boards because of its severely deteriorated condition. A sample of paper should be taken from each room in the house. By soaking these samples in warm water, the layers will separate. This will allow for a quick analysis of what the papers looked like from the original date of the house. Samples should be taken from the bottom and top of the walls to make certain that border papers are included. Many Queen Anne style houses had border papers. Since this project will not be a restoration, it is not necessary to reproduce the wallpapers exactly. However, selecting papers which are similar in type, style, pattern and color will help to retain the historic character of the building. For purposes of recordation, these samples (including all layers) should be retained and preserved. Each layer should be numbered and each room identified. These samples will then serve as documentation of the original wallpapers. They may be retained on the premises or donated to the local library (Appendix A, Figs. 21, 41, 45, 50, 57, 58). It is recommended for purposes of future reference that small portions of original papers be left in place underneath the new paper and some paper might be left exposed in obscure places such as the closets or behind a door. The extent to which this is possible will depend somewhat upon the type of use determined for the house.

Floors

The wood floors are in good condition and can be easily restored. Most floors have been covered with linoleum. This linoleum should be removed and discarded. The floors are a soft fir, typical of

the Queen Anne period. Sanding is not recommended; instead the floors may be stripped with paint or varnish remover. This method retains the worn patina which softwood floors develop over time. A conventional varnish (not polyurethane) may be applied after stripping. It may be necessary to carpet large areas of the house for office use. If so, carpets should be laid so that no damage is done to the floor. Wall-to-wall carpeting is not recommended. A border of woodwork left exposed around the edge of the carpet will not only look good, it will retain some of the original historic character (Appendix A, Fig. 45).

Ceilings

The ceilings in the Cozine House are the same materials as the walls, board covered with wallpaper. The ceilings on the first floor are in fair to good condition and should be retained. The second floor ceilings are in poor condition as water has leaked through the roof. In many places the paper has fallen off the ceiling and the wood has remained wet for long periods of time. Some of the board may need to be replaced. If an entire room needs a new ceiling, sheetrock may replace the original boards. However, it is important to determine the extent of damage to the ceiling and to avoid total removal unless absolutely necessary. Ceilings should be papered with the same care for selecting papers as was done for the walls. Examine the ceiling paper to determine if it is an extension of the wall pattern separated only by the border paper or if it is a different but complementary pattern (Appendix A, Figs. 20, 41, 43).

Trim

Most of the wood trim throughout the house is in good condition. There are missing base blocks on the first floor, and it will be necessary to have replacements made or purchased from a salvage shop. The wood transoms above the doors on the first floor should be exposed and the door trim should be duplicated as per the original configuration which can be seen in the first floor hall between the parlor and the living room (Appendix A, Figs. 22, 23).

Since it may be necessary to dismantle the trim while restoring and repairing the walls, all pieces should be numbered and identified so they can be replaced in their original locations. If it is not possible to locate identical replacement base blocks in a salvage store, these blocks should be reproduced by a carpenter or craftsman. The wood wainscoting below each window should also be exposed by removing the wallpaper which now conceals it. It is recommended that all the painted trim be dismantled and hand stripped (dipping raises the grain and creates an unnatural appearance) as there is not a large amount of painted woodwork on the first floor. The trim on the second floor is painted and should remain painted. The second floor trim is quite plain so that replacing it should not present problems. However, it should only be replaced where it is beyond repair. The simple wood trim on the second floor is a typical characteristic of the Queen Anne cottage. Elaborate trim should not be duplicated on the second floor. This may be difficult to explain to potential renters who would like the second floor offices to look like the first floor. An elegant appearance can

be achieved, however, through paint and wallpaper, light fixtures and furnishings.

Hardware

As much of the existing hardware as possible should be repaired and retained. Paint should be stripped and the hardware polished to restore its original appearance. If replacements are necessary they may be found in building salvage stores (see Appendix A, Figs. 39, 48).

Chimneys

When the wallpaper is stripped off the walls, the brickwork on the chimneys should be repointed. It is not necessary to return the chimneys to functioning chimneys. Instead, they can be repaired so as not to leak and sealed inside so as to be inoperable. The presence of the chimneys on the exterior is very significant. Therefore, unless the chimneys present a serious problem on the interior, they should remain in place. If it were desirable to make the chimneys operable, a new liner could be inserted and fireproof walls installed for the wood stoves. The local building inspector must be consulted regarding regulations.

Utilities

Electrical

The house will definitely require complete electrical upgrading. Care should be taken to retain as much of the historic fabric as possible during this upgrading. Wiring should be run through existing drill holes wherever possible. Telephone lines will require the same kind of consideration. When it is necessary to remove a portion of wall, floor, or ceiling, it should be done in a manner so that the

opening may be patched to match the surrounding board walls and woodwork (see pp. 28-30).

Plumbing

The present plumbing system is deteriorated and outdated. A new plumbing system should be installed, preferably in the location of the current system. It is known through newspaper documentation that this house had running water from the beginning, so that the current plumbing locations are most likely the original locations, with the exception of the first floor bath which was later inserted into the pantry.

Heating

A modern central heating system should be installed in the house. A gas heating system was installed in the house during a renovation. It has since been dismantled and is in a state of disrepair. This system could perhaps be revived and updated. The advantage to reviving the old system would be to avoid further alterations to the building. The existing system does not visually impact the building. If a new system were to be installed, care should be taken to conceal ducts. These ducts could be installed in the first floor closet in the living room and in the closet underneath the stairs. Another alternative would be to install ducts between the wall studs. This would require some removing and replacing of wall and ceiling boards. The new system may also utilize portions of the older gas system such as the floor registers. Baseboard electrical units are not recommended as they would alter the historic character of the building.

Insulation

There is currently no insulation in the house. Insulation can easily be placed in both the attic and cellar. These are the two locations of greatest heat loss in the house and should be the first areas of consideration for insulation. It is not recommended to insulate the walls of the house. Relatively less heat is lost from the walls themselves and problems are created when insulation is installed. The insulation can actually block the passage of air and cause serious moisture problems. Adequate ventilation should be created in the attic through the insertion of unobtrusive vents to the exterior. An additional insulative measure may be to add a layer of heavy paper or cotton muslin to the board walls prior to hanging the decorative paper. The installation of a cotton muslin layer would be another alternative.

Conversion from Residential to Office Use

The Cozine House is relatively small and therefore the type of office space should not require extensive storage space or expect to expand. At the most there would be seven offices available, one of which would be shared with a receptionist. The reception area could be located in either the parlor or dining room with one of the two doors being kept closed. The door should not be removed but closed to allow for more usable space in the room. The kitchen has been remodeled at least once and therefore retains little historic value. It could be renovated for an office space. The first floor bath would remain as a functioning bath. The closet space in the living room could be eliminated or expanded, depending upon the needs of the lessee. The second floor would accommodate three offices and one bath. The kitchen

area could be altered to function as a storage area/break room. The cellar could also accommodate storage. The removal of partition walls is not recommended in the case of the Cozine House. The few partitions which exist are the original house plan and distinguish it as a Queen Anne style house. Little flexibility would be gained through removal and a great amount of historic character would be lost.

Conversion from Residential to Retail Use

The Cozine House could be converted to a retail space depending upon the type of retail. A small specialty gift shop would suit the building. The inventory would need to be relatively small due to limited storage, although the cellar could provide a fair amount of storage. The most difficult problem to solve in terms of retail would be the second floor. A shopkeeper would not be able to monitor clients on both floors at the same time. Costs would most likely prohibit two salespersons working together; however, this is one solution to the problem. Another solution would be to use the second floor only for storage, though this is not the best use of rentable space. The two floors could be rented by two separate retailers. Antique shops are often set up in this manner. Plant stores or other high humidity generating occupancy types would damage historic finishes and should not be allowed.

Furnishings

Furnishings may be either contemporary, a mix of contemporary and historic, or historic, depending upon the lessee's needs. It is recommended that the furnishings complement and are compatible with the historic interior. Since the wallpaper should be compatible to the

period, some modern furnishings might not fit well in this house. Potential renters will most likely be attracted to the property for its historic appeal and will want furnishings which are compatible. Lighting fixtures should be either simple modern fixtures or period fixtures. Reproduction fixtures are available as are originals in building salvage shops. If period fixtures are desired, they should fit the house in terms of scale. For example, a grand chandelier would be too overwhelming for this modest Queen Anne house.

Code Compliance

The local building inspector should be consulted early in the rehabilitation process. Oregon's Uniform Building Code Chapter 51 provides owners of historic property some flexibility when it comes to code compliance. Fire and life safety codes are not arguable, but alternatives may exist. For example, there may be alternatives to adding an exterior stair to the second floor to provide egress from that floor. The determined use for the building will have a major impact on what types of code compliance will be required. Office use has less stringent requirements than do residential or restaurant uses. If the building inspector is made aware of the historical significance of the building, he/she is required to take this into consideration when evaluating the rehabilitation.

CHAPTER NOTES

- 1 "Preservation Briefs" 2 "Repointing Mortar Joints in Historic Brick Buildings." Washington, DC: U.S. Department of the Interior, Technical Preservation Services Division, n.d., pp. 3-4.

CHAPTER IV

ECONOMIC CONSIDERATIONS

The property owners should nominate the Cozine House to the National Register as it is a historically significant building. This nomination will allow the owners to take advantage of several different tax incentives available for historic properties. These incentives were developed to encourage owners of historic property to rehabilitate their buildings.

Investment Tax Credits

The Investment Tax Credit program was established in 1981 by the Federal Government to encourage the reuse and development of historic buildings. The program is available to historic property owners and developers who wish to invest in a substantial rehabilitation project. Requirements for qualifying for this program are: property must be rehabilitated for an income-producing use; property must be listed on the National Register (or in the process); the rehabilitation project must be a "substantial" rehabilitation which means the rehabilitation costs must be equal to or greater than the adjusted basis of the building or \$5,000, whichever is greater. Adjusted basis is determined by the property's true cash value plus improvements less depreciation. The rehabilitation project must be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation. The intent of this report has been to comply with these Standards. The owner is

allowed to take 20% of the rehabilitation costs as a credit on federal income taxes. This credit may be spread over five years.

Oregon Historic Property Tax Freeze

The Oregon State Property Tax Freeze was established in 1976 by the Oregon State Legislature to encourage the maintenance and rehabilitation of historic property. This program is available to any historic property owner within the state. Requirements for this program are: the property must be listed on the National Register. The property owner may apply for the tax freeze which will hold the true cash value of the property "frozen" for 15 years. This will allow the property owner to make improvements without an increase in taxes. Should the owner choose to substantially rehabilitate the property, significant savings can be realized.

Conservation Easement Donation

The Conservation Easement Donation program was established in 1976 for the purpose of preserving historic properties. Easements may encompass facades only, entire buildings, interior and exterior, and/or historic landscapes. This program is available to any National Register property owner. This property owner may donate an easement to a non-profit institution which is committed to preserving historic buildings. The easement is placed on the deed to the property so that every subsequent owner inherits the easement. Technically, this lowers the resale value of the property; so in return for this donation, the property owner can take a charitable tax deduction in the amount of the value of the easement. Value is determined by an appraiser who identifies the property value before the easement is placed on it and

the property value after the easement is in place. The difference between the two values is the amount the property owner may deduct as a charitable donation.

Tax Incentives and the Cozine House

Table 1 included identifies tax incentives estimates for the Cozine House. The current true cash value of the property is \$49,500. In order to qualify for the Investment Tax Credit program, \$50,000 worth of rehabilitation work would have to be invested in the property. This works out to about \$36 per square foot which is high for McMinnville; however, after the various tax incentives have been realized the cost per square foot would be about \$17. Undoubtedly, the property owners can spend this much to rehabilitate the property, so there is no question about qualifying for the tax incentives. Of the \$50,000 in rehabilitation costs, \$10,000 can be directly credited to the owners' income tax. The property taxes would be frozen at \$49,500. In 1985, the owner paid about \$1,000 in property taxes. If they improve their property by \$50,000, thereby increasing the value to \$100,000, their property taxes would double to \$2,000 per year. However, if the taxes were frozen, the owners would still be paying \$1,000 a year, thereby saving \$1,000 per year for a total savings of \$15,000 over a 15-year period. This amount plus the \$10,000 Investment Tax Credit equals \$25,000 in savings or half of the initial investment.

The conservation easement is more complicated to determine since it is dependent on the owners' income. Conservative estimates place easement values at approximately 8% of the after-rehabilitation true cash value which is about \$8,000 in the case of the Cozine House. This

Table 1

Cozine House Investment Benefits
\$49,000 Current True Cash Value

Investment Tax Credit

| | |
|------------|-----------------------|
| \$50,000 | Rehabilitation Cost |
| <u>20%</u> | Credit Factor |
| \$10,000 | Investment Tax Credit |

Oregon Property Tax Freeze

| | |
|---------------|--|
| \$ 49,500 | Frozen True Cash Value (TCV) |
| 1,000 | Taxes per year |
| \$100,000 | Reassessed after rehab (TCV) |
| 2,000 | Taxes per year |
| 2,000 | Tax cost per year after rehabilitation |
| <u>-1,000</u> | Tax cost per year - Frozen TCV |
| \$ 1,000 | Yearly Tax Savings |
| <u>x 15</u> | Years |
| \$ 15,000 | Total Property Tax Savings over 15 Years |

Conservation Easement

| | |
|---------------|---------------------------|
| \$ 50,000 | Rehabilitation Costs |
| <u>49,500</u> | TCV before Rehabilitation |
| \$100,000 | Reassessed TCV |
| <u>x .08</u> | Easement Factor |
| \$ 8,000 | Charitable Tax Deduction |

Total Savings

| | |
|---------------|---|
| \$10,000 | Investment Tax Credit |
| <u>15,000</u> | Oregon Property Tax Freeze |
| \$25,000 | Total Savings + % of \$8,000 charitable tax deduction |

amount could be applied to the owners' income tax as a contribution resulting in an undetermined amount of savings. These calculations do not include an inflationary increase in property taxes. If this rate

were figured in, the tax freeze would amount to an even greater savings. It is evident from these figures that there are great financial incentives available for this project. Other sources for financing can be local block grant money. The local planning department should be consulted regarding these funds. The National Trust for Preservation offers small grants to National Register projects. Their office in San Francisco should be consulted. In some communities the local bank has agreed to a low-interest loan program for the rehabilitation of historic properties.

CONCLUSION

In summary, it is recommended by the author that National Register status be sought for the Cozine House. This listing will provide the owners with financially advantageous incentives and will bring recognition of the property for its historical significance within the City of McMinnville.

As stated in previous chapters, this property has significance as the last extant building associated with the Cozine family. The pioneer Cozine family is significant to the history of McMinnville as they were one of the first three families to settle in the McMinnville vicinity. The Cozines donated land to McMinnville College and resided within the city itself for many years. The Cozine property is also significant as an example of the Queen Anne cottage style house. It is one of only two intact houses in McMinnville of this small cottage type. Although in a state of disrepair, the house remains substantially intact and unaltered.

Rehabilitation of the Cozine House is feasible in both economic and logistical terms. All damage to the house is repairable and can be executed for a reasonable amount of money. Much of the necessary work is labor intensive. Often this can be more costly than the use of expensive materials; however, the tax incentives should offset these cost differences. None of the rehabilitation work is unusual or difficult as long as contractors, carpenters, etc. are somewhat knowledgeable about historic buildings. It is recommended that

contractors and other workers have prior experience with older homes and preferably with designated historic buildings. If it is not possible to obtain experienced contractors, it is important to be very specific about the work to be performed. The contractor should be required to consult with the property owners or project manager if any questions arise during rehabilitation. In this way, serious mistakes can be avoided. All specifications for the rehabilitation should be in writing and any changes to the original project plans should also be in writing. This will not only clarify things between the property owners and the contractor, it will provide the owners with a basis to begin the application procedures for the various tax incentives.

The rehabilitation of this property will provide the owners with an income-producing property. It will also provide the McMinnville Downtown Historic District an attractive building at the corner of Third and Adams. Though not included within the district, the Cozine House will serve as an entrance to the historic district from Adams Street. The Cozine House is strategically located at the edge of the downtown and once rehabilitated, it will enhance the historic character of the downtown district.

APPENDIX A

PHOTOGRAPHS



south elevation (front)

Fig. 1



south elevation
front porch detail

Fig. 2



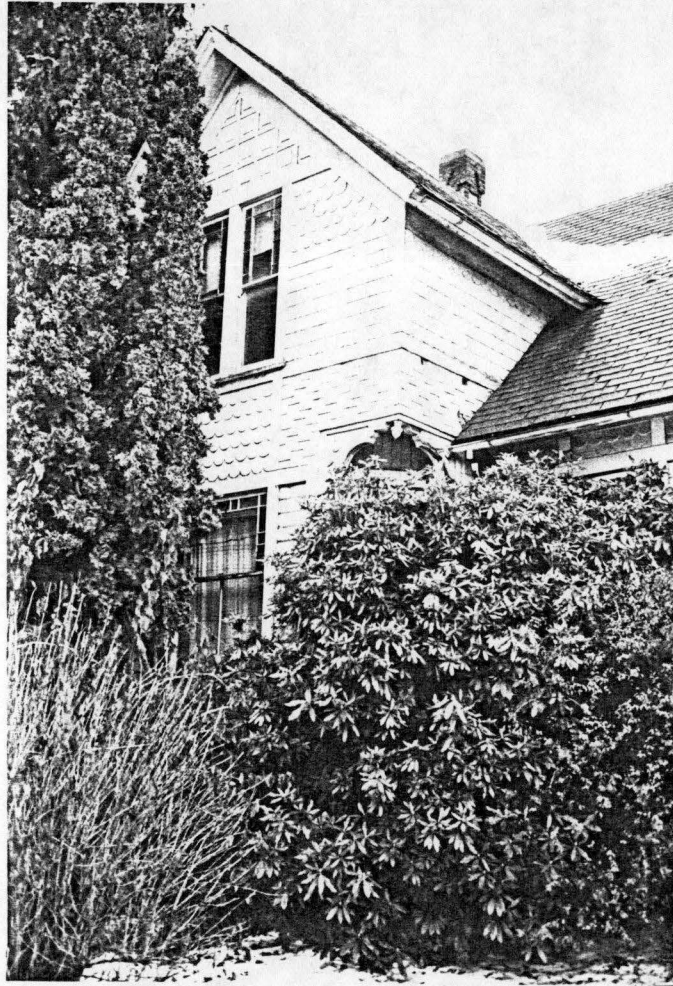
south elevation (front)

Fig. 3



west elevation

Fig. 4



west elevation - detail



west elevation

Fig. 6



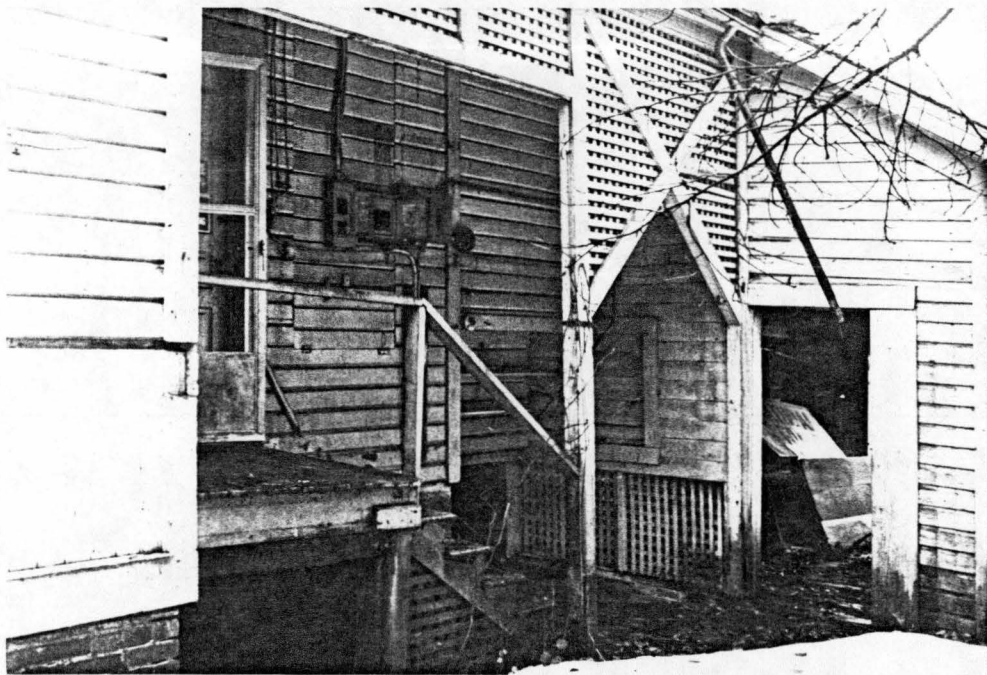
north elevation (rear)

Fig. 7

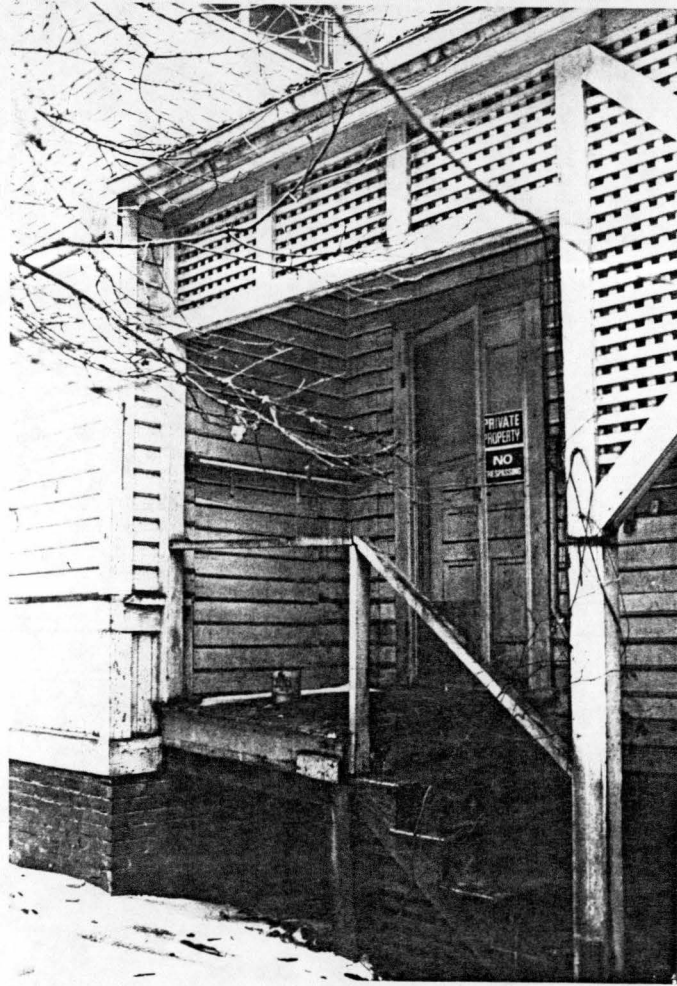


north elevation - garage

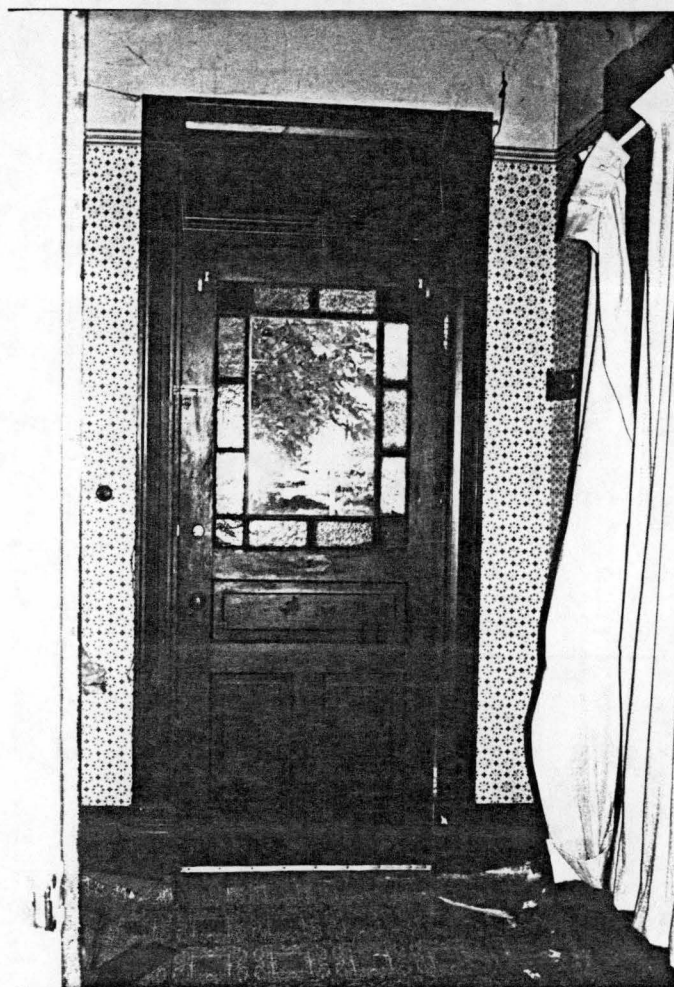
Fig. 8



east elevation - porch and attached garage

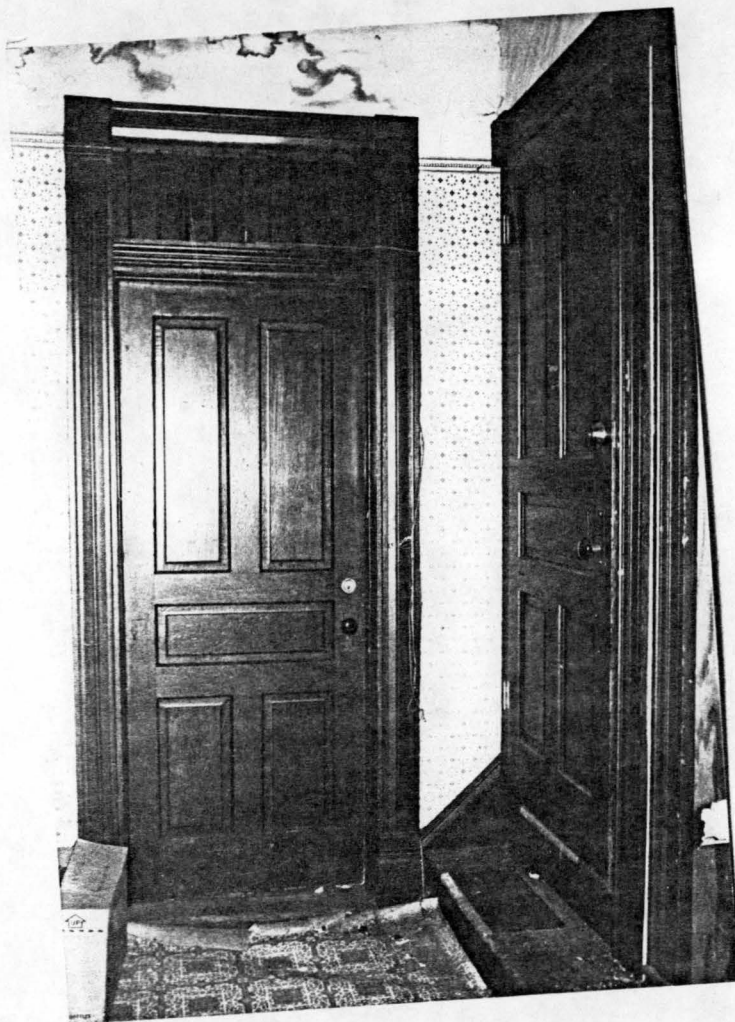


east elevation - porch



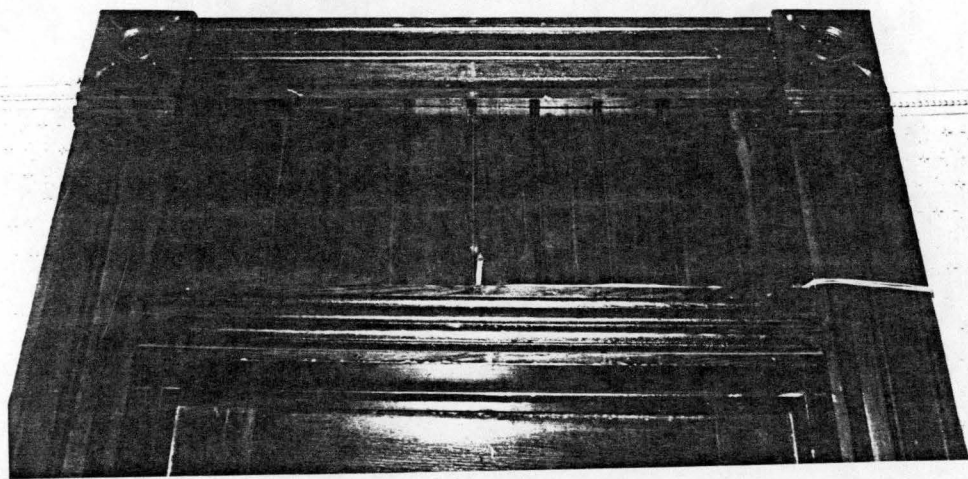
first floor - entrance hall
looking south

Fig. 11

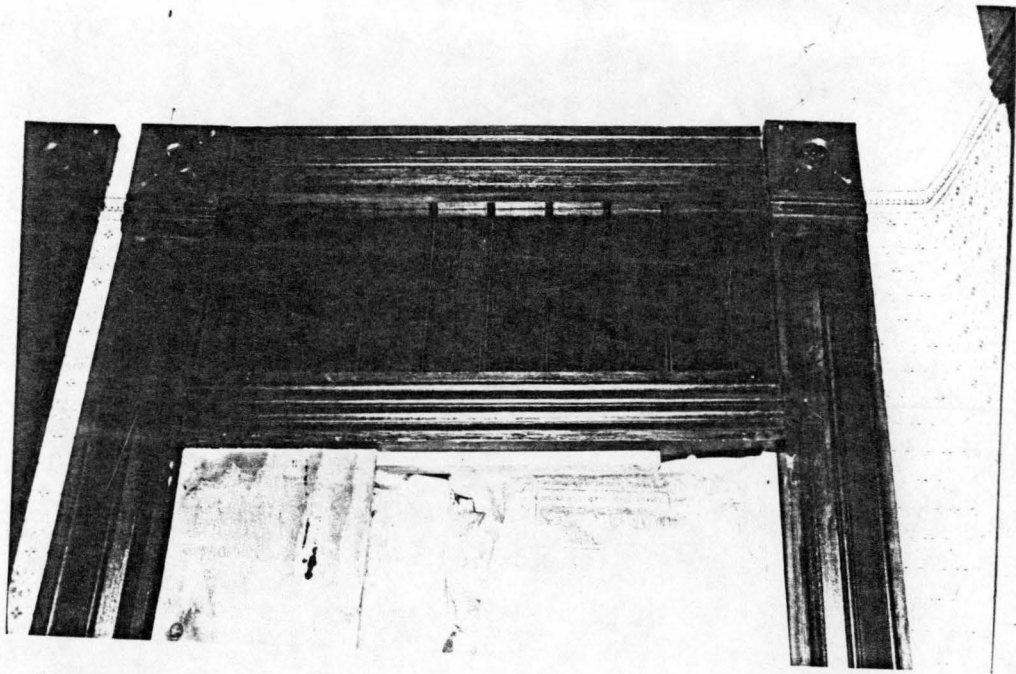


first floor - entrance hall
looking northeast

Fig. 12

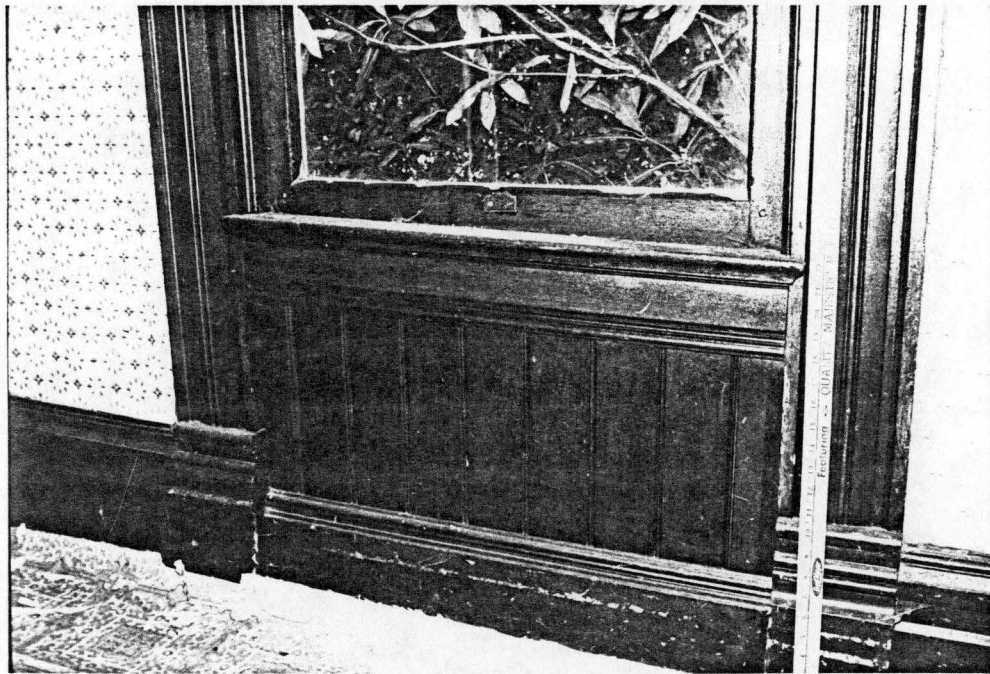


first floor - entrance hall - transom detail

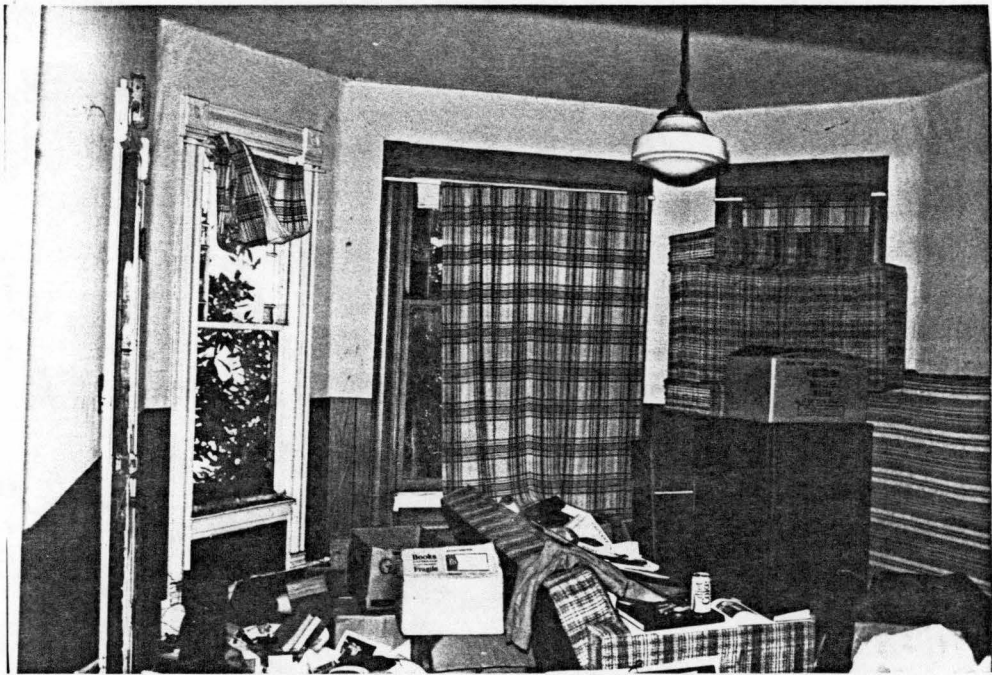


first floor - entrance hall - parlour transom

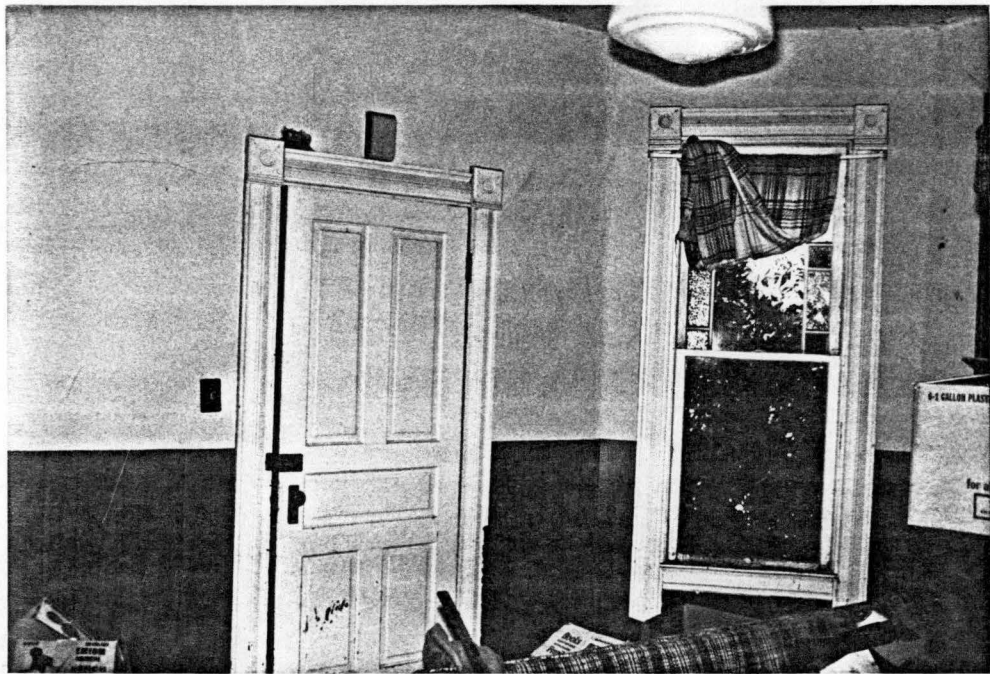
Fig. 14



first floor - entrance hall - window detail



first floor - dining room
looking west

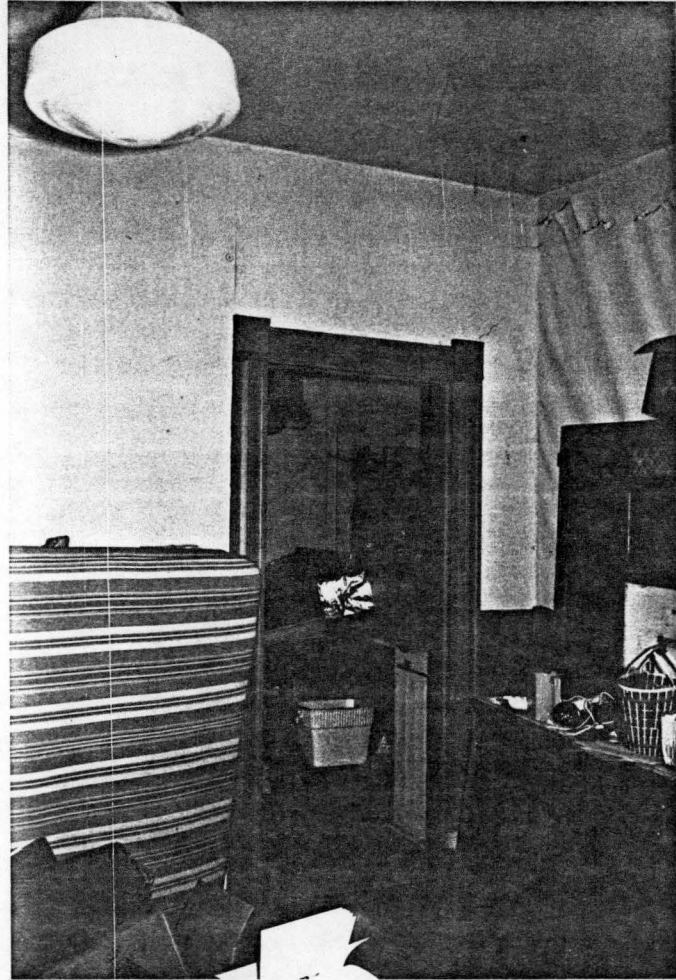


first floor - dining room
looking southwest

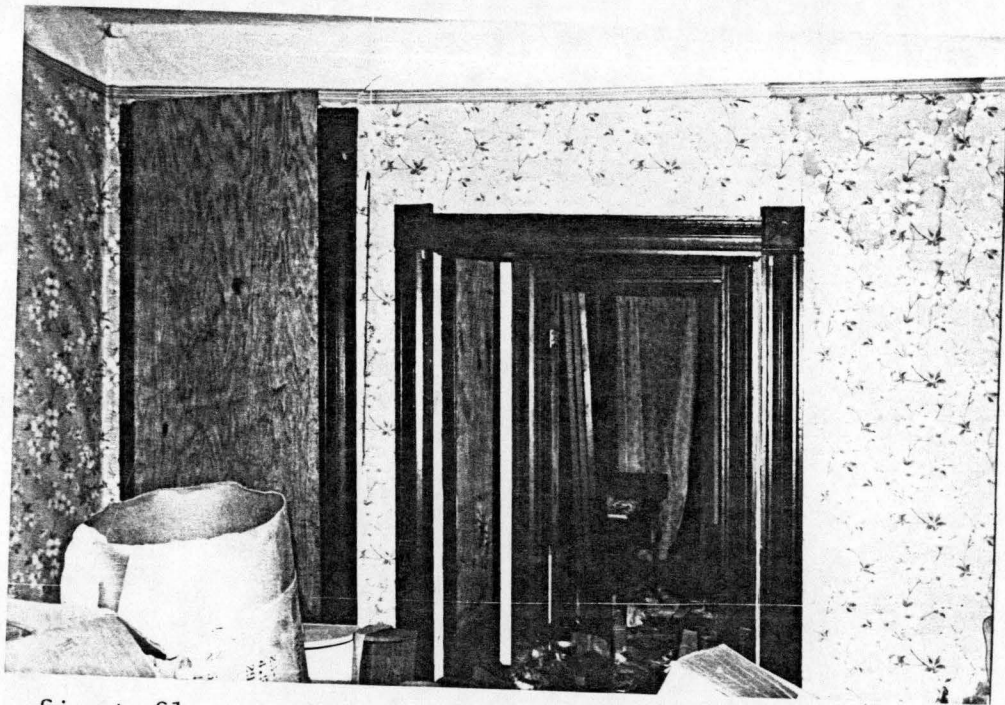
Fig. 17



first floor - dining room - detail



first floor - dining room
looking north



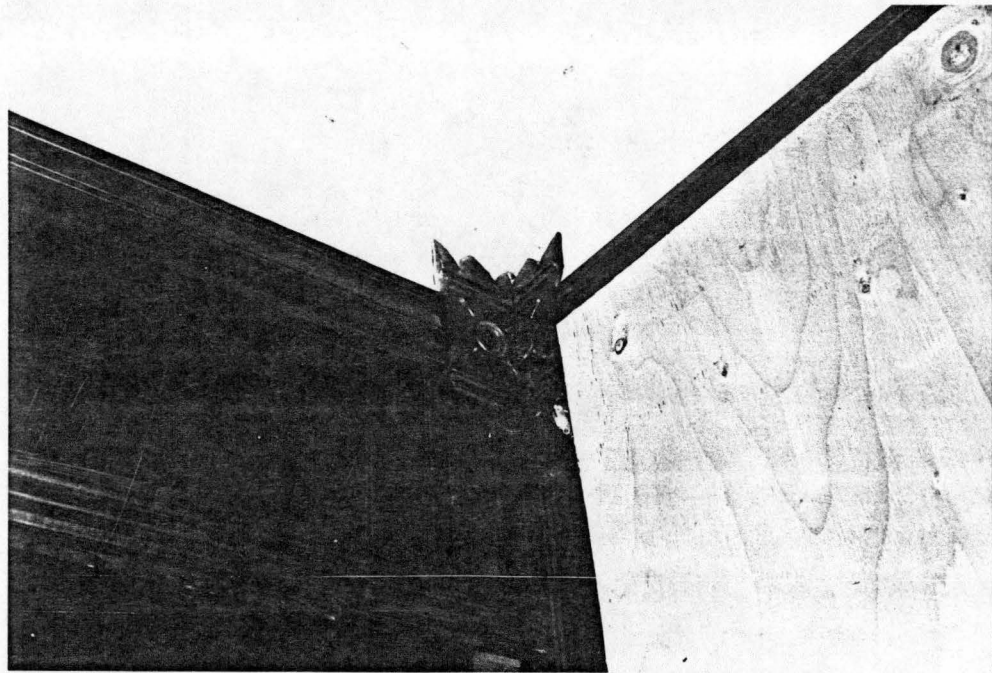
first floor - living room
looking south



first floor - living room
looking north



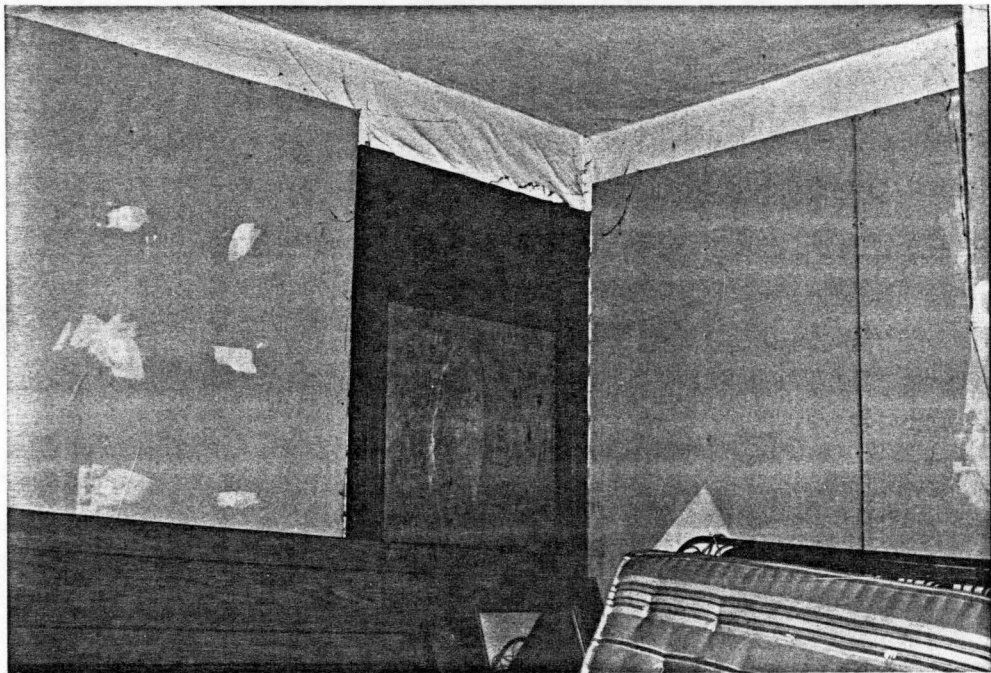
first floor - hall
looking south



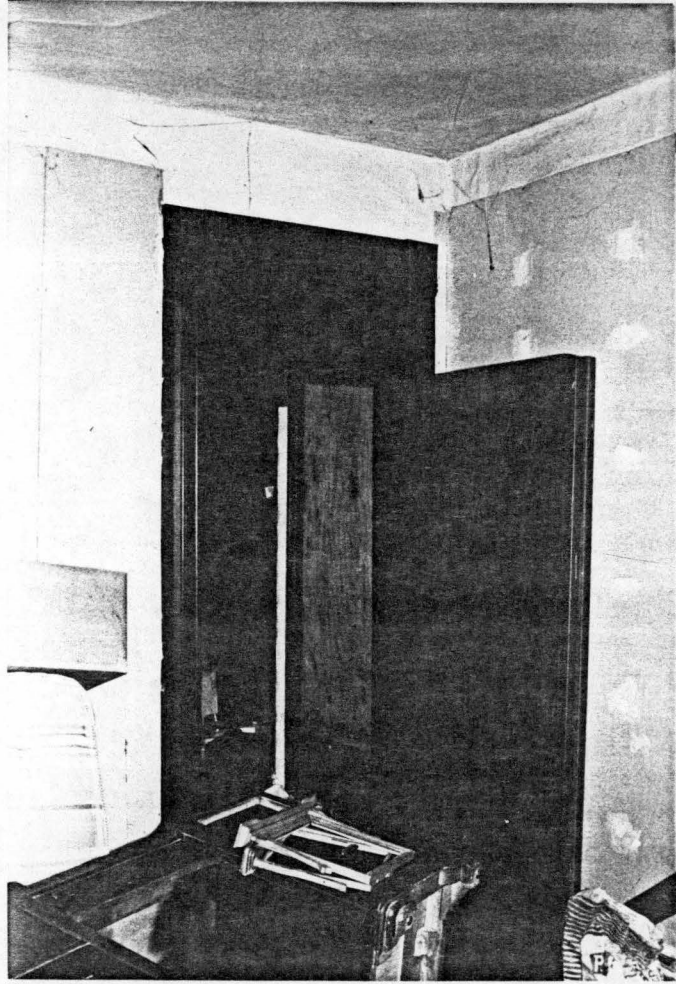
first floor - hall - crown molding detail



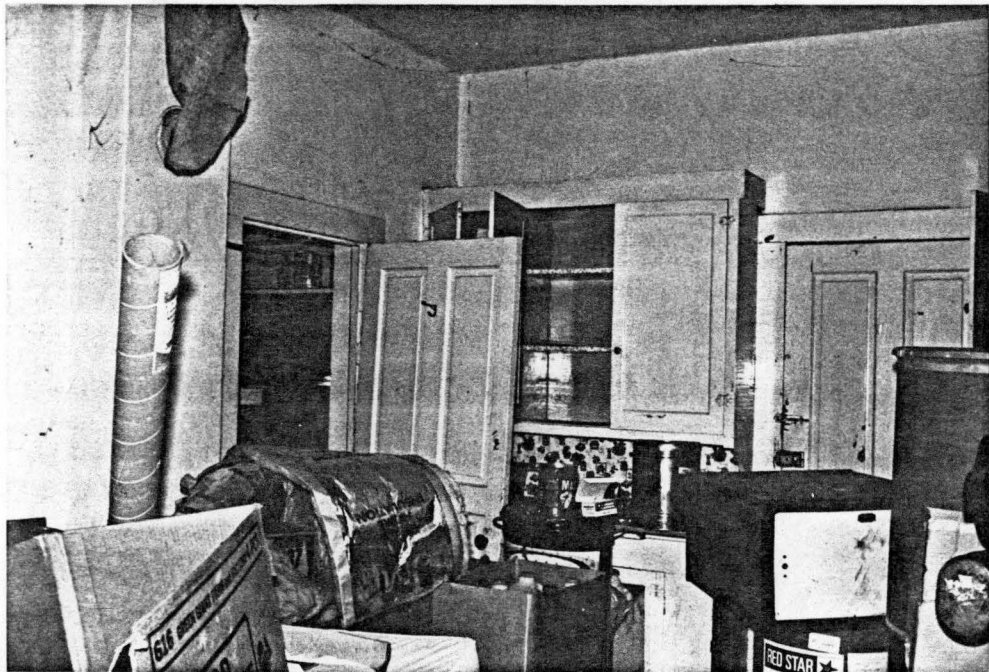
first floor - parlour
looking southwest



first floor - parlour
looking west



first floor - parlour
looking west



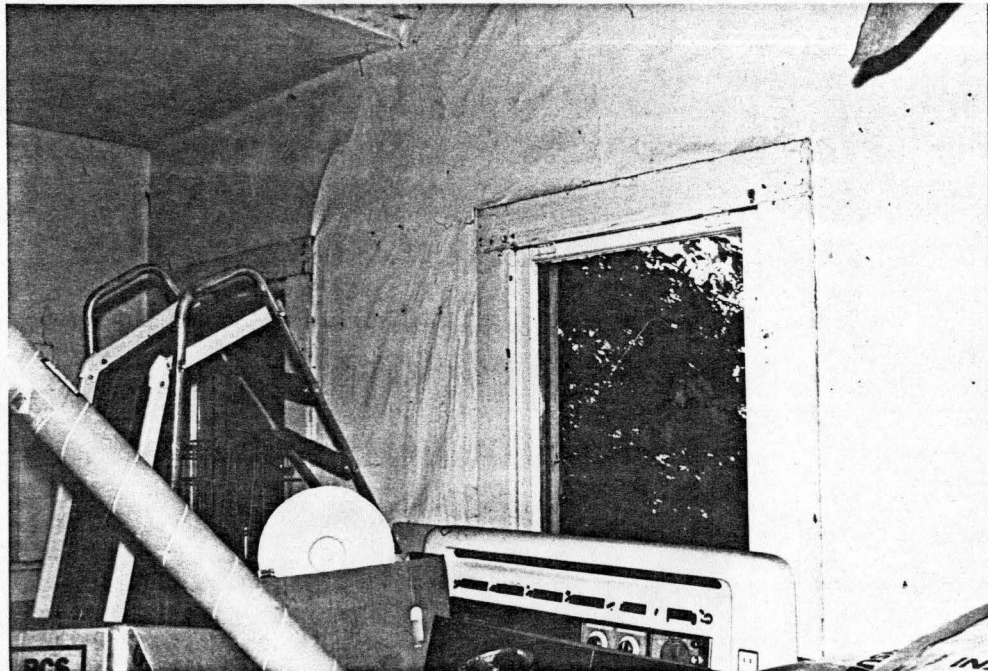
first floor - kitchen
looking northeast



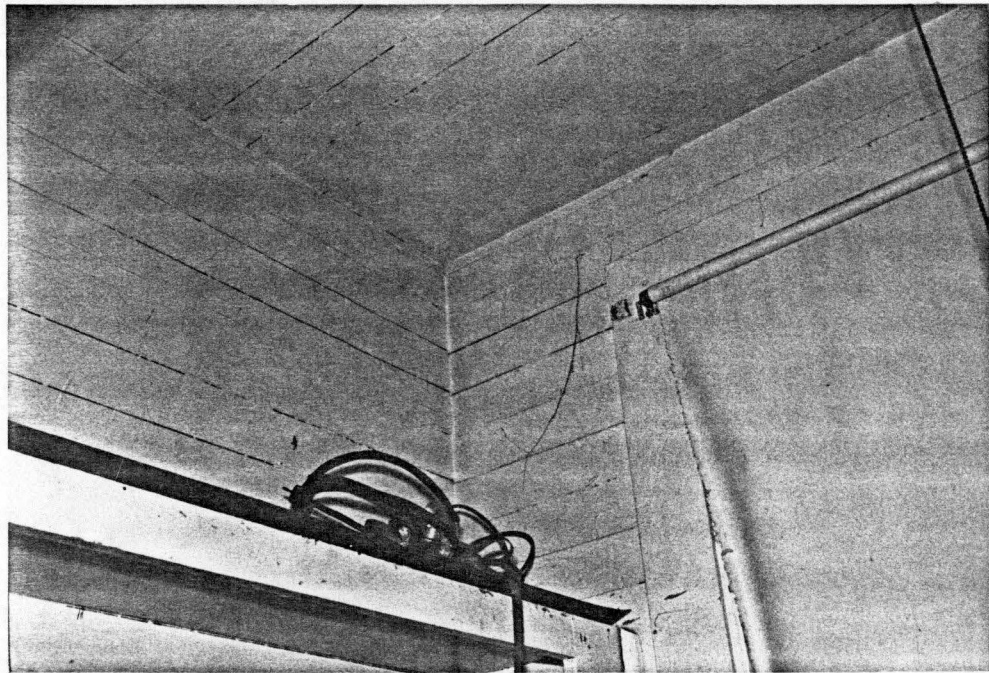
first floor - kitchen
looking east



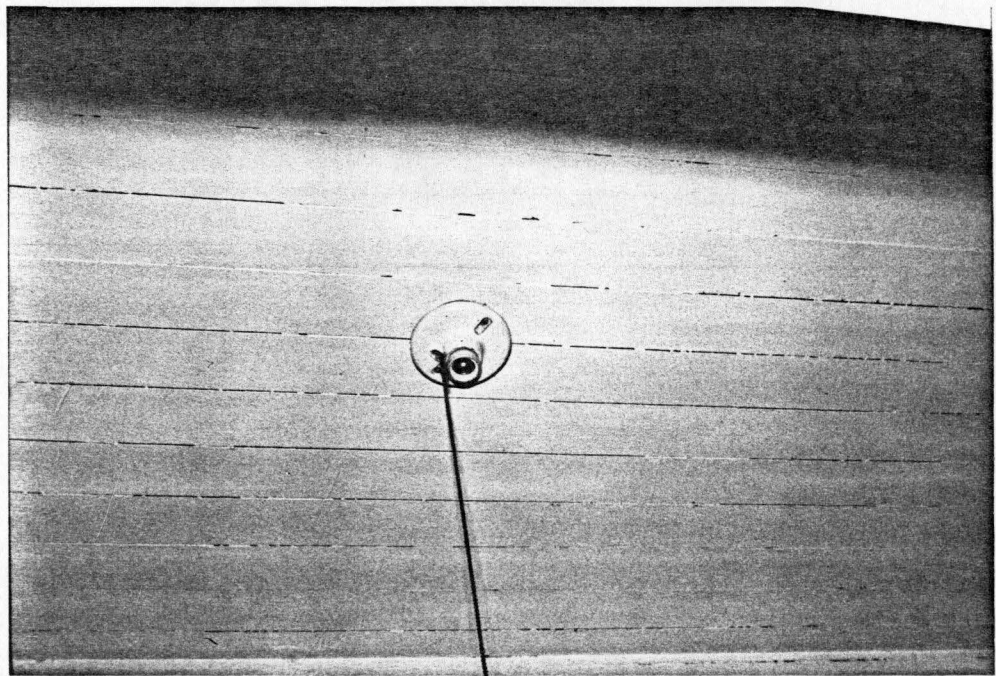
first floor - kitchen
looking west



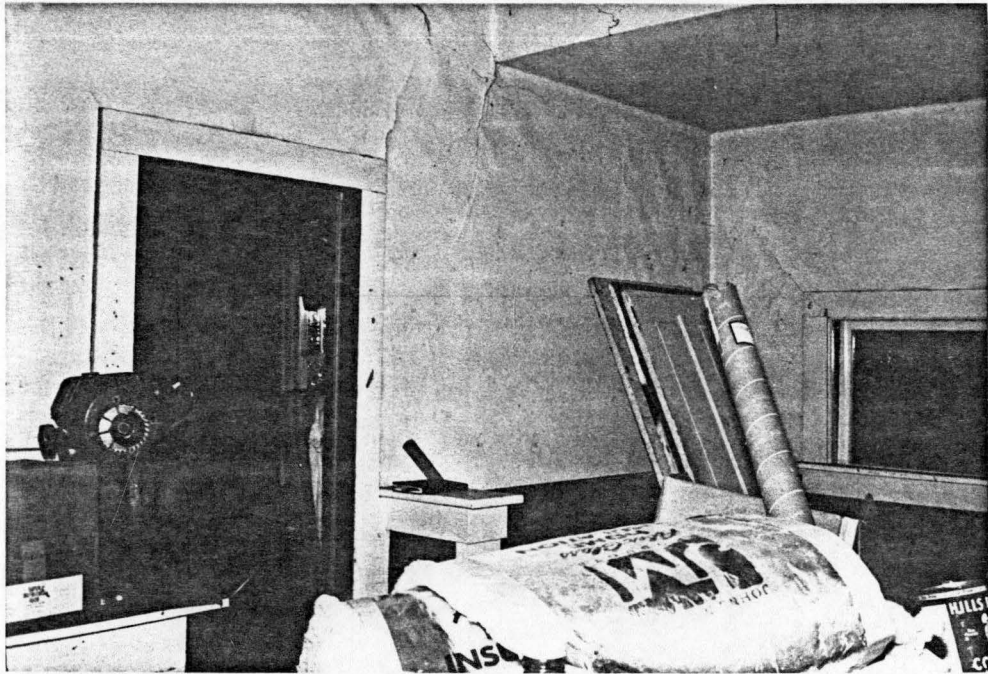
first floor - kitchen
looking north



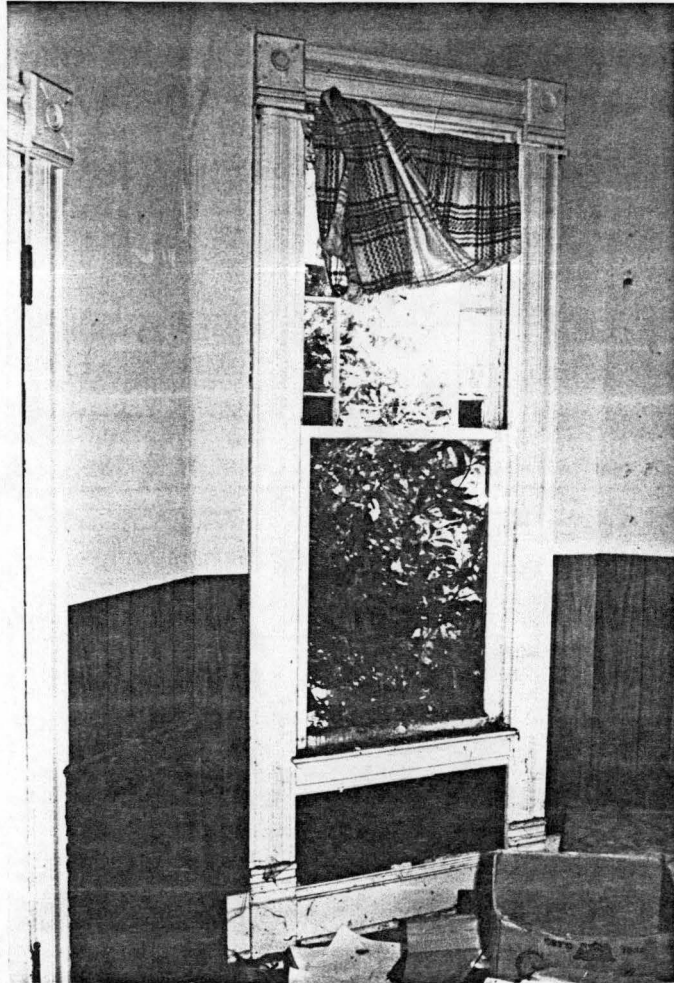
first floor - pantry/bath - wall detail



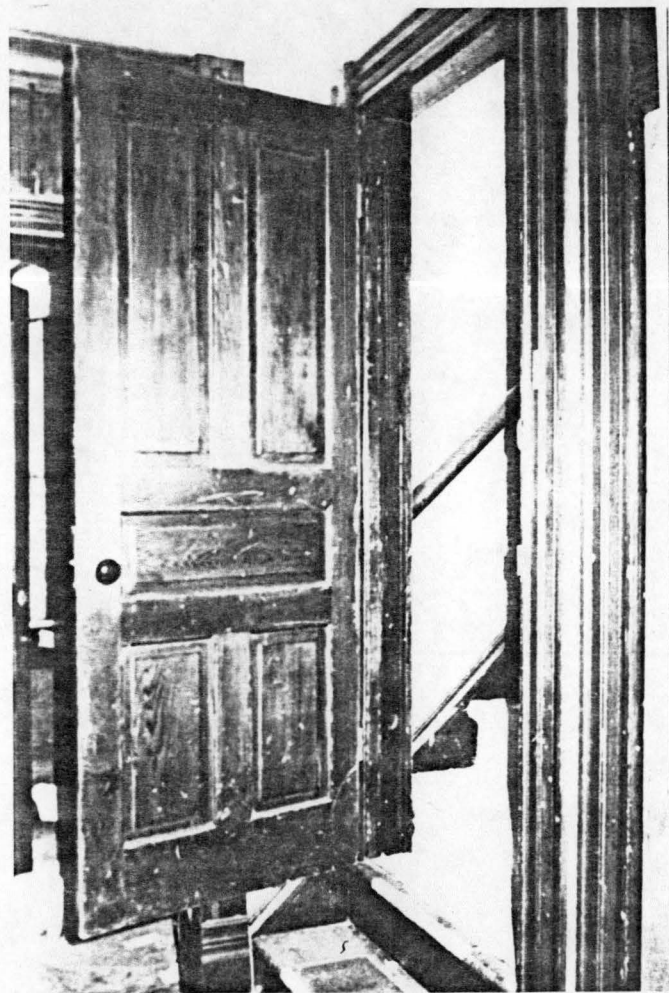
first floor - pantry/bath - ceiling detail



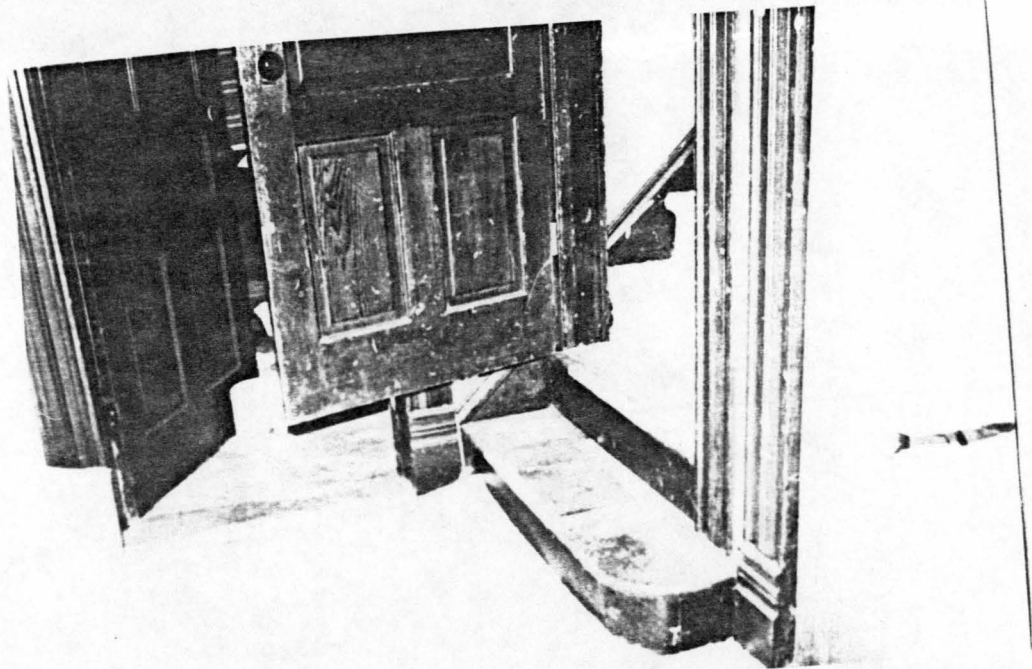
first floor - kitchen
looking southwest



first floor - dining room
west window detail

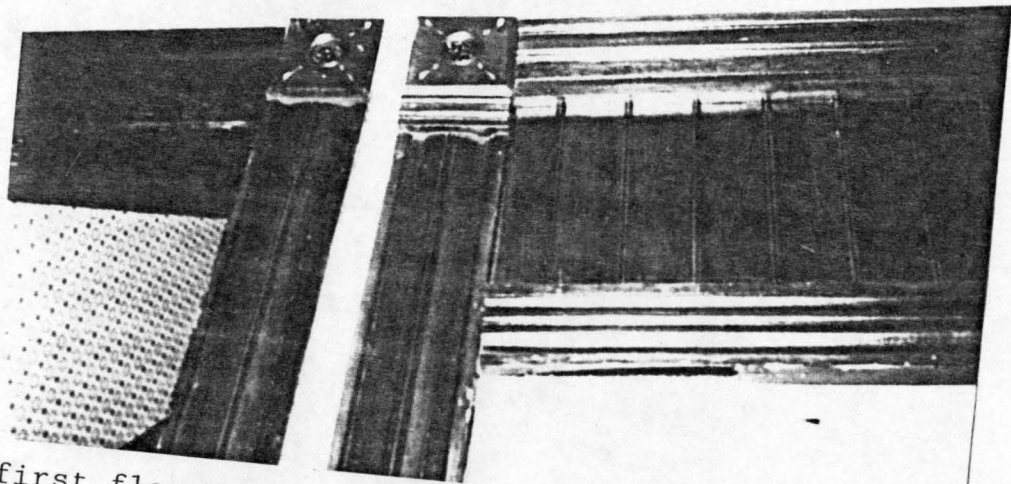


first floor - entrance hall
door detail



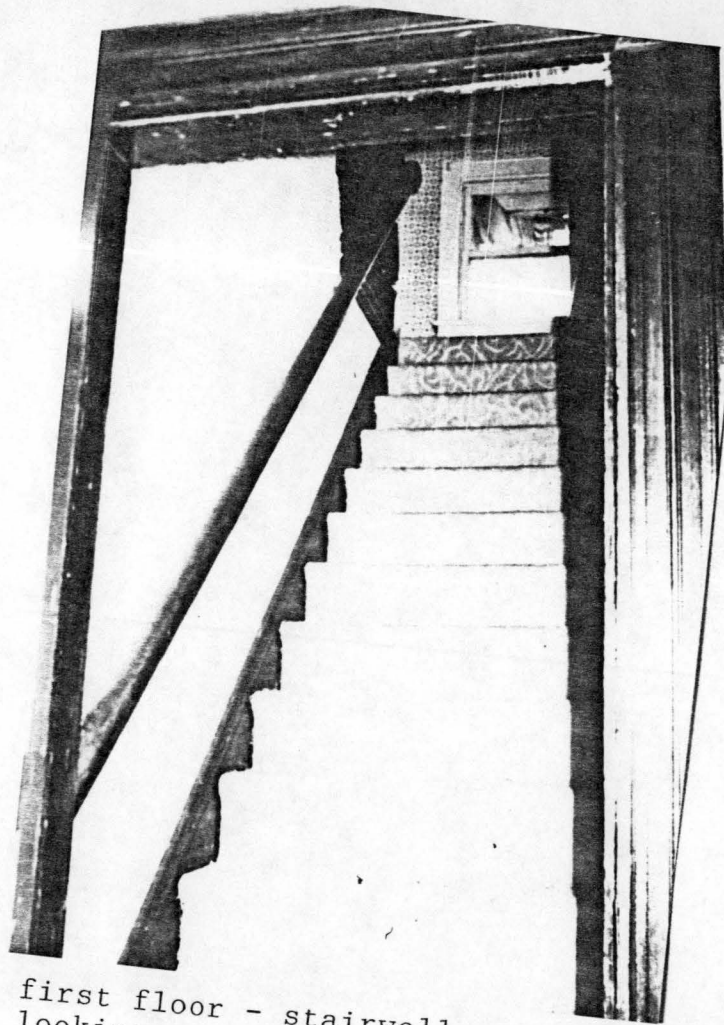
first floor - entrance hall - door detail

Fig. 36



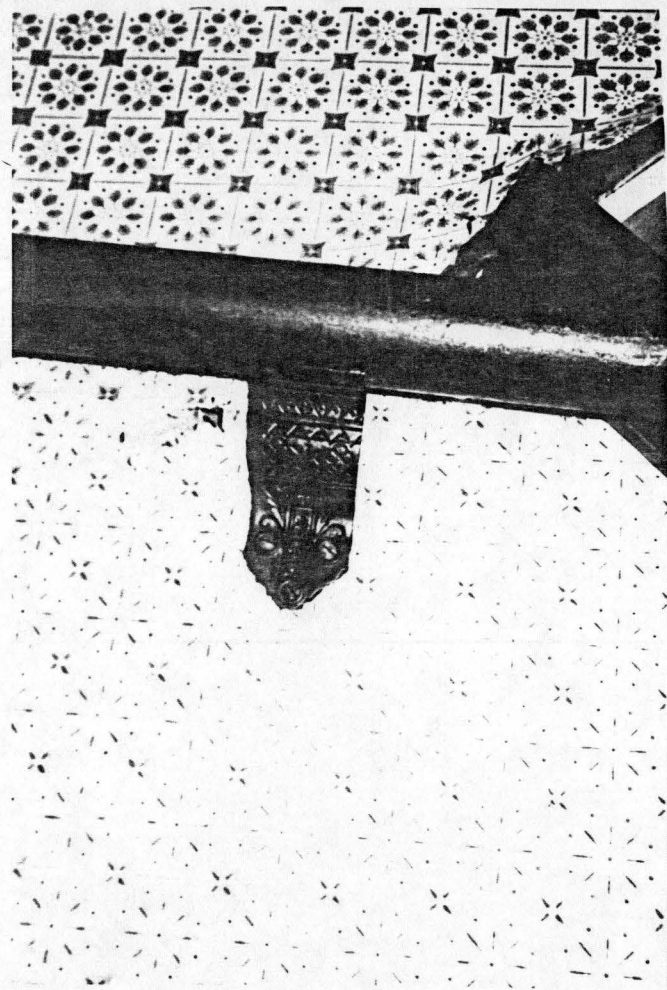
first floor - entrance hall - transom detail

Fig. 37

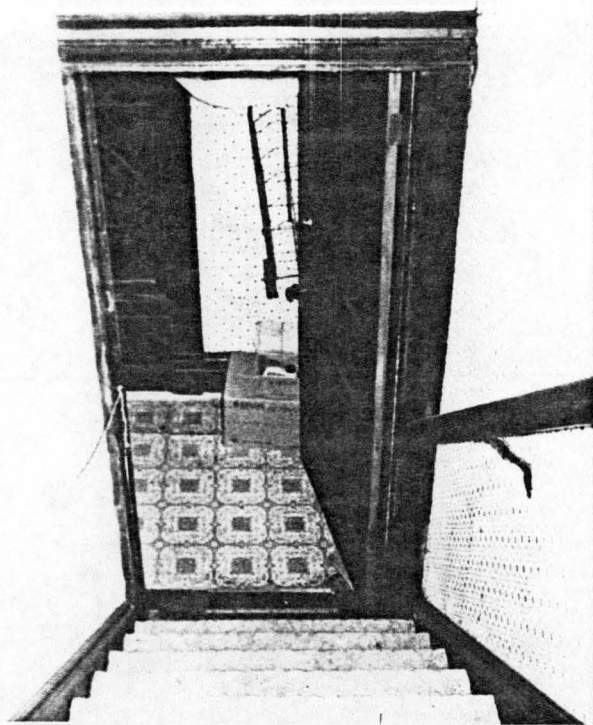


first floor - stairwell
looking east

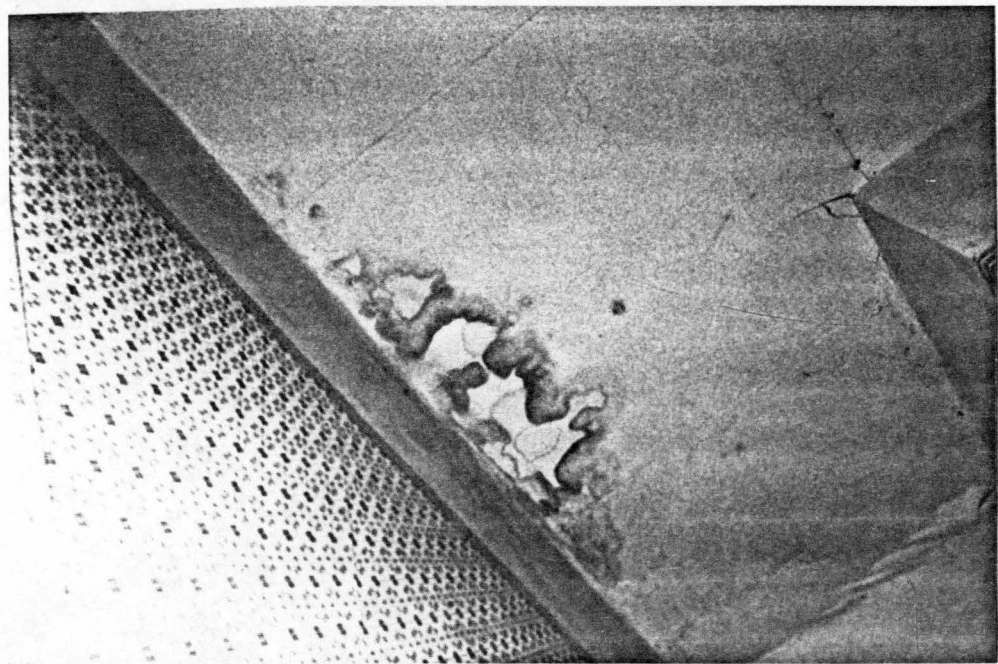
Fig. 38



second floor - stairwell
bannister detail



second floor - stairwell
looking west

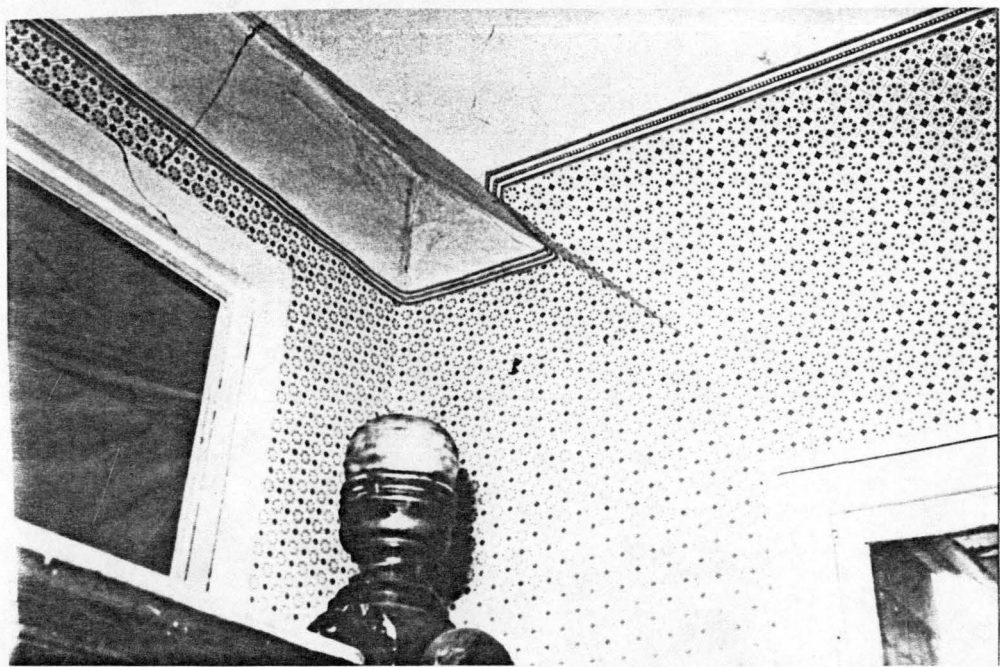


second floor - landing - ceiling detail

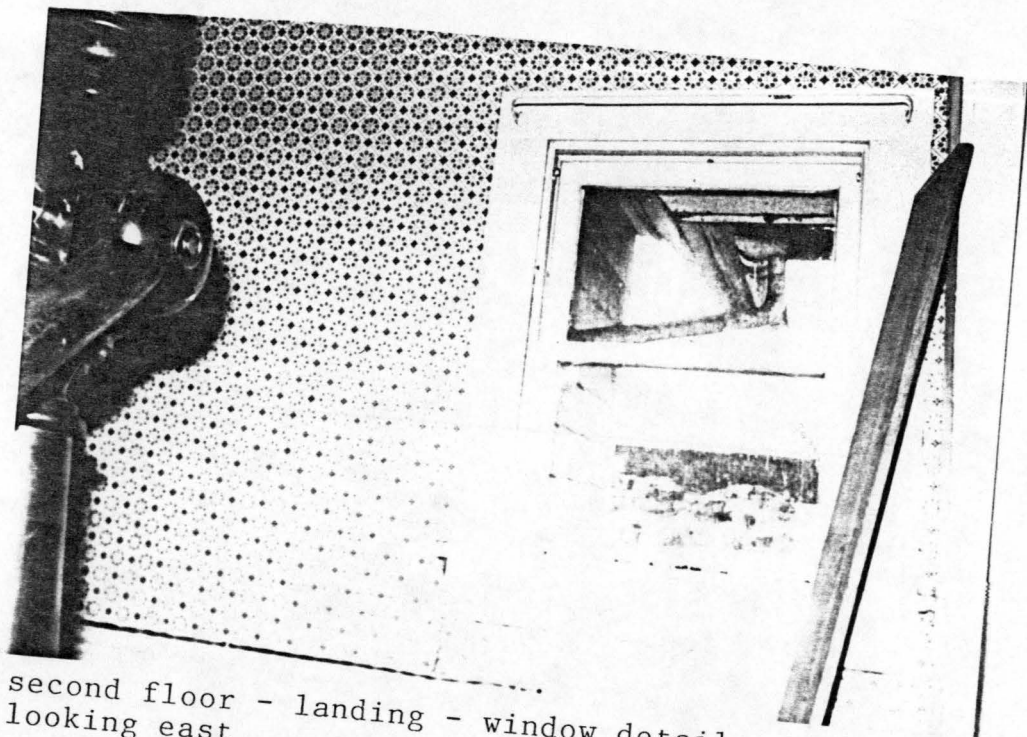


second floor - stair railing/
newel post detail

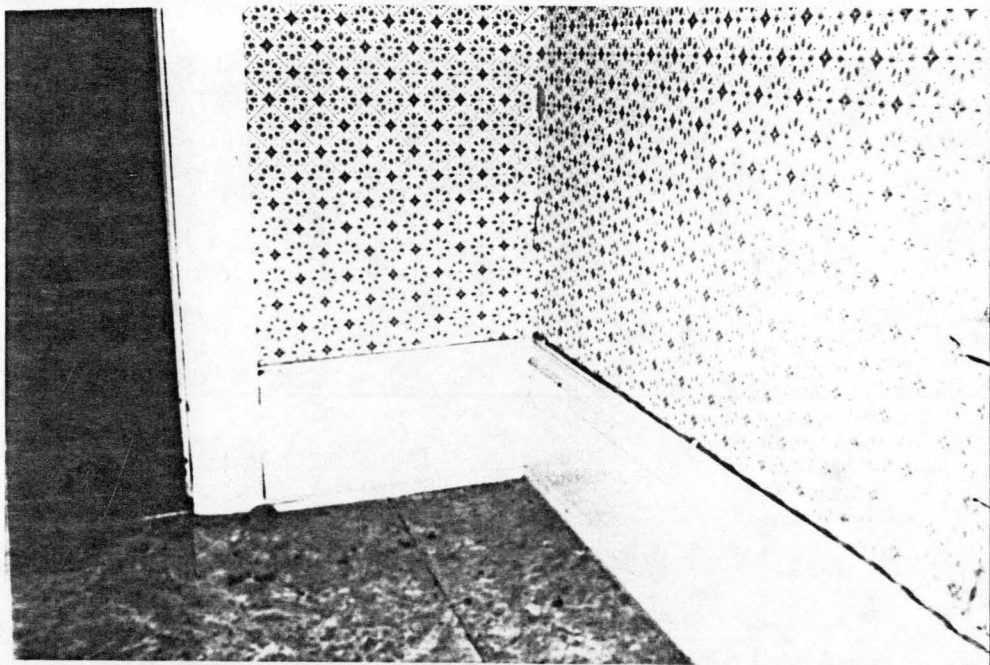
Fig. 42



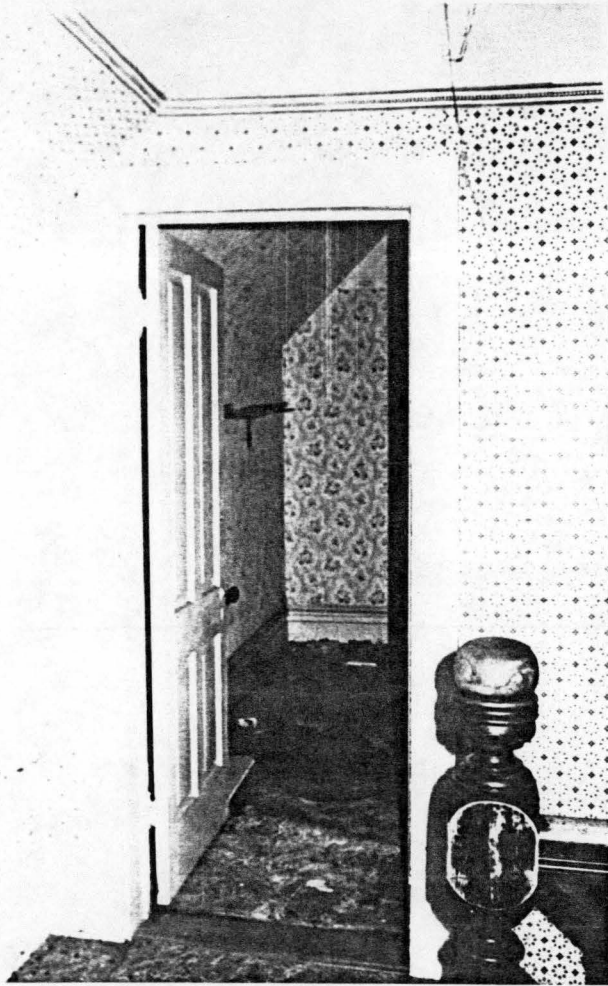
second floor - landing - ceiling detail



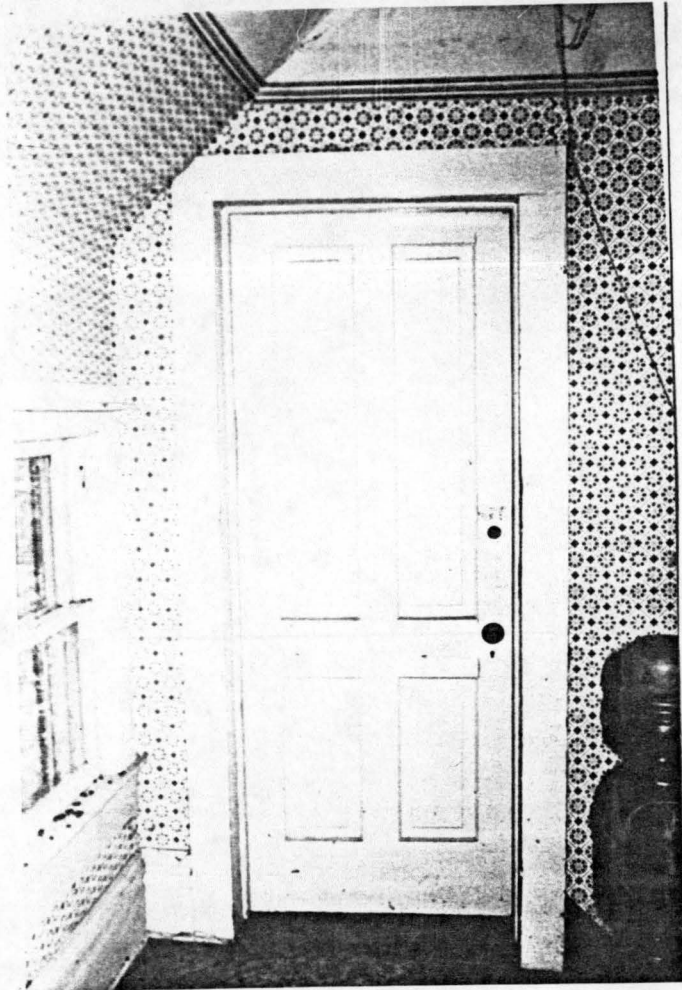
second floor - landing - window detail
looking east



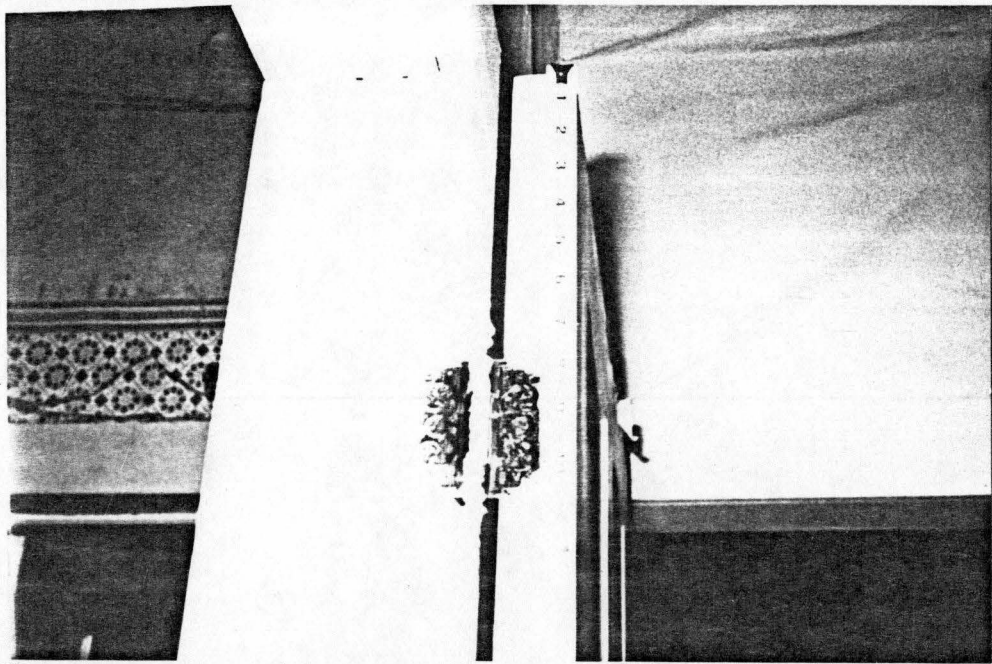
second floor - landing - trim detail



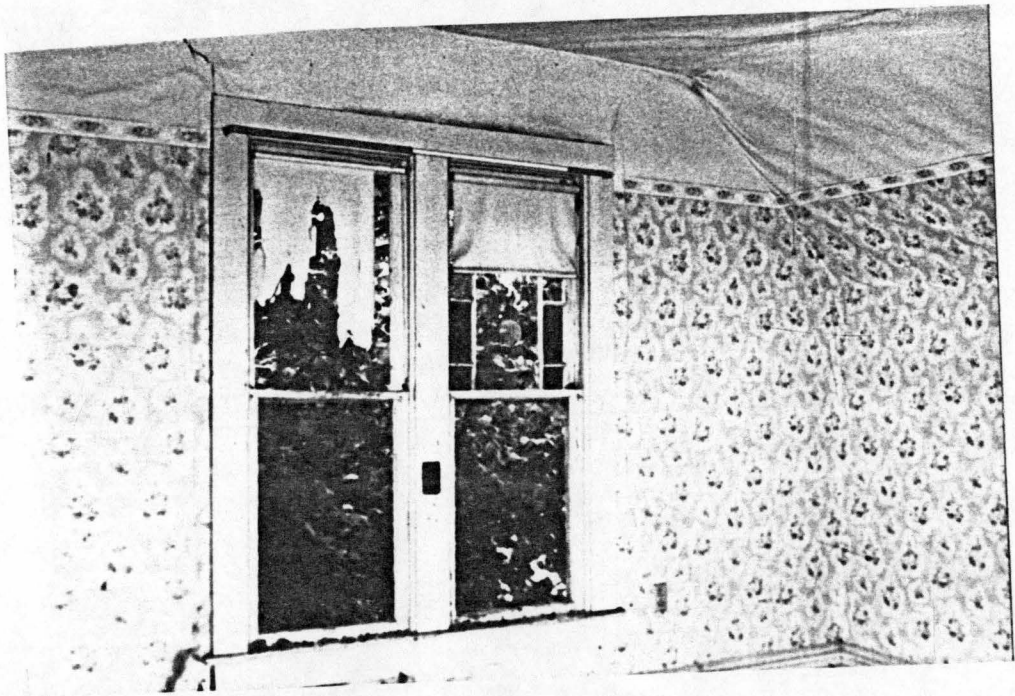
second floor - landing
looking south



second floor - landing
door detail - looking south



second floor - landing - hardware detail

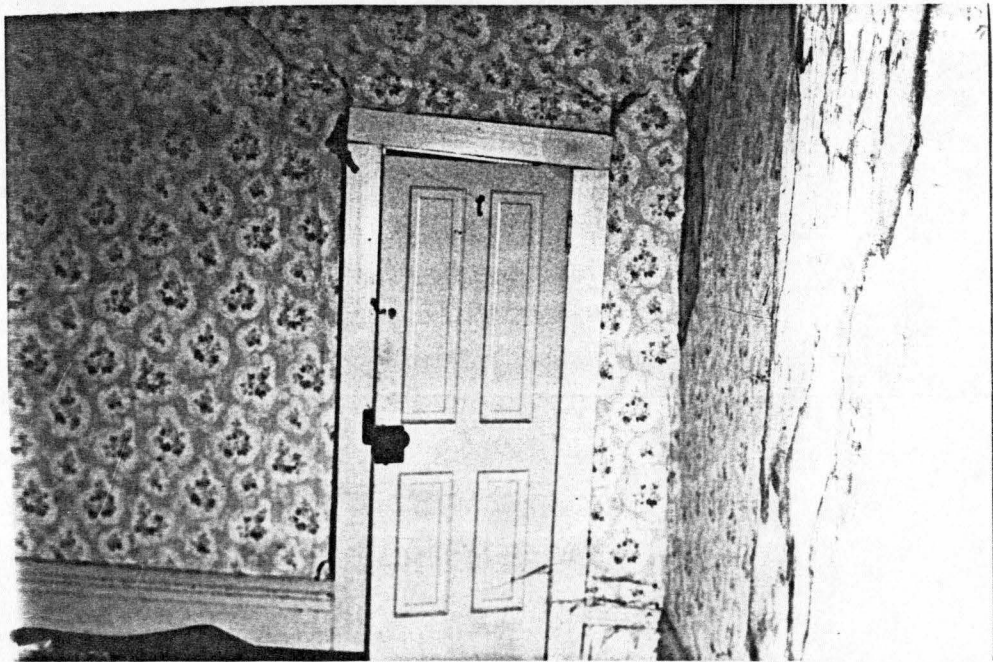


second floor - south bedroom
looking south

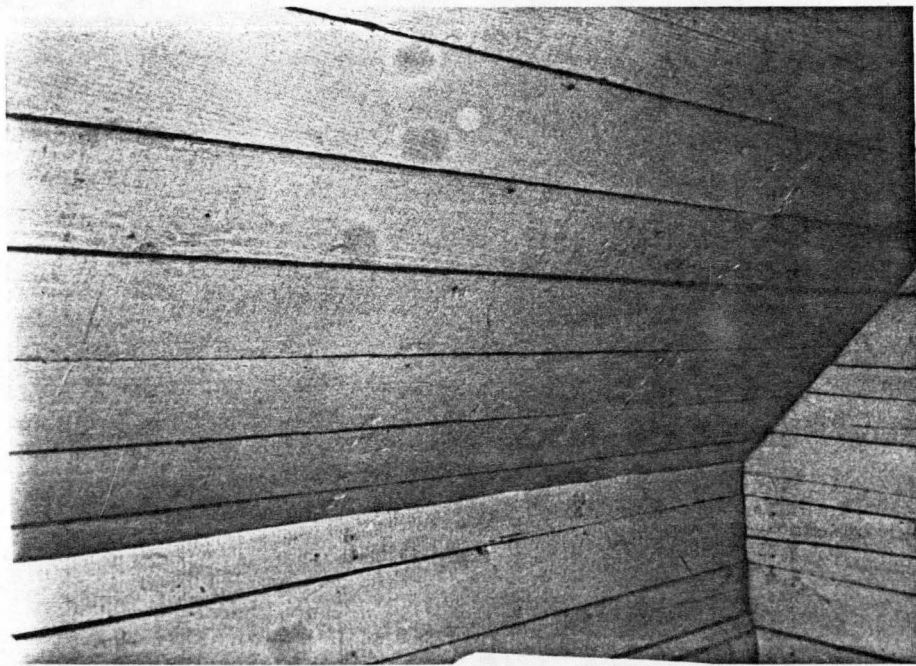
Fig. 49



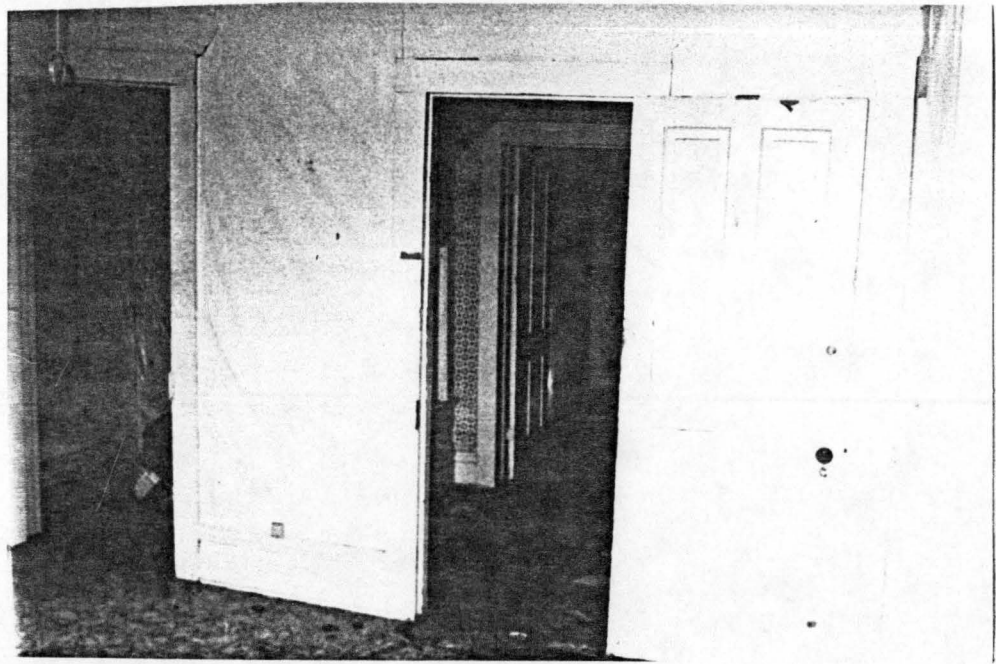
second floor - south bedroom
chimney detail



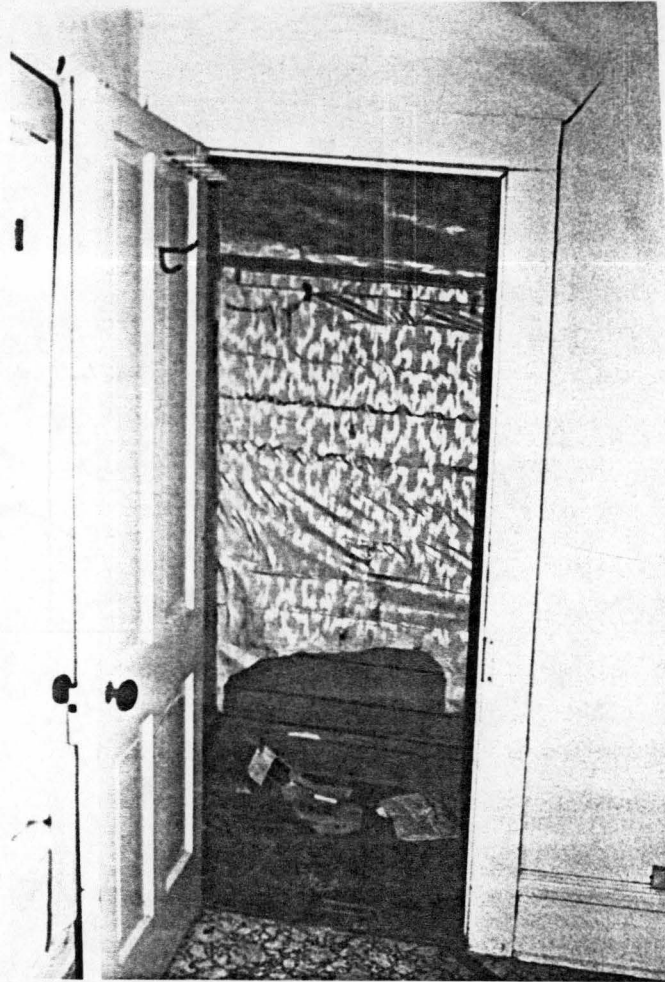
second floor - south bedroom - door detail
looking north



second floor - south bedroom - closet detail



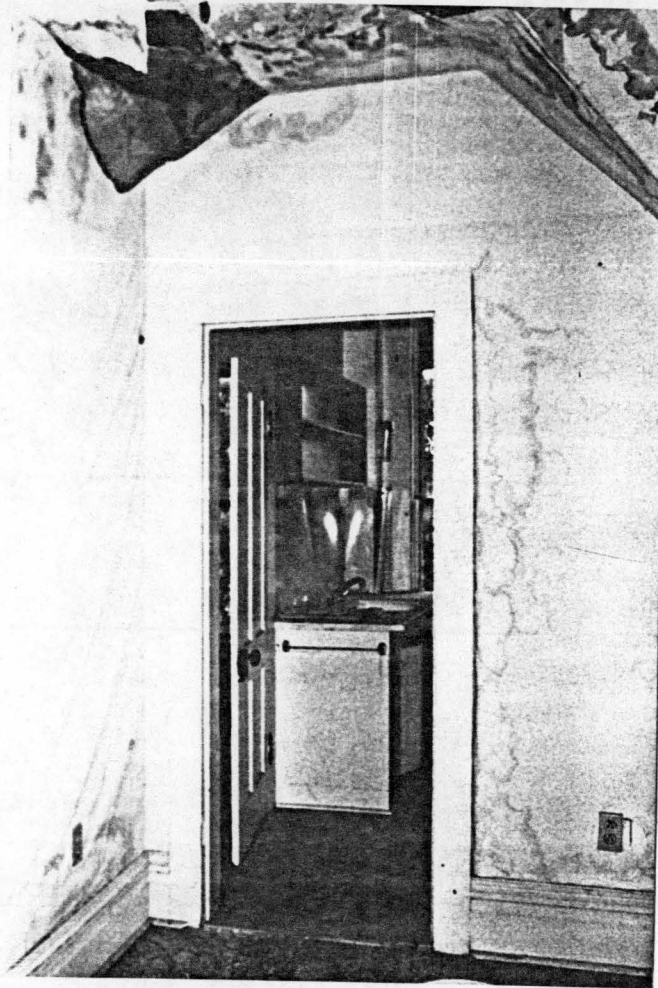
second floor - east bedroom
looking south



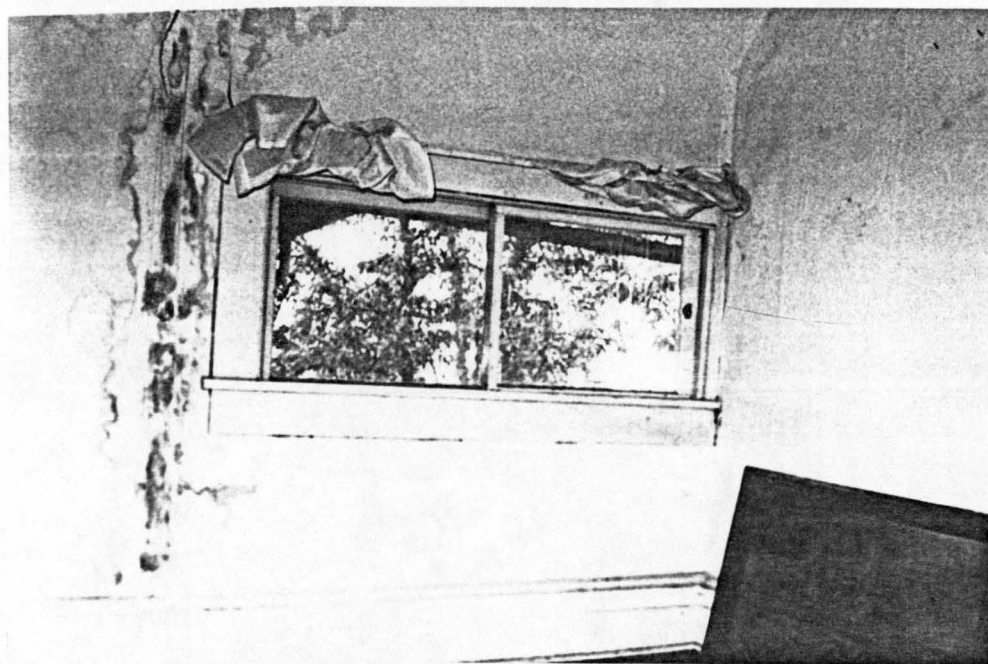
second floor - east bedroom
closet



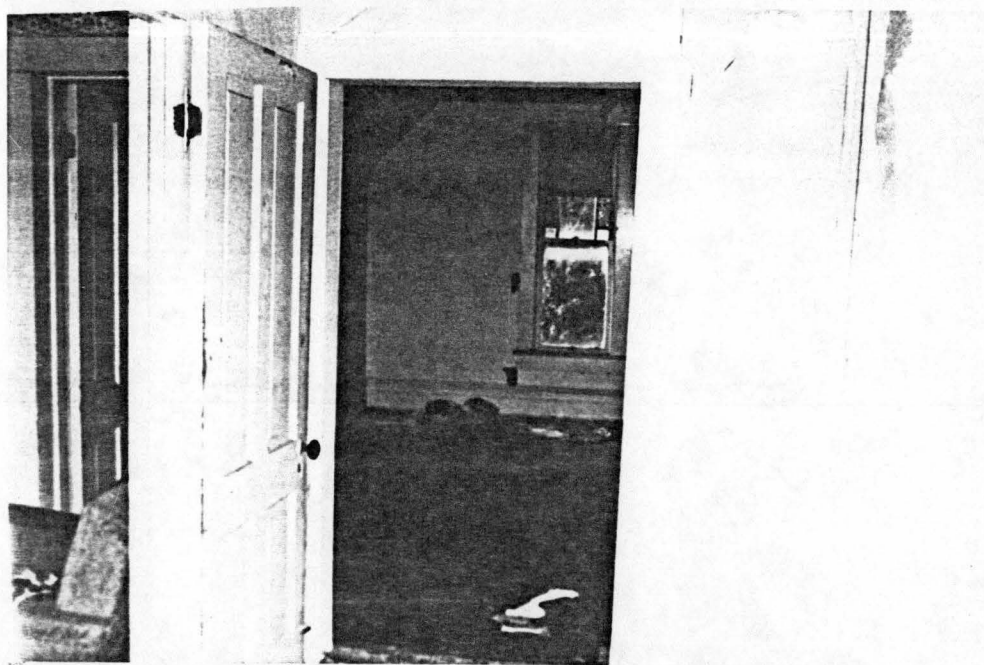
second floor - east bedroom - ceiling detail



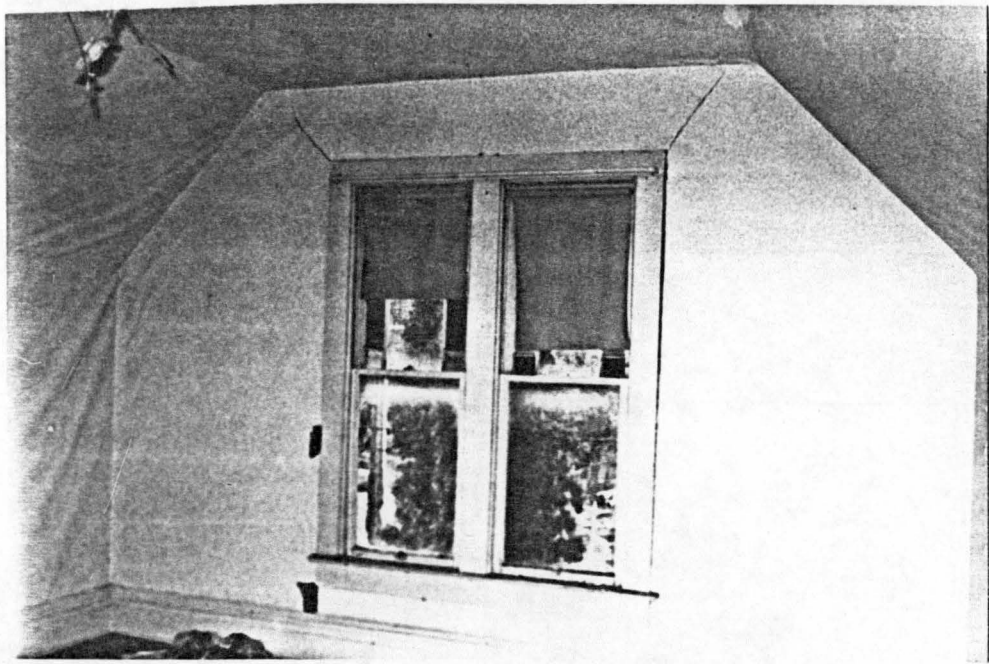
second floor - east bedroom
looking north



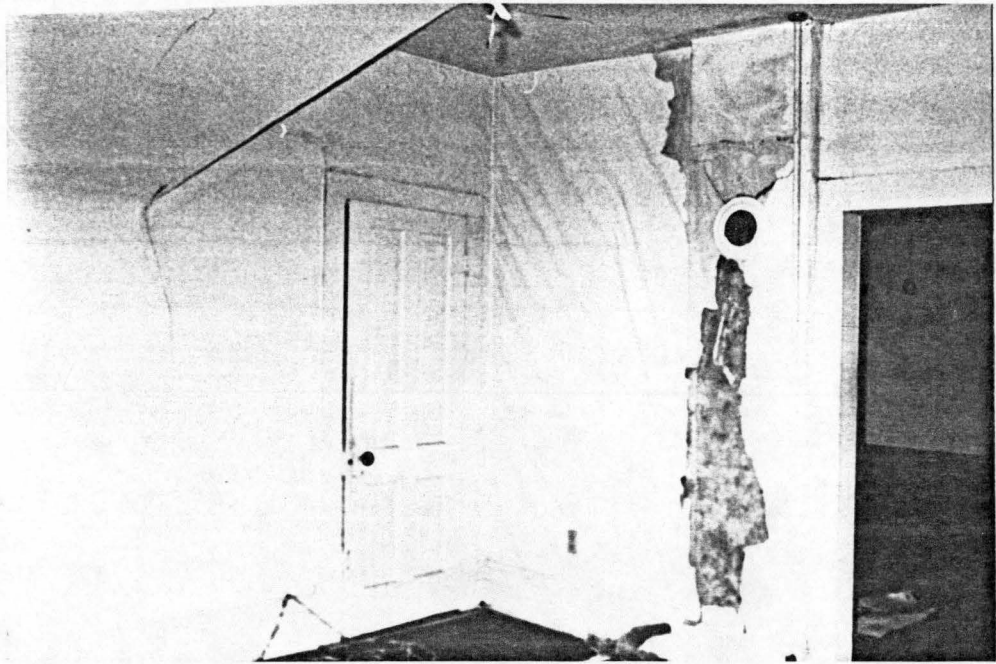
second floor - east bedroom - north window detail



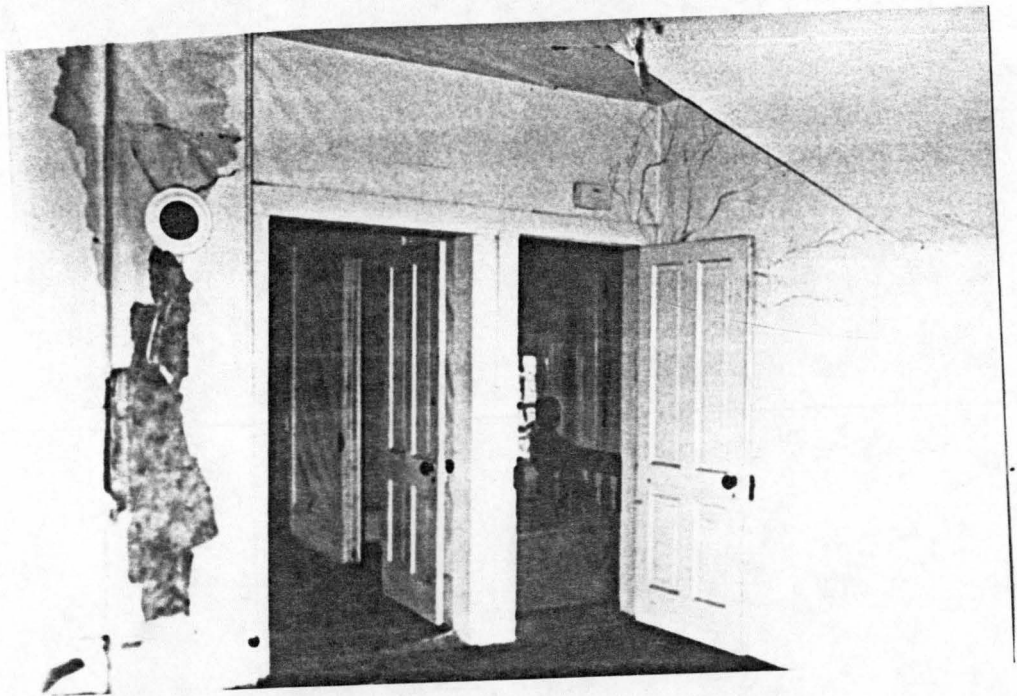
second floor - east bedroom
looking west



second floor - west bedroom
looking west



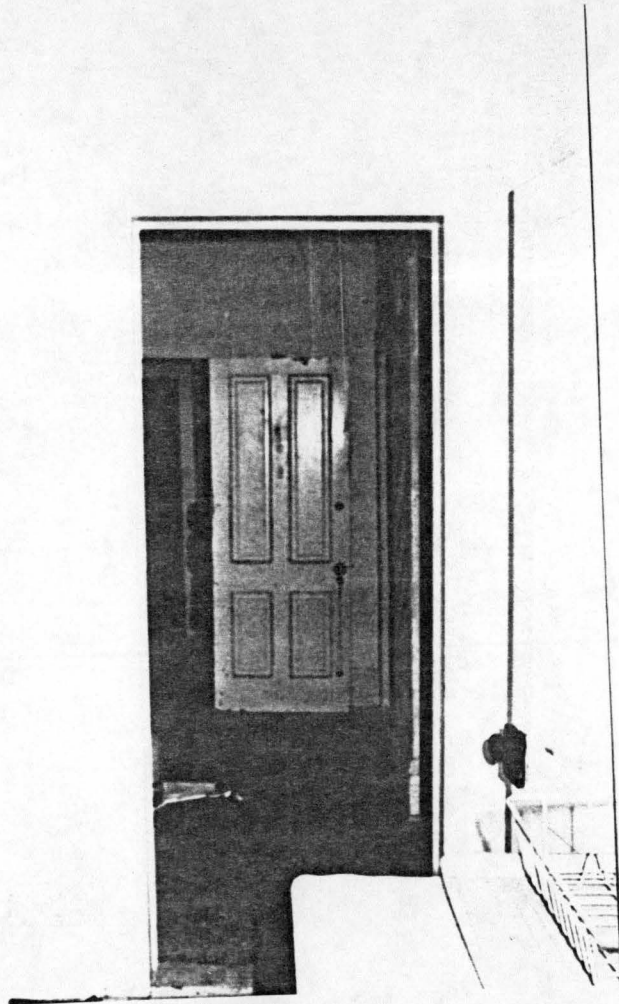
second floor - west bedroom
looking northeast



second floor - west bedroom
looking east

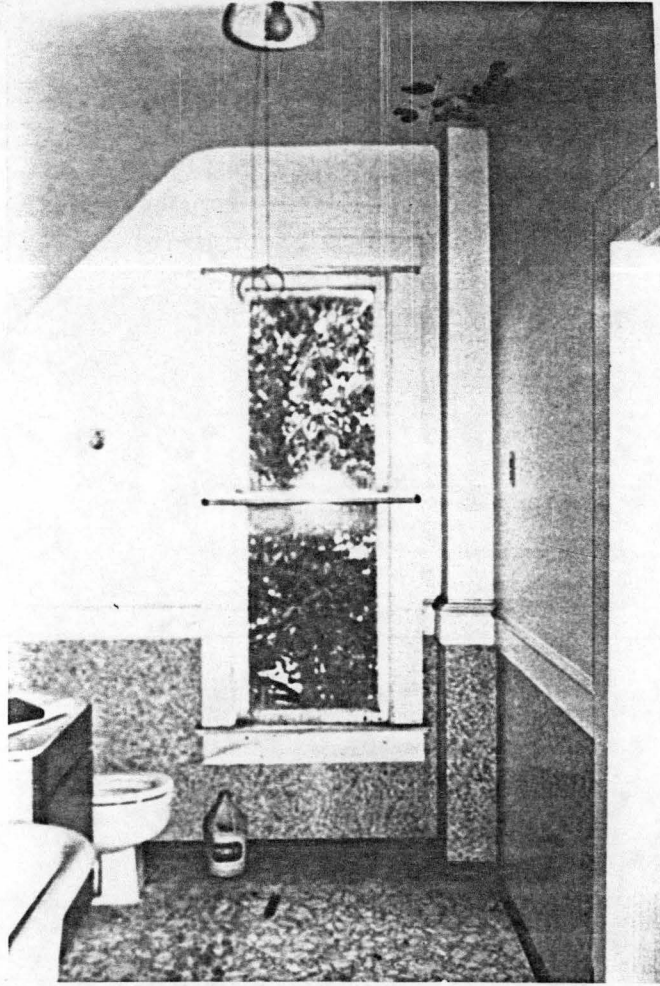


second floor - kitchen
looking north

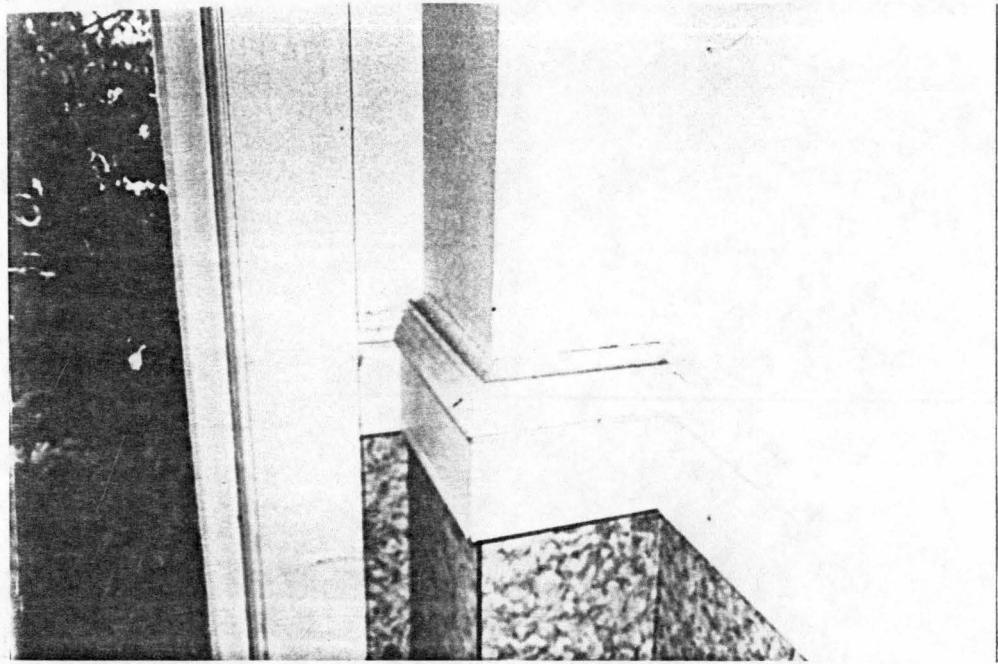


second floor - kitchen
looking south

Fig. 63



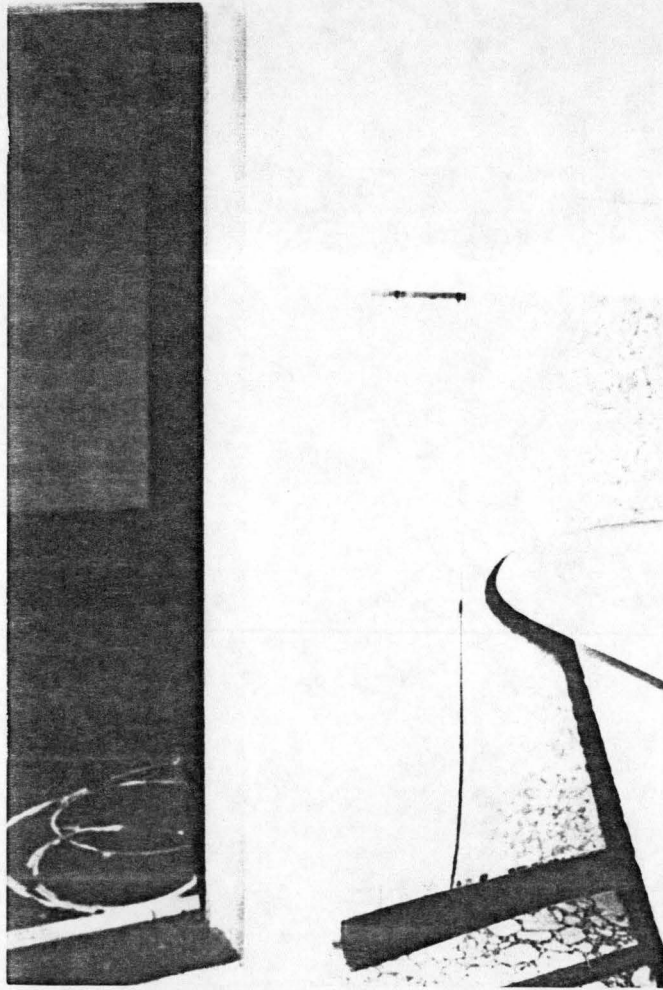
second floor - bath
looking north



second floor - bath - trim detail



second floor - bath
looking south

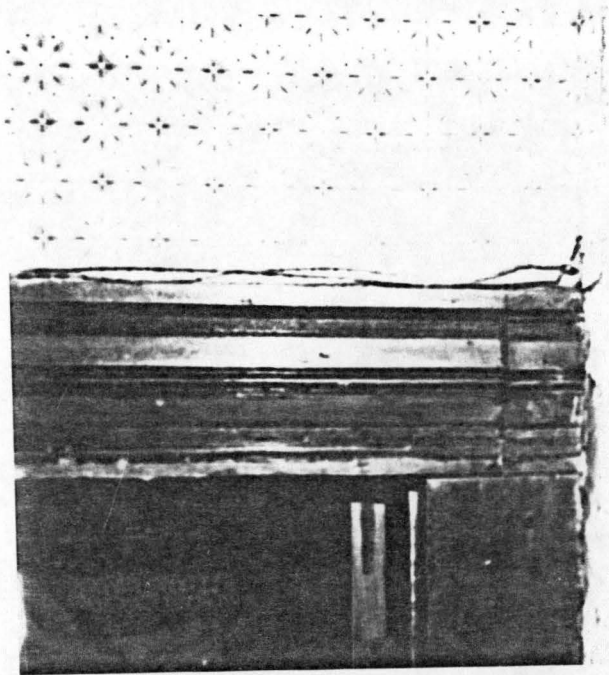


second floor - bath
wainscoting detail



second floor - bath
looking west

Fig. 68



first floor - stairwell - trim detail



house at 736 N. Galloway McMinnville, Oregon



McMinnville - early 1920's
bird's eye view looking east down Third St.
Cozine House in foreground on north side of Third St.
(photo courtesy of Oregon Historical Society)

Fig. 71

APPENDIX B

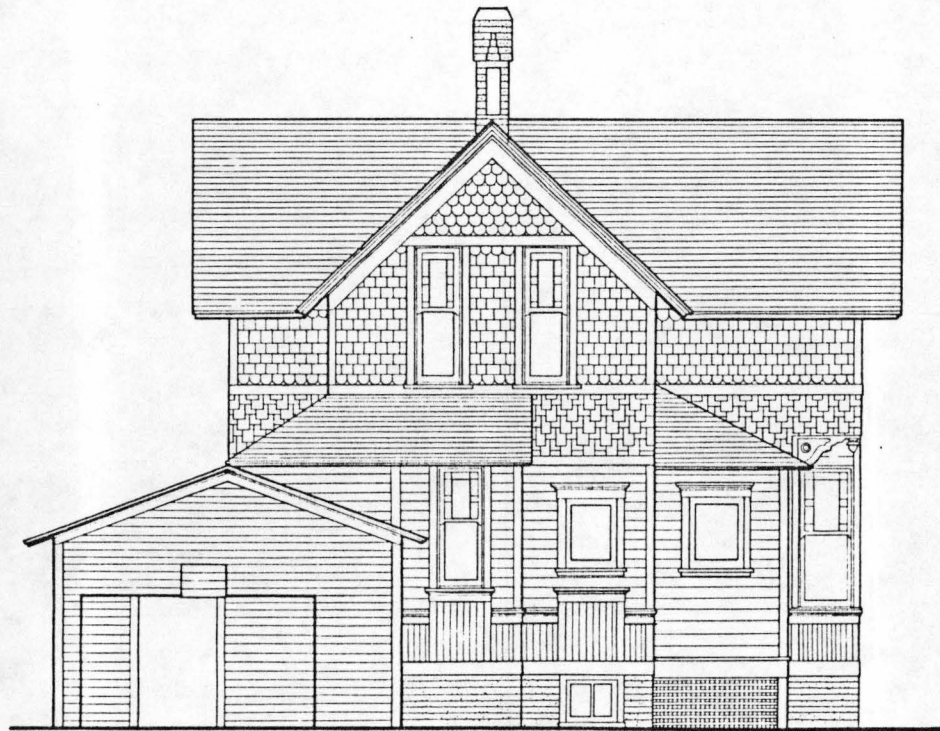
ELEVATIONS, PLANS, SECTION, SITE PLAN



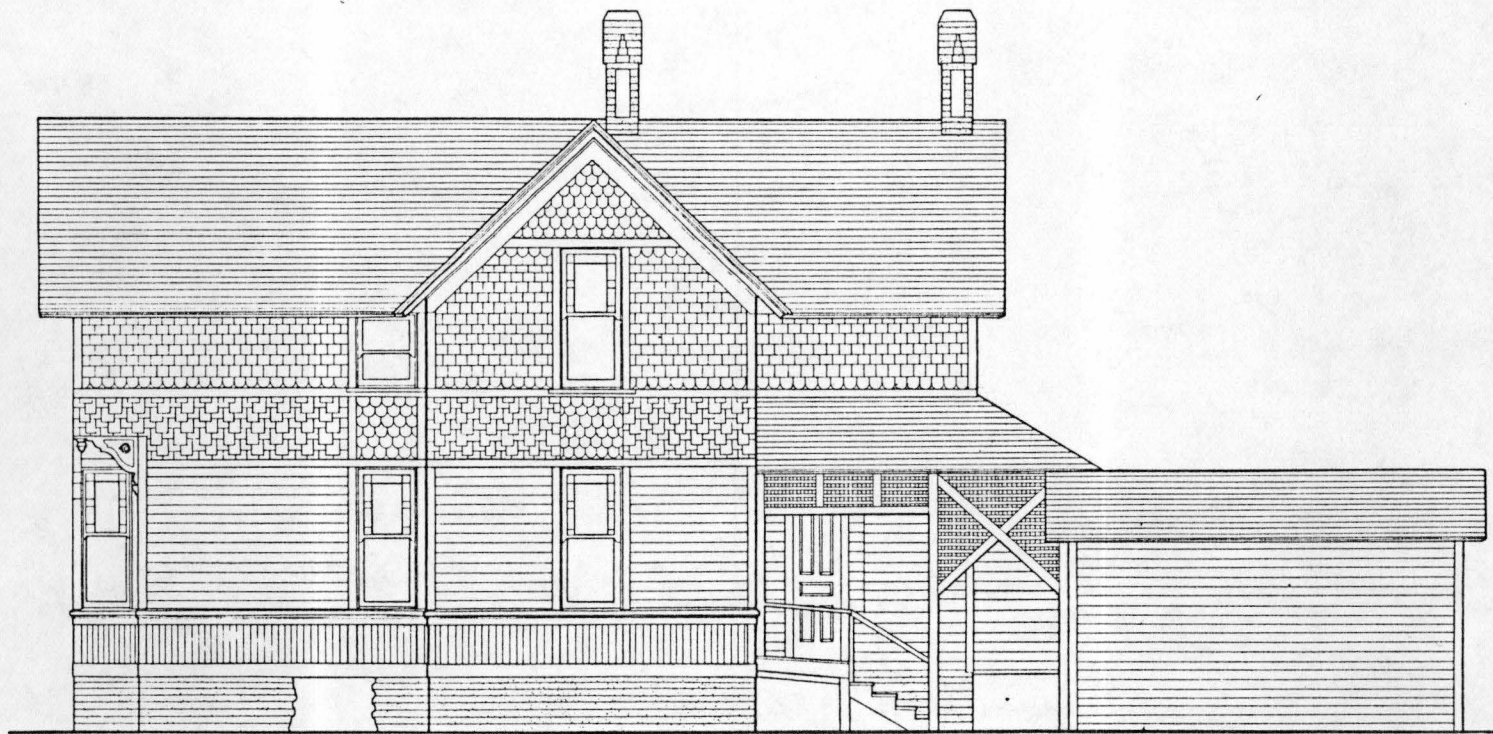
COZINE HOUSE - SOUTH ELEVATION



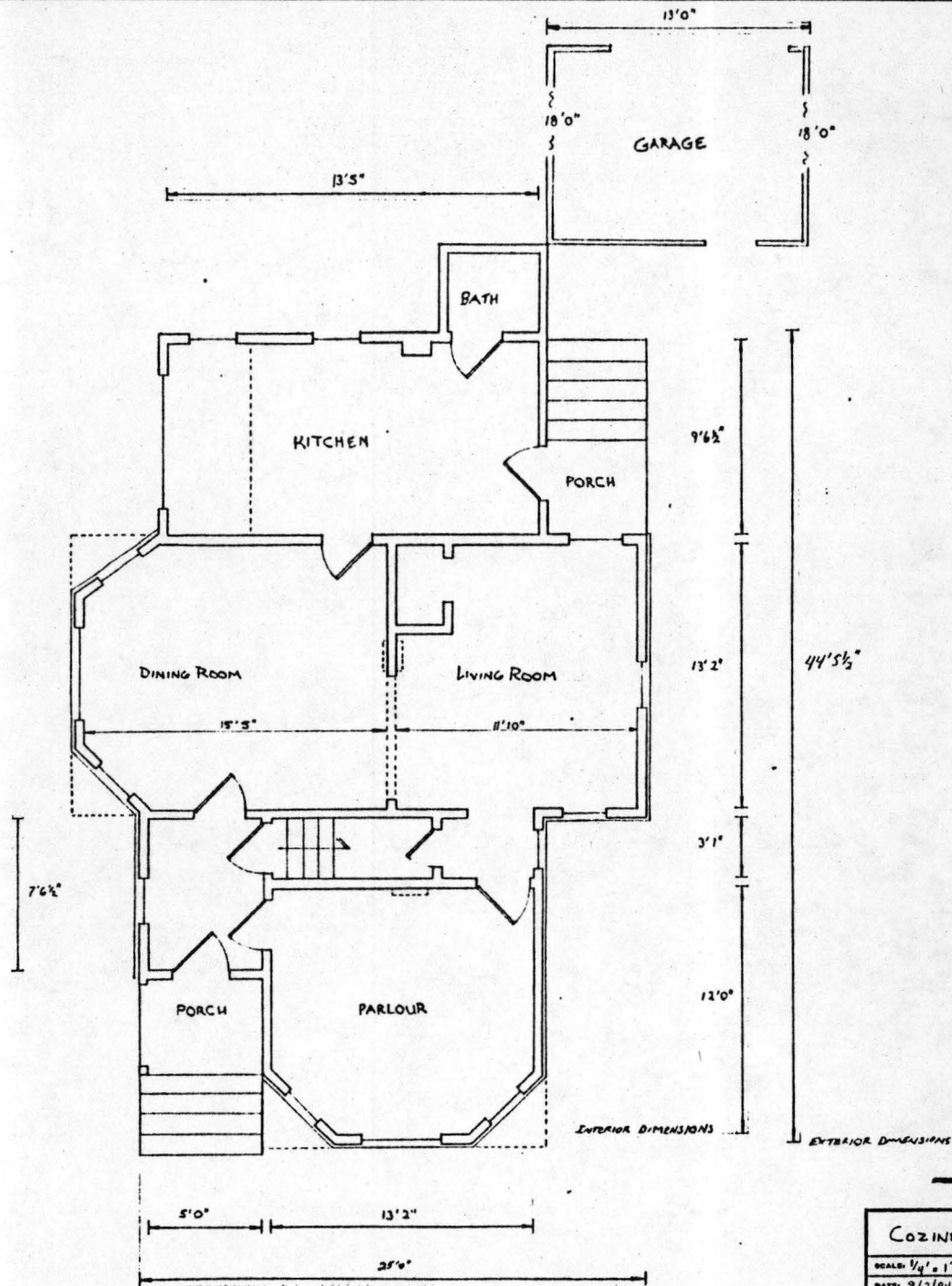
COZINE HOUSE - WEST ELEVATION



COZINE HOUSE - NORTH ELEVATION

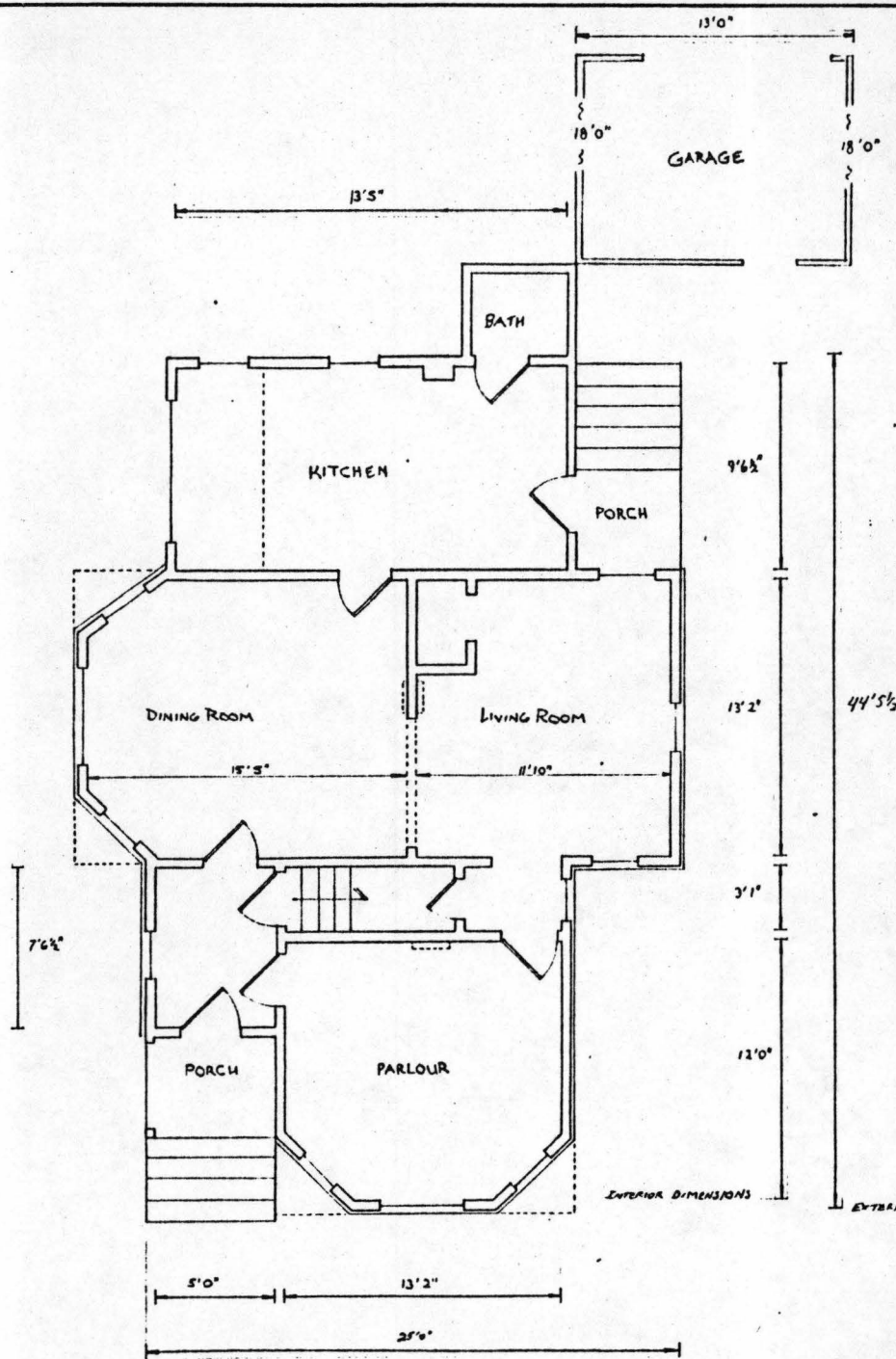


COZINE HOUSE - EAST ELEVATION

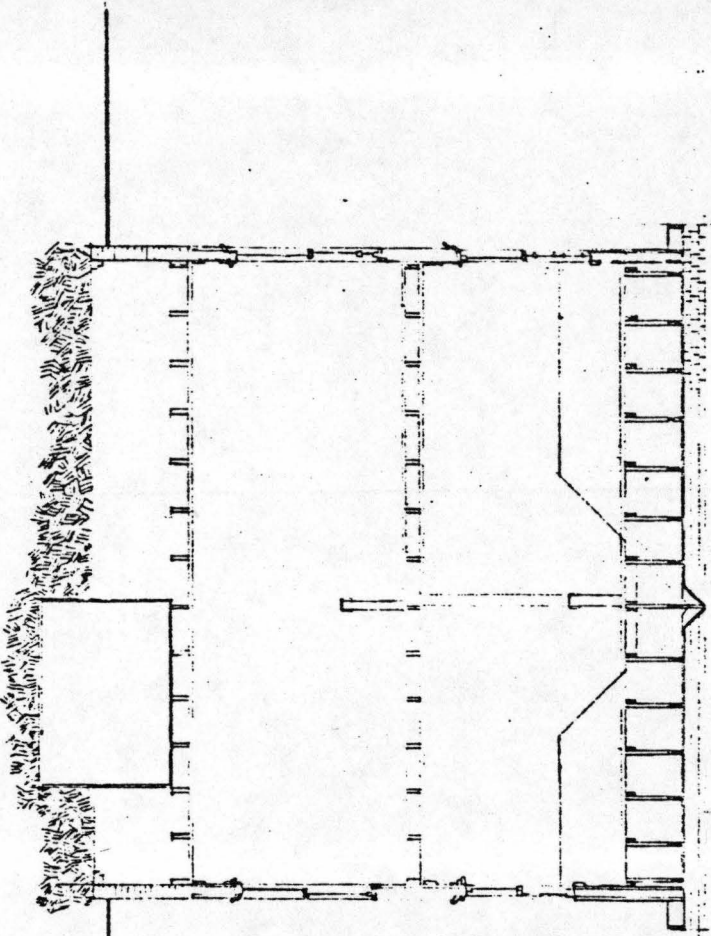


COZINE HOUSE FIRST FLOOR PLAN

| | | |
|--------------------|--------------|----------------|
| SCALE: 1/4" = 1'0" | APPROVED BY: | DRAWN BY KL |
| DATE: 9/2/84 | | REVISED |
| | | DRAWING NUMBER |



| COZINE HOUSE FIRST FLOOR PLAN | | |
|-------------------------------|--------------|-----------------|
| SCALE: 1/4" = 1'0" | APPROVED BY: | DRAWN BY: KL |
| DATE: 9/2/84 | | REVISED: |
| | | DRAWING NUMBER: |



COZINE HOUSE SECTION

SCALE 1/4" = 1'-0"

DESIGNED BY

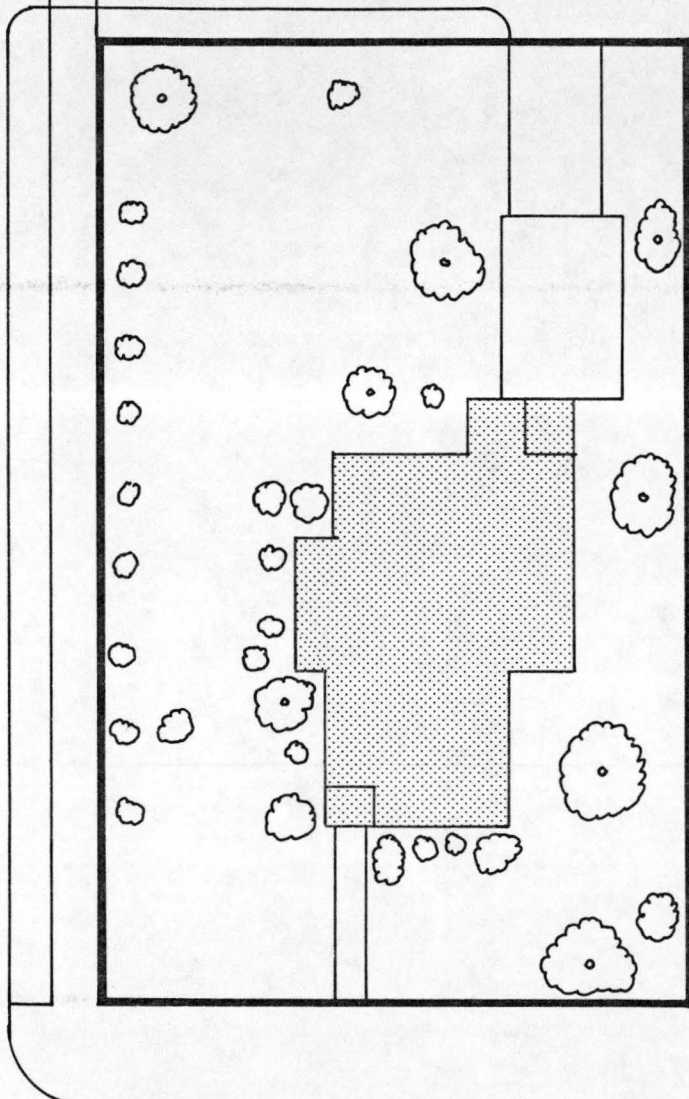
DRAWN BY K.L.

DATE 5/15/15

ARCHT.

CONSTRUCTION

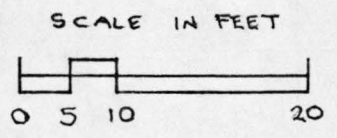
ADAMS ST



3RD ST

LEGEND

- PROPERTY LINE
- ▒ HOUSE



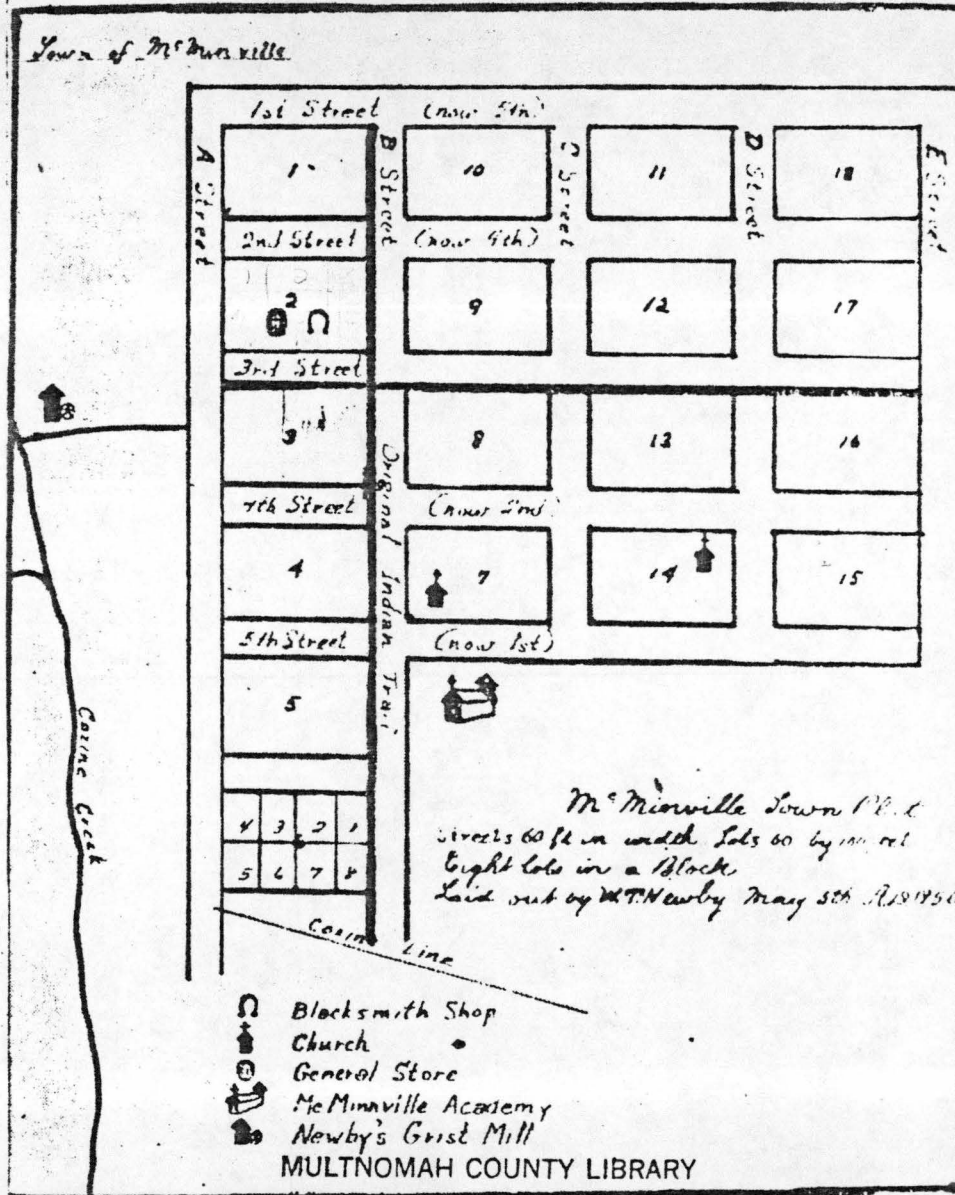
COZINE HOUSE
SITE PLAN

APPENDIX C

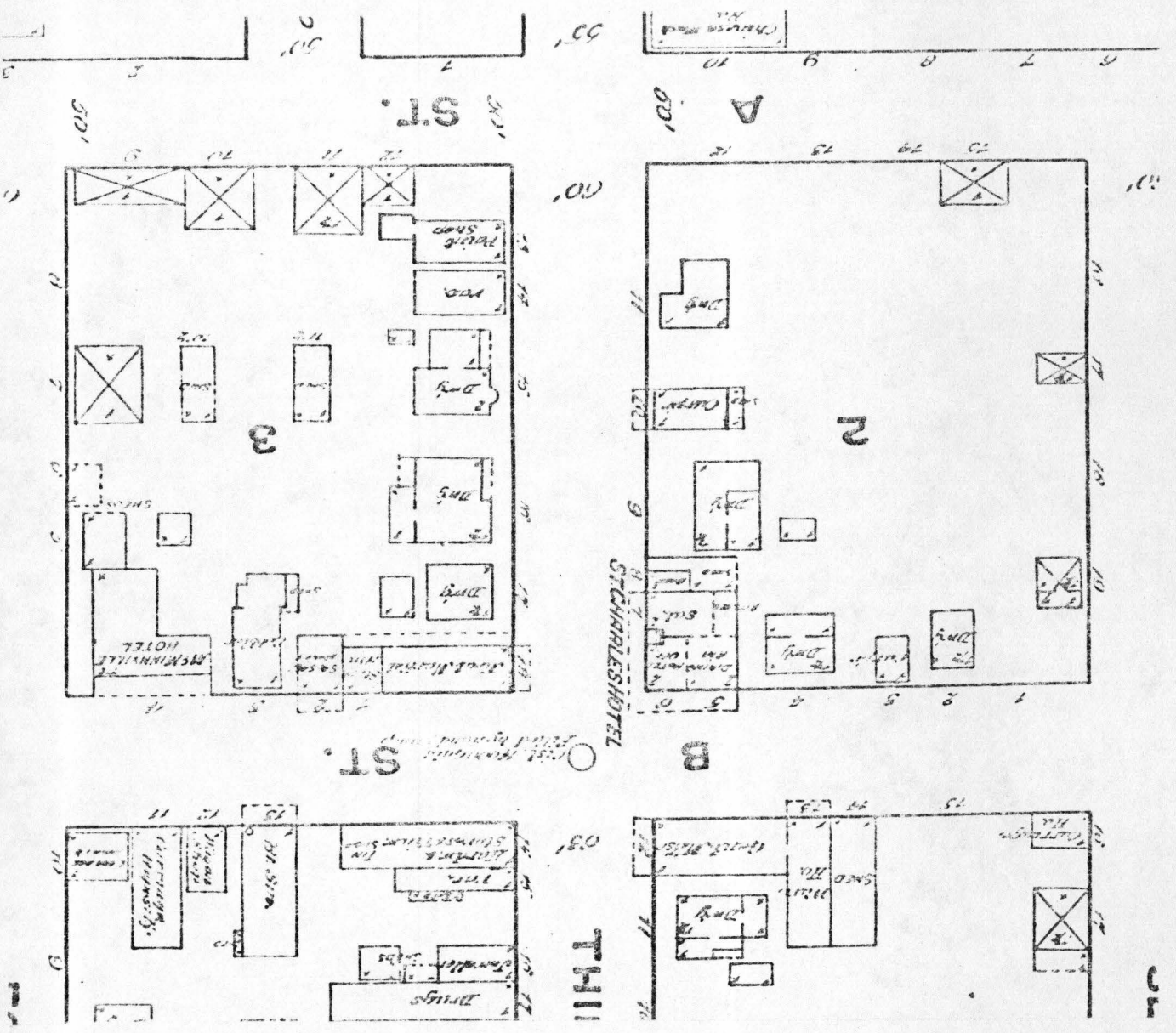
MAPS

McMINNVILLE

The First Hundred Years

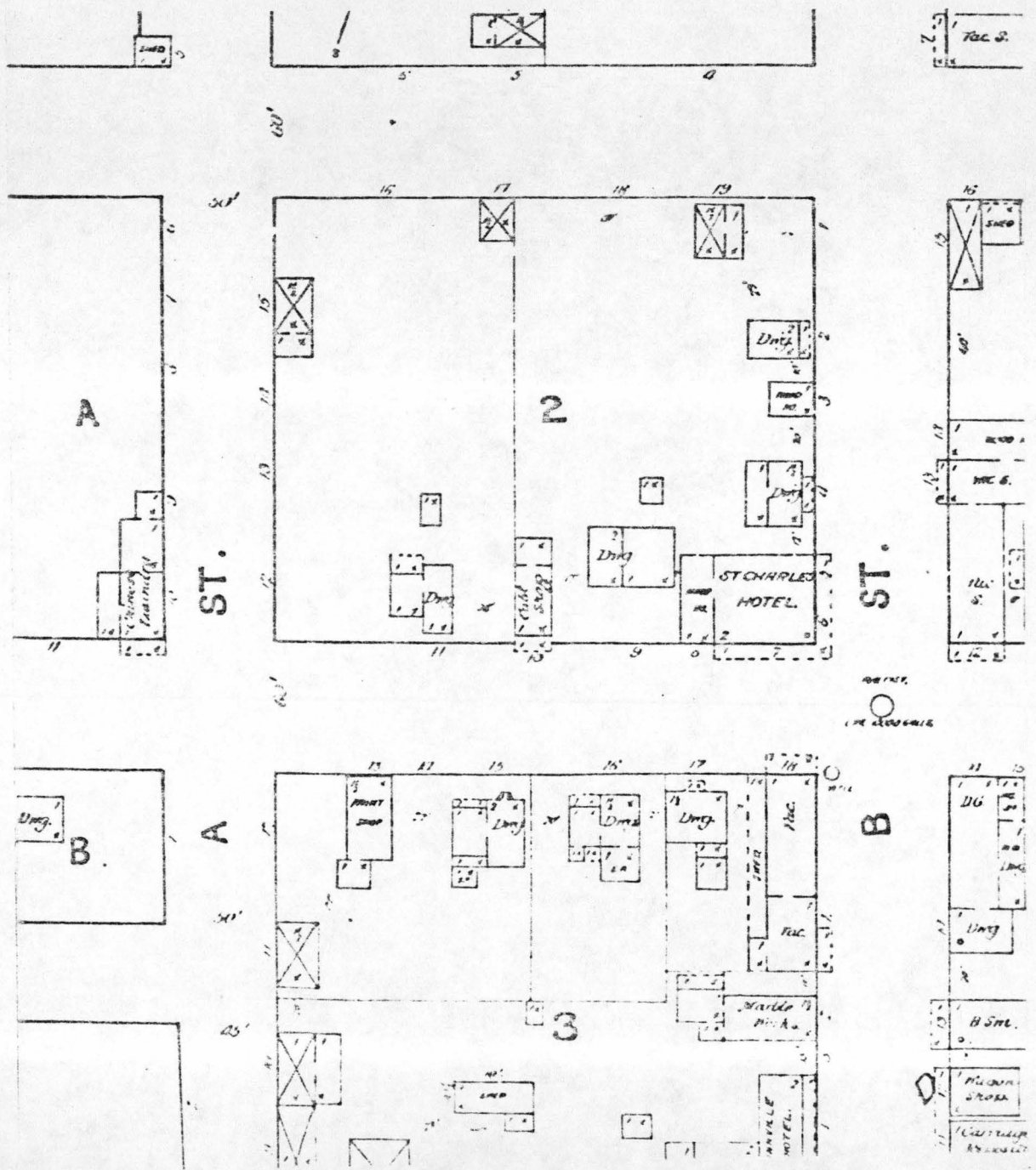


original town plat of McMinnville

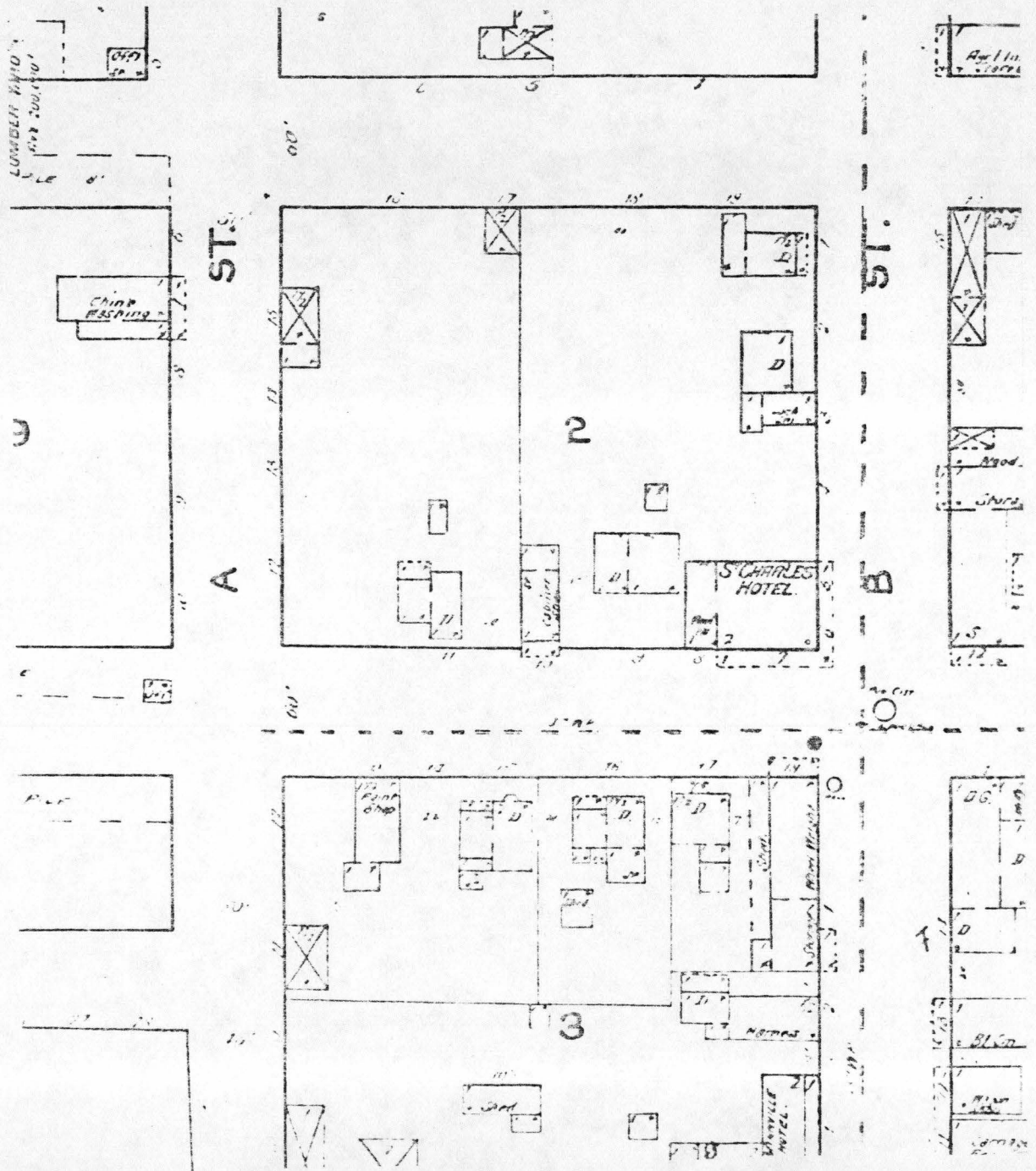


Sanborn Map 1884

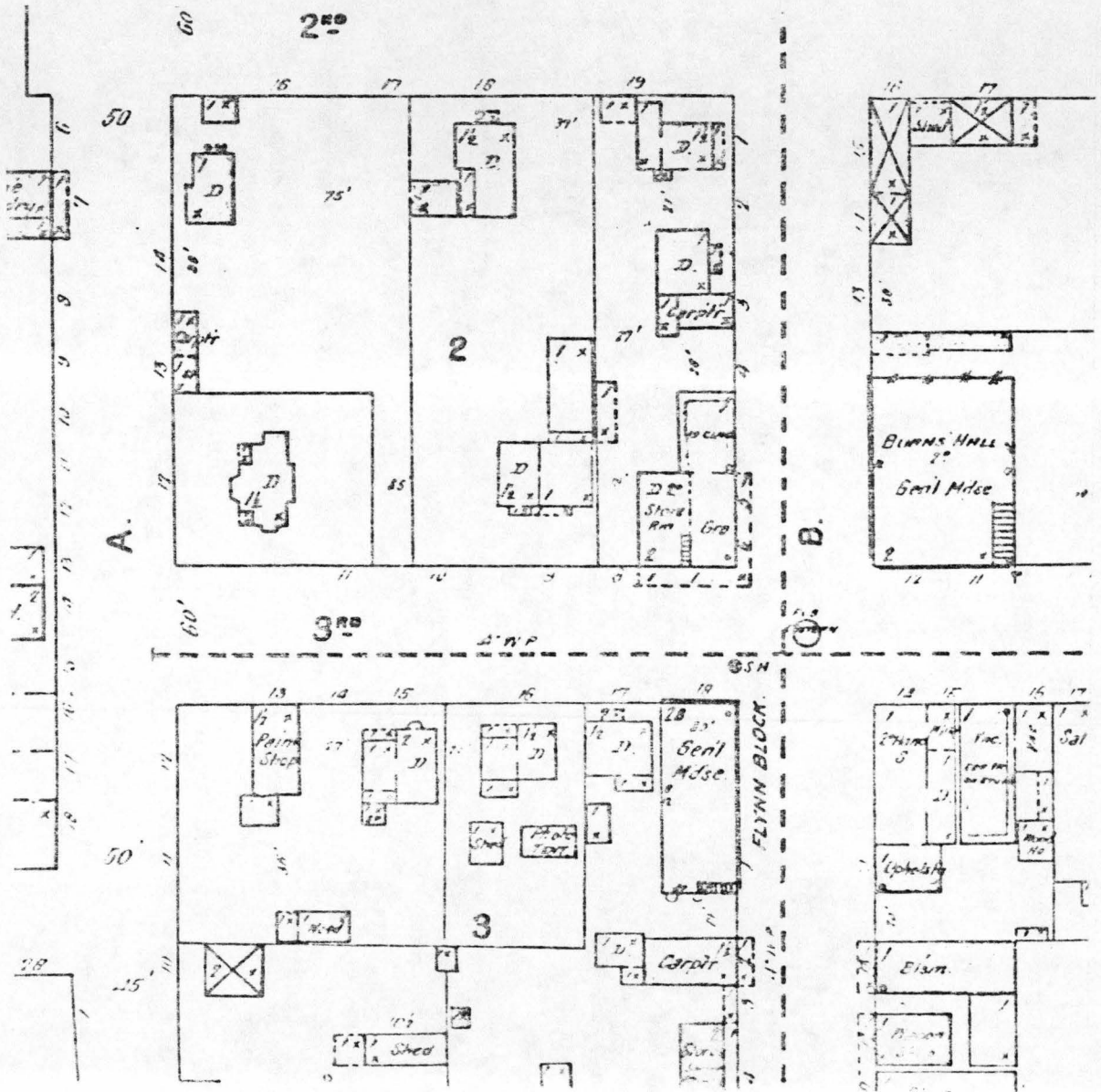
Map 2



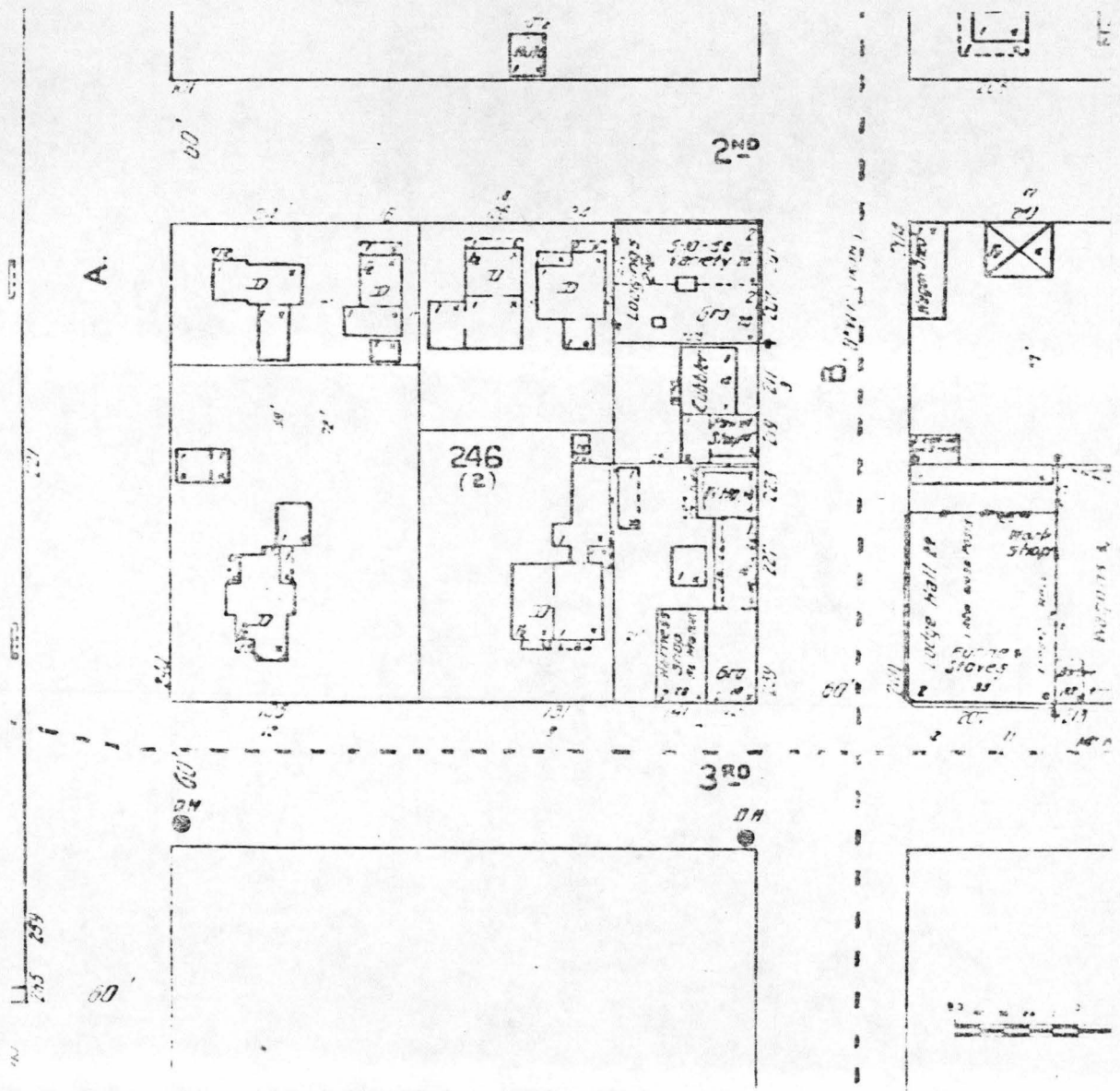
Sanborn Map 1889



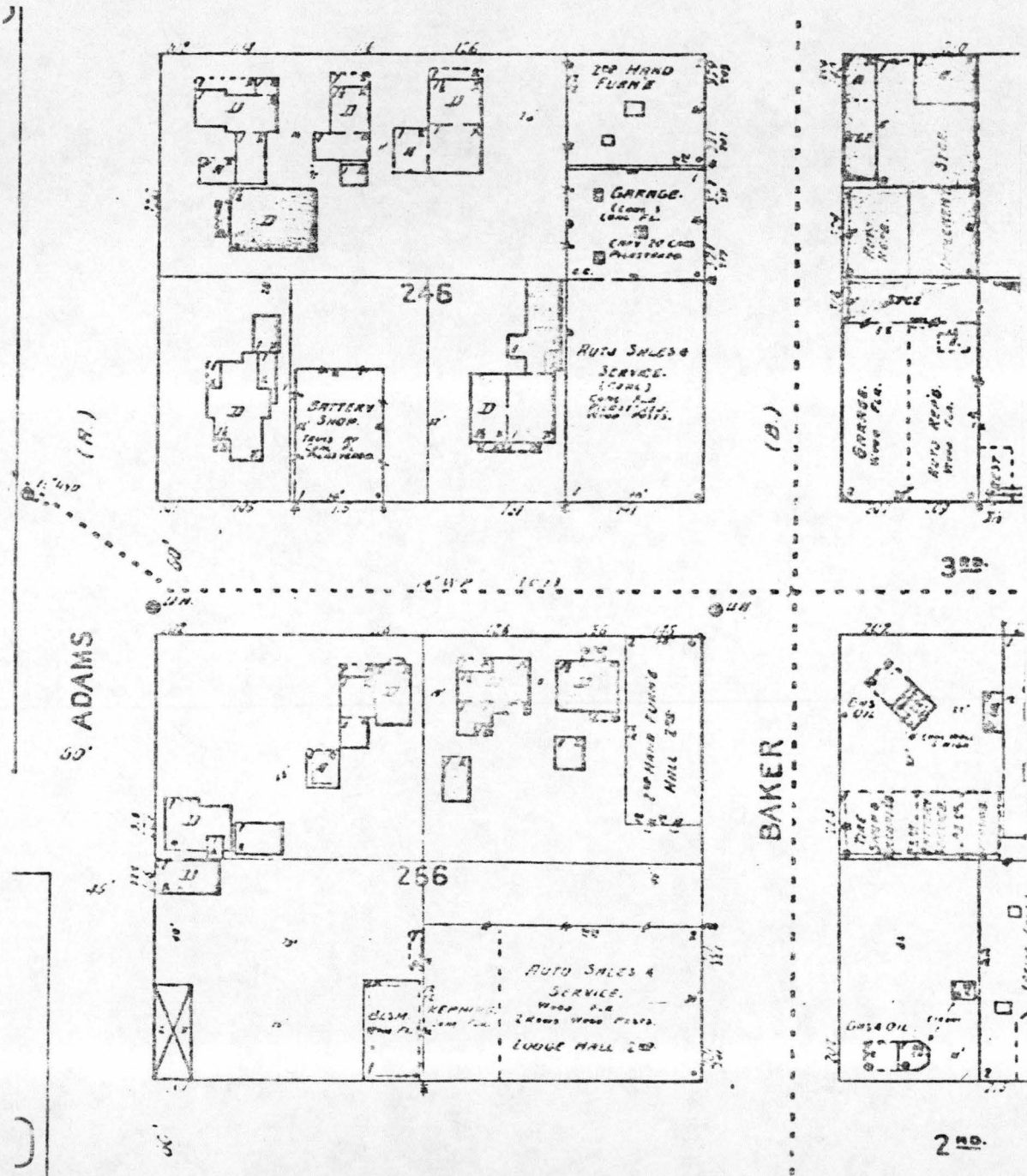
Sanborn Map 1892



Sanborn Map 1902



Sanborn Map 1912

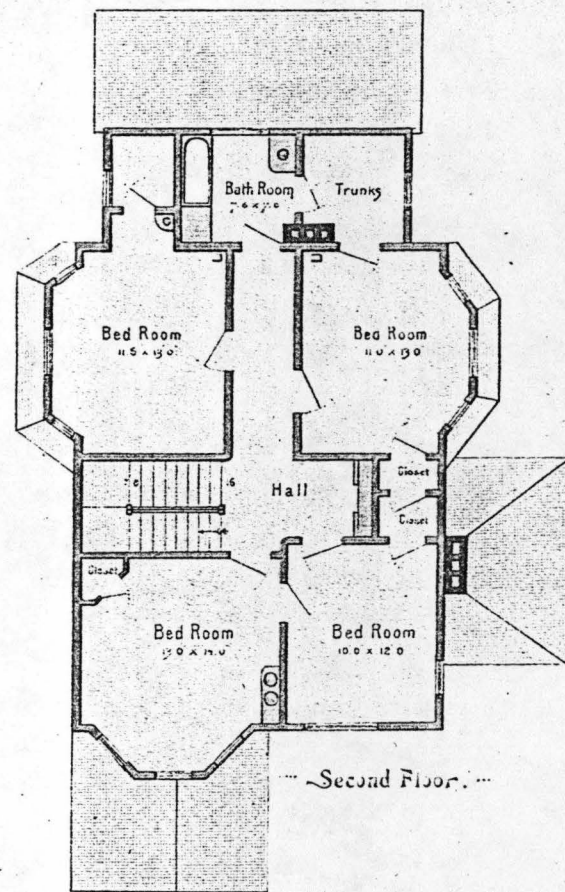
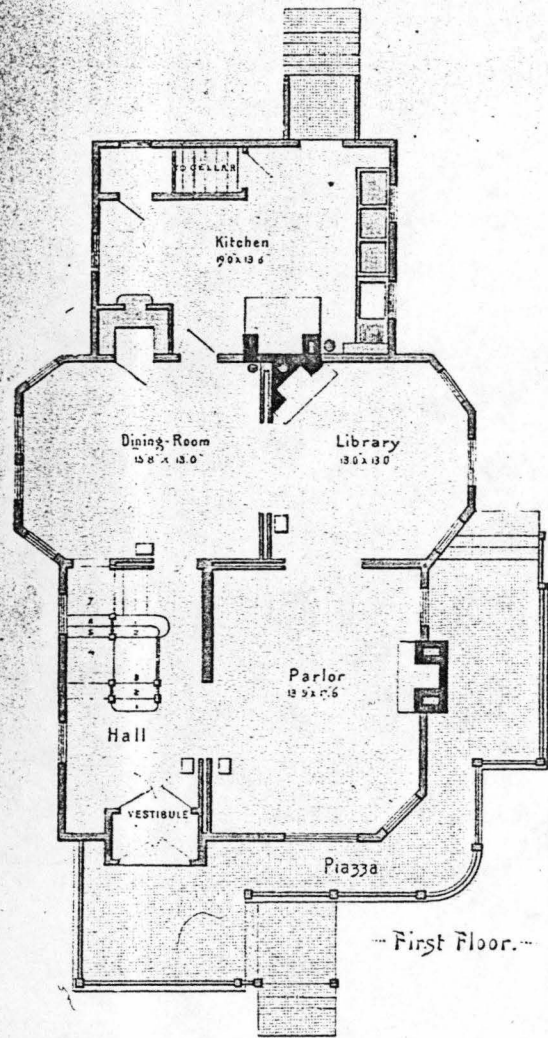


Sanborn Map 1928

APPENDIX D

PATTERN BOOK PLANS

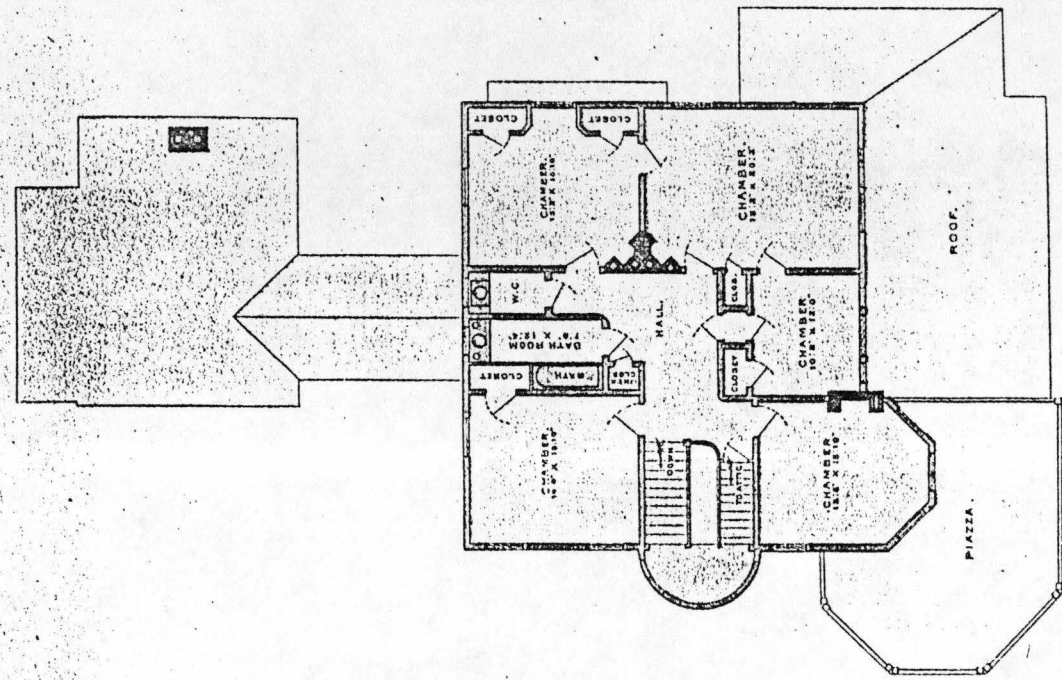
RESIDENCE OF F.W. COOLBAUGH, ESQ. EAST ORANGE N.J. GEORGE COOKE, ARCHITECT.



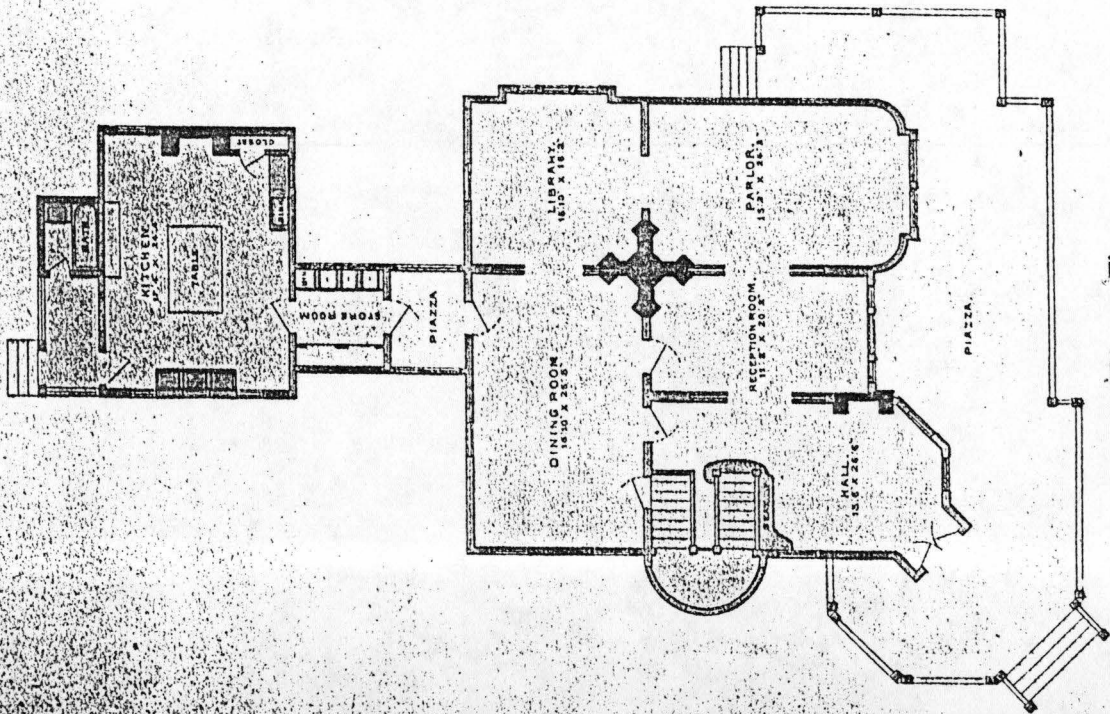
American Victoriana (facsimile of Scientific American
Architects and Builders edition, Plate 5, 1887)

Plan 1

A SUBURBAN RESIDENCE.



Second Floor.



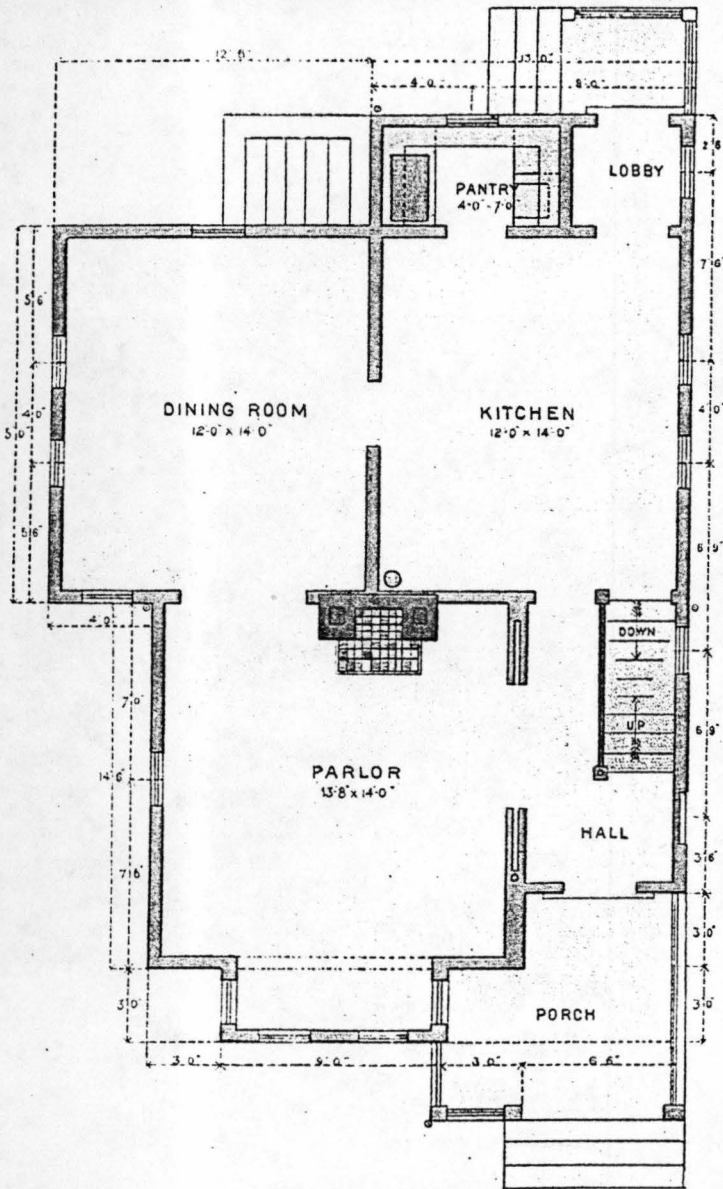
First Floor.

American Victoriana (facsimile of Scientific American Architects and Builders edition, Plate 13, 1888)

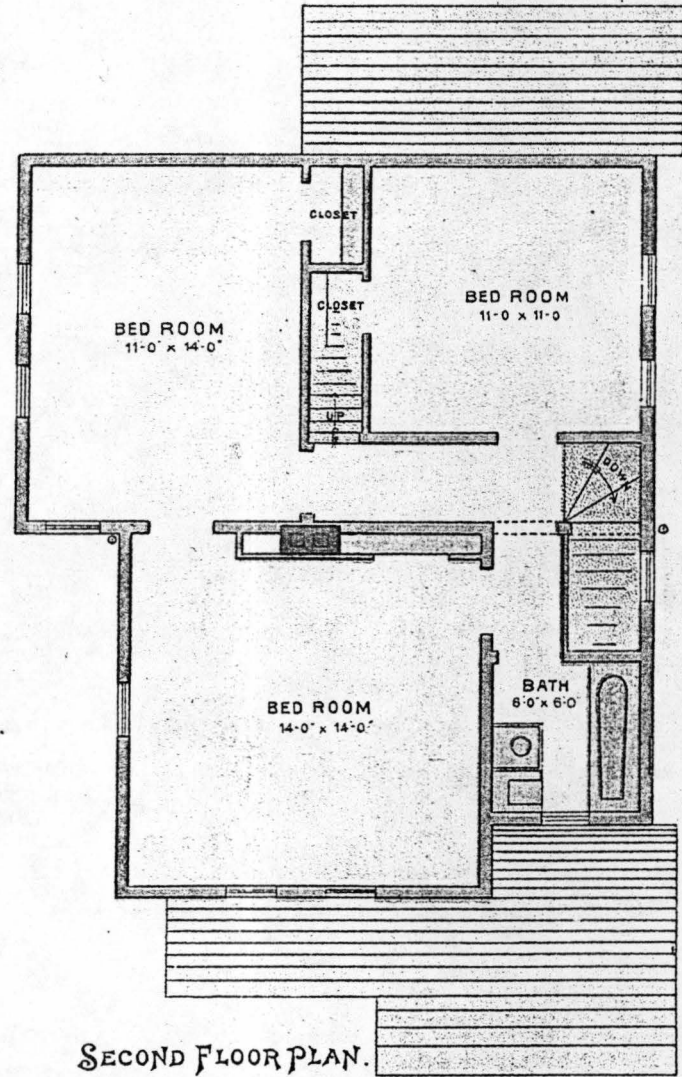
AN \$1800 DWELLING · DESIGNED BY FRANK D. NICHOLS, BRIDGEPORT, CONN.

American Victoriana (facsimile of Scientific American Architects and Builders edition, Plate 1, 1886)

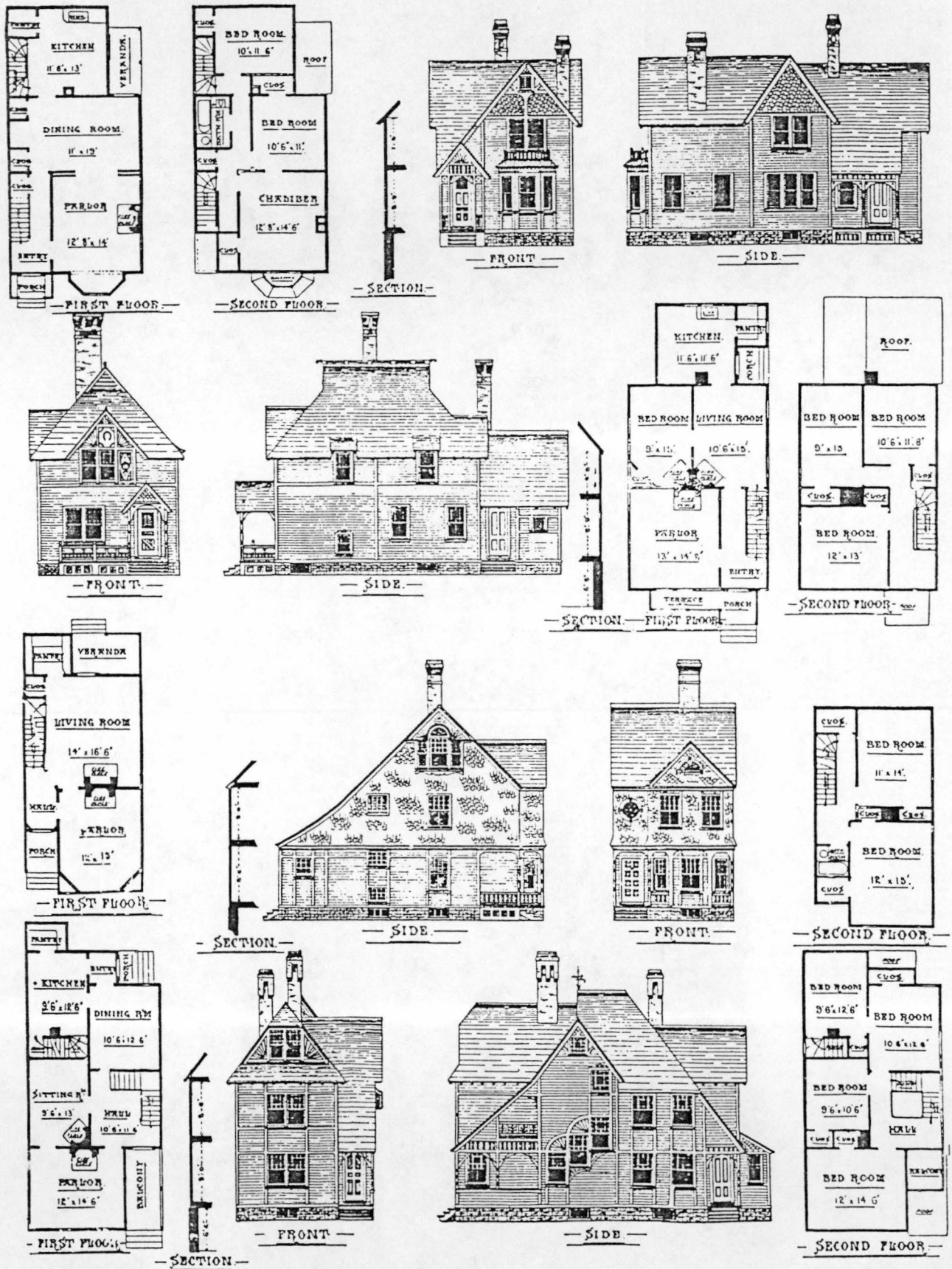
Plan 3



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



Palliser's New Cottage Homes of 1887, Plate 3

Rural Architecture.

20

Plans of Design No. 16.

DESIGN No. 18

Rural Architecture.

21

Plans for Design No. 18.

DIMENSIONS OF ONE ACRE.

A square, whose sides are 12,640 rods, or 69.57 rods, or 208.71 feet long, contains one acre. Table of dimensions of rectangle containing one acre:

RODS.

| | | | |
|--------------|----------------|----------|---------------------|
| 1 × 160 | 1½ × 106⅔ | 2 × 80 | 2½ × 64 |
| 3 × 53⅓ | 3½ × 45 6-7 | 4 × 40 | 4½ × 35 5-9 |
| 5 × 32 | 5½ × 29 1-11 | 6 × 26⅔ | 6½ × 24 8-13 |
| 7 × 22 6-7 | 7½ × 21½ | 8 × 20 | 8½ × 18 14-17 |
| 9 × 17 7-9 | 9½ × 14 16-19 | 10 × 16 | 10½ × 15 5-21 |
| 11 × 14 6-11 | 11½ × 13 21-33 | 12 × 13½ | 12½ × 12 4-5 |
| | | | 12 13-20 × 12 13-20 |

APPENDIX E

ROOM-BY-ROOM DESCRIPTION

ROOM-BY-ROOM DESCRIPTION

CELLAR

FLOOR

Wood board 3-1/4" wide, rotten.

CEILING

Wood board, exposed joists except in excavated south room.

WALLS

Wood board of varying widths in excavated areas and brick foundation walls in unexcavated areas.

DOORS

Door to cellar is wood panel, 2'-5" wide and 5'-8" high.

Opening between finished south room and unfinished but excavated north room is 2'-5" wide and 6'-2" high.

WINDOWS

South window (see elevation) is paired hinged window. Wood frame, each window is 2' high and 3'-8" wide. Added when excavation was completed.

North window is single hinged wood window identical to south window.

West window identical to north window.

Note: South finished room contains two 6" square posts. Northernmost post has sunk and pieces of wood have been wedged between the top of the post and the beam.

HEATING

Two hot water heaters are located at north end of cellar. Neither is hooked up. Small metal pipes run the length of the cellar ceiling (first floor). These appear to be gas pipes.

LIGHTING

Cellar is wired for electricity. Two light sockets in ceiling.

PLUMBING

Plumbing pipes run everywhere throughout the cellar, varying sizes.

STAIRWAY

Makeshift stairway to cellar, five wood steps cut off on diagonal, 8-1/2" risers, tread width 1-1/2 to 3-1/2" in wedte shape. Length of the treads is 6'-2".

FIRST FLOOR

ENTRANCE HALL

FLOOR

Wood board covered with linoleum.

CEILING

Wood board covered with paper.

WALLS

Wood board covered with paper. Planks are 5-1/2" wide.

BASEBOARD

10" high varnished molded wood.

DOORS

6'-6" high x 2'-10" wide. Painted wood exterior. Varnished wood interior side. Top half is large single light (1'-6" wide x 2'-1" high) surrounded by 14 (10 - 8"x3-1/2" and 4 - 3-1/2" square) textured and colored small lights. Lower half is three wood panels. Hinges not original. Decorative brass rimlock and strike plate original. Original metal knob on each side. Varnished beaded board transom. Molded wood trim. Head blocks and base blocks.

Note: All door trim is 5-1/2" wide except in the kitchen and bath, and all transom boards are 3-1/2" wide and 1' high. All base blocks are 10-1/4" high x 5-1/2" wide. All head blocks are 5-1/2" square with a central floral motif. All baseboards are 12-3/4" high except where top 2-3/4" strip has been removed. All doors are 6'-6" high x 2'-8" wide except for the front door, closet doors, and bathroom door. Crown-shaped wood pieces top head blocks only in the first floor hall between the parlor and dining room. Presumably all doorways had these details which were later removed during remodeling.

Varnished wood five panel door with beaded board transom and molded wood trim. Black porcelain knobs and decorative strike plate. Hinges are not original, Head blocks and base blocks. 6'-6" high x 2'-8" wide.

Same as above without transom.

Door is missing. Varnished molded wood trim and beaded board transom. Head blocks and base blocks.

WINDOW

One over one with 12 (6 - 3-1/2" square, 4 - 10-1/2"x3-1/2", 1 - 1'-3" at top) colored glass lights surrounding top light (1'-3" wide x 2'-5" high). Lower sash is 2' wide x 3'-9" high. Beaded board wainscot below window. Varnished molded wood trim with head and base blocks. Hardware is original.

LIGHTING

One central ceiling light fixture. Single bulb with white porcelain socket.

DINING ROOM (WEST)

FLOOR

Wood board covered with linoleum.

CEILING

Wood board covered with paper.

WALLS

Wood board covered with painted wallpaper and synthetic wood wainscot.

BASEBOARD

Painted molded wood. Top 2-3/4" molded wood strip is missing.

DOORS

Transom (dining room side) is concealed by wallpaper and head blocks are missing.

Door is missing. Painted molded wood trim, transom is concealed. Head blocks are missing.

WINDOWS

One over one with colored glass lights surrounding top light identical to the window in the entrance hall. Beaded board wainscot below window. Head blocks and base blocks. Molded woodwork is painted.

Large 4'-4" wide x 6' high one over one fixed picture window with 13 (7 - 9" x 3-1/2" and 6 - 3-1/2" square) colored glass lights surrounding the top light. Beaded board wainscot below window concealed by synthetic wood paneling. Head blocks and base blocks. Molded woodwork is painted.

LIGHTING

One central overhead light fixture, not original (1920s).

HEATING

Original chimney for woodstove extends 3'-6" from ceiling (1'-10" wide and 3" projects from wall). Brick covered with painted wallpaper.

LIVING ROOM (EAST)

FLOOR

Wood board covered with linoleum.

CEILING

Wood board covered with paper. Slight watermarks at southwest section near chimney and opening between living and dining rooms.

WALLS

Wood board covered with wallpaper.

BASEBOARD

Molded varnished wood. Top 2-3/4" wood strip is missing.

DOORS

6'-6" wide opening surrounded on either side by 5-1/2" wide molded wood trim. Trim is painted on living room side and varnished on dining room side. Metal rod in place, missing curtain. Wall width between rooms is 7".

Opening is trimmed with plain wood molding.

3'-10" wide opening surrounded by varnished molded wood trim. Base blocks are missing on dining room side.

WINDOWS

One over one with 11 (6 - 3-1/2" x 3-1/2" square and 5 - 10-1/2") colored glass lights surrounding the top light. Varnished molded wood trim with base blocks and head blocks, window concealed by plywood. Exposed intact wainscot below window.

Same as above except missing colored lights. Top pane is single pane.

LIGHTING

One central overhead ceramic socket and bulb.

HEATING

See dining room.

CLOSET

4-1/2' by 2-1/2' later addition.

HALL

FLOOR

Wood board covered with linoleum.

CEILING

Wood board covered with paper.

WALLS

Wood board wallpapered.

BASEBOARD

Varnished molded wood.

DOORS

Door is missing. Opening (1'-11" wide x 6'-4" high not including transom) is surrounded by varnished molded wood frame with head blocks, beaded wood transom, and base blocks. Note: Varnished wood crowns top the head blocks.

Varnished five panel door with original hinges. (Pin may not be original as its top is rounded.) Varnished molded wood frame with head and base blocks, beaded wood transom with crowns intact on either side.

WINDOW

One over one double-hung wood sash (colored glass missing, replaced by single pane) covered with plywood. Varnished wood trim with beaded wood wainscot below window and base blocks and head blocks with crowns intact.

CLOSET

5' by 3' located under stairs to second floor. Wood board walls and ceiling covered with paper. Wood board floor covered with linoleum. Baseboard is missing top 2-3/4" strip.

PARLOR

FLOOR

Wood board covered with linoleum.

CEILING

Wood board covered with paper.

WALLS

Wood board wallpapered with layer of sheetrock over wallpaper which extends to within 6" of the ceiling.

BASEBOARD

Varnished molded wood intact.

DOORS

See hall doors.

WINDOWS

One over one double hung wood sash identical to dining room windows. Beaded board wainscot below window exposed. Varnished molded wood trim. Base blocks and head blocks. Hardware is original.

Large one over two double-hung wood frame identical to dining room window. Beaded board wainscot below window. Varnished molded wood trim, head blocks and base blocks. Hardware is original.

LIGHTING

One central ceiling light fixture. Single bulb in white porcelain socket.

HEATING

Original chimney for woodstove extends 3'-6" from ceiling. Brick covered with painted wallpaper.

KITCHEN

FLOOR

Linoleum over wood.

CEILING

Wood board covered with paper and painted. Water damaged near central light fixture.

WALLS

Wood board covered with paper and synthetic paneling.

BASEBOARD

Painted molded wood baseboard with missing top 2-3/4" strip.

DOORS

Painted five panel door. Plain painted wood trim 4-1/2" wide.

Painted five panel door 6'-6" high and 2-11" wide. Plain painted wood trim 4-1/2" wide.

WINDOWS

Painted wood window 6-1/2' long. This window was added when the side porch was enclosed.

Painted wood frame window hinged at top. Not original.

Same as above. This window replaced an original window located in the same place.

LIGHTING

Central porcelain socket.

HEATING

Original chimney for wood stove extends from ceiling to floor. Brick covered with paper and painted. 1'-5" wide and projects 8-1/2".

Note: 3'-2" high painted beaded wainscot surrounds base of chimney appears original. Remaining wainscot was probably removed when new lower windows were installed.

Note: Change in ceiling height, drops 8-10" where side porch was originally located.

BATH

FLOOR

Linoleum over wood board.

CEILING

Wood board 3" wide, running east to west, painted.

WALLS

Horizontal wood board 3" wide, painted. Linoleum wainscot 4'-6" high.

WINDOW

One over one double-hung wood sash 2' wide and 4'-11" high. Plain wood trim except for molded sill piece.

DOOR

See kitchen.

LIGHTING

Central ceiling fixture. Porcelain socket.

SECOND FLOOR

STAIRWELL

CEILING

Wood board covered with paper and painted.

WALLS

Wood board wallpapered.

BASEBOARD

Varnished molded wood.

DOOR

Stairwell side of frame has no head or base blocks and no base blocks on the entrance side. Top of architrave is a molded piece patched on the north side. North vertical piece of the trim is plain wood. South vertical piece is cut lengthwise and reduced to 1-1/2" wide. Architrave on the stair side has been varnished, then painted green, then cream, then varnished again over the paint.

STAIRS

Wood covered with carpet. 9-1/2" treads, 8" risers.

HANDRAIL

Varnished wood with original decorative hardware.

LANDING

NOTE: All doors on the second floor are 6'-5" high and 2'-11" wide with 4-1/2" wide plain wood architrave, except closet doors. Doors on room side have black metal lock case and black porcelain knobs.

FLOOR

Wood board covered with linoleum.

CEILING

Wood board covered with paper and painted.

WALLS

Wood board wallpapered.

BASEBOARD

Painted molded wood 10" high.

DOORS

Four panel painted wood doors with original hardware, black porcelain knobs. Trim is plain painted wood.

WINDOW

One over one double-hung wood sash. Plain painted wood trim.

LIGHTING

Single porcelain socket at top of stairs.

BALUSTRADE

Varnished wood, 2'-9" high. 3'-8" high turned newel post. Six turned balusters 2'-4" high.

FRONT (SOUTH) BEDROOM

FLOOR

Wood board covered with linoleum.

CEILING

Wood board covered with paper. Water damage near chimney.

WALLS

Wood board wallpapered.

BASEBOARD

10" molded wood painted.

DOORS

See landing.

Closet has four panel painted wood door 5'-8" high and 2'-9" wide. Trim is plain painted wood. Original hardware.

WINDOWS

Pair of one over one double-hung wood sash windows. Upper half of each contains 11 (6 - 3-1/2" square and 5 - 9" by 3-1/2") colored lights. Trim is plain, painted. West window intact, east window is missing all but top four glass pieces. Bottom pane is intact.

LIGHTING

Central fixture. Porcelain socket.

HEATING

Floor to ceiling chimney flue 1'-10" wide and projects 8-1/2" from wall. Brick covered with paper. Severe water damage.

CLOSET

Floor, ceiling and walls are 5-1/2" wide wood board painted.

Note: Walls, floor and ceiling slope towards the center of the house.

NORTHEAST BEDROOM

FLOOR

Wood board covered with linoleum.

CEILING

Wood board covered with paper. Severe water damage near chimney.

WALLS

Wood board wallpapered. Water damage near chimney and window.

BASEBOARD

10" high molded wood painted.

DOORS

See landing.

3'-3" wide and 6'-10" high opening added later. Plain wood molding painted. No door.

One missing door. Trim is plain painted.

Four panel wood door 5'-2-1/2" high and 2'-8" wide. Original hardware and black porcelain knobs. Trim is plain wood painted.

WINDOW

One over one double-hung wood sash window 5'-2" high and 3'-2" wide. Plain trim painted.

Added later, window is one over one double-hung wood sash inserted in a horizontal position 2'-8" high and 5'-2" wide. Trim is plain wood painted.

LIGHTING

Central fixture. Porcelain socket.

HEATING

Floor to ceiling chimney for wood stove (same dimensions as front/south bedroom chimney). Brick covered with 1/2" plaster coat and paper.

CLOSET

Wood board walls and ceiling covered with paper. Wood board floor covered with linoleum.

NORTHWEST BEDROOM

FLOOR

Wood board covered with linoleum.

CEILING

Wood board covered with paper.

WALLS

Wood board wallpapered. Severe water damage near chimney.

BASEBOARD

10" molded wood painted.

DOORS

See landing and northeast bedroom.

Four panel wood door with original hardware and black porcelain knobs. Trim is plain painted.

WINDOWS

Pair of one over one double-hung wood sash windows. Top half of each contains 11 colored lights (in same configuration as in front/south bedroom). All pieces are intact. Trim is plain painted.

LIGHTING

Central fixture. Porcelain socket.

HEATING

Floor to ceiling chimney for wood stove. Brick 1'-10" wide and projecting 3" from wall covered with 1/2" plaster and wallpaper. Gas pipe next to chimney 1-2" in diameter and capped off at bottom.

KITCHEN

FLOOR

Wood board covered with linoleum.

CEILING

Sheetrock over wood board.

WALLS

East wall is paper over wood board behind cupboards on the east wall. West, north and south walls have been sheetrocked.

BASEBOARD

7-1/4" high molded wood with top piece removed, painted.

DOORS

See northeast bedroom.

Four panel painted wood door with original hardware and black porcelain knobs. Trim is plain painted.

WINDOW

One over one double-hung wood sash 6'-7-1/2" high and 2'-9-1/2" wide, 4-1/2" wide plain painted wood trim.

LIGHTING

Central fixture. Porcelain socket.

HEATING

Floor to ceiling chimney. Brick covered with sheetrock 18" wide and projects 8-1/2" from wall with linoleum wainscot.

Note: Cabinetry and appliances are later additions.

BATH

FLOOR

Wood board covered with linoleum.

CEILING

Wood board covered with sheetrock.

WALLS

Wood board with beaded wood wainscot 3'-2-1/2" high, boards are 3-1/2" wide. Wainscot covered with linoleum. Wainscot is topped with 5-1/2" wide molded wood strip. Plank walls above wainscot are covered with sheetrock and wallpaper. Wood wainscot is covered with linoleum.

BASEBOARD

Linoleum strip, 2-3/4" wide.

DOORS

See northwest bedroom and kitchen.

WINDOW

One over one double-hung sash. Trim is plain painted.

LIGHTING

Central fixture. Porcelain socket.

HEATING

Floor to ceiling chimney. Brick covered with sheetrock.

Note: Bathtub is original. Sink and toilet are not original.

GARAGE

FLOOR

Rotten wood boards 3-3/4" wide.

CEILING

No ceiling in garage, only roof.

WALLS

No walls in garage, only exterior siding which is shiplap 5-1/4" wide.

DOORS

No doors, but door openings.

Opening is 6'-7" high and 2'-8" wide.

Opening is 8'-6" wide and 6'-3-1/2" high with a small opening above which is 1'-10" wide and 1'-8" high.

WINDOWS

No windows.

LIGHTING

No lighting.

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