

PH0504955

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

DATA SHEET

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

SEP 27 1977

DATE ENTERED

FEB 23 1978

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

McMinnville College

AND/OR COMMON

Pioneer Hall, Linfield College (preferred)

LOCATION

STREET & NUMBER

Linfield College

CITY, TOWN

McMinnville

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

1st

STATE

Oregon

CODE

41

COUNTY

Yamhill

CODE

071

CLASSIFICATION**CATEGORY**☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT**OWNERSHIP**☐ PUBLIC☒ PRIVATE☐ BOTH**PUBLIC ACQUISITION**☐ IN PROCESS☐ BEING CONSIDERED**STATUS**☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS**ACCESSIBLE**☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO**PRESENT USE**☐ AGRICULTURE☐ COMMERCIAL☒ EDUCATIONAL☒ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☐ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**OWNER OF PROPERTY**

NAME

Board of Trustees

STREET & NUMBER

Linfield College

CITY, TOWN

McMinnville

VICINITY OF

STATE

Oregon

97128

LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Yamhill County Courthouse

STREET & NUMBER

Fifth & Evans streets

CITY, TOWN

McMinnville

STATE

Oregon

97128

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Oregon Statewide Inventory of Historic Properties

DATE

1970

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

State Historic Preservation Office, 525 Trade Street, S.E.

CITY, TOWN

Salem

STATE

Oregon

97310

7 DESCRIPTION

CONDITION

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Pioneer Hall, the first building of McMinnville College on its new campus laid out in 1881, is a four story structure located on the south side of McMinnville, Oregon. This building stands on the south bank of Cozine Creek about one-half mile west of that stream's junction with the Yamhill River. Pioneer Hall faces north toward the creek and is situated in an oak grove of approximately three acres.

Writing about this building during the week of its dedication in June, 1883, a journalist for the Yamhill Reporter noted:

Gradually the work grew into a massive structure of four stories, its lofty dome rising proudly above the town and valley. Standing upon a beautiful elevation, surrounded by a shady oak grove, the college forms a most picturesque and lovely aspect. Art and nature left nothing unfinished.

The building possesses the shape of an truncated Greek Cross. It consists of a three story, brick building set upon a high basement made of roughly dressed, local basalt quarried about three miles southwest of the campus. The building has one main entry on its north elevation. Originally an exposed staircase with a landing mid-way rose to the entrance porch. Two rather massive, wood doors with a recessed fanlight filled the entry bay. The structure's cornerstone, bearing the date May 31, 1882, is located at the entrance level on the north east corner of the building.

Pioneer Hall is surmounted by a square cupola set at the junction of the four wings of the building. The bracketed roof of the cupola is strongly mansard in appearance but has a shingled, central spire which compromises the baroque feeling of the design. The cupola, containing a carillon, has three bays of louvered panels on each of its four elevations. The building has a low, truncated hip roof with boxed eaves and decorative wood brackets carrying the cornice. Originally, four chimneys with corbelled tops rose through the roof on the north, east, and west elevations. Small pediments are centered above the eaves on the east and west elevations, and a segmental pediment is centered above the entry bay on the north elevation.

The fenestration of the building is regular and consists of one-over-one double hung sash windows. The arch heads and window hoods vary in each story. Window openings in the basement are flat-arched and have stone lugsills. They are set off from the squared ashlar basement wall by cement surrounds. Openings of the first, second and third stories have round, segmental and flat arch heads, respectively, with bracketed hoods of corresponding shape.

(see "Continuation Sheet")

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7. DESCRIPTION (cont.)

Pioneer Hall has a band of sandstone atop its basalt base, and a brick beltcourse defines the main story. Brick exterior walls are further articulated by strip pilasters. A single-story wing on basement telescoping from the south arm of the cross serves as the stage area for the chapel-auditorium.

In 1946 this building had extensive interior alterations similar to those made in Deady Hall on the campus of the University of Oregon. Structural weakness and non-compliance with code requirements led to the removal of much of the interior for the placing of steel beams to support the floors. While many of the rooms were kept in an arrangement similar to the original, others were not. Prior to 1946 the interior walls had been covered with fir wainscoating which was stained or varnished. The wood interior walls were replaced with plaster. Although alterations were made in the chapel, the room was retained as a small auditorium with stage and now is the college's theatre. Probably in the 1920s a low, one story addition was attached at the basement level on the southeast side of the building for use as a kitchen. Until 1961 the basement level of Pioneer Hall served as the college's dining commons.

In the past 94 years the exterior of this building has had little change. The most obvious alterations have been the removal of the chimneys in 1946 and the replacement of the original, double wood entry doors. The outside stairway had been converted to a single flight without landing as early as 1897. Some ornaments on the porch roof and on the building's roof have also been removed over the years. The basic design and ornamental integrity of the structure's facade remains on all elevations. Pioneer Hall is yet, in 1976, the tallest building in Yamhill County.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input checked="" type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1882-1883

BUILDER/ARCHITECT Prof. W. S. White, architect

STATEMENT OF SIGNIFICANCE

Pioneer Hall was the largest structure erected in Yamhill County in the nineteenth century. This building's construction was anticipated when on July 17, 1874, the Board of Trustees of McMinnville College, a Baptist institution, took action to erect a brick building at a cost of \$20,000. The structure was to replace the original college hall which stood five blocks north of the present site of the Linfield campus. The college's first building had been constructed following legislative approval of the college's charter in 1858. By the 1870s this two story, wood frame building needed major repairs and was on a campus which had been rapidly diminished in size by sale of lots to meet college expenses.

Although the Board of Trustees began work in 1874 to construct a new building, the college's financial condition precluded any fund raising for the structure until June, 1879, when a vote approved soliciting \$25,000 for a building. By July 4, 1881, the college had pledges of \$20,000, including a gift of \$25 from John D. Rockefeller. In August of that year Samuel and Mahala Cozine gave the trustees twenty acres for a new campus north of Cozine Creek. Mrs. P. W. Chandler offered to sell another 20 acres to the trustees for \$1,200 with the promise of a gift of \$700 toward the new building should her offer be accepted. With plans "that had already been drawn", the trustees were ready to commence construction. They contracted with William T. Newby, the founder of McMinnville, to manufacture 300,000 bricks for the building.

The minutes of the Board of Trustees note that on March 23, 1881, four architects had submitted plans for the new building. These men are referred to as Prof. W. S. White, Ypton, W. N. Lewis, and Joseph Sherwin. After reviewing the plans and discussing them with the architects, the Trustees on March 24 selected the plans of Prof. W. S. White. The college records do not indicate whether or not White was a teacher in the institution or whether he had employment somewhere else in the Pacific Northwest.

On May 31, 1882, the cornerstone was laid on the top course of stone for the basement level. The minutes of the Board of Trustees recorded the event:

The Board of Trustees and President of the College summoned by the clarion strains of music from the McMinnville Brass Band gathered at the old college building. At half past one, we started, led by said band, for the

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Jonasson, Jonas A. Bricks Without Straw: The Story of Linfield College. Caldwell, Idaho: Caxton Printers, 1938.

Yamhill Reporter (McMinnville, Ore.), March 15, June 21, 1883.

"Minutes of the Board of Trustees of McMinnville (Linfield) College," College Archives, Linfield College, McMinnville, Ore., July 17, 1874, June 3, 20-21, 1879; March 23-24, July 4, 1881; April, 1882.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY ca. 1 acre

UTM REFERENCES

A 1, 0 4, 8, 4 2, 8, 1 5, 0 0, 5 1, 6, 0
ZONE EASTING NORTHING
C

B
ZONE EASTING NORTHING
D

VERBAL BOUNDARY DESCRIPTION

The area nominated encompasses approximately one acre of the Linfield College campus surrounding Pioneer Hall, which feature is at the center of said acre.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Stephen Dow Beckham

ORGANIZATION

DATE

December 1976

STREET & NUMBER

4 S.W. Touchstone

TELEPHONE

(503) 635-4935

CITY OR TOWN

Lake Oswego

STATE

Oregon 97034

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE X

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

State Historic Preservation Officer

DATE

September 19, 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

KEEPER OF THE NATIONAL REGISTER

KEEPER OF THE NATIONAL REGISTER

DATE

DATE

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grove at the front of the new College Building where seats were soon filled while many others occupied seats in carriages or stood on the ground. The music by the Band and Glee Club was excellent; and the exercises throughout were interesting and profitable... the corner stone weighing one third of a ton with its precious documents and 'Word of Life' was put in its appropriate place to preserve for future ages the record of struggles, trials, and triumphs of the past and present.

The building was completed in March, 1883, and was dedicated on a day of sermons and songs on June 12, 1883. The college catalog of 1885 noted that this building measured 106 feet by 79 feet. In that year the basement held the "boarding" department or dining area. On the second or main floor were the chapel, President's Rooms, and classrooms. The third and fourth floors held student rooms, the library and society rooms for college activities.

Pioneer Hall exhibits some elements of the "Bracketed Villa" manner used, for example, in the construction of the Washington County Courthouse in Hillsboro about 1872. That two-story, brick building had round-arch window bays, boxed cornices with brackets, pediments at the roof level on each elevation, tall chimneys with corbelled tops, and a central cupola. Pioneer Hall, however, has greater vertical height than most "public buildings" in Oregon erected in the 1870s and 1880s. Its excess of extraneous window decoration puts it in rather sharp contrast to the simpler, somewhat more pleasing, Jackson County Courthouse in Jacksonville. In some details Pioneer Hall is very similar to the now destroyed Umatilla County Courthouse erected in 1888 in Pendleton. The porch treatments at the main entry of these two buildings are very similar and so too is the use of the high basement, eave brackets, and truncated hip roof. Both the Umatilla Count Courthouse and Pioneer Hall had central cupolas with mansard-like elements.

Whatever its architectural affinities, this building is a strong expression of local design and construction skills. It is an interesting example of nineteenth century educational-residential architecture and in this regard stands with Benton Hall (OSU), Waller Hall (Willamette University), Campbell Hall (OCE), and Deady Hall (U. of Oregon) as a surviving college structure of the period 1865-1885. All of these buildings are of brick construction.

Use of Pioneer Hall has altered little over the nine decades that it has been in use. In 1976 the basement level contains classrooms,

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faculty offices, a radio station, and the psychology department laboratory. The main level has four faculty offices and the college theatre. The third and fourth floors are student residences.

Pioneer Hall has been an integral part of the educational program of McMinnville and Linfield College. The building's white cupola is a visible landmark across the farm fields of Yamhill County. The chimes from the carillon resound over the city and signal the on-going life of a college which is now in its 117th year on the banks of Cozine Creek.



⑥

Pioneer Hall - North Elevation
Linfield College
McMinnville, Oregon

Pioneer Hall, Linfield College
McMinnville 1 of 4
Yamhill County, Oregon
North, or front elevation

FEB 23 1978

Patricia Fields Photo 1976
Linfield College
McMinnville, Oregon 97128

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⑩

Pioneer Hall- South (rear) Elevation
Linfield College
McMinnville, Oregon

Pioneer Hall, Linfield College
McMinnville 2 of 4
Yamhill County, Oregon
South, or rear elevation

FEB 23 1978

Patricia Fields Photo 1976
Linfield College
McMinnville, Oregon 97128

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Pioneer Hall, Linfield College
McMinnville 3 of 4
Yamhill County, Oregon
Detail of cupola (west and
south elevations)

Patricia Fields Photo 1976
Linfield College
McMinnville, Oregon 97128

SEP 27 1977

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Pioneer Hall, Linfield College
McMinnville 4 of 4
Yamhill County, Oregon
Detail of eaves (south and
east elevations)

Patricia Fields Photo 1976
Linfield College
McMinnville, Oregon 97128

SEP 27 1977

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