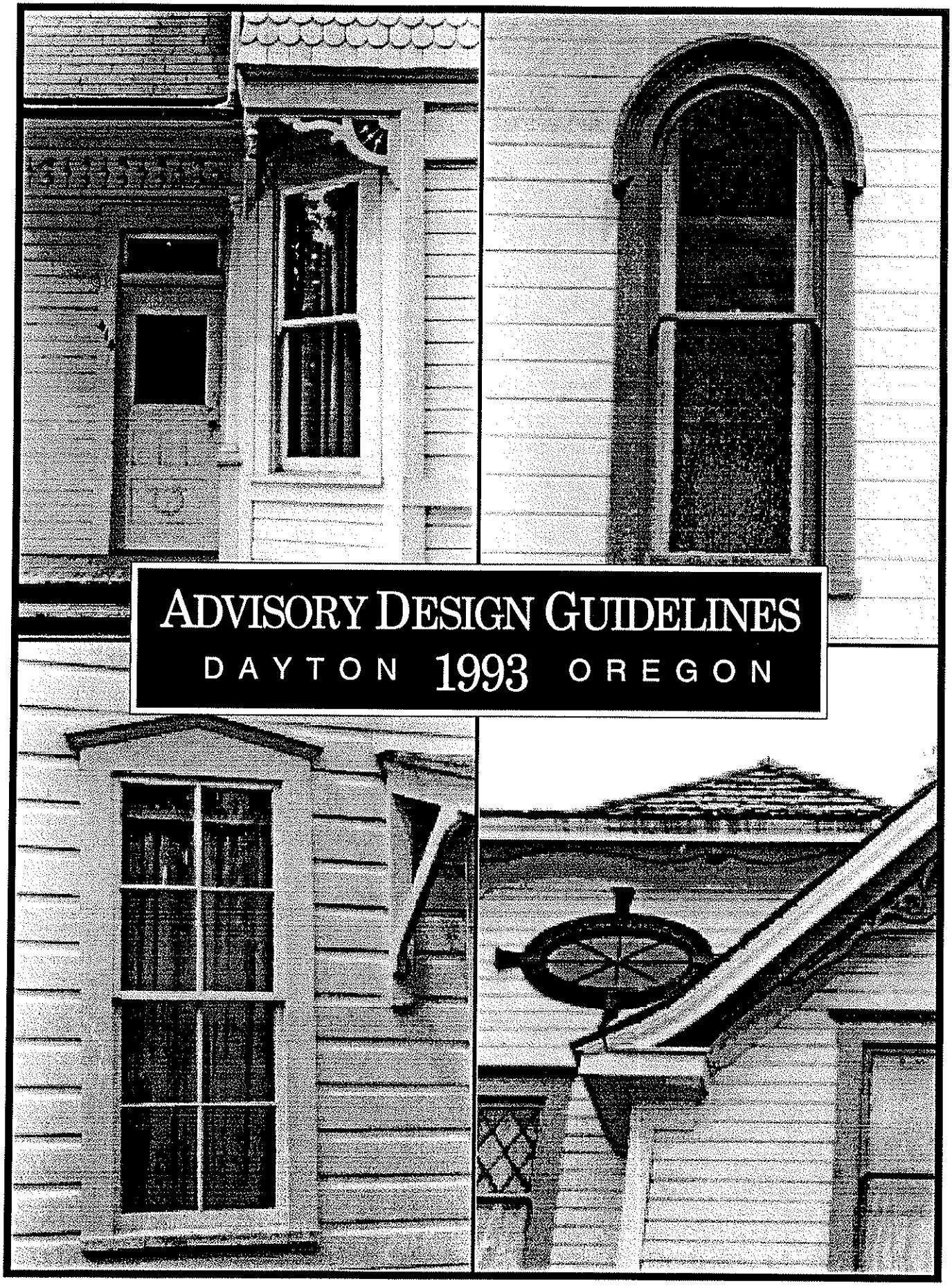

ADVISORY DESIGN GUIDELINES

DAYTON 1993 OREGON

CITY OF DAYTON
DESIGN GUIDELINES FOR HISTORIC PROPERTIES

Acknowledgements

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CITY OF DAYTON
DESIGN GUIDELINES FOR HISTORIC PROPERTIES

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INTRODUCTION

The Dayton Advisory Design Guidelines have been written to provide owners and residents of historic properties in Dayton suggestions for rehabilitating and maintaining their historic houses, commercial buildings and landscape features. The Guidelines are meant to encourage residents of Dayton to continue to appreciate local history and the delightful small town character of their city.

The approach begins with a brief narrative on the development of Dayton, which is meant to help the reader understand the layout and form of the city. "Get to Know Your Dayton Architectural Styles" provides a description and illustration of the five most common architectural styles that were identified in the 1985 Multiple Property Nomination. Forty nine significant historic sites were documented in this National Register nomination. However, 118 historic resources were identified in the Dayton Historic Inventory (1985), which means there is a large number of buildings over 50 years of age that exist in Dayton. The guidelines are meant to be general enough to apply to all historic architecture and their sites in the city. As the guidelines come to be used and accepted by the citizenry they could be applied to new construction in a general manner.

After the Multiple Property Nomination for Dayton was approved by the Keeper of the National Register, the resources became eligible for participation in the Oregon Special Assessment Program. This program is meant to serve as an incentive to rehabilitate historic properties by freezing the taxes at the current rate for 15 years, allowing property owners to benefit from the tax savings by encouraging correct and careful rehabilitation. These guidelines will assist property owners already enrolled in the program, or those that are considering enrolling in the program.

Income producing properties, including commercial, rentals and bed & breakfasts, that are listed on the National Register of Historic Places may be eligible for the Federal Tax Credit for Rehabilitation of Income Producing Historic Property. This program encourages rehabilitations by offering owners a 20% tax credit with a 30 year depreciation schedule for the entire building cost (minus 50% of the tax credit). The State Historic Preservation Office in Salem can provide further information about both of these programs.

The guidelines will provide assistance to the Dayton Historic Landmarks Committee as they address citizen inquiries about alterations to National Register and historic properties in Dayton. The Dayton Design Guidelines are **advisory**. There is room for interpretation in the guidelines and they are not meant to be inflexible, strict standards. As every property owner comes to understand the distinctive architectural and landscape features of their property they will be able to understand the best and most practical way to apply the guidelines. Preservation and rehabilitation are site specific activities so it is essential to analyze the unique characteristics of each historic resource before making decisions about preservation, rehabilitation or restoration.

Included below are **The Secretary of the Interior's Standards for the Treatment of Historic Properties.** They were revised in 1992 and are meant to be applicable to a wide variety of resource types, including buildings, sites, structures, objects, and districts. These are the standards to work towards when rehabilitating historic properties in Dayton. The Dayton Advisory Design Guidelines follow the recommendations set forth in the Standards but are written to be more specific and applicable to Dayton's historic resources.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

1. A property shall be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property shall be protected and, if necessary, stabilized until additional work may be undertaken.

2. The historic character of a property shall be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features shall be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. The existing condition of historic features shall be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material shall match the old in composition, design, color, and texture.

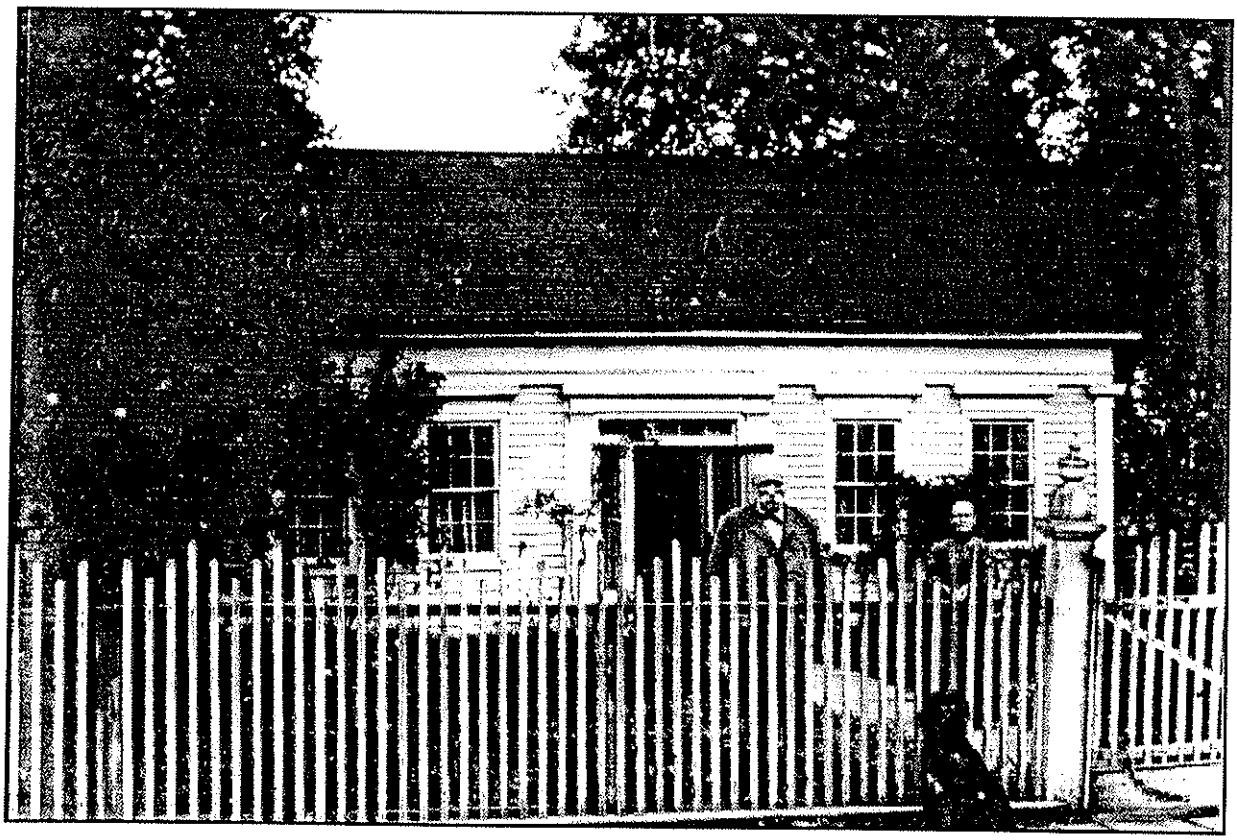
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The photograph illustrates the John and Jane Jones family with their children in front of the Smith-Jones house. Notice the simple landscape and the porch swing in the locust tree. *Photo courtesy of the Oregon Historical Society.*



The Classic Revival Smith-Jones House on 5th Street. The picket fence and the boxed fence post at the gate, with finial attached, are unique. *Photo courtesy of the Oregon Historical Society.*

DAYTON TAKES SHAPE

Dayton was established in 1850 as part of the Donation Land Claims of Joel Palmer and his son-in-law, Andrew Smith. The town was laid out with Main Street as the dividing line and was named by pioneer resident Christopher Taylor for his hometown of Dayton, Ohio. The site was well suited for a city because it was close to the Yamhill River, which was essential to transportation and the shipping of goods in the early days.

After the Yamhill County Courthouse burned in Lafayette, Oregon in 1857, Joel Palmer hoped that the county seat would move to Dayton. To encourage that event he donated one full city block for the siting of the courthouse. The courthouse remained at Lafayette and the city block became a park, still known as Courthouse Square. The "Square" is an ancient urban form. In the fifth century B.C. the Greeks conceived of the urban square as part of a democratic ideal--a place for the gathering of all classes for the free exchange of ideas. The colonists brought the square to the new-world, from there it spread to all parts of the country. Courthouse Square Park is a significant character defining feature of Dayton, with the bandstand, fountain, Yamhill block house and majestic Douglas firs and oaks. In 1911 Dayton obtained the Fort Yamhill blockhouse from the U.S. Government. It stands at the northeast corner of Courthouse Square in memory of town founder General Joel Palmer.

Early Dayton industries included a saw mill and a flour mill, and a bridge crossed the river at Ferry Street as early as 1860. The city built up along the river in the early years, but because of flooding eventually was established on high ground. In 1880 the town had swelled to a population of 375, enough of a population for the city father's to incorporate the town of Dayton. The 1880s and 1890s saw the construction of numerous houses, three churches and a modern new school.

By 1905 the population of Dayton was at 834. A devastating fire in 1906 destroyed the wood frame shops on one full block of Ferry Street, the commercial hub of Dayton. These stores were rebuilt in brick, and today are the core of the commercial area. The surrounding countryside became a bountiful area for agriculture with the production of grain, fruits, berries, and produce. Dayton was the mercantile, religious and educational center for this rural community.

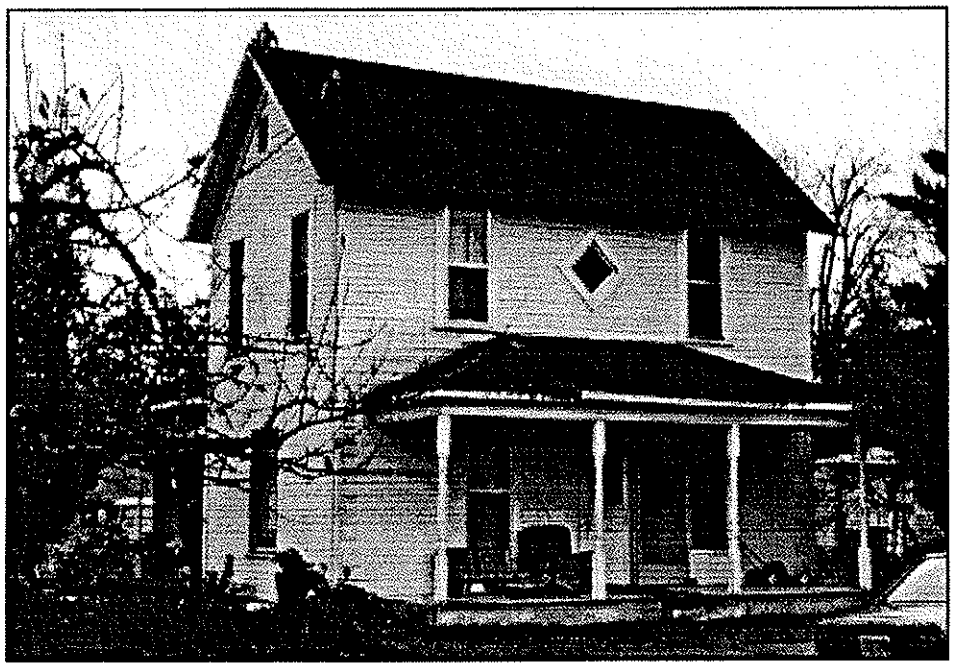
Residential architecture was built on ample lots with the typical grid system of street arrangement. Town founders had the foresight to lay out the town with wide streets and alleys. The oldest blocks, northeast of 5th Street, average 10 lots per block. The early town was rectangular in shape and oriented to the northeast with the Yamhill River forming a northeasterly boundary. Lippincott's 1st Addition, southwest of 5th Street, was laid out on a larger grid. Blocks in this section of town are equal to four blocks in the original section of Dayton. The absence of curbs and sidewalks in much of Dayton is part of its rural character. Large canopy trees, shrubbery and expansive lawns are part of the landscape character of the city. Agricultural land is in close proximity to the town borders.

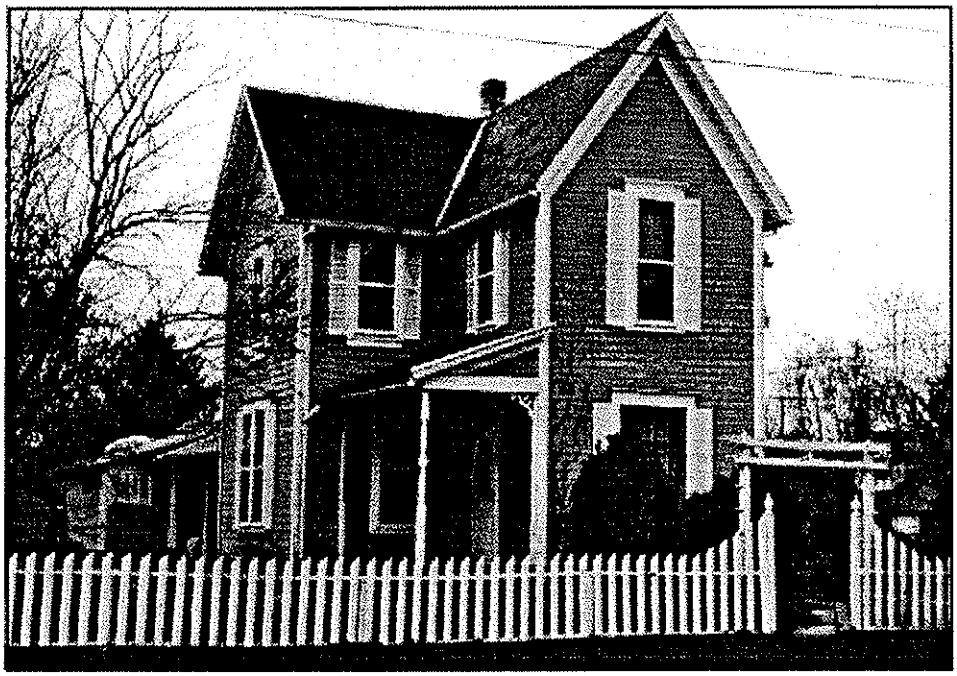
All of the historic commercial architecture in Dayton was built after 1905. The majority of the historic residential architecture was built between 1878 and 1906, and a lesser percentage was built between 1907 and 1936. After World War II some large lots were divided, and vacant lots were infilled with residential architecture that is typical of the modern period. These Advisory Design Guidelines are an invitation for citizen involvement and direct participation in the design review process. We hope that these guidelines will continue to instill a pride of ownership, and a respect for local history in the residents of Dayton.

GET TO KNOW YOUR DAYTON ARCHITECTURAL STYLES

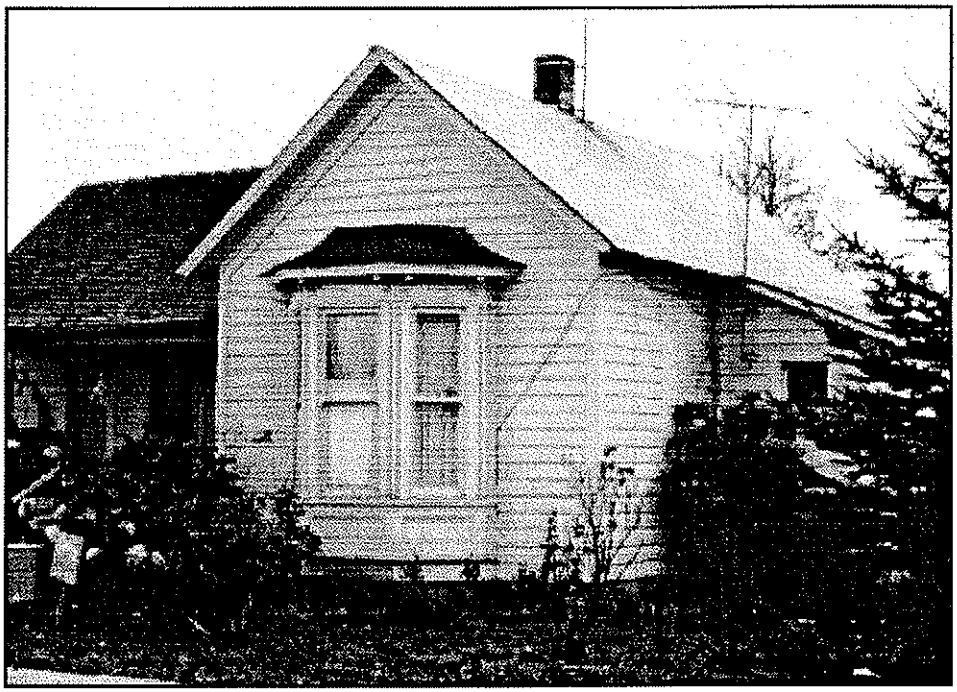
The predominant styles of residential architecture in Dayton are:

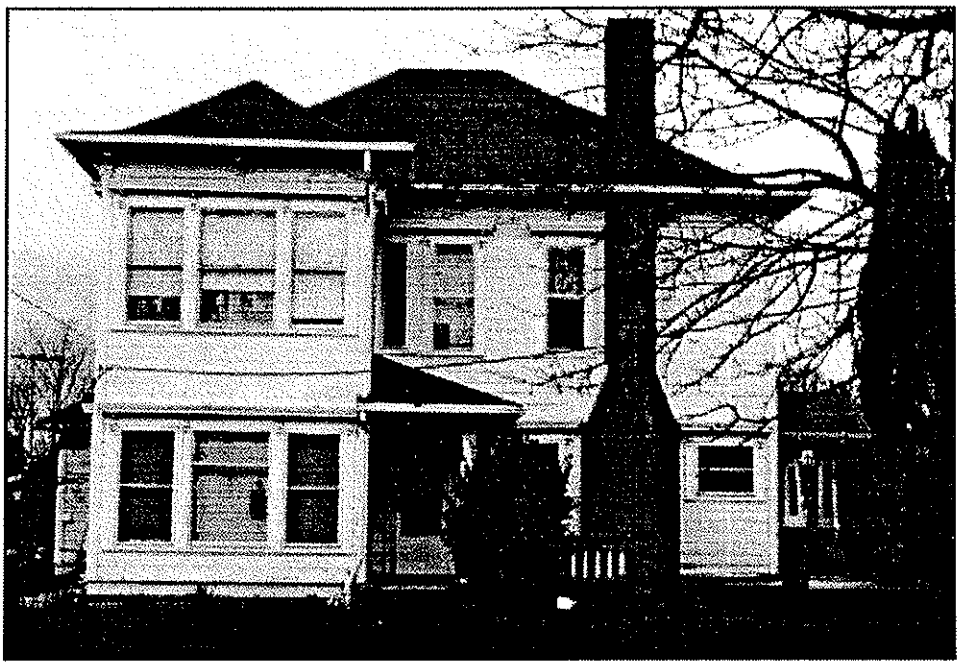
CLASSIC REVIVAL: This style appeared in Oregon during the mid-1840s, and was popular through the 1860s. Their plan is simple and functional, usually no more than two rooms deep with a central hall. Characteristic elements of the style include low pitched gable roof with eave returns and/or pedimented gables. Double-hung sash windows, with six-over-six panes and classical moldings are common to the style. Side lights and transoms are common features as well. Horizontal siding, usually weatherboard, enclose a wood frame. White was the typical color of this style. Other details include corner boards, water tables and window trims.





GOTHIC REVIVAL: Between 1860 and 1890, following the Civil War, this style became popularized through the writings of Andrew Jackson Downing. Steep gabled roofs with central gables and wall dormers are characteristic of the style. This style has a distinctly vertical emphasis which can be accentuated by tall narrow doors and windows. There may be an asymmetrical composition which is created by protruding bay windows, porches and dormers. Pointed arched windows are a true Gothic detail of the style. Construction was of wood frame with horizontal shiplap or board and batten siding. There can be jigsaw-cut vergeboards, brackets, and porch details.

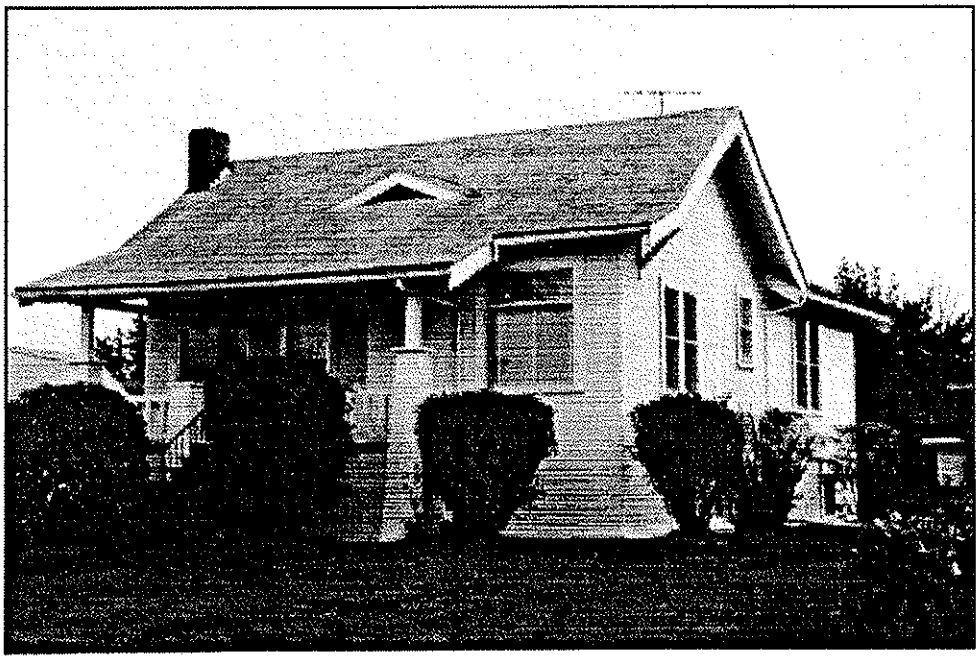




ITALIANATE: This style was popularized in Oregon between 1860 and 1890, a time when the state's population was growing. Roof forms are low pitched and usually hipped, although sometimes gabled. The house can be rectangular, square or a combination of masses. The projecting eaves with decorative brackets are a distinctive feature of the style. Usually built of wood frame construction with horizontal shiplap siding. Tall windows, which are sometimes rounded, are characteristic of this style, as are bay windows.

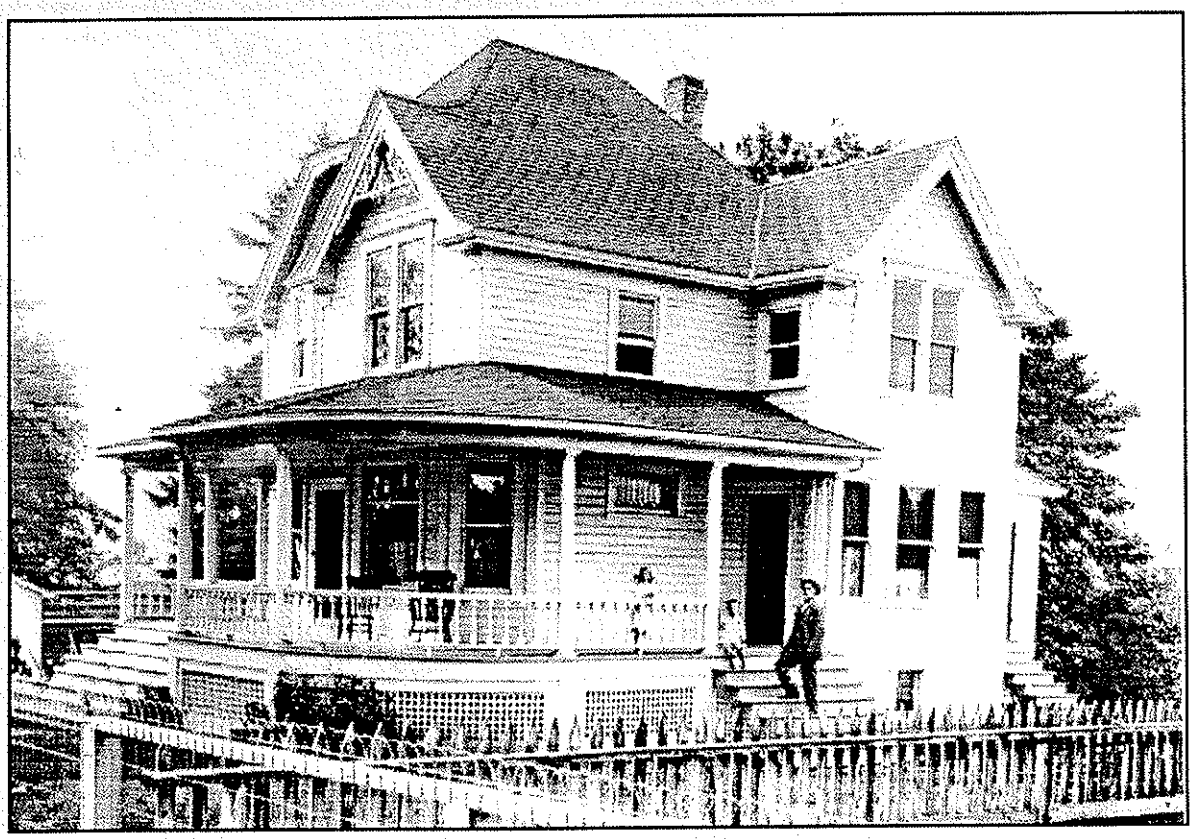
QUEEN ANNE: Through the 1880s and well into the 1900s this style became a favorite throughout Oregon. They may have assorted roof shapes and possibly conical or pyramid roofs, sometimes towers. Flared chimneys were part of the decoration. The plan is generally irregular with wrap around porches, protrusions that can include multiple window types, dormers, and stained glass. They are of wood frame construction with horizontal wood siding and/or patterned shingles. There can be a profusion of wood detail and decorative elements.

Property owners who would like to learn what architectural style their house is can obtain a copy of the inventory sheet listed in the 1985 Dayton Historic Inventory or **1986 Dayton Multiple Property Nomination** from the Dayton Historical Society, or Dayton City Hall. The inventory sheets contained in these documents can provide more information about the historic properties that are located in Dayton.



BUNGALOWS: Buildings in this style often have a free-flowing floor plan, incorporate the use of natural material inside and out, and exhibit fine craftsmanship. Roofs are low pitched gable or hipped forms with wide eaves and exposed rafters. Double-hung windows with small panes in the upper sash, large windows flanked by smaller windows, and dormer windows are all characteristic of the style. Constructed of wood frame with shingles or horizontal board siding, although stones and stucco were commonly used as well. Large porches are typical and may have truncated columns.

RESIDENTIAL ARCHITECTURE



The Hibbert House on Fifth Street, constructed in 1906. Notice the two fence types that were typical to Dayton during the historic period. *Photo courtesy of Douglas County Historical Society.*

RESIDENTIAL
EXTERIOR REHABILITATION GUIDELINES

Dayton contains a pleasant mix of architectural styles that includes the Classic Revival, Gothic, Italianate, Queen Anne and Bungalow styles. No existing residences were built prior to 1859, and most date from the period of 1879 to 1936. A number of significant churches exist within the boundaries of "Old Dayton," that enhance the residential character of the City. Dayton has a distinct turn-of-the-century quality, that is part of its charm.

Exterior rehabilitation can unknowingly alter or destroy a building's distinctive architectural features. The replacement of windows, doors, porch posts and decking, siding and eave details with materials that are incompatible to the architectural style or time period of construction can diminish the integrity of historic architecture. Such losses can compromise the character of the historic resource, and diminish the historic integrity of the city. When original features have been removed, their restoration is encouraged, as long as the features can be documented through photographs or architectural drawings.

The Dayton Advisory Design Guidelines are based on the guidelines set forth in the Secretary of the Interior's Standards for the Treatment of Historic Properties (1992). The Secretary of the Interior's Standards are nationally recognized, and tested, for historic buildings, sites, objects and districts. Dayton has a mix of landscape features and residential, religious, and commercial architecture that these advisory design guidelines can be used for.

The two most common approaches to the treatment of historic properties are:

PRESERVATION: is the maintenance and repair of existing historic materials, and the conscious retention of the property's form as it has evolved over time. This method of treatment focuses on maintenance and repair of historic materials and features, rather than extensive replacement and new construction. New exterior additions are not part of this treatment. Sensitive upgrading of mechanical, electrical, and plumbing systems, and other code-required work to make a property function is appropriate.

REHABILITATION: is used when there is a need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historical, cultural, o architectural values. This method of treatment is used when repair and replacement of deteriorated features is necessary; when alterations and additions to the property are planned for a new or continued use; when depiction of a particular period is not appropriate.

Choosing the method of treatment depends on a variety of factors including the property's historic significance, physical condition and the proposed use. The guidelines focus on the key exterior elements of historic residential architecture. They are meant to be applicable to all styles of historic residential architecture in Dayton. These methods of treatment can be applied to commercial architecture and landscape issues as well.

RESIDENTIAL GUIDELINES

FACADES (The exterior face of a building which is considered to be the architectural front. It is distinguishable from the other sides by the use of architectural detail and ornamentation.)

THE FACADE ORIENTED TO THE STREET OR CORNER SHOULD BE MAINTAINED IN THE HISTORIC MANNER, RESPECTING DETAILS OF THE HISTORIC PERIOD AND STYLE. REHABILITATION WORK SHOULD BE BASED ON SOUND PICTORIAL OR DOCUMENTED EVIDENCE. AVOID CREATING A FALSE HISTORICAL APPEARANCE THAT IS INAPPROPRIATE TO THE HISTORIC ARCHITECTURAL STYLE.

Additions and structural alterations should be limited to the rear or sides that are minimally visible from the public right-of-way. Original features of the facade, like balconies, porches, bay windows, siding, trim details and dormers are to be retained and rehabilitated.

ROOFS

THE REPAIR AND ALTERATION OF ROOFS SHOULD MATCH THE ORIGINAL SHAPE AND PITCH. DISTINCTIVE DECORATIVE FEATURES OF THE ROOF SHOULD BE RETAINED.

Roof pitches in Dayton are generally steep. The shallow pitched roof appears to be out of place with historic architecture (over 50 years old) in Dayton. Gables face the street or run parallel to the street. Hipped roofs have a solid appearance and can be less steep than gabled roofs. Structural and decorative features like dormers, chimneys, verge boards, exposed rafters, and decorative work should be retained and rehabilitated.

In Oregon, wood shingles were the common roofing material prior to 1920. When financially feasible wood shingle roofs are the most desirable for residential buildings in Dayton. Rooftop buildup should never be more than three layers. If a portion of the original roof exists a section of it can be saved to document patterns, materials, and textures for matching in the future. The composition shingle roof is acceptable for historic properties because it is more affordable than wood shingles and usually offers greater fire resistance. Composition shingle colors like dark gray and green are appropriate historic colors for residential architecture in Dayton.

Dormers can open up an unused attic space for another room, and provide much needed light to the room. Dormers need to be designed in proportion to the roof area. Dormer windows should be of the same proportions as other windows in the house. Dormers that did not exist historically are to be kept to the rear of the house and out of view from the public right-of-way whenever possible.

PROTECTION: Clean roof gutters and downspouts seasonally to avoid moisture penetration and damage to sheathing and the underlying structure. Anchor roof material adequately to prevent wind and rain damage. Do not allow a leaking roof to go unprotected, as it accelerates the deterioration of a structure.

ALTERATIONS: Do not install roof features that never existed or that create a false historical appearance. This can include cupolas, cresting, or ornate and corbelled chimneys. Dormers, skylights, roof vents, plumbing vents, wood stove flues, mechanical systems and roof decks need to be

inconspicuous from the public right-of-way. Avoid damaging distinctive architectural features when making these installations.

EXTERIOR SIDING AND DETAILS

THE RETENTION, RESTORATION AND MAINTENANCE OF ORIGINAL SIDING IS STRONGLY ENCOURAGED.

In Dayton, wood was the predominant building material used for residential architecture. It was abundant, cheap, and easily worked to produce siding, moldings, decorative features and interior finishes. It is important to identify character defining wood features on the primary facades. Historic wood siding and details (like cornices, brackets, window moldings, and their paints and finishes) that are character defining should not be removed. Destructive paint removal methods, like propane or butane torches, sandblasting and waterblasting, should not be used as they can permanently damage historic woodwork.

Horizontal siding comes in 4 distinct types: clapboard, weatherboard, shiplap and tongue and groove. Siding ranges in width from 4 to 6 inches in width for the average size house. Avoid unpainted and stained wood because siding in Dayton appears to have been consistently painted in the historic period. Certain styles of architecture (most notably the Queen Anne style) used wood shingles in combination with horizontal siding.

Most detailing on a historic house occurs at the roof peak, the tops and bottoms of porch posts, the tops of windows, the corners of houses and in the porch railings. Trim is located where a vertical and horizontal surface meet (like where the wall meets the roof). The ends of fascia boards and rafters can have details that lend distinctive and friendly character to the house.

PROTECTION: Ensure that faulty flashing, leaking gutters, cracks and holes in siding, and deteriorated caulking in joints and seams is maintained and repaired. Vines growing on a house, and plant material that is positioned too close, can cause damage to wood siding. Fungus and insect infestations should be kept in check. Paint application should follow proper surface preparation. Manufacturer's instructions, and application instructions, should be adhered to when applying new paint.

ALTERATIONS: Avoid covering wood with stains or clear varnishes that create a "natural look." Wood siding and details should not be removed and replaced with materials that create an improved appearance. New materials used on additions should match or be compatible with existing siding. Horizontal wood siding is the most common in Dayton and vertical board siding and T-1-11 sheathing should be discouraged. Other siding materials that are to be discouraged are plywood, brick, wood shakes, cement stucco and aluminum and vinyl sidings.

WINDOWS

RETAIN AND PRESERVE EXISTING WINDOWS AND DISTINCTIVE DECORATIVE FEATURES LIKE FRAMES, MUNTINS, SILLS, AND MOLDINGS.

Windows provide for ventilation in the historic house. Their design and arrangement is usually the primary decoration of an old house. If unrepairable, new windows, and windows on additions, need to be compatible with original windows in form, materials, type, pattern, and placement of openings. The broad and horizontal picture window is out of place on historic houses in Dayton. Dayton's residential architecture is suited to vertical window arrangements, either single, paired or triple, depending on the architectural style. Vertical windows are more compatible to interior proportions and details.

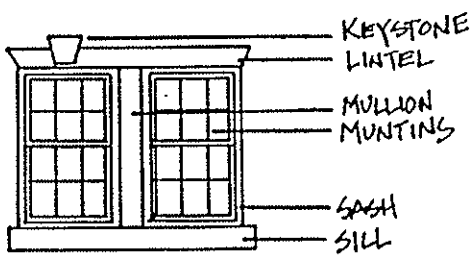
1. Double-hung wooden windows are the most common window type in Dayton.
2. Casement windows swing out. They have a center divider which makes each casement appear as a separate vertical window. One casement can be paired with a fixed pane window to provide a pleasing effect at less cost.
3. Aluminum slider windows are out of character on historic houses and their installation needs to be discouraged.

Windows should be trimmed with wood, following the proportions and detailing that exists, or that is correct for the style of architecture. Historic awnings were made of canvas and were operable. Awnings should fit with the style of window and should be made to look congenial with the architecture in color and design.

PROTECTION: Deterioration of windows usually begins on horizontal surfaces where water collects. Annually ensure that materials like the frame and glazing are maintained and protected from the elements. The properly painted window is the best protection from the weather.

ALTERATIONS: It is not recommended to remove a historic window and block the opening, or replace it with a new window that does not convey the same appearance as the original. New windows should be compatible with the historic character of the original window. Avoid creating a false historical appearance with the use of a window type that is not compatible to a particular architectural style.

Storm windows that are historically correct for old houses are those that are made of wood. They replaced wood frame screens as the season turned cold. They were hung from two hooks at the top of the casement on the exterior of a building, and are usually painted the same color as the window sash. Wood frame storm windows are desirable on historic architecture. Aluminum storm windows can be double hung and come in colors that are compatible to historic architecture. An interior storm window has been developed where metal framed glass is installed on the interior of historic windows by the use of magnetic strips. If involved in a local weatherization program with the local utility company explore window options that will be compatible to the historic architecture. Modern shutters are not appropriate for Dayton's residential architecture.



Window Terminology

ENTRANCES AND PORCHES

AVOID REMOVING OR REPLACING ORIGINAL DOORS AND PORCHES AND DISTINCTIVE DECORATIVE FEATURES LIKE COLUMNS, BALUSTRADES, AND STAIRS.

The front porch is a characteristic feature of many styles of historic architecture. A good porch serves as the transition from street to interior of the house. The porch can be energy saving because it can shade the house. The porch provides a cool place to sit when its hot and a dry place when it is wet. Porches can be as wide as the house, or half as wide as the house.

Roofing material of the porch typically matches the roof of the house. Rafters are exposed if the house eaves are exposed. Columns define the character and style of detailing of the porch. Trim details at the top and base of the columns are important architectural elements. Railings vary, but are the feature that defines the porch space, and makes the porch an effective outside room.

PROTECTION: Keep materials clean and painted to preserve them from deterioration that results from weathering and continued use.

ALTERATIONS: Replacing an entire entrance or porch is not appropriate when historic material exists. Porch decking should be constructed of wood, usually of tongue and groove material. Avoid replacing wood porch decks with poured concrete slabs. Do not cut new entrances into the facades that are visible from the public right-of-way. Avoid removing and replacing entrances and porches with a new entrance or porch that does not convey the same look as the historic. Do not enclose porches in a manner that creates a look that is not compatible to historic structures, this might include using brick or stucco and the installation of aluminum storm windows to enclose the space.

When trying to replicate a historic porch that has been removed base your construction drawings on historic photographs and sound historic research. If unable to obtain historic photographs consider designing a porch that is based on a period design that is suitable for the style of architecture. Replicate trim details and siding material of the house. Never construct new porches that destroy or cover up character-defining features of the architecture.

SOLAR AND ALTERNATIVE ENERGY

POSITION MECHANICAL SYSTEMS SO THEY ARE NOT VISIBLE FROM THE PUBLIC VIEW.

Property owners who wish to install solar panels on historic architecture will need to ensure that the panels will not be placed on the primary facade or front roof of the house. Solar panels, mechanical systems, and piping are to be positioned at the back or side of the house, out of the public view.

Heat pumps are an effective alternative heat source and the mechanical systems (similar to an air conditioning unit) need to be positioned to the back or side of the house, out of the public view. These systems can be screened by plantings or low fences if necessary.

FOUNDATIONS

CHANGES TO FOUNDATIONS SHOULD MATCH OR BE COMPATIBLE WITH ORIGINAL FOUNDATIONS IN HEIGHT AND USE OF MATERIALS.

Foundation height helps to establish the design of a structure. Porch steps, water tables, ventilators and access doors or windows, are features that are considered to be part of foundations. Every measure needs to be taken to preserve these details with the replacement of a foundation.

Where buildings are on wood post and masonry pad foundations, concrete block and poured concrete wall foundations are considered acceptable replacements. Rusticated and decorative concrete block should be avoided as they have no relationship to historic foundations. Often foundations were covered with 1" x 4" vertical wood skirting. If skirting exists every effort needs to be made to replicate the historic look and material after the masonry foundation is installed. Textured paint and thin coat stucco can be applied to concrete block and poured concrete foundations to imitate the historic appearance of early concrete. The height of the replacement foundation should consider stairs, access doors, windows and ventilators and ensure that the installation of the foundation will not detract from character defining features of the structure, like unique moldings or the water table that runs horizontally around the base of the house. Plantings of appropriate shrubbery and perennials can help to disguise foundations. Property owners are encouraged to bolt the sill of the building to the new foundation, for seismic safety.

COLOR

THE RESTORATION OF ORIGINAL COLORS ON HISTORIC RESIDENTIAL ARCHITECTURE IS DESIRABLE, BUT NOT ALWAYS FEASIBLE. COLORS APPROPRIATE TO THE STYLE AND ERA SHOULD BE ENCOURAGED.

Prior to 1860 the white house with green shutters was the common color combination of many American houses. Between 1860 and 1890 the paint industry developed machinery to grind pigment in oil and containers were produced for the transportation of paint. Early homeowners were forced to depend on painters who mixed dry colors with lead and oil for each job. East coast fashions generally traveled west. By the 1880s Oregon houses would have been painted in a palette of greens, grays, yellows and browns.

Paint provides protection for all the elements of the old house. The original color can often be determined by careful investigation of peeling paint or by sanding an inconspicuous area to reveal the color layers. Sashes and trims were frequently painted a darker color than the body of the house. Following is a list of suggested color combinations that would have been suitable for the five predominant historic architectural styles that have been identified in Dayton. Neon colors, bright red, and four and five color paint schemes are generally not appropriate for historic residential architecture.

The suggested colors are purposely vague so that property owners will be able to find a color within the recommended palette that is suitable to their individual taste. Those properties listed on the Special Assessment Program will need to have paint color approved by the State Historic Preservation Office.

CLASSIC REVIVAL White was a common color for this style. Often they were painted all in one color, with doors that were painted a dark brown or red for contrast.

BODY	TRIM	DOOR
White	Cool white	Dark green
Pale yellow	Dark green	Medium blue
Light gray	Sandstone	Black
Sandstone	Any of the above	Any of the above

GOTHIC REVIVAL This style was often panted in light browns and pinks. Trim was painted the same or similar color, or dark brown. Doors and shutters were dark.

BODY	TRIM	DOOR
Rose beige	Dark brown	Natural
Light brown	Medium brown	Dark red
Dark brown	Light brown	Dark brown
Medium blue	Light gray	Dark green/blue

ITALIANATE Painted in warm, light colors with contrasting trim and dark doors. Trim was often the same color, but in a different shade--either lighter or darker.

BODY	TRIM	DOOR
Warm brown	Beige	Natural
Dark brown	Warm brown	Dark green
Dark gray	Light gray	Dark brown
Light green	Medium gray	Any of the above

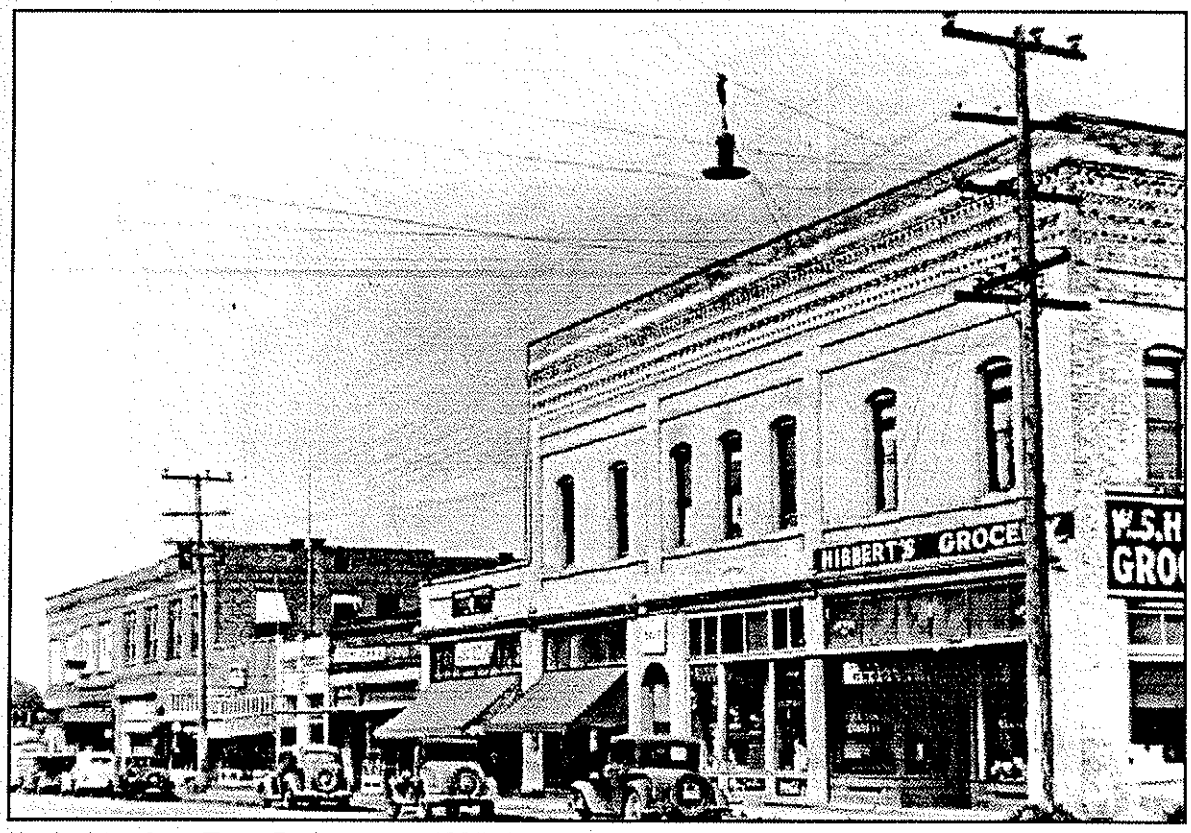
QUEEN ANNE This style was often painted in a variety of dark colors. Some combinations are listed below.

BODY	SHINGLES	TRIM	SASH
Buff	Dark red	Maroon	Maroon
Olive	Reddish brown	Reddish orange	Dark red
Dark brown	Warm brown	Bronze yellow	Dark green
Gray	Light green	Dark green	Olive

BUNGALOW The natural materials of this style were sometimes stained or left untreated to weather. In Oregon this style was usually painted.

BODY	TRIM
Cream	Medium brown or medium green
Medium Brown	Light brown
Dark Brown	Dark brown or cream
Medium Green	Medium gray or medium brown

COMMERCIAL ARCHITECTURE



A view north on Ferry Street around 1925. This view illustrates the masonry buildings on the commercial block that is the core of Dayton, opposite Courthouse Square Park.

COMMERCIAL
EXTERIOR REHABILITATION GUIDELINES

The first commercial district of Dayton became established along the south bank of the Yamhill River, at the north end of Ferry Street. The river was the principal transportation route for agricultural and wood products that were coming out of this area of Yamhill County. A cluster of wood frame shops, mills and small industries served the early needs of Dayton residents and visitors. After a series of floods devastated the commercial core, most notably the floods of 1861 and 1891, the merchants realized the hazard of the river and moved the commercial district uphill on Ferry Street between 3rd and 5th Streets. A raging fire in 1906 destroyed the wood frame commercial block between 3rd and 4th Streets and the merchants rebuilt their buildings in brick, a fireproof material.

The brick commercial architecture in Dayton represents a typical expression of commercial architecture in Oregon. There are three buildings on Ferry Street that are a full two story's in height. They frame the 3rd and 4th Street commercial block opposite Courthouse Square Park and are infilled with four one story commercial enterprises. The second story of the commercial buildings were historically used for professional offices or residences, with the 1908 Opera House providing a large assembly room for performances and meetings.

Window arrangements are generally large pane fixed plate glass display windows on the first floor, with smaller paned transoms above. Some entrances are recessed. Access stairs to second floors are prominently displayed in a central bay on the front facade of two story structures. Brick arches ornament these entrances. Second story windows are single and paired double hung wood with transoms. Tall parapets with restrained decorative brick work provide additional ornamentation to these commercial structures. One story commercial architecture follows a similar arrangement of detail and ornamentation.

Ferry Street provides views to the north towards the Yamhill River and south towards agricultural land and McMinnville. Courthouse Square Park is the unifying feature of the commercial district of Dayton, where practically every citizen can easily walk from their house to the center of town.

INTRODUCTION TO DAYTON'S COMMERCIAL CORE

The historic commercial core of Dayton is located in proximity to Courthouse Square Park. Random building depths exist towards the alley from east to west. A mixture of modern and historic one story commercial architecture exists on Ferry Street between 4th and 5th Streets. The 1936 Art Deco style Shell Station at the southeast corner of Ferry Street and 3rd Street is constructed of clay block tile and stucco. All of the historic commercial architecture in the downtown area is constructed of masonry.

The commercial storefront is the most noticeable feature of a historic commercial building. The storefront plays an important role in the advertising and merchandising strategy of a business. A two story storefront deserves careful consideration because the exterior arrangement of access stairs, windows and ornamental details were designed to be part of the commercial storefront. Nineteenth and early twentieth century storefronts had large plate glass display windows, bands of smaller transom windows above, and recessed entries with double doors. Cast iron columns, brick pilasters, and wood details all provided decoration to the historic storefront.

With the construction of Highway 18 traffic was routed to the north of Dayton, causing an increase in vacancies in the commercial core. Second floor office, apartment and auditorium spaces are vacant, as are some of the storefronts along Ferry Street. These spaces are desirable for housing, professional offices and businesses. Commercial building rehabilitation benefits property owners and the community by encouraging more activity and business in the downtown core.

The design guidelines for Dayton's commercial buildings address height, width, setback, proportion of openings, horizontal rhythms, roof form, materials, color, sidewalk coverings, and signs.

The first step in determining if a commercial building should be rehabilitated is to evaluate the existing conditions of the storefront. Certain procedures are not recommended when considering rehabilitation of a historic structure. The removal of character defining details, craftsmanship and materials is to be avoided. Introducing non-historic elements, and changing the location of a storefront's entrance is not advised. Maintenance is best done on an annual basis to prevent deterioration of significant details. Vacant buildings need to be protected so that broken and unsecured doors and windows do not allow for damage that can be caused by the weather or vandals.

BUILDING HEIGHT

EXISTING BUILDING HEIGHT IN DAYTON'S COMMERCIAL DISTRICT NEEDS TO BE RESPECTED AND EVALUATED WHEN CONSIDERING ADDITIONS OR MODIFICATIONS TO HISTORIC COMMERCIAL ARCHITECTURE.

The masonry commercial architecture in Dayton is either one or two story's in height. The corner buildings on the primary commercial block are taller than buildings at mid-block. It is advisable to keep future building height on the corners and at mid-block similar in height to existing anchor buildings.

Existing building heights serve as models for new construction. Renovations and new construction should respect the existing heights of commercial buildings. Second and third floor additions to existing structures are not desirable, however, roof additions can be designed to be setback so as not to be visible from the sidewalk.

BUILDING WIDTH

ENCOURAGE THE LOOK OF A VARIETY OF NARROW COMMERCIAL STOREFRONTS ALONG FERRY STREET.

Commercial buildings in Dayton generally abut each other, and in some instances share adjoining walls. The average building width is 30 or 60 feet, with the Opera House totaling 102 feet. From the street level the pedestrian gains the impression that there are a number of narrow shops along Ferry Street. Storefronts are set close to the sidewalk.

New construction in the commercial area should be built from side lot line to side lot line. New architecture can be designed so that the street facade appears to be a series of narrow shops, which will help ensure that the building is compatible to the historic architecture on Ferry Street.

SETBACK

MAINTAIN THE CLOSE ORIENTATION OF STOREFRONTS TO THE SIDEWALK.

With the exception of the Shell Station at the northeast corner of 4th and Ferry Streets all of the historic commercial architecture in Dayton is aligned to the sidewalk edge. Entries are frequently recessed, and staircases are located along the sidewalk in a central portion of the two story commercial structures. Maintain the alignment of commercial facades along the sidewalk edge.

PROPORTION OF OPENINGS

WINDOW AND DOOR OPENINGS ARE THE PRIMARY DECORATION OF COMMERCIAL ARCHITECTURE. RETAIN HISTORIC DOORS AND WINDOWS.

The commercial buildings in Dayton were designed to house a variety of businesses. Generally these buildings had central recessed door openings which were flanked by large plate glass windows with a vertical band of smaller transom windows above. Recessed entries provide more space for window displays, offer a sheltered area for customers, and emphasize the entrance from the sidewalk. Historic commercial doors are usually paired and often have large glass panes. Avoid the installation of solid or residential type doors. Retain double entry doors, and door height and width if undertaking a restoration of a historic entry.

When possible retain or rehabilitate the original size, division and shape of display windows. Rehabilitate display windows that have been altered, enclosed or covered up. Property owners are encouraged to remove non-compatible alterations including small aluminum slider windows, non-historic siding, and non-compatible doors. Transom windows, or a series of transoms (consisting of single or multiple panes of glass), above plate glass display windows admit additional light into the interior of a building. They are effective because of the high ceilings that are characteristic of historic architecture. Retain and rehabilitate transom windows. Clear glass should be used in commercial windows. Privacy can be accomplished with curtains rather than paper taped to windows. Second story windows in Dayton's commercial architecture are paired or single double hung windows, some with horizontal transoms. These windows should be rehabilitated and retained. Historic photographs provide documentation and early images that are valuable for rehabilitations or restorations to the storefronts along Ferry Street.

The first floor is often separated from the second floor by a horizontal architectural detail, which can be a stringcourse of decorative bricks, awning, or cast iron work. It is important to maintain this differentiation.

MATERIALS

THE USE OF MATERIALS THAT ARE COMPATIBLE IN QUALITY, COLOR, TEXTURE, FINISH, AND DIMENSION TO HISTORIC MATERIALS ARE ENCOURAGED.

The majority of commercial architecture in Dayton is constructed of locally made brick, which is red in color. Decorative brickwork exists in the parapets and main facades of most of the commercial architecture. This work includes stringcourses, pilasters, and chimneys built into the parapets. Windows and doors are framed in wood and set into brick facades. Materials that are compatible to

the building in color, quality, texture, finish and dimension should be used when replacement of lost, hidden or missing elements is necessary. Discourage vertical, diagonal and horizontal board sidings because they are not compatible with the brick architecture of Dayton. Glass blocks, imitation stone, metal and vinyl sidings are out of keeping with historic materials, which are predominantly masonry and wood. The rehabilitation of non-compatible storefronts is encouraged. Non-historic materials can be removed and replaced with brick, wood and glass to replicate the historic look of the storefront.

ROOF FORMS

THE ROOF PLANE THAT IS HIDDEN BY A PARAPET[1] IS ENCOURAGED FOR COMMERCIAL ARCHITECTURE.

An important difference between residential and commercial architecture is the roof pitch. The roofs of commercial architecture in Dayton are generally hidden by the extension of the front wall plane, which becomes a parapet. When considering the replacement of a roof form avoid sloped or residential-type roofs (which are gabled or hipped, generally). The parapet provides architectural detail to the front of commercial architecture and hides the roof plane from public view. Encourage this look in Dayton's commercial district.

COLOR

UNPAINTED BRICK IS BEST WHEN LEFT UNPAINTED. TRIM AND ACCENT COLORS THAT COMPLEMENT AND ENHANCE NATURAL MATERIALS ARE ENCOURAGED.

Commercial buildings in Dayton are plain in design, making them suitable for subtle colors. Avoid using intense color hues, and a quantity of vivid colors on a building. Attempt to blend the color choice with those that are located on the same block. Paint color should relate to and harmonize with a building's materials, like brick and wood. Colors that highly contrast and those that overly accent architectural details and entrances are to be avoided. Unpainted brick is to be left unpainted. Do not sandblast or use harsh chemical strippers to remove paint from brick. These practices can accelerate deterioration of the brick. Choose a paint color that is similar to the original color of the brick. The paint analysis is the best method of determining what historic colors existed on a commercial building.

AWNINGS

KEEP ORIGINAL AWNINGS AND CANOPIES FOUND ON HISTORIC COMMERCIAL ARCHITECTURE.

Historically many of the commercial structures in Dayton had canvas or metal awnings which extended over the sidewalk. Canvas awnings could be rolled up and down depending on the weather. Retain and rehabilitate existing historic awnings. Property owners are encouraged to replicate historic awnings because they shade display windows, keep rain off customers, and promote a pedestrian friendly streetscape. Historic photographs can illustrate the style and detail of historic awnings. Avoid awning styles that are out of character with the historic building. Brightly colored and

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[1]**PARAPET** That part of an exterior wall that extends entirely above the roof, sometimes ornamented with decorative brickwork, signage or details.

flamboyant patterns on canvas awnings are not appropriate.

SIGNS

SIGNAGE SHOULD NOT OBSCURE ARCHITECTURAL ELEMENTS. DESIGN, COLOR, MATERIAL AND STYLE OF SIGNS SHOULD COMPLEMENT THE BUILDING FACADE.

Signage has always played an important role in the look of commercial buildings. Typical signs located on commercial buildings are flush mounted, hanging or window signs. Flush mounted signs are signboards, or individual letters, mounted on the exterior of the building. Hanging signs are often mounted perpendicular to the front of the building, being visible from the sidewalk or street. Window signs are pedestrian oriented, but are generally designed to make merchandise visible from the sidewalk. Icon and graphic signs illustrate the type of business that they are advertising. These types of signs are generally considered to be one of the oldest. Historic lighted signs include neon and internally lit signs. Internally lit signs that have dark backgrounds and light letters, or individually lit letters, are encouraged. Neon signs are becoming increasingly rare, and their preservation should be encouraged.

Signage should not interfere with significant decorative details, nor block windows or cornices. The sign material, style and color should complement the building, and architectural style. When there are a variety of shops in one building signage should relate to each other in design, size, color, placement on the building, and lettering style. Night lighting of signage needs to be subtle and in keeping with the style of architecture. Franchise and chain store signs should adapt their standardized signs to meet local guidelines and sign ordinances. Dayton does not have a sign ordinance, and should consider writing and implementing one.

ALTERATIONS

ALTERATIONS NEED TO RESPECT THE ORIGINAL STYLE AND PERIOD OF CONSTRUCTION.

Change is characteristic of commercial buildings, as occupancy turns over on a cyclical basis. Downtown development occurs over decades and can reflect a variety of changes to historic buildings, some of which may be significant in their own right. When considering an alteration to a commercial building be sure to respect the original style, and period of construction. Avoid creating a look that is not based in historical fact. Dayton has a unique look so avoid trying to create a look that appears to be "historical," or one that creates a "Disneyland" effect. When attempting to restore a building to a period look, base the alteration on pictorial and sound historical facts. Avoid trying to guess what the building might have looked like. Photograph collections at Dayton City Hall, Dayton Historical Society, Yamhill County Historical Museum, and the Oregon Historical Society can provide pictures to reference when considering an alteration.

NEW ADDITIONS

NEW ADDITIONS ARE TO BE SIMILAR IN SCALE, HEIGHT, MASSING AND DETAIL TO THE HISTORIC ARCHITECTURE.

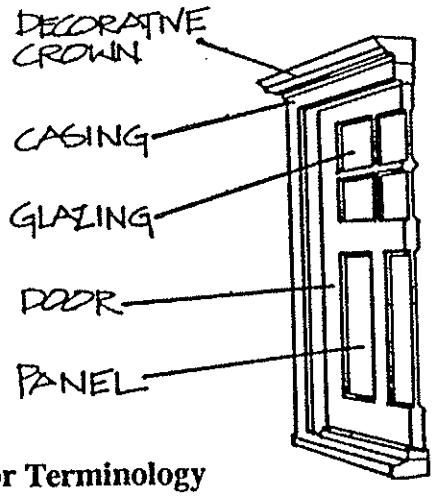
The construction of new additions on historic commercial architecture can be extremely difficult to execute in a tasteful and sensitive manner. New building finishes should be similar in material, quality, color, and dimension to the historic finishes. Additions that look phony or are trying to represent a historic look are best avoided.

COMMERCIAL LANDSCAPES

With the exception of the Shell Station, Dayton's commercial buildings are positioned adjacent to the sidewalks. There is no exposed earth that is available for plantings in front of the commercial buildings. The street trees that are planted in the sidewalk openings are maturing and in need of regular pruning to control growth. Historic photographs reveal that there were never street trees planted along Ferry Street. As these trees grow they may need to be removed as they will continue to cause sidewalk upheaval and screen the front facades of the commercial architecture. Hanging baskets, planter boxes, and free standing planters are generally considered to be inappropriate for historic commercial centers. A certain measure of restraint should be exercised to prevent creating a look that would be considered non-historic. Period street lamps should be chosen that use historic photographs as a precedent, if this becomes desirable in the future.

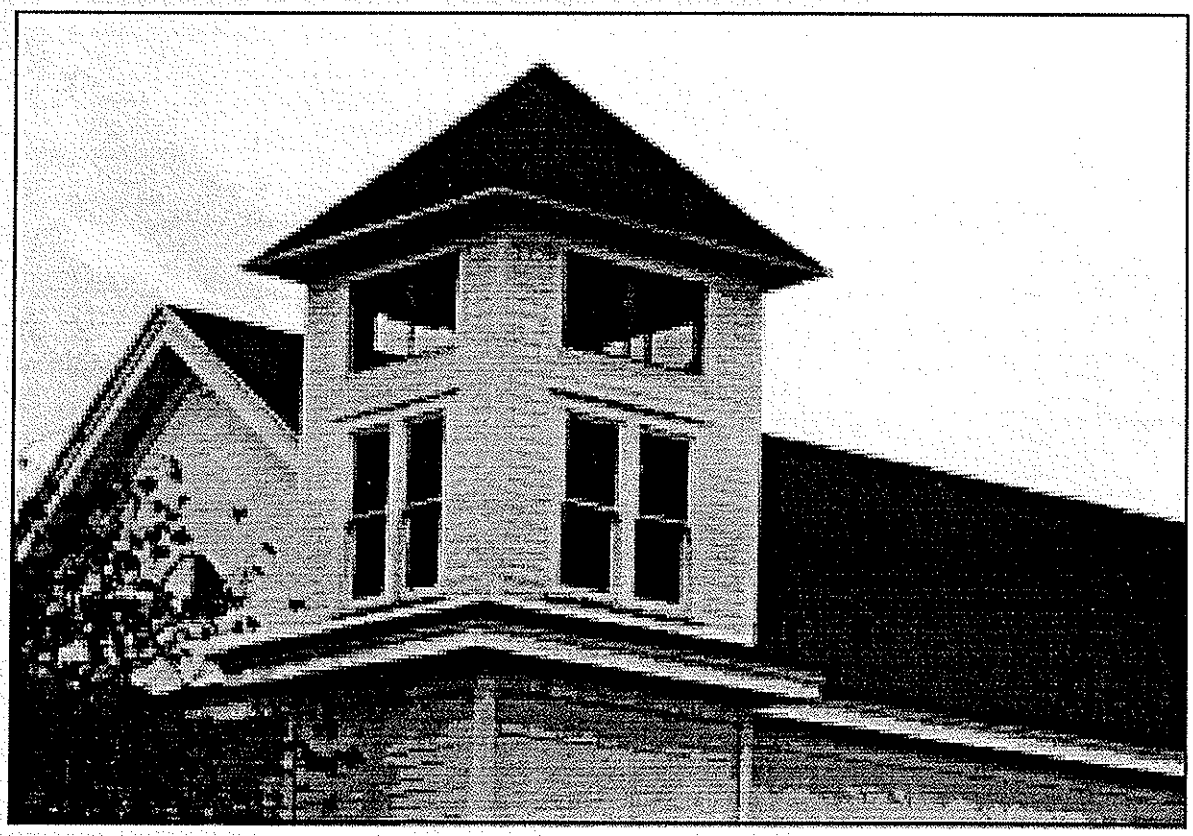
SUGGESTIONS FOR DESIGNING REPLACEMENT STOREFRONTS

1. SCALE: Respect the scale and proportion of the existing building in the new storefront design.
2. MATERIALS: Choose construction materials that are appropriate to the historic storefront.
3. CORNICE: Maintain the sense of separation between the storefront and the upper stories. The cornice (a molded projection which is fixed to the facade), often contained a sign.
4. ENTRANCES: The primary storefront entrance is usually recessed and should be noticeable from the entrance to the second floor. Whenever possible, entrances should be placed where they were historically.
5. WINDOWS: The storefront should be as transparent as possible. Use clear glass in doors, windows and transoms, allowing for visibility in and out of the store. Avoid mirrored and patterned glass.
6. AWNINGS AND SIGNS: Keep the treatment of awnings and signs as simple as possible to respect the historic character across the front of the building and along the streetscape.



Door Terminology

CHURCHES AND INTERIOR FEATURES



Bell tower of Former Methodist Episcopal Church.

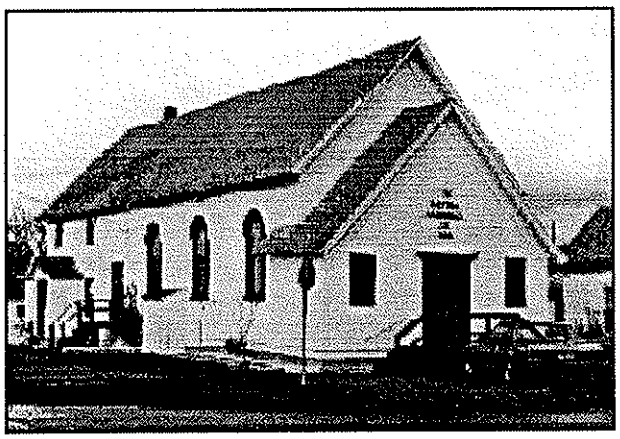
CHURCHES

Churches were the symbols of hope for a community, and their presence helped to anchor a town to its future. Dayton contains four significant historic churches that are listed in the 1986 Multiple Property nomination to the National Register of Historic Places. These churches are: Baptist Church (301 Main Street); Former Free Methodist Church (411 Oak Street); Former Methodist Episcopal Church (302 Fourth Street); Former Evangelical United Brethren Church (302 Fifth Street). Religious architecture deserves the same considerations as residential or commercial architecture when considering alterations, rehabilitation or restoration. The Secretary of the Interior's Standards for Rehabilitation are applicable to religious architecture, and are listed on page 2 of this document.

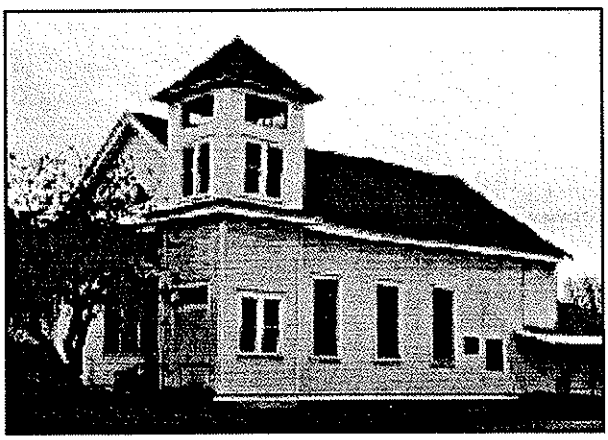
Churches are often faced with issues related to expansion or disabled accessibility because a congregation frequently grows with time. New additions need particular consideration and should be designed in a manner that is compatible to the historic architecture. Exterior surface material should be retained and rehabilitated rather than replaced or covered up. Interior features need to be analyzed and protected if deemed significant.

It is important to design ramps, and door widenings in a manner that respects the historic features of the exterior of the building when making a church accessible for the disabled. A ramp can be positioned in a location that is not obtrusive to the historic architecture. Railings, ramps and trim details need to be sympathetic to historic features. The retention of original windows, doors, steeples, and detailing is critical. Attempt to locate additional parking spaces to the rear or sides of the church. Significant landscape features need to be retained and enhanced.

Inspecting and Maintaining Religious Properties, Signs of Grace (video), and **Common Bond** are aids produced to facilitate the rehabilitation of historic churches. They are available from the New York Landmarks Conservancy, 141 Fifth Avenue, New York, New York 10010, or by telephone at 1-212-995-5260.



Former Free Methodist Church, 411 Oak Street. Built in 1885.



Former Methodist Episcopal Church, 302 Fourth Street. Built in 1862.

INTERIOR FEATURES

The interior floor plan, which is the arrangement of rooms and the planned sequence of movement through these spaces, is probably the most important interior aspect of a historic building to evaluate before considering changes. Some rooms become obsolete for modern uses. This might be a pantry, small enclosed porch, or large storage closet that might need to be expanded to increase the square footage of a small kitchen or bedroom. Built-in features, like cabinets and window seats, need to be considered along with unusual applied finishes or decorative features. Wallpapers, paint color, hardware, light or plumbing fixtures, balustrades, decorative tin or plaster ceilings, and wood graining are some of the historic interior features that need to be evaluated prior to removal or replacement.

All buildings contain primary interior spaces, like the living room or dining room in residential architecture. The nave and chancel might be significant interior spaces of a church deserving of protection. Assembly rooms, lobbies, and sales rooms are examples of significant commercial interior spaces. Secondary interior spaces, like kitchens, bathrooms, hallways, or utility areas, are rooms that are used to service the primary spaces. Extensive changes can usually be made to secondary interior spaces after an evaluation is conducted. It is advisable to preserve as many aspects of primary spaces as possible.

The Secretary of the Interior's Standards for Rehabilitation are applicable to interior spaces. Preservation Brief #18, **Rehabilitating Interiors in Historic Buildings**, is available from the Mary Gilkey Library, Dayton, Oregon. This bulletin can provide the interested property owner with more detailed information on how to rehabilitate a historic interior.

SUGGESTIONS FOR INTERIOR REHABILITATIONS

1. Avoid radically altering a floor plan or interior arrangement of spaces.
2. The insertion of additional floors, dropping ceilings, or adding or removing walls is not desirable.
3. Attempt to not paint a previously varnished surface, or remove plaster or wood to expose a masonry wall.
4. Do not install new decorative material that covers up or disguises character-defining interior finishes or details.
5. Do not strip interiors of original doors, windows, woodwork or light fixtures.
6. Avoid destructive methods like sandblasting or butane torches to remove paint or other finishes.
7. When removing a deteriorated interior feature that is unrepairable, like a tin ceiling, wainscoting or interior trim, attempt to replace it with a compatible material that replicates the historic look.
8. Paint colors that are not compatible to the historic interior are to be avoided.
9. Protect significant interior features like mantels, balustrades and flooring during rehabilitation to avoid gouging, scratching or denting.

LANDSCAPE RECOMMENDATIONS

Looking north along the south side of 4th Street around 1915. This landscape scene epitomizes the streetscape and character of Dayton in 1993. *Photo Courtesy of Dayton Historical Society.*

LANDSCAPE RECOMMENDATIONS

Dayton, Oregon developed as an agricultural community in some of Oregon's most fertile territory. The rich loam can grow a large variety of agricultural crops. Early settlers were drawn to this region because of the promise the land held for farming. Wheat was the early crop, with oats and barley coming later. Over the years hay, hops, tree fruit, berries, grapes, vegetables, nuts, and ornamental plants were grown in abundance. With time dairying, poultry, and livestock raising became important commodities as well. From the earliest days agriculture was a mainstay of Dayton's economy, as it still is today.

Industries related to agriculture included a fruit and vegetable evaporating plant (the largest in the state in 1905), a grain mill and warehouses, and a creamery. None of these businesses survive today. Dayton is still home to many people who actively work on the farms, vineyards and nurseries that are in proximity to the town. Dayton is reached by a pleasant drive through productive agricultural land.

Dayton sits on a knoll and the layout of the town is on a northwesterly grid axis. The Yamhill River runs below the city to the north and east. Palmer Creek branches off the Yamhill River in a southwesterly direction. The banks of the river and creek are heavily wooded with mixed native vegetation. From the early years residents of Dayton have planted trees on individual lots and along the streets. Enormous shade trees line sections of streets in the community.

In 1857 the courthouse at Lafayette burned and town founder Joel Palmer made a bid to have the county seat moved to Dayton. He donated one square block in the heart of town for this purpose. The courthouse stayed in Lafayette and today Courthouse Square Park is the distinctive green space that gives Dayton much of its character. The park is predominantly a grassy square with a quantity of Douglas firs and oaks in the northern half of the park. The southern half is more sparsely planted in native oaks and maples. A few exotic tree species are evident in this section of the park, some of which are memorials. The restored fountain, plaques and commemoratives exist within this landscape. The Fort Yamhill blockhouse, a bandstand, play equipment, basketball court, picnic shelter and rest rooms are the prominent built features of the park.

This is a city owned park and requires careful stewardship to ensure that this open space is preserved and protected for future generations. Issues such as lighting, paving of paths, future memorials, planting schemes and the maintenance of the blockhouse and bandstand all require careful consideration before project implementation. It is advisable that the city of Dayton seek professional expertise to create a preservation program that will ensure the long term retention of this park and its features as a significant cultural landscape.

Within the street grid system historic properties have been established on individual sites (tax lots). When evaluating historic architecture for preservation or rehabilitation it is important to consider the landscape elements that are located on the site. This includes outbuildings,

fences, walls, driveways, paths, terraces, lawns, hedges, trees and shrubs, topography (grading), furnishings (benches and statuary), and water features. Vegetation is the primary feature of a landscape. Native species and cultivated plants make up the vegetation, which is constantly changing with the seasons and the passage of time. This section of the Advisory Design Guidelines offers general information and suggestions on the preservation and rehabilitation of historic landscapes located in Dayton.

LANDSCAPE EVALUATION

The first step in the landscape evaluation process is to identify the historic buildings and landscape features. Dayton has identified the historic architecture of the community through its **1985 Dayton Historic Resource Inventory**. Landscape features are discussed under the Site Description sections of this survey. This identification is not a complete inventory of significant plant material and landscape features as there are no site plans attached to the documentation. However, it can serve as a preliminary guide for identification.

One of the key features worthy of identification in a landscape analysis is the relationship of the main building to the landscape, which includes garages and outbuildings. This analysis can help to inform the evaluator of the pattern of everyday use that occurred over time on the property. Paths and driveways are often laid out for convenience in circulation, rather than aesthetic reasons.

Historic research is important for understanding what the landscape looked like in a earlier period. Historic photographs are the best source for landscape identification. Articles in historic journals and magazines can provide information about what the landscape trends and styles were in a given period. Oral histories with previous property owners are valuable for understanding what a garden might have looked like.

Site analysis is the process of physically looking over the historic property to better understand the location and significance of landscape features. Site analysis of the landscape provides an understanding of how the vegetation has changed over time, or how paths and buildings evolved into what they are today. In conjunction with a historic photograph the site analysis can explain where missing landscape features were located, or how they have evolved with time.

The method of treatment chosen will determine the scope of work, cost, and extent of repair or replacement that will be necessary to bring a landscape back to a period look. Most property owners in Dayton will want to protect and stabilize significant features of an old landscape, usually the trees, an outbuilding or possibly a fence. The methods of treatment are:

> **Preservation** of a landscape maintains the form, materials, and important features of the landscape as it evolved over time.

Rehabilitation retains the landscape as it was in a historic period, while allowing additions and alterations for modern usage.

Restoration depicts an appearance that existed during the landscape's significant period of development. This can involve the removal of later additions, and the replanting or rebuilding of earlier landscape features.

Landscapes in Dayton were generally simple in design, having grown from a property owners particular tastes or horticultural interests. Once a property owner has conducted a site analysis and researched their property they are ready to select a method of treatment. Preservation and Rehabilitation are probably the most desirable methods for property owners to use when thinking about creating an appropriate landscape design for their historic property.

Different periods of history had varying approaches to gardening. Early Oregon pioneers were too busy building houses, tending farms, and raising food crops to have time for planting elaborate flower gardens with carefully groomed lawns. As Dayton became settled and the city was laid out property owners would have grown a vegetable garden and planted a few fruit and nut trees. As time passed perennial flowers and ornamental shrubs like lilac and mock orange might have been planted close to the house. As nurseries became more prominent the avid gardener might have purchased roses, evergreen shrubs or exotic trees. Historic seed catalogues offered an assortment of annual seeds, like petunia, violets, geraniums, sunflower or canna lilies. Lawns tended to consist of native grasses and wild flowers. The practice of weekly lawn cutting did not become popular until after World War II.

Large growing street trees, like maples and oaks, were planted to provide shade and help keep the dust down. Dayton lacks sidewalks on many of the residential streets. With low volumes of motor vehicles this is an attractive feature of the community. Town founders Joel Palmer and Andrew Smith laid out wide streets in Dayton, allowing pedestrians today to walk unhindered along the street edge. Alleys were laid out as part of the street grid system, dividing blocks into two distinct halves. Garages and parking exists on the alleys, which is a design feature of the community that should be maintained and encouraged in old and new developments.

A pleasant feature of the community is the lack of chain link and vertical board fences that increasingly are built to surround residential architecture. Because of the lack of fencing yards appear to be large and seem to merge into each other using a variety of plant materials. This is a landscape characteristic that should be retained. Where fencing becomes necessary picket fences are the most appropriate for historic properties. Six foot tall privacy fences are not appropriate for historic properties. Prior to the popularity of the automobile the white picket fence was common throughout the state, mainly to keep children in and animals out of the garden. Photograph collections at the Dayton Historical Society and Dayton City Hall can be referenced for understanding historic fence styles that were used in the community.

Property owners who would like to learn what architectural style their house is can obtain a copy of the inventory sheet listed in the **1985 Dayton Historic Inventory** or **1986 Dayton Multiple Property Nomination** from the Dayton Historical Society, or Dayton City Hall. The inventory sheets contained in these documents can provide more information about the historic properties that are located in Dayton.

Dayton has five predominant residential architectural styles that are built in a number of variations. The following briefly describes the type of landscape design that might have been used with the various architectural styles.

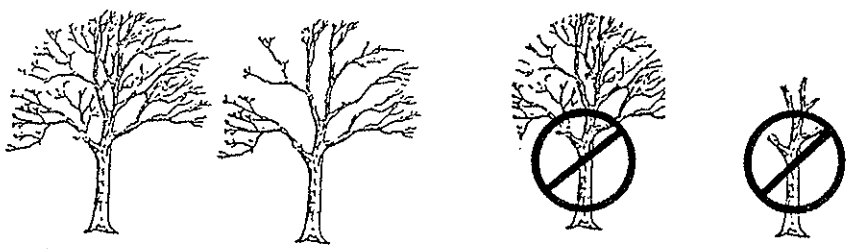
Classic Revival: Frequently this style of architecture had few, or low, plantings around the base of the building. Shrubs and trees were often placed randomly around the property. The orchard and vegetable garden were prominent aspects of the landscape. The white picket fence was common.

Gothic Revival: The building was accented by random plantings of flowering shrubs and trees located away from the base of the building. The front of the building might be accented by perennial flowers or an attractive vine. Picket fences are appropriate.

Italianate: Plant material is generally set apart from the building. Shrubs or trees can accent the main entrance. The large expanse of lawn was popular with plantings along the perimeter of the property. Symmetrical plantings are appropriate.

Queen Anne: At the turn of the century when a majority of these houses were built owners were taken by the variety of new plant species that were being introduced from around the world. Colorful annuals were laid out in patterns, and herb gardens and elaborate flower gardens were the rage. Formal and informal designs were common using a wide variety of plant material.

Bungalow: Low plantings existed around the base of the building. Planting arrangements were naturalistic and plentiful, often using many combinations of plants. Vines clambered on wide porches. A wide variety of plant species were used to accent these houses.



LANDSCAPE GUIDELINES:

1. Public improvements to streets and sidewalks need to be designed to enhance the visual continuity of the existing streetscapes. Improvements and alterations, like the installation of sidewalks, curbs, cutting and planting of street trees, and installation of street lights need to be compatible with existing materials, yet provide safe access for pedestrians, bicyclists and automobiles.

2. Retain existing trees that are in good health. Annual maintenance, such as pruning dead limbs and application of fertilizer help to ensure the continued long life of a tree. Regular watering of trees and shrubs in the dry season is essential for proper growth and health of the plant. Do not top cut shade trees. Selective pruning is better for the health and longevity of the tree. Replant, as necessary, large canopy shade trees along the streets. Deciduous and coniferous street trees are both compatible in Dayton.

3. New plantings should enhance, not hide or cover up, historic architecture in Dayton. Tenacious vines, like Boston and English Ivy, are destructive to historic building materials and should not be allowed to climb indiscriminately on architecture.

4. Landscaping can hide parking lots and unsightly views and is encouraged where applicable. Careful plantings of trees and shrubs could enhance views towards the river, or screen and provide a noise buffer to the gravel plant or highway in the northwest corner of Dayton.

5. Landscape designs that feature large planting beds with black plastic and bark mulch are not compatible to historic residential architecture. Low perennial ground covers and compost are more desirable mulches.

6. Fencing should be lower than 48 inches in height, and of an open design. Tall fences that conceal and surround architecture are to be avoided. Consider using picket fences rather than chain link or tall vertical board fences.

7. Off-street parking is best achieved at the side or rear of a historic structure. Large historic shade trees should not be removed to accommodate parking lots.

8. Alleys should continue to be attractive as public open space between properties. Future improvements, like paving or construction of secondary buildings, along the alleys are to be sensitive to existing garages, outbuildings, fencing, paving and landscape plantings that are considered historic.

9. Children's play equipment should be integrated into the landscape, most preferably to the rear or side of historic architecture.

GARDENING RULES (1896)

Reprinted here is a copy of George H. Ellwanger's gardening rules. These are copied from **The Garden's Story (1896)**, although a bit poetic they help to illustrate the Victorian attitude toward the use of native and introduced plants in the home owners garden. The philosophy is applicable for those who wish to approach a period landscape interpretation for their house.

1. Whatever is worth growing is worth growing well.
2. Study soil and exposure, and cultivate no more than can be maintained.
3. Plant thickly; it is easier and more profitable to raise flowers than weeds.
4. Avoid stiffness and exact balancing; garden vases and flowers need not be in pairs.
5. A flower is essentially feminine, and demands attention as the price of its smiles.
6. Let there be harmony and beauty of coloring; magenta in any form is a discord that should never jar.
7. In studying color effects, do not overlook white as a foil; white is the lens of the gardener's eye.
8. Think twice and then still think before placing a tree, shrub or plant in position. Think twice before removing a specimen tree.
9. Grow an abundance of flowers for cutting; the bees and butterflies are not entitled to all the spoils.
10. Keep on good terms with your neighbor; you may wish a large garden-favor of him some time.
11. Love a flower in advance; and plant something new every year.
12. Show me a well-ordered garden, and I will show you a genial home.

10. Wooden decks are not considered to be historic and should not be constructed on the primary elevations. Porches and terraces are more appropriate for historic residential architecture.

It would be beneficial for Dayton to conduct an inventory of historic trees located within the city limits. Such an inventory would provide information about the quantity of historic trees remaining, and indicate species type, which could serve as reference for future replacements.

The plant list that is found in Appendix B has been included to provide a variety of species for property owners to use when considering adding plant material to a historic property. The list is limited and there are many other species that are desirable for a period landscape design. Native species of plants, like ferns, rhododendron and sallal, are appropriate species for Dayton gardens.

Dayton residential landscape.

EARTHQUAKE CONSIDERATIONS

Much of Dayton's residential architecture is wood frame in construction. The single-story wood frame house is one of the safest building types in an earthquake. Structural elements must be securely tied together to withstand an earthquake. The shaking and lateral forces of an earthquake will separate building components at their weakest points. Foundations are often the weakest area of a historic building. Some houses do not have foundations, or they have weak ones. Poured concrete perimeter wall foundations are common. Newer houses frequently have concrete slab foundations, which hold up well in an earthquake.

The most common problem with historic architecture is that the wooden sill of the house is not properly anchored to the foundation. Foundation bolts, or cross bracing help to secure the house to the foundation, making it less vulnerable to vibration in an earthquake. House configurations that are the most vulnerable to earthquake damage are those that have:

1. the house over a garage
2. many large windows and doors, particularly at building corners
3. large overhang
4. split levels and complex geometry
5. stilts supporting the structure

Historic wooden architecture was well built, usually with high quality materials. There are certain nonstructural hazards that exist in an earthquake. Injury and damage can result from the collapse of certain building elements. These elements need to be braced to the structure, removed or relocated.

1. Weak chimneys may collapse with bricks falling to the roof or ground.
2. Unsecured water heaters can fall over and cause fires or water damage.
3. Large, old and leaning trees may topple in an earthquake or loose branches may fall.
4. Large panes of glass can shatter.
5. Light fixtures or hanging plants that are not properly anchored can fall or cause damage as they swing.
6. Large, top-heavy furniture, bookcases or cabinets, can fall over and cause injuries or damage.

For those that are interested two publications are available that help to inform the home owner about some of the issues that need to be considered when preparing the old house for an earthquake. **Strengthening Wood Frame Houses for Earthquake Safety**, and **Home Earthquake Preparedness Guide** are informative brochures that are available at the Mary Gilkey Library in Dayton.

RESOURCES AND REFERENCES

Historic doors found in the commercial block along Ferry Street in Dayton, Oregon in 1993.

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The Dayton Historical Society has established a Historic Preservation Resource Center at the Mary Gilkey Library in Dayton, Oregon. Check there for relevant reference material. The Dayton Historical Society also has a collection of historic photographs, Sanborn Insurance Maps and other historic materials that may prove valuable to researchers.

PERIODICALS

APT Bulletin and Communique
Association for Preservation Technology
904 Princess Anne Street
P.O. Box 8178
Fredericksburg, Virginia 22404

Fine Homebuilding
The Taunton Press
Newtown, Connecticut 06470

Historic Preservation Magazine,
National Trust for Historic Preservation
1785 Massachusetts Avenue, N.W.
Washington, DC 20036

Landscape Architecture
American Society of Landscape Architects
4401 Connecticut Avenue, N.W.
5th Floor
Washing D.C. 20008-2302

Material Culture
Pioneer America Society
c/o Department of Earth Sciences
Southeast Missouri State University
Cape Girardeau, Missouri 63701

The Old House Journal
935 9th Street
Brooklyn, New York, 11215

Preservation Briefs Series
Technical Preservation Services
U.S. Government Printing Office
U.S. Department of the Interior
Washington, D.C.

APPENDIX B -Plant list

ARGE TREES

Botanical Name	Common Name
Acer platanoides	Norway Maple
Acer rubrum	Red Maple
Aesculus carnea	Red Horsechesnut
Aesculus hippocastanum	Horsechesnut
Cladrastis lutea	Yellow Wood
Fagus sylvatica	European Beech
Fraxinus pennsylvanica*	Green Ash
Gleditsia triacanthos	Honey Locust
Liriodendron tulipifera	Tulip Tree
Quercus coccinea	Scarlet Oak
Quercus rubra	Red Oak
Tilia cordata	Little Leaf Linden

GARDEN TREES

Botanical Name	Common Name
Acer palmatum	Japanese Maple
Acer circinatum	Vine Maple
Cercidiphyllum japonicum	Katsura
Cercis canadensis*	Eastern Redbud
Cornus florida*	Flowering Dogwood
Cornus kousa	Kousa Dogwood
Fraxinus oxycarpa	Flame Ash
Koelreuteria paniculata	Goldenrain Tree
Magnolia soulangiana	Saucer Magnolia
Magnolia kobus*	Kobus Magnolia
Malus floribunda*	Flowering Crabapple
Pyrus calleryana	Ornamental Pear
Styrax japonicus	Japanese Snowbell
Zelkova serrata	Sawleaf Zelkova

* additonal plant species can be applied (species) = Large selection

APPENDIX B -Plant list

LARGE SHRUBS

Botanical Name	Common Name
Abelia grandifloria	Abelia
Aucuba japonica	Japanese Aucuba
Buxus sempervirens*	Boxwood
Camellia japonica	Japanese Camellia
Chaenomeles corallina*	Flowering Quince
Daphne odora*	Winter Daphne
Duetzia scabra	Duetzia
Exochorda racemosa	Pearl Bush
Forsythia suspensa	Weeping Forsythia
Hydrangea macrophylla*	Big Leaf Hydrangea
Ilex crenata convexa	Japanese Holly
Ligustrum (species)*	Privet
Philadelphus coronarius	Sweet Mock Orange
Prunus laurocerasus 'zabeliana'*	Zabel Laurel
Rhododendron (species)*	Rhododendron & Azalea
Ribes laurifolium*	Currant
Rosa (species) *	Roses
Stewartia ovata*	Mountain Stewartia
Spiraea thunbergii*	Japanese Spirea
Syringa vulgarus	Common Lilac
Ternstroemia gymnanthera	Ternstroemia
Viburnum bodnantense*	Viburnum (pink dawn)
Weigela florida	Weigela

GROUND COVER

Botanical Name	Common Name
Arctostaphylos uva-ursi*	Bearberry
Baccharis pilularis	Coyote Brush
Cotoneaster horizontalis*	Rock Cotoneaster
Fragaria chiloensis	Wild Strawberry
Gaultheria procumbens	Wintergreen
Hedera helix*	English Ivy
Hypericum calycinum	Creeping St. Johnswort
Juniperus conferta*	Shore Juniper

* additonal plant species can be applied (species) = Large selection

APPENDIX B -Plant list

GROUND COVER- (continued)

Botanical Name	Common Name
Lysimachia nummularia	Creeping Jenny
Pachysandra terminalis	Japanese Spurge
Polygala chamaebuxus	Sweet-pea Shrub
Thymus vulgaris*	Common Thyme
Vaccinium vitis-idaea	Cowberry
Viburnum davidii	Viburnum
Vinca minor	Dwarf Periwinkel

VINES

Botanical Name	Common Name
Campsis radicans*	Trumpet Creeper
Clematis armandii	Evergreen Clematis
Hydragea anomala	Climbing Hydrandea
Jasminum nudiflorum	Winter Jasmine
Parthenocissus tricuspidata	Boston Ivy
Passiflora 'incense'	Passion Vine
Polygonum aubertii	Silver Lace Vine
Rosa (species)	Climbing Roses
Wisteria sinensis*	Chinese Wisteria

PERENNIALS FERNS AND PLANTING BED SHRUBS

Botanical Name	Common Name
Acanthus mollis	Bear's Breech
Agapanthus orientalis	Lily of the Nile
Alcea rosea	Hollyhock
Androsace lanuginosa	Rock Jasmine
Athyrium filix-femina	Crested Lady Fern
Campanula fragilis*	Bellflower
Cheiranthus cheiri	Wall Flower
Chrysanthemum (species)*	Chrysanthemum
Coreopsis grandiflora*	Coreopsis
Dahlia (species)*	Dahlia
Delphinium belladonna*	Delphinium

* additonal plant species can be applied (species) = Large selection

PERENNIALS
FERNS
AND
PLANTING BED SHRUBS--(continued)

Botanical Name	Common Name
Dianthus barbatus*	Sweet Williams
Dicentra spectabilis*	Bleeding Hearts
Digitalis purpurea*	Foxglove
Dryopteris arguta	Coastal Fern
Echinacea purpurea*	Purple Coneflower
Eschscholzia californica	California Poppy
Erigeron speciosus*	Fleabane
Erysimum hieraciifolium	Siberian Wall Flower
Fuchsia hybrida	Fuchsia
Geranium endressii	Geranium
Hemerocallis (species)	Daylily
Helleborus foetidus	Helebore
Hibiscus moscheutos	Rose Mallow
Lavandula angustifolia	English Lavender
Lobelia cardinalis	Cardinal Flower
Lunaria annua	Money Plant
Lupinus polyphyllus*	Lupine
Lychnis chalcedonica	Lychnis
Ornamental Grasses*	
Penstemon barrettiae*	Penstemon
Paeonia (species)*	Peony
Phlox divaricata*	Sweet Williams Phlox
Phygelius capensis	Cape Fuchsia
Platycodon grandiflorus	Ballon Flower
Polypodium glycyrrhiza	Licorice Fern
Polystichum munitum*	Sword Fern
Salvia azurea grandiflora*	Salvia or Sage
Santolina virens*	Santolina
Sarcococca ruscifolia	Sarcococca
Sedum album*	Stonecrop
Watsonia beatricis	Watsonia
Zantedeschia aethiopica	Calla Lily
Zauschneria californica	Hummingbird Flower

* additonal plant species can be applied (species) = Large selection

APPENDIX B -Plant list

ANNUALS

Botanical Name	Common Name
Alyssum montanum	Alyssum
Calandula officinalis	Pot Marigold
Canna	Canna
Gaillardia pulchella	Blanket Flower
Helianthus annuus	Common Sunflower
Heliotropium arborescens	Heliotrope
Laveatera trimestris	Annual Mallow
Lobelia erinus*	Lobelia
Myosotis sylvatica	For Get Me Not
Pelargonnium (species)*	Geranium
Petunia hybrida	Petunia
Ricinus communis	Castor Bean
Viola odorata*	Violet

BULBS

Botanical Name	Common Name
Allium (species)	Allium or Garlic
Crocus (species)	Crocus
Fritillaria (species)	Fritillary
Galanthus nivalis	Common Snowdrops
Iris (species)	Iris
Narcissus (species)	Daffodil
Tulipa (species)	Tulip

* additonal plant species can be applied (species) = Large selection