

# DAYTON HISTORIC RESOURCE INVENTORY

ASSESSOR MAP NUMBER: 4-3-17DA TAX LOT NUMBER: 1300

PLAT NAME: Original Town of Dayton LOT: 215 BLOCK: NA

PROPERTY ADDRESS: 303 Main Street

CURRENT OWNER: Carl and Viola Frances

P.O. Box 97, Dayton, OR.

ORIGINAL OWNER: J. C. Nichols Contributing: 1

ARCHITECT/BUILDER: Unknown

STYLE OF ARCHITECTURE: Vernacular YEAR BUILT: 1883

HISTORIC NAME: Nichols Residence HISTORIC USE: Residence

CURRENT NAME: Carl Frances' Office CURRENT USE: Office

CONDITION: Good ALTERATIONS: Moderate

PHOTOGRAPH ROLL-FRAME: 1-6 INTERVIEWEE: Carl Frances

RESOURCE NUMBER: 1 RECORDER: Demuth DATE: 7-1-86

SITE DESCRIPTION: THEME: Commerce

This building is situated on the west side of Main Street, across from the Dayton City Park, and next to the Dayton Baptist Church. It is barely visable from the street, surrounded by large maple, Douglas Fir and cedar trees.

Less than one acre.

10/494070/5007350

## ARCHITECTURAL DESCRIPTION:

The former J.C. Nichols residence is rectangular in plan and one and one-half stories high. It has a wood post foundation, shiplap siding, and is covered with a gable roof of composition shingle. A wide barge board is seen along the gable roof on the front facade. The windows are 6/6, 4/4, and 1/1 double hung wood sash, with simple surrounds. The front porch has a hip roof and two decorative, turned porch posts. The porch and the portion of the building to the north, which is covered by a shed roof, appear to be later additions. The front door is composed of three panels and one light. The building measures 24' X 40'.

## HISTORICAL DESCRIPTION:

According to the Yamhill County Deeds and Records, John J. Nichols and his wife, Mildred, bought this property from John's father Isadore, in 1893. It was under John and Mildred's ownership that the house was constructed in that year. Though the Yamhill County building records department lists the house as constructed in 1895, the house does appear as a one story building on the 1893 Sanborn Fire Insurance Co. maps of Dayton. The house appears with front and back porch additions on the 1912 Sanborn maps.

John and Mildred Nichols owned the house until 1911, when it was sold to Herbert and Ada Baxter. John is listed as a merchant in the 1900 census records for Dayton. He had taken over his fathers merchandise business by this time. He went into business with Bingham Gabriel and they are listed in the 1903 Oregon, Washington, Idaho Gazetteer Business Directory as "Nichols and Gabriel, General Merchandise". In 1904, John Nichols became mayor of Dayton. He and Gabriel continued their business ventures together until 1911.

According to Carl Frances, the present owner of the building, the Nichols' sometimes boarded guests in the house, including Joe Frances, Carl's uncle. Carl and his wife Viola purchased the property from Tora Anne and Lucian Newcommer in 1957, and have owned the building since then. Mr. Frances is a prominent attorney having served twenty years (1943-1963) in the State Legislature and also as a Yamhill County District Attorney and District Judge for many years. Frances served as mayor of Dayton for seven terms, first elected in 1941 as the youngest mayor in the state of Oregon. He started his law practice in the 1930's, and moved his office into the former J.D. Nichols residence in 1957.

## SOURCES:

- .Sanborn Fire Insurance Maps, Dayton, Oregon, 1893, Sheet #2; 1912 Sheet #3.
- .United States Census, Yamhill County, Dayton, Oregon, 1900 & 1910.
- .Yamhill County Deeds and Records, Yamhill County Courthouse, McMinnville, Oregon.
- .Interview with Carl Frances, present owner, by Les Miller and Judy Gerrard, July 1986.
- .Oregon, Washington and Idaho Gazetteer and Business Directory, R.L. Polk, 1903-04.

## SIGNIFICANCE:

The former J. C. Nichols house is significant in its association with John Nichols, Dayton businessman and mayor. The building is more recently important as the office of Carl Frances, former mayor of Dayton, and a noteworthy attorney in the state of Oregon. Criterion b.



1000	900	800	700	
211	210	209	208	207

300	
400	
162	163

1100	1200	1300	1400	
212	213	214	215	216

503	500
161	160



1000	900	800	700	
211	210	209	208	207

300	400
162	163

1100	1200	1300	1400	
212	213	214	215	216

503	500
161	160