

United States Department of the Interior  
National Park Service

# National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

OMB NO. 1024-0018  
EXP. 12/31/84

For NPS use only  
received JUN 27 1983  
date entered

## 1. Name

historic Charles W. Orton, Residence

and/or common

## 2. Location

street & number 7473 Riverside <sup>Rd.</sup> Road, East \_\_\_ not for publication

city, town Sumner \_\_\_ vicinity of ~~congressional district~~

state Washington code 053 county Pierce code 053

## 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> entertainment
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government
	<u>n/a</u>	<input type="checkbox"/> no	<input type="checkbox"/> industrial
			<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

## 4. Owner of Property

name Mr. & Mrs. Doug Shinstine

street & number 7473 Riverside Road East

city, town Sumner \_\_\_ vicinity of state Washington 98390

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Pierce County Assessor

street & number 2401 South 35th Street

city, town Tacoma state Washington 98409

## 6. Representation in Existing Surveys

Pierce County Cultural  
title Resource Inventory has this property been determined eligible? \_\_\_ yes  no

date June 1979 \_\_\_ federal \_\_\_ state  county \_\_\_ local

depository for survey records Pierce County Office of Community Development

city, town 2401 South 35th Street, Tacoma state Washington 98409

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

## Describe the present and original (if known) physical appearance

Built in 1914, the Charles W. Orton Residence is located on the floor of the Puyallup Valley and adjacent to the north bank of the winding Puyallup River. The bungalow house and remaining grounds are on the south 1½ acres of the original 240 to 280 original acres--a wide expanse of fertile fields stretching for over half a mile towards the north and east. Approximately 60 by 50 feet in size, the residence is basically unaltered since Mr. Orton had the house built and carefully added to in 1923 shortly after his marriage.

The exterior of the house displays the fine crisp lines of a bungalow. A stone chimney rises on the west end of the residence in the living room. The cedar shingled roof displays a prominent front dormer projecting south over the front porch. The second floor opening in the dormer is an arched topped enclosed porch. The original screened opening has been replaced with four window sashes with from six to twelve lights each. This modification was intended to preserve heat and provide for another sleeping area. The walls of the enclosed area are finely finished one by four horizontal paneling boards which form a perfect arch from just above the floor to the apex at the center of the ceiling. Just to the west of this gabled dormer and over the front door is a small four-light eyebrow window, the roof of which is curved and slopes back into the main roof. The main dormer over the south-facing front porch and an uncovered veranda over the east facing L of the front porch both display a colonade of shingled balusters. This is topped, along the veranda, by a one foot wide handrail. It should be noted that this "veranda," about six by 15 feet in size, has no access. This second floor porch carries strong horizontal lines from the south side of the house to the east side.

The first level porches are supported by stone piers, one on either side of the main and side entry stairs and one at the southeast corner. The area below the porch deck and between the piers has been filled with a lattice work finely fitted and trimmed out on all four sides. The straight lines of the porch are accented by the strong vertical lines of the porch side rail supports. The top of the stone piers align with the top of the handrail of the porch and are topped by a three inch thick sandstone slab. The slabs support four massive but finely proportioned turned columns supporting the dormers and porch above. The east and west ends of the house have one gabled end with decorative exposed rafter ends parallel to the ridge. The west, southwest, and east ends of the house have a small roof overhang protecting the first floor dining room and livingroom windows. Framed directly to the exterior structure of the house, the supporting members also resemble the decorative rafter tails of the remainder of the house. The entire exterior above the foundation is sided with shingles.

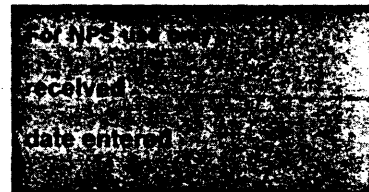
The basement is not totally below grade but extends about three feet above. The exterior of the foundation, as are the stone porch piers, is covered with broken sandstone laid with irregular seams.

The exterior is generally simple in detail but displays quality craftsmanship in execution of the detailed and fitted members. The strong lines of the front L-shaped porch tends to lessen the height of the house and helps to accent the bungalow features. The overall exterior features promote a sense of status and sets the residence aside from other dwellings built in its era and geographical area.

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In 1914, the residence was considered to be quite remote from any city, the trip being one and one-half hours from Tacoma to Puyallup by trolley and another half-hour or more to Sumner by horse and wagon or horseless carriage. Thus, being so remote from city convenience and being a self-sufficient farm, the residence had to be accommodating to both Mr. and Mrs. Orton as well as their many guests. With four bedrooms, a solarium, and a large kitchen, the Orton residence certainly displayed qualities of a traveler's rest house. Indeed, the remoteness of the farm dictated some of these qualities. The grounds were laid out by H. Dubuic. His name appears on a plan for a formal garden that was laid out on the north side of the house aligning with the center of the northwesterly sunroom. The garden is accented with a rectangular reflecting pool with curved ends and is surrounded by flagstone pavers. A fountain sits in the center of the pool. The pool is surrounded by a raised lawn leading to a surrounding bed of plants, flowers, and trees beyond. This entire area is being reclaimed by the new owners.

The residence, as well as the farm, was laid out with careful judgement. A wide, curving drive passes the east side of the house where guests could enter by way of the east front porch entry stairs. Slightly beyond, delivered goods could be brought to the east facing kitchen entry. The front lawn of the home reaches out to the planted and fenced borders to the south and west, and paved drive to the east. Several conical junipers reach to the gutter line in each of the two front corners and help to frame the residence against a natural setting of foliage. This framework consists of 25 foot diameter rhododendrons, a camelia, Japanese Maple, magnolias, other evergreens, ivies, other flowering shrubs, and 70 foot tall tulip trees.

The barns of the original complex of buildings burned to the ground in 1933 and were not re-built. Bulb sheds took their place as well as fumigation enclosures for dipping the bulbs and for the storage of bulb trays. The growing sheds were commonly referred to as forcing sheds to force the growth of the bulbs. The small foreman's house was torn down in 1976 because of extreme neglect and dilapidation. All other elements of the property remain. In addition, a new garage was built for the storage of the new owner's automobiles and a two-story 30 by 30 foot dwelling was recently constructed to allow the live-in caretaker/housekeeper to reside. These new buildings are south and to the east side of the main drive into the property and do not distract from any of the historic attributes of the property. They are not included in the nominated property.

The interior of the residence has been well restored and reflects a combination of simplicity and detail that make the rooms warm, functional, and welcoming.

The main entry and stair hall, about 12 feet by 15 feet in size, has a clear fir floor with naturally stained woodwork and trim along the baseboard, doors, and windows. Two radiators heat the space. To the rear of the entry are the stairs to the upper floor. Drapery hooks and brass rods are built into the doors.

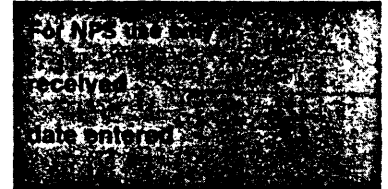
All doors display the distinctive brass ball-tipped hinges typical for the era.

To the east (right) side of the entry, large leaded glass doors slide into either side of the threshold leading to a small side parlor for congregating before entering the dining room. About 12 by 15 feet in size, the small parlor has handsome double doors with large leaded glass panels leading into the dining room to be described in detail later. Swinging into the parlor, each door has an additional door alongside it swinging

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in the same direction. The original four light candlestick chandelier still hangs in the center of the space. This area is heated by one radiator.

Slightly to the right of the entry hall is a guest closet with double doors.

To the west (left) side of the entry is another set of leaded glass paneled doors sliding into jambs on each side of the threshold leading into the living room. The living room, 15 by 28 feet in size, displays leaded windows to the south and west. A large stone fireplace sits against the west wall with two sets of double hung windows alongside. A simple room with fir floors, base and picture mould, the room conveys a feeling of spaciousness. To its south end are three double hung windows side by side, and to its north end a door leads to two steps down into the sun room.

The sun room, added shortly after the marriage of Mr. and Mrs. Orton, does not detract from the historic qualities of the home. Measuring 12 by 15 feet in size, its north wall features a huge gothic shaped window affording a beautiful view of one of the reflecting pools and fountain, the flagstone perimeter walk being obscured by overgrowth. On the west wall of the room is a huge fireplace with marblelike tile surrounding the firebox. The room, wood trimmed, opens into the enclosed back porch breakfast nook and easterly into the kitchen. The former door features an arched head.

The kitchen, approximately 12 by 15 feet in size, opens onto the north facing breakfast nook which is enclosed with windows on two sides. The six by eight foot breakfast room is highlighted by north facing leaded windows with a view out over the garden. The central sash is a single glazed light three feet by five feet with a gently curving top. The sash is flanked by a six light sash on either side. The kitchen, heated by one radiator, has been restored to its original appearance with the following features: fir floors, all original natural finished woodwork and cabinets, a wood burning stove, large kitchen table, vertical wainscotting to five feet from the floor, counter to ceiling cabinets with mirrored doors above the original sink. The sink faucet handles are porcelain. Picture mould appears in all rooms including the kitchen. A Dutch door leads to the sun room and a leaded glass door leads to the breakfast porch. A third door leads to the living room and a fourth door leads into the dining room. The kitchen also has three other doors side by side on the south wall. One leads to the basement, one contains the laundry chute and dumbwaiter, and the third is the "maid's" back stairs to the second floor. All doors facing the exterior still contain their original brass curtain rods.

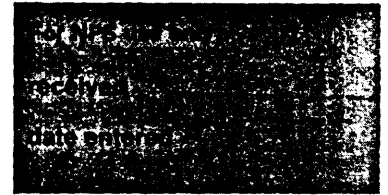
Just off of the kitchen is the original pantry. This area has been converted to the present kitchen. Two doors allow items to be passed into the dining room. The dining room features quarter sawn oak floors, original wallpaper, leaded glass hutches, and a leaded glass door leading to the residence's entry hall. The dining room gets natural light from the east through three double hung windows side by side and from the west through the small side parlor.

From the small side parlor, one can exit to the east and out onto the east facing side of the front porch, or one can turn right and enter once again into the main entry/stair hall. The main stairway leads to the second floor and features a landing at its mid-point from which a second stairway descends back down into the kitchen.

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The upper landing hall features painted woodwork and a headroom box for the main stair landing. The box is suited for sitting plants but also contains a small trap door which is the upper end of the laundry chute. The first room to the left at the top of the stairs is a 15 by 15 foot bedroom with 3½ inch (face dimension) fir floors, a beveled mirrored door to a connecting closet which is shared by an adjacent bedroom. Double hung windows face west and a single window faces north. Walls are papered and picture mould surrounds the room.

The room straight ahead of the stairs is an added greenhouse/solarium and is located over the breakfast nook/pantry below. It too was added about 1922 and features west facing and north facing windows the entire length of each wall.

To the right is the bathroom. It is about 10 by 12 feet in size and features narrow (1 3/4 inch) fir flooring. A pull-chain toilet sits in the northwest corner and a footed bathtub sits on a platform in the southeast corner. The original pedestal porcelain sink and original radiator sit near the northeast corner. The door is painted on the inside but is stained on the hall side. The walls have been wallpapered to appear as the original.

To the right of the bathroom is a 12 by 15 foot bedroom with radiator, 3½ inch face fir flooring and picture mould on all walls.

The main hall also features a linen closet and door to a stairway leading to an unfinished attic. All walls are wallpapered and the hall floor is finished with the narrow fir flooring. At the end of the hall to the right is a 15 by 15 foot bedroom with 3½ inch wide fir flooring, two double hung windows facing south and one double hung window facing west. Also at the end of the hall is a walk-in closet converted to a bathroom in 1932 by Mr. Orton. It features a clear leaded glass entry door, an extra long bathtub, a one-piece 'art deco' toilet with low back tank, and a wall hung matching lavatory.

To the left at the end of the hall is a bedroom with the slope of the gabled roof depressing about half the ceiling. This bedroom features the adjacent "airing room" over the front porch depicted by the curved ceiling and arched window frame and sash. The lower horizontal varnished wall boards pull out to display an attached bed. When unused, the bed occupies a space in a generously sized closet of the adjacent bedroom. Besides the adjacent airing room, this bedroom has fir flooring of 3½ inch face and picture mould similar to the other bedrooms.

The basement of the house is full size and primarily unfinished. Some of the original plastered walls are being re-plastered or stripped bare to allow for repair of dry-rotted studs and posts.

The overall present physical appearance has generally not changed from the day the residence was built. The condition, with its present owners, is excellent, with little chance that it will ever fall into any state of disrepair. With the restoration of the gardens and pools, the present overall maintenance program will insure its preservation for generations to come. It is truly a fine example of bungalowoid architecture.

## 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 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 checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input type="checkbox"/> architecture	<input 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 type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" 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** 1914 **Builder/Architect** unknown

### Statement of Significance (in one paragraph)

The Charles W. Orton residence is significant as the home of one of the leaders in the state's bulb floriculture industry and an individual who made substantial contributions to the development of agriculture in the state.

Charles W. Orton (1879–1963) came to Tacoma in 1900 after graduating from Lombard College in Illinois. He was associated with W.H. Paulhamus, a successful farmer in the Puyallup Valley near Tacoma, and in 1903, Orton and his brother purchased 80 acres of land in the same valley. They began dairying and hop raising.

In 1911, Charles acquired full title to the farm and in the same year began to emphasize dairy production. His reputation began to build when his certified milk won awards at the International Dairy Show, a competition which attracted entrants from all parts of the United States and Canada. His methods as a dairyman brought interest from others who wanted to learn the nature of his equipment and management techniques.

Orton's reputation was based on his practice of organizing his farm as an institution, with a heavy emphasis upon production methods and marketing potential. In addition to the dairy, acreage was also planted with asparagus and rhubarb, and he built three large rhubarb forcing houses. He regularly employed from eight to 20 men, with additional workers being hired in season. His ability to produce large crops on a small tract of land brought him to the attention of the railroads, and he advised several firms in the management of their extensive vegetable farms which supplied the dining cars.

In the 1920's, Orton added narcissus bulb growing to his farm, and he soon became one of the largest bulb growers in the Puyallup valley. As with his produce, Orton experimented in the development of the bulbs, varying their care and fertilization. The Puyallup valley has long been a noted site for bulb floriculture, starting in 1910 and continuing through to the present; soil and climate are ideal, and these conditions help to produce blooms several weeks ahead of European varieties. The importance of the bulb industry is indicated by the Daffodil Festival, an annual celebration in early spring. It is commonly said that the festival began in 1926 at the Orton residence.

Orton gave generously of his time to community organizations and institutions that advanced the enhancement of agriculture. In 1918, he became an early member of the Tacoma Port Commission, and later served as its president. He was a member and continuing supporter of a variety of cooperative marketing associations, and was president of the Washington State Dairymen's Association and the Summer National Farm Loan Association. His most lasting contributions, however, are probably associated with his service on the board of regents of Washington State College (now University), the state's leading agricultural school. Charles W. Orton Hall at that institution is a lasting reminder of his devotion to agriculture. Following his death, his farm property was left to Bellarmine Preparatory School, and over the years, was gradually reduced to smaller parcels. The present owners of the residence purchased the site in 1975.

# 9. Major Bibliographical References

America's Forgotten Architecture, National Trust for Historic Preservation, 1976.  
 History of Pierce County, W.P. Bonney, 1927, Vol. 3, p. 650.  
 "Million Dollar Northwest Industry," Great Northern Goat, Great Northern Railway Co.,  
 September 1947.  
 "Orton Success Story Typical of the Valley," Seattle Times, July 12, 1944, Pictorial Section.

# 10. Geographical Data

Acreege of nominated property 1.5

Quadrangle name Sumner

Quadrangle scale 1:24,000

### UMT References

A 

1	0	5	5	9	0	3	2	5	2	2	6	0	4	1
Zone		Easting				Northing								

B 

Zone		Easting				Northing			

C 

Zone		Easting				Northing			

D 

Zone		Easting				Northing			

E 

Zone		Easting				Northing			

F 

Zone		Easting				Northing			

G 

Zone		Easting				Northing			

H 

Zone		Easting				Northing			

**Verbal boundary description and justification** The property is wholly defined by Tract 1 of Pierce County Short Plat No. 76-47; Sec. 30, T20N, R5E, W.M.

### List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	code
	n/a			

state	n/a	code	county	code
	n/a			

# 11. Form Prepared By

name/title William G. Collins

organization \_\_\_\_\_ date November 22, 1982

street & number 420 Cedar Avenue South telephone (206) 226-7227

city or town Renton state Washington 98055

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  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 *James E. Skon*

title State Historic Preservation Officer date 6/16/83

**For NPS use only**

I hereby certify that this property is included in the National Register

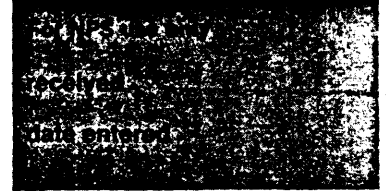
*[Signature]* date 7/28/83  
 Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_  
 Chief of Registration

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The Orton residence represents a transitional agriculture, a movement away from the homestead farms that characterized the 19th century. Charles W. Orton was a new kind of farmer, an agriculturist who carefully studied his land as a resource and planted the type of crops that were most marketable in an area associated with large municipal growth and railroad activity.

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Interview, Stan Orton (nephew of Charles), October 1982.