

# DAYTON HISTORIC RESOURCE INVENTORY

ASSESSOR MAP NUMBER: 4-3-17DC TAX LOT NUMBER: 1400  
PLAT NAME: Lippincott's First Addition LOT: 9 BLOCK: 4  
PROPERTY ADDRESS: 623 Ferry Street  
CURRENT OWNER: Betty and Roger Pierce  
623 Ferry Street, Dayton, OR  
ORIGINAL OWNER: Emily J. Nichols Contributing: 1  
ARCHITECT/BUILDER: Unknown  
STYLE OF ARCHITECTURE: Vernacular YEAR BUILT: 1910  
HISTORIC NAME: Hole Residence HISTORIC USE: Residence  
CURRENT NAME: Pierce Residence CURRENT USE: Residence  
CONDITION: Good ALTERATIONS: Minor  
PHOTOGRAPH ROLL-FRAME: 2-23A INTERVIEWEE: \_\_\_\_\_  
RESOURCE NUMBER: 6 RECORDER: McLaughlin DATE: 6-30-86

## SITE DESCRIPTION:

THEME: Commerce

The Hole residence, at the corner of Seventh and Ferry Streets, faces SE on Ferry; large mature trees including cedar, chestnut and cherry, surround the house.

Less than one acre.

10/493700/5006580

## ARCHITECTURAL DESCRIPTION:

The Hole residence is irregular in plan, two stories high, and three bays wide across the front facade. The building has a low concrete foundation and is sided with horizontal boards. The medium pitch composition gable roof has boxed eaves and eave returns; at the center of the building, the roof is hipped. The windows are one over one double hung sash simply decorated surrounds. Five boxed, truncated posts support the L-shape hip roof porch. The centrally located front door has four wood panels and one light. Additional entries appear on the side and rear facades, each with original doors. The house measures 37' X 30' and a one story addition extending from the rear of the house measures 18' X 20'.

**HISTORICAL DESCRIPTION:**

According to Yamhill County Tax Assessor records, this house was constructed in 1910. In March of this year Samuel Richards sold the property to Emily J. Nichols, widow of Isadore Nichols businessman, lumberman and hop grower in Dayton, and mother of J.C. Nichols, part owner of the Nichols & Gabriel General Merchandise store, for \$1,000. It has not been confirmed that Emily J. Nichols actually lived in the house.

In 1915 the property was sold to Frank W. and Cora Hole. According to the recollections of their daughter Irma Webster, the Holes bought the house from Emma Anderson Channel and her husband. Although the Yamhill County Deeds and Records show the Anderson's owning the property in 1891, it does not show them owning it in 1915.

Frank W. and Cora Hole and family arrived in Dayton in 1909, from Ohio. They lived in a house near the Baptist Church before buying the house on Ferry Street. Irma believes that her father added the front and side porches to the house shortly after moving in. Frank W. Hole owned and operated the Dayton Planing Mill and Box Factory which was located downhill from the Dayton Evaporating & Packing Co. During the early to mid-1900's, there were many apple and fruit orchards in the Dayton area. During the rush, Cora Hole was known to make over 400 boxes a day. Hole eventually sold the box factory to Dick Cooper. The Hole family retained ownership to the house until it was sold to Elvin and Anna Mandigo in 1954.

**SIGNIFICANCE:**

The Hole residence is significant in the town of Dayton for its association with Frank W. Hole, owner and operator of the Dayton Planing Factory. The house is a good example of the Vernacular style of architecture in Dayton. Criterion b.

**SOURCES:**

- .Interview with Irma Webster by Debora McLaughlin, July 1986.
- .Herald Map and Directory Company, Inc.,  
1915, Dayton, OR.
- .United States Census Records, Yamhill County, Dayton, OR, 1900 and 1910.
- .Yamhill County Deeds and Records and Tax Assessor records, Yamhill County Courthouse,  
McMinnville, OR.