

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PH0686379
FOR NPS USE ONLY

RECEIVED OCT 19 1978

DATE ENTERED NOV 30 1978

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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

1 NAME

HISTORIC

Hibbert (William) House

AND/OR COMMON

LOCATION

STREET & NUMBER

426 5th Street

NOT FOR PUBLICATION

CITY, TOWN

Dayton

CONGRESSIONAL DISTRICT

1st

STATE

Oregon

VICINITY OF

CODE

41

COUNTY

Yamhill

CODE

071 OK

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"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME

Theda V. Satran

STREET & NUMBER

426 5th Street

CITY, TOWN

Dayton

VICINITY OF

STATE

Oregon 97114

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Yamhill County Courthouse

STREET & NUMBER

3rd and Evans

CITY, TOWN

McMinnville

STATE

Oregon 97128

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Statewide Inventory of Historic Properties

DATE

1978

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

State Historic Preservation Office

CITY, TOWN

Salem

STATE

Oregon 97310

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The William Hibbert House is a two-story, wood frame building with clapboard siding, concrete basement, and a modified cruciform plan measuring approximately 30x50 feet. The hipped, cedar-shingled roof was designed with variegated gable ends, including a jerkinhead gable on the principal facade. Slightly bellcast eaves were finished with boxed cornices with returns. Jig-sawn verge board decoration filled the apex of the gable end of the projecting bay enclosing the front parlor. Further in keeping with the eclecticism of the design was an oval window with decorative wooden keystones in the framement--a hallmark of the Colonial Revival--which appeared in the jerkinhead gable end. The shingled roof of the front porch and veranda wrapping around the parlor bay and the northeast side of the house was supported by Tuscan columns linked by a simple railing of turned balusters. The central chimney stack had a flared top in the tradition of the Queen Anne Style. An outside end chimney at the back of the family parlor had a straight stack with corbelled necking. Fenestration was trabeated, and frequent use was made of tripartite and paired window openings. Double-hung sash employed one light over one. The lower story of the front projecting bay had a central bay window with flanking faceted bays. Diapered leaded panes were used in the upper sash of the tripartite window grouping lighting the second story dressing room.

As originally constructed, the two front rooms of the house were the parlor with its projecting slanted window bays, and the entrance stairhall offset to one side. Behind these, forming the cross axis of the plan, were the family parlor and dining room with fireplace. Upstairs were three bedrooms and a dressing room radiating from the stairhall. Circulation from room to room was direct, with no central corridors or hallways. Completing the stem of the cross at the rear of the house was a single-story wing containing kitchen, pantry and bathroom. The basement contained a small fruit room, a large furnace room (the cast iron furnace manufactured by the Portland Iron Works is still in place), and a root cellar under the front porch.

Construction of the house was begun in 1906 by Herman Wilson with materials thought to have been hauled to the site by wagon from the Wilson family sawmill at Meadow Lake. Reportedly, Wilson's plans for marriage fell through, and without ever having lived in it, he sold the house in 1909 to William S. Hibbert, who brought to it a wife and several children. Hibbert lived out his life in the house, having made several alterations. These were the removal of sliding doors between front and family parlors, the addition of French doors between the front parlor and entry stairhall, addition of a sunporch to the northeast elevation of the rear kitchen wing, enlargement of the pantry area in the kitchen wing, and enclosure of space below the sunporch to serve as a basement wood room. In 1910, Hibbert built a detached garage for a new Ford motor car. The garage is still standing, though in deteriorated condition, and restoration of it is under consideration by the present owner.

Wilhelmina Louise Tudor Hibbert, who--according to local tradition--maintained a photography darkroom in her dining room closet, occupied the house until her demise in 1967, at which time the property passed to a daughter, Elizabeth Mary Tudor Scott, the last member of the Hibbert family to own the house. During an intervening ownership (1970-1977) the shingled roof cover was replaced with shakes, the bathroom in the kitchen wing was remodeled, electrical wiring was updated, and a propane gas furnace was installed to use existing ducting. Alterations made by the present owner, who acquired the property in 1977, were the addition of deck with railing to the northeast and northwest elevations

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Hibbert (William) House

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CONTINUATION SHEET

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of the rear wing, removal of the kitchen stove chimney, and removal of the partition between the sunporch and kitchen to create a larger room with a second opening onto the outside deck. The current owner also repainted the exterior and interior trim, repapered interior walls, and replaced modern lighting fixtures with fixtures more appropriate to the historic period of the house.

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 type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input 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 checked="" 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 1906

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The commodious, two-story white frame house built by Herman Wilson at 5th and Ferry Streets in Dayton in 1906 is an intact example of late Queen Anne architecture with Colonial Revival details. It was acquired by prominent local businessman William Hibbert in 1909, and remained in continuous family ownership by Hibbert's descendents until 1970. It is significant to Dayton as one of the imposing residences of the small Willamette Valley town, a residence associated with one of the community leaders of the early 20th century.

Dayton is situated on the south bank of the Yamhill River (a tributary of the Willamette River) and is among the oldest settler communities in the Valley. The plat was laid out in the winter of 1848-1849 by Joel Palmer and Andrew Smith across the common boundary of the co-founders' donation land claims. Named for Smith's former hometown of Dayton, Ohio, the settlement developed as a shipping point for grain produced by farmers of the surrounding district.

The house erected by Herman Wilson with locally-milled lumber is representative of the high point of Dayton's prosperity as a farming and shipping center. William Sylvanus Hibbert, who acquired the turn-of-the-century house within a few years of its completion, had arrived in Dayton as a child with his parents in 1886. The staple of his career was the local feed store which he operated in conjunction with a granary and grocery store. Active in civic affairs, Hibbert served as a member of the town council and evidently was a well-respected member of the community.

Little changed over the years, except for minor room and deck additions to the rear and the use of dark contrasting color for exterior trim, the Hibbert House is located near the core of the town in a neighborhood which has retained its historic character. A block to the northeast is the town square on which the timber blockhouse of Fort Yamhill was reconstructed in 1911 as a preservation measure in honor of Joel Palmer (1810-1881), Dayton's co-founder and the humane Superintendent of Indian Affairs for the Oregon Territory from 1853 to 1857.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Gaston, Joseph. The Centennial History of Oregon, 1811-1912, Vol. 2 (Chicago: The S.J. Clarke Publishing Co., 1912), p. 732.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one

UTM REFERENCES

A | 1,0 | 49,39,5,0 | 5,0,0,7,1,5,0
 ZONE EASTING NORTHING
 C | | | | | | | | | | | | | | | |

B | | | | | | | | | | | | | | | |
 ZONE EASTING NORTHING
 D | | | | | | | | | | | | | | | |

VERBAL BOUNDARY DESCRIPTION

See attached continuation sheet.

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

STATE	CODE	COUNTY	CODE
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STATE	CODE	COUNTY	CODE
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11 FORM PREPARED BY

NAME / TITLE

Larriane L. Barnard

ORGANIZATION

DATE

March 24, 1978

STREET & NUMBER

Rt. 2 Box 416

TELEPHONE

503/662-3329

CITY OR TOWN

Yamhill

STATE

Oregon 97148

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

TITLE State Historic Preservation Officer

DATE Sept. 27, 1978

FOR NPS USE ONLY

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

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

DATE 11-30-78

ATTEST: W. Ray Luce

KEEPER OF THE NATIONAL REGISTER

DATE 11-29-78

KEEPER OF THE NATIONAL REGISTER

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Being a part of the Joel Palmer Donation Land Claim No. 6, Notification No. 1086 in Section 17, Township 4 South, Range 3 West of the Willamette Meridian, Yamhill County, Oregon, described as follows:

Beginning at an iron pin in center of Fifth Street in Dayton, Oregon and at the Northeast corner of that certain tract of land conveyed to I.E. Fenton by deed recorded in Book 39, Page 329, Deed Records: thence North $38^{\circ} 15'$ West along the center of Fifth Street, 83 feet 2 inches to an iron pin driven in the center of Fifth Street: thence South $51^{\circ} 45'$ West 208 feet, more or less to the center of a gully; thence in a southeasterly direction along the center of said gully 100 feet more or less to the West line of said Fenton tract; thence North $51^{\circ} 45'$ East 160 feet, more or less to the place of beginning.

DAYTON HISTORIC RESOURCE INVENTORY

NATIONAL REGISTER PROPERTY

ASSESSOR MAP NUMBER: 4-3-17 DB TAX LOT NUMBER: 7200

PLAT NAME: NA LOT: NA BLOCK: NA

PROPERTY ADDRESS: 426 Fifth Street

CURRENT OWNER: Theda Satran

426 Fifth Street, P.O. Box 321, Dayton, OR

ORIGINAL OWNER: Herman Wilson Contributing: 1 Residence

ARCHITECT/BUILDER: Herman Wilson

STYLE OF ARCHITECTURE: Queen Anne YEAR BUILT: 1906

HISTORIC NAME: W.S. Hibbert House HISTORIC USE: Residence

CURRENT NAME: Miramontes Residence CURRENT USE: Residence

CONDITION: Good ALTERATIONS: Minor

PHOTOGRAPH ROLL-FRAME: 1-17 INTERVIEWEE: _____

RESOURCE NUMBER: 35 RECORDER: Rees DATE: 10-28-84

SITE DESCRIPTION:

THEME: Architecture and Commerce

The Hibbert Residence faces northeast near the east end of Fifth Street in an older residential area. At the east end of Fifth Street the old road which led southwest from Dayton to Amity passes by, now Highway 233. The house is surrounded with broadleaf evergreen shrub and a rolling lawn. Large shade trees border the southern and western edges of the property along the swale at the rear of the property. A large native maple is located near the front property line.

Less than one acre.

10/493950/5007170

ARCHITECTURAL DESCRIPTION:

The Hibbert House is a one and a half story structure with an irregular cruciform plan. The front facade is two asymmetrical bays wide and has irregular fenestration. The foundation is poured concrete, except for the porch which is post and pier with lattice panels. The house is sided with beveled shiplap and has a jerkinhead roof with gable projections. The medium pitched roof has a bellcast edge, boxed eaves with returns, and ornamental bargeboards. The bargeboard above the bay, projecting from the front facade, is detailed with turned and cut work. The one over one double hung sash windows are various in size, groupings and at times detailing of the upper sash, ie. diapered and diamond pattern muntins. All the window openings as well as the front door are trimmed with cap molding. The front door is detailed with ornamental woodwork and a single light. The one story, wrap around verandah is supported by seven turned Tuscan columns and two pilasters. The porch and stair railings have turned balusters, terminated with a newel post at the bottom of the stairs. Except for a shake roof and the addition of a sunporch and deck to the rear of the kitchen area, the house appears as it did originally. A detached outbuilding is located at the rear of the yard, supposedly built in 1910 to house the Hibberts' new Ford motor car. The house measures 32' X 42'.

HISTORICAL DESCRIPTION:

Construction of the Hibbert Residence was begun in 1906 by Herman Wilson who had a lumber outlet in Dayton and a sawmill in the coast range above Carlton. Wilson supposedly built the house for his bride to be but when his marriage plans fell through he sold the house without ever having lived in it. Hibbert purchased the house from Wilson in 1909 and moved his wife, Whilemina Wambsgan, and soon to be three children, in.

Hibbert, who was born in 1878 in Illinois, came west with his parents in 1886. He was educated in local schools and attended McMinnville, College, now Linfield. In 1895, he started work at the Dayton Evaporating and Packing Co. where he was promoted to foreman in 1896. He remained there until 1904 when he opened a feed store on the west corner of Fourth and Ferry Streets. As part of this business, he also owned and operated a feed and grain warehouse at the foot of Ferry Street, locally referred to as the "White Warehouse". In the middle 1920's, Hibbert is listed as a grocer and fruit grower. He died in 1934 and is buried in the I.O.O.F. Cemetery. His wife, Whilemina continued to live in the house until 1971 when it was sold to John Goodwin. Hibbert who was a member of the town council was noted as a community business leader and well-respected town resident.

SIGNIFICANCE:

Listed on the National Register of Historic Places. See nomination form for statement of significance. Criterion b,c.

SOURCES:

- .Cemetery Survey, I.O.O.F., Dayton, Oregon.
- .Dayton Centennial 1880-1980, Edit. June Bienz.
- ."Historic Background of Some Dayton Structures", Ruth Stoller.
- .National Register of Historic Places Nomination:"William Hibbert House", Larriane Barnard, 1978.
- .United States Census, Yamhill County, Dayton, 1910.
- .Yamhill County Deeds and Records, Yamhill County Courthouse, McMinnville, Oregon.
- .Oregon, Washington and Idaho Gazeteer and Business Directory, R. L. Polk, 1905-6, 1907-8, 1909-10, 1911-12, 1913-14, 1915-16, 1917-18, 1925-6.
- .Polk's Oregon and Washington State Gazeteer and Business Directory, R. L. Polk Co., 1931-2.
- .Sanborn Fire Insurance Map, Dayton, Oregon, 1912, sheet #1 and 3.
- ."W.S. Hibbard", Special Lewis and Clark Edition, Dayton Herald, May 13, 1905.

