

✓LR-6/19/84 NRHP-8/16/84

United States Department of the Interior National Park Service

For NPS use only

National Register of Historic Places Inventory—Nomination Form

received

date entered

See instructions in How to Complete National Register Forms

Type all entries—complete applicable sections

1. Name

historic DAYTON HISTORIC DISTRICT (VHLC File #206-2)

and or common N/A

2. Location

street & number N/A not for publication

city, town Dayton N/A vicinity of

state Virginia code 51 county Rockingham code 165

3. Classification

Table with 4 columns: Category, Ownership, Status, Present Use. Includes checkboxes for district, building(s), structure, site, object, public/private, bath, Public Acquisition, Accessible, and various present uses like agriculture, commercial, educational, etc.

4. Owner of Property

name Multiple Owners

street & number N/A

city, town Dayton N/A vicinity of state Virginia 22821

5. Location of Legal Description

courthouse, registry of deeds, etc. Rockingham County Courthouse

street & number Court Square

city, town Harrisonburg state Virginia 22801

6. Representation in Existing Surveys

Virginia Historic Landmarks Commission title Survey (File #206-2) has this property been determined eligible? yes X no

date December 1983 federal X state county local

depository for survey records Virginia Historic Landmarks Commission, 221 Governor Street

city, town Richmond state Virginia 23219

7. Description

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

Describe the present and original (if known) physical appearance

SUMMARY DESCRIPTION

Dayton, one of several turnpike towns along the Harrisonburg-Warm Springs Turnpike, is located several miles southwest of Harrisonburg in the central valley of Virginia. Established in the second quarter of the 19th century, Dayton found its early settlement concentrated along present-day College Street and Main Street, the old turnpike. The historic district comprises this older antebellum core of Dayton, along with several surrounding late 19th-century residential neighborhoods. The post-1949 residential developments further west have been omitted. The boundaries of the district encompass 195 major structures, of which forty-one are considered noncontributing, largely because of their recent dates. The district proudly displays the fruits of the town's prosperity, with a fine collection of vernacular structures typical of local styles from the early 19th to the early 20th century. Late 19th-century commercial and residential structures are interspersed with mid-19th-century houses in the older part of town. The turn-of-the-century residential neighborhoods are sited picturesquely on a hill to the south and west: of the community's antebellum structures.

ARCHITECTURAL ANALYSIS

Dayton is located in southwestern Rockingham County, midway between Harrisonburg and Bridgewater on VA Route 42, the former Harrisonburg-Warm Springs Turnpike situated on the north branch of Cooks Creek, a major stream in the county. Dayton is in the heart of a rich, agricultural community. Farmlands, currently used predominantly for poultry and daisy farming, surround the town on all sides. The older portion of the town occupies land along the creek and beside an old millrace. Turn-of-the-century residential developments overlook this older section from a gently rising hill to the west. The most recent past-1949 additions are located on the west side of this hill and, hence, are not visible from the proposed district.

The district boundaries have been chosen to highlight the development and appearance of the town at the height of its prosperity at the turn of the century. The northern point begins at the Dayton cemetery with the line following the northern town boundaries to Main Street, VA Route 42. Here the boundaries continue south along Main Street to Dingleline Lane, where the line follows this alley and swings behind the East Main Street lots the entire length of Main Street, to its intersection with VA Route 257. The boundary jogs slightly south along Main Street to include the Alberta Coffman House on the west side, and then follows a diagonal from a point south of the Coffman House to the intersection of VA Route 257 and Walnut Lane. The line continues north on Walnut Lane, gradually rising up a hill in the Dayton Land and Improvement Company addition, to an alley south of the Mill Street lots. Here the boundaries follow the outlines of the G.W. Hedrick addition, continuing west along this alley to Summit Street, north on Summit Street, crossing Mill Street and continuing along the same line to an alley north of the Mill Street lots, and east along the Hedrick addition boundaries to the school lot. From here, the line continues north along the school lot, jogging slightly west at the southwest corner of the cemetery, and follows the cemetery tract to the original point at the northwest corner of the cemetery,

Main and College streets comprise the heart of the old village of Dayton, and have remained the commercial hub of the town to this day. The earliest settlement

(See Continuation Sheet #1)

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 checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input checked="" type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input checked="" type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 19th & 20th Centuries Builder/Architect N/A

Statement of Significance (in one paragraph)

STATEMENT OF SIGNIFICANCE

Dayton is one of the most distinctive of several small towns lining the Harrisonburg-Warm Springs Turnpike in the central Shenandoah Valley. Established as a town in 1833 and incorporated in 1852, Dayton prospered as a commercial center for this agricultural community in the fertile farmlands along Cooks Creek. The turnpike and later the railroad continued to route local trade through this town, leading to the development of successful commercial and industrial enterprises throughout the 19th and early 20th centuries. However, it was the establishment of Shenandoah Seminary (later called Shenandoah College and Conservatory of Music) in 1875, followed by the formation of the Ruebush-Kieffer Company in 1878, that brought attention and notoriety to the growing community. One of the largest musical printing houses in the south, the Ruebush-Kieffer Company inherited the singing school traditions of Joseph Funk and helped popularize and revive the character-note methods of musical instruction in their publications. Through the Musical Million and over fifty songbooks, the Ruebush-Kieffer company reached an audience throughout the country, but especially in the south. Along with the prestigious Shenandoah Conservatory of Music, Dayton became a cultural center known for its musical enterprises. Since the dissolution of the Ruebush-Kieffer Company in 1931 and the removal of the college to Winchester in 1960, Dayton has lost much of its bustling character. However, it still remains the commercial center for a large Old-Order Mennonite population in Rockingham County. Lined with rows of vernacular structures reflective of the Valley's architectural development, the streets still recall the prosperity of this once-thriving town.

HISTORICAL BACKGROUND

The earliest settlement in the Dayton community occurred around 1747-48, when Daniel Harrison settled along the fertile fields of Cooks Creek, just north of the present town limits. With his large stone dwelling house (now a registered landmark), a gristmill, distillery, and tavern, Harrison created an early commercial center for the surrounding countryside.¹ By the time of the Revolution, a major travel artery was laid out through Harrison's plantation. With an increased demand for iron and the growth of Miller's Iron Works at Mossy Creek, several miles south of Harrison's house, Rockingham County Court ordered the opening of a road between Harrison's plantation and the Augusta-Rockingham County line in 1779.² This road, leading to the iron works, increased the travel through the small Cooks Creek community and led to further development here in the early 19th century.

9. Major Bibliographical References (See Continuation Sheet #48)

Hess, Jody; Batterman, Darryl; Meyerhoeffer, Jody; and Caldwell, Martha. "Town Tour, Dayton, Virginia," 1981.

Hess, Nancy. The Heartland. Harrisonburg: Park View Press, 1976.

Lake, D.J. Atlas of Rockingham County, Virginia, 1885.

May, C.E. Life Under Four Flags of Virginia. Verona: McClure Press, 1976.

10. Geographical Data

Acreeage of nominated property Approx. 86 acres

Quadrangle name Bridgewater, VA

Quadrangle scale 1:24000

UTM References

A

17	680180	4253940
Zone	Easting	Northing

B

17	680090	4253750
Zone	Easting	Northing

C

17	679700	4253280
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D

17	679600	4253400
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E

17	679520	4253720
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F

17	679520	4253880
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G

17	679690	4254230
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H

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Verbal boundary description and justification

(See Continuation Sheet #49)

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

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title VIRGINIA HISTORIC LANDMARKS COMMISSION STAFF

organization VIRGINIA HISTORIC LANDMARKS COMMISSION date June 1984

street & number 221 Governor Street telephone (804) 786-3144

city or town Richmond state Virginia 23219

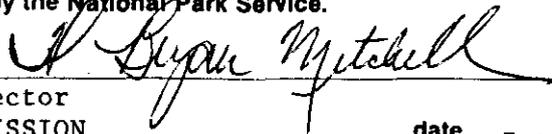
12. State Historic Preservation Officer Certification

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



H. Bryan Mitchell, Executive Director
title VIRGINIA HISTORIC LANDMARKS COMMISSION

date June 19, 1984

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

date

Keeper of the National Register

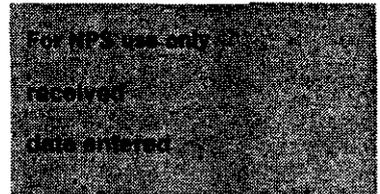
Attest:

date

Chief of Registration

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Continuation sheet #1

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7. DESCRIPTION -- Architectural Analysis

along Main Street occurred along the northern stretch, to Thompson Street to Cooks Creek. Older houses remain scattered throughout these blocks, including the frame Layman House and a string of three brick houses, the Samuel Shrum House, the Thomas House, and W.J. Franklin House. However, commercial structures replaced many of the older houses between 1880 and 1940. Two fires destroyed several of the older buildings near the Triangle, the intersection of Main and College streets, in 1903 and 1911; but local residents rebuilt soon afterwards. The Bank of Dayton build a stylish new 2½-story brick building at the Triangle in 1911, and although the mansard roof and some of the exterior decoration has been removed, this large building still symbolizes the commercial activity on Main Street. Two industrial buildings, the Specialty Harness Factory and Mid-Valley Hatchery; a few smaller shops; two 1920s gas stations; and a combined modern bank and post office building round out the commercial district.

College Street, the oldest of the two original streets, has retained a more residential character, dotted with college related buildings as the name suggests. A few commercial structures remain along the block off Main Street, at the Triangle--the Ruebush-Kieffer Printing Company and the Dayton Drug Company, both fine brick buildings constructed soon after the 1903 fire. However, the tree-lined streets, with iron or wooden fences lining the sidewalks and encircling the house yards, suggest an established residential neighborhood. As one of the older streets, College Street boasts several antebellum houses, such as the log Misses Boyers House and a handful of brick houses, including the Ephraim Ruebush House, the Kirkpatrick House, and the Payne-Cromer House. A number of the larger, more stylish, turn-of-the-century houses presently lining College Street were built for college faculty, including the J.H. Hall House, the J.H. Ruebush House, the J.W. Howe House, and the Professor Hoenshal House.

The presence of the college added considerable activity to this treet in the late 19th and early 20th centuries. The college began in a mid-19th-century brick tavern located at 250 College Street and soon enlarged this with a brick Victorian addition to the north. This building continued to be the heart of the campus. The college soon acquired the land between College Street and the north end of Main Street, along the old millrace. Some of the older houses located by the creek were razed or moved to permit construction of college buildings and to improve the grounds. Although the college began by remodeling extant buildings, the school by 1899 had constructed its first building, Howe Memorial Hall, a Gothic-inspired collegiate design. In the early 20th century, the college added two brick Colonial Revival buildings, the Administration Building in 1910 and the Kieffer Alumni Gymnasium in 1930, both on the west side of College Street. By 1912, Professors J.H. Ruebush and W.H. Ruebush had built large frame residences on the school grounds, with J.H. Ruebush's house being one of the most stylish Queen Anne designs in town. Various other College Street properties have had uses associated with the college, some serving as boarding houses while others provided restaurants catering to the college trade, such as Bryan's Restaurant and Kieffer's Lunch.

(See Continuation Sheet #2)

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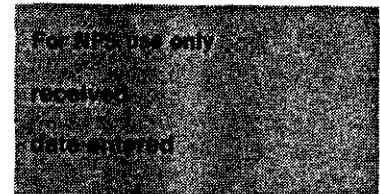
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7. DESCRIPTION -- Architectural Analysis

The lower end of Mill Street, from Main to College Street, was also one of the town's oldest roads. The street received its present name from the gristmill located near the present intersection of Main and Mill streets. The mill, which burned in 1922, was situated east of Main Street; while the dam, filled in during the early 20th century, was located on the northwest corner of the intersection. Two houses belonging to mid-19-century mill owners, the D.T. Click House and the W.J. Miller House, remain at the intersection. Several small shop buildings, a house and later two long wooden barracks associated with the college have been torn down on the north side of this first block of Mill Street, replaced by a 1960s gas station and dentist's office. In 1883 the town extended Mill Street beyond College Street. Aldine Kieffer built the Virginia Organ Company on this new stretch in 1882, but it burned a few years later and was never rebuilt. In 1886, Hiram Coffman donated land further west of Mill Street for a new, two-story frame school-house, which was replaced by the present in 1914. The new Dayton school was one of the earliest and most stylish examples of its type in Rockingham County. Before long, the surrounding land to the south and west of the school would be developed.

Dayton's prosperity towards the end of the 19th century led to several residential additions to the town. In the mid-1880s, lots were sold and developed along High Street, from Thompson to Mill streets, in the "Kieffer Addition." An 1885 map shows eight houses here, most of which are still standing. The majority of the houses on this block, dating between 1880 and 1900, are frame I-houses embellished with decorative porches, gable screens, bracketed cornices, and bay windows. The northern blocks of High Street were developed slightly later, between 1886 and 1920. The houses in these blocks exhibit more irregular plans and stylish decoration, and were often built by Shenandoah College faculty or administrators, such as the Beazley House and the Funkhouser House. At least two, and possibly more, of these houses were the work of local builder Johnson Burtner, known for his exterior decoration.

The southern end of Main Street was not extensively developed until the turn of the century as well. Two antebellum brick houses, the Coffman House and Aldine Kieffer House, are the oldest dwellings on this block. Only three other wooden houses had been built on the southern block of Main Street by 1885. In 1895, James H. Ruebush, a college professor who contributed much to the development of Dayton during these years, bought five acres, including the old Coffman House, on the east side of the turnpike. Ruebush divided this property, called it the "South Side Addition," and sold the lots in the last few years of the 19th century. The string of frame houses built here between 1895 and 1900 are among the most stylish houses in Dayton, boasting irregular forms, elaborate sawn and carved trim, and some shingled walls and gables. The Perry Heatwole House and the Carver House, two of the best examples, have been altered very little since their construction.

Joseph Shrum purchased the old Coffman House in this subdivision in 1898, and along with his two brothers opened a brickyard in the adjacent lots to the south, 140 and 130 Main Street. This new enterprise influenced local building by making

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7. DESCRIPTION -- Architectural Analysis

bricks both more accessible and more affordable. The Shrum brothers built the two brick houses now on the site of the former brickyard, as well as a number of other brick houses in Dayton in the early 20th century.

By far the largest turn-of-the-century developments occurred west of High and Main streets, on the hill which rises gently over the older part of town. Hiram Coffman had owned a 212-acre farm on the south and west sides of Dayton in the 19th century. To settle his estate in 1889, the farm was divided into several tracts. George Hedrick, a prominent local businessman, proved instrumental in the acquisition and development of two of these tracts. In 1891, Hedrick purchased a tract comprising the western extension of Mill Street, from the school lot, to Summit Street, and the northern portion of East View Street. Hedrick also presided over the Dayton Land and Improvement Company, which purchased an "L"-shaped parcel in 1905, containing the southern end of East View Street, Thompson Street, and five remaining lots on the west side of South Main Street.

Hedrick began selling lots in his own tract in the 1890s. Mill Street was soon lined with modest-sized frame houses, considerably smaller than those on College, High, or Main streets. Many followed local vernacular forms, utilizing two-story, single-pile blocks, with two-room plans, and occasionally a rear kitchen extension. Others adapted the plans more specifically to the narrow town lots, with a narrow, two-story, one-room-wide house, two rooms deep, with a one-story shed kitchen. A few other even smaller one-story designs were built, such as the Jozie Butzler House or the Warnie Lambert House. Since most of the Mill Street lots were developed at the turn of the century, between 1890-1910, there are few breaks in the streetscape and only one contemporary intrusion.

In contrast to these smaller frame houses, three rather pretentious houses highlight this subdivision. Situated at the top of the hill at Mill Street is "Grand View," receiving its name from the spectacular view it commands of the surrounding town and countryside. Although basically a vernacular double-pile, central-passage plan, the hilltop setting, raised basement, wraparound porches, and bay windows reveal an attempt to distinguish this house from its neighbors. The Hedrick and Stauffer houses on the west side of East View Street, again overlooking the town, illustrate the eclectic styles both in plan and decoration.

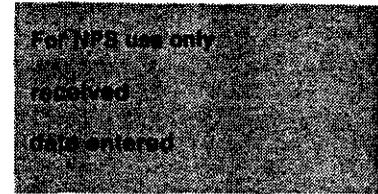
The northern portion of East View Street was never as extensively developed at the turn of the century as Mill Street. Only a few houses were built here, and these were generally larger and not as closely packed as those on Mill Street, with vacant lots serving as buffer spaces. Out of thirteen lots, only seven were developed during these days.

The Dayton Land and Improvement Company land has been developed gradually throughout the 20th century, with the greatest percentage of houses being built between 1910 and 1930. This subdivision contains a greater variety of styles

(See Continuation Sheet #4)

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ranging from I-houses; square double-pile, central-passage plans; and irregular "T"-shaped three-room plans to 20th-century bungalows and foursquare designs. The large number of brick residences can be attributed to the Shrum Brothers whose business was flourishing during these years.

More recent, mid-20th century structures line Thompson Street and Elm Lane. Most of the houses along Thompson Street are smaller, frame houses, influenced by the Cape Cod design. Carter Shanholtzer, a local contractor, built several of these houses, along with his house on neighboring Mason Street and his shop on nearby Elm Lane. Perhaps the most intrusive buildings in this part of town are two long, rectangular brick apartment buildings, located on Elm Lane. Because of their location on the alley between East View and Main streets, they are not immediately noticeable from the main thoroughfares.

The northern portion of the district, including the Dayton cemetery and the Fred Boggs House, was incorporated into the town in 1880. The large cemetery has remained in continual use from the mid-19th century to the present. The frame I-house built by Fred Boggs near the cemetery boasts five gables and cross gables with some of the most decorative round-arched gable screens in town and an unusually elaborate fan motif in the porch frieze. In 1982, the Boggs property was subdivided, and several new homes constructed along Cedar Lane and Bowman Road. A brick pump-house, ca. 1914, serving the town of Dayton still remains adjacent to the cemetery lands.

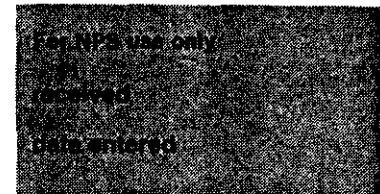
Residential structures comprise over two-thirds of the total number of buildings in the district. The earliest sale of lots in Dayton occurred in 1828, and by its establishment as a town in 1833, the community contained twenty-six houses. However, many of these undoubtedly small, wooden houses have been replaced, heavily altered or incorporated into later turn-of-the-century designs (see the Sam Showalter House, Thompson House, Hinkle House). The least altered of the earliest wooden houses is the Boyers House, a two-room hall-parlor-plan log house, with low second story and a one-story log kitchen extension. Although remodeled inside in the 20th century, this house does retain some of the original woodwork to suggest its early date. A second log house currently on High Street, again a three-bay, hall-parlor-plan house with low second story, was reportedly moved to this High Street lot in the early 20th century from a location by the creek on the college campus.

By far the most common of the surviving early dwellings in Dayton are a cluster of mid-19th-century brick houses containing single-pile or double-pile Georgian plans, with either a full or partial central passage. Located on College and Main streets, most of these houses still display or once had parapeted end chimneys, corbeled brick cornices and balanced three-bay facades. Only a few of the houses exhibit woodwork from the Federal period, most notably the Kirkpatrick House. The majority of the houses reveal the Greek Revival interiors, when the woodwork survives. The Samuel Shrum House has been attributed to St. Claire Dettamore, a local carpenter, and he may well have completed the joinery work on

(See Continuation Sheet #5)

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7. DESCRIPTION -- Architectural Analysis

other houses in this community. The woodwork in the Holsinger House, one of the only frame I-houses surviving from this period, is also quite similar to that at the Shrum House. Although the exteriors of some of these houses have been altered, such as at the Ephraim Ruebush or Aldine Kieffer houses, these houses still reflect the first major growth period of this community.

The majority of the residential buildings within the district date to the turn of the century, ca. 1880 to 1920, at the height of the town's prosperity. The familiar vernacular forms proved most popular during these years, especially the I-house with some variation on a rear ell. A "T"-shaped, three-room plan, deriving from the more irregular planning ideals, became favored as well, particularly on High and East View streets. By applying sawn and carved trim to the front porch and the cross or end gables, these vernacular designs responded to the eclectic styles of their day. Perhaps the most decorative of this applied finish are the elaborate, round-arched gable screens on several Dayton houses of the 1880s and 1890s (including the J.H. Ruebush House at 190 Mill Street and the William Click House on High Street). This woodwork has been attributed to Johnson Burtner, a local builder, who had his shop behind his home on High Street. Even those simpler houses without such ornate decoration still boast some sort of gable or cornice treatment.

A small group of houses reveal a more conscious attempt to copy the Queen Anne and other eclectic styles. The largest example is the 1906 James Ruebush House (225 Main Street), with its turrets, wraparound porch, dormers, and multi-gabled roof. Three others display a smaller, more cottage-sized Queen Anne design--the 1902 Professor Hoenshal House and two houses built by the Rhodes Brothers on South Main Street (160 and 170 Main Street). Mr. Dovel of neighboring Bridgewater built both the Ruebush and Hoenshal houses. Other stylish houses include the Alberta Coffman House, the two George W. Hedrick houses, and the Perry Heatwole House, all with Queen Anne detailing, and the C.P. Funkhouser House with some Colonial Revival decoration. A few of these irregular designs are of brick construction, breaking from the frame construction tradition, such as the 1898 Professor J.H. Hall House and the James Ruebush House at 315 College Street, along with several others on the north end of High Street.

By the early 20th century, as architectural tastes became more tame, bungalows and foursquare houses became more common in Dayton. Many foursquare designs remain on Main Street, the northern portion of High Street, and along East View Street. These designs exhibit three-bay facades, usually only with attic dormers and occasional decorative window cornices when of brick construction. The Shrum Brothers were undoubtedly responsible for many of the foursquare brick houses. Bungalows are found scattered throughout the district in brick, frame, and stone construction.

(See Continuation Sheet #6)

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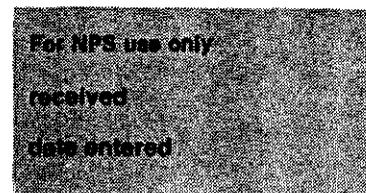
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7. DESCRIPTION -- Architectural Analysis

- Dayton's store buildings follow the commercial vernacular form, with only a few early 20th-century exceptions. These local designs are characterized by a three-bay, gable-end facade, with large plate-glass windows flanking the central entrance, in a two-story, rectangular block. The 1888 Carpenter Store is one of the least altered examples of this form, while Cofelt's Store reveals the perseverance of this design into the 20th century. Both of these Main Street examples retain their original shopfronts. Two local merchants broke from this design in the early 20th century. J.W. Hott, who aspired to an extensive mercantile trade, built a three-story brick store which combined a store, storerooms, residence, and large town meeting room. The Bryans, combined brick store and dwelling on College Street constructed after the 1911 fire, also boasts a larger, more stylish design.

The few surviving turn-of-the-century industrial buildings display an explosion of the commercial form into a larger structure more suited for industrial use. The Specialty Harness Company contains a full third story and is lighted by industrial scale windows. The Ruebush-Kieffer Company is a long two-story block, which further expanded its space by incorporating a full basement level.

Four churches are presently located in the historic district. The oldest church is a simple, rectangular brick block, now integrated into the northeast corner of the Church of the Brethren. Apparently used by several denominations when first built, this church follows the common form of 19th-century churches in the Valley. By the late 19th century, Dayton's churches reflected the popular Gothic Revival styles. The Methodist, Presbyterian, and United Brethren churches all display rectangular brick forms with corner towers, pierced by lancet arch windows and embellished with other Gothic detailing. The United Brethren Church was built by the Eutsler Brothers, a well-known local contracting firm from Grottoes at the turn of the century.

The proposed historic district has not changed dramatically since the 1930s and 1940s. Residential development since that date has been concentrated in several subdivisions added to the west side of Dayton. A few houses have been built on vacant lots on East View and High streets in more recent years. While several Cape Cod-style houses on High and Thompson streets blend fairly well with the older buildings in scale and style, a few houses do appear obtrusive, especially several recent small gable-entry houses built on High Street and the prefabricated houses built near the cemetery in the last few years. Perhaps the most major change to the character of the town occurred with the removal of Shenandoah College to Winchester. When the campus was sold in 1960, the oldest campus building at 250 College Street was torn down and several new buildings--a duplex, an apartment building, and a Neo-Colonial house were built on the old campus grounds. Luckily the three large brick college buildings have been adaptively reused quite successfully with little major exterior alterations, two having been remodeled into apartment houses and one into a furniture showroom. When VA Route 42 was being improved from Harrisonburg to Bridgewater, an alternate VA Route 42 was created along the east side, rather than widening the road through town. This decision left a Main Street which still retains the character of a small, rural community without the busy traffic currently traveling along the alternate route.

(See Continuation Sheet #7)

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date entered

7. DESCRIPTION -- Architectural Analysis

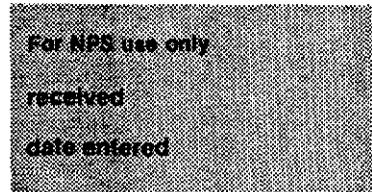
The development of most of the town lots in this district creates an even flow of vernacular houses with associated outbuildings, ranging from garages to pumphouses, washhouses, smokehouses, and storage sheds. Washhouses proved to be the most common outbuilding by far, and are found in larger, two-story brick designs as well as one-story, one-room frame examples with the characteristic local gable-end overhang. The meadows along Cooks Creek, within the town boundaries in the northeast corner, are the only open lands remaining in the district to illustrate its early, agricultural beginnings.

AMcC

(See Continuation Sheet #8 for Inventory)

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DAYTON HISTORIC DISTRICT, ROCKINGHAM COUNTY, VA

Continuation sheet #8

Item number 7

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7. DESCRIPTION -- Inventory: Arranged alphabetically by the name of the street.
Asterisk (*) designates a noncontributing structure.

(206-2-)

BOWMAN ROAD

200 BLOCK

(206-15)
183

215 (Gabriel Payne House): Detached house. Vernacular/I-house. Ca. 1840. Brick (6-course American bond); 2 stories; gable roof (standing seam metal); symmetrical 3-bay facade; 3-bay wooden porch. This house, with its 19th-century frame ell, is one of the oldest houses on the north end of town and one of a cluster of early brick houses at this end of College Street.

206-2-1

225 (Fred Boggs House): Detached house. Decorated Vernacular/I-house. Ca. 1890s. Wood frame (bricktex); 2 stories; gable roof (standing seam metal); symmetrical 3-bay facade; elaborate 3-bay front porch with sawn brackets and turned frieze with fan designs. This late 19th-century dwelling, overlooking the cemetery, boasts one of the most ornate wooden porches in Dayton and has arched gable screens on the end and cross gables.

-2

(Dayton Cemetery): Town cemetery. Late 18th century to the present. Although the oldest stone dates to 1793, there are only a few early 19th-century stones in the cemetery. Most date to the mid-19th through the 20th century.

CEDAR STREET

200 BLOCK

-3

*240: Detached house. Ranch. Ca. 1982. Wood frame (masonite); 1 story; gable roof (composition); 4 bays; 2-bay wooden porch. This modern prefabricated ranch house does not contribute to the district because it is less than fifty years old.

-4

*255: Detached house. Cape Cod/Neo-Colonial. Ca. 1970s. Brick veneer; 1½ stories; gable roof (composition); 3-bay facade; 1-bay wooden porch. This house is the oldest house on Cedar Street, but because of its fairly recent construction, does not contribute to the district.

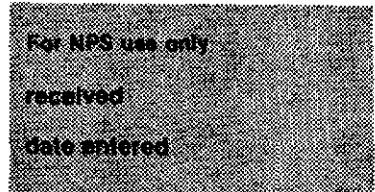
-5

*260: Detached house. Ranch. Ca. 1982. Wood frame (vertical siding and brick veneer); 1 story; gable roof (composition); 4 bays; 2-bay wooden porch. This modern prefabricated house does not contribute to the district because it is less than fifty years old.

(See Continuation Sheet #9)

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DAYTON HISTORIC DISTRICT, ROCKINGHAM COUNTY, VA
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7. DESCRIPTION -- Inventory

COLLEGE STREET

200 BLOCK

-6 233 (Dayton Christian Church; Kieffer's Lunch): Detached house, formerly a church. Wood frame (German siding); 2 stories; gable roof (standing seam metal); 4-bay, gable-end facade; 4-bay porch with narrow board balustrade. This building, moved to its present site, was remodeled into a restaurant/commercial building in the early 20th century and is now used for apartments. 1871/moved 1920s.

-7 245 (Byrd House): Detached house. Vernacular. Ca. 1912-15. Wood frame (weatherboard); 2 stories; gable roof (standing seam metal); 2-bay, gable-end facade; original 2-bay porch with spindle trim and plank balustrade. Built after the 1911 fire, the Byrd House is one of the few Dayton buildings with a gable-end facade.

-8 255 (Ruebush-Kieffer Co.; Shenandoah Press): Printing company. Commercial Vernacular. Ca. 1906. Brick (stretcher bond); 2 stories plus basement; shed roof; 6-bay facade with 2 shop fronts, each with 3 bays. The Ruebush-Kieffer Company was one of the largest and most successful musical printing houses in the south, and was dedicated to the preservation of the character-note form of musical instruction. The second of their printing offices in Dayton, this building has been altered very little since its construction and still houses a printing company run by the grandson of one of its founders.

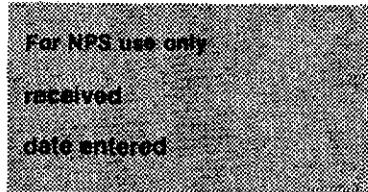
-9 265 (Dayton Drug Company; Bryan's Restaurant): Combined store and dwelling. Commercial Vernacular. Ca. 1906-10. Brick (6-course American bond with Flemish variant); 2½ stories; hipped roof (slate); 4 bays, with 1 shopfront. One of the larger commercial buildings in Dayton, this early 20th-century structure is more stylish than other contemporary stores. It has been used as a store, restaurant and now a dwelling.

-10 275 (George Bryan House): Detached house. Bungalow. 1920s. Wood frame (shingle, German siding); 1½ stories; gable roof (composition); 2 bays; original 2-bay porch with shingled balustrade. The Bryan House is one of the finest of several bungalows built in Dayton in the early 20th century.

-11 280 (Ruebush-Kieffer Company): Detached house, formerly a printing company. Vernacular. Ca. 1878; moved and remodeled ca. 1908. Wood frame (asbestos shingle); 2 stories; low-pitched gable roof (standing seam metal); asymmetrical 4-bay facade; screened 4-bay porch. This building was extensively remodeled into a dwelling when moved to its present location from Main Street. Both floors had been open and it had a gable-end facade when it served as a printing company office on Main Street.

(See Continuation Sheet #10)

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Continuation sheet #10

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7. DESCRIPTION -- Inventory

COLLEGE STREET (continued)

200 BLOCK (continued)

-12 285 (J.H. Ruebush House): Detached house. Vernacular/Victorian. 1890s. Wood frame (vinyl siding now; originally German siding and shingle); 2 stories; gable roof (standing seam metal); 2 bays; 2-bay wooden porch. This irregular design had been elaborately embellished with a shingled second story, carved window cornices, and gable screens, but this finish was removed when the present vinyl siding was added.

(200-7)
-184 290 (Ephraim Ruebush House): Detached house. Vernacular. 1850-70. Brick (6-course American bond); 2 stories; pyramidal roof (composition); symmetrical 3-bay facade; elaborate 1-bay porch has been removed. Ephraim Ruebush, one of the founders of the successful Ruebush-Kieffer House, purchased this house soon after the firm moved to Dayton in 1878 and lived here until his death in 1924. This is one of a cluster of mid-19th-century brick houses on College Street which reflect the first major growth spurt of this town.

-13 295 (Samuel Showalter House): Detached house. Decorated Vernacular. Mid-19th century. Log and frame (weatherboard); 2 stories; gable roof (standing seam metal); asymmetrical 3-bay facade; enclosed side porch. Local residents recall that this is a log house encased within the present decorated Victorian shell. This was probably one of several log houses once located along College Street.

300 BLOCK

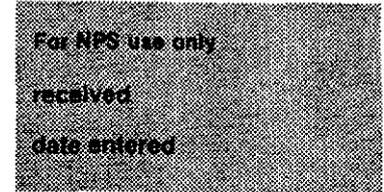
-14 305 (Prof. J.H. Hall House): Detached house. Victorian/Vernacular. 1898. Brick (stretcher bond); 2 stories; gable and hipped roof (slate); 4 bays; modern 1-bay, side porch. This picturesque design is one of the most stylish turn-of-the-century buildings on College Street. Prof. Hall, its original owner, was involved with the Ruebush-Kieffer Company for many years.

-15 315 (J.H. Ruebush House): Detached house. Victorian/Vernacular. 1904. Brick (stretcher bond); 2 stories; gable roof (slate); 2 bays; modern, 1-bay metal porch. James Ruebush, head of the music department and former president of Shenandoah College, built his house near the college campus. It is one of several stylish houses built on College Street in the early 20th century. The Ruebush family moved here from 285 College Street in 1904.

(See Continuation Sheet #11)

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DAYTON HISTORIC DISTRICT, ROCKINGHAM COUNTY, VA

Continuation sheet #11

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7. DESCRIPTION -- Inventory

COLLEGE STREET (continued)

300 BLOCK (continued)

-16 325 (Kieffer Memorial Gymnasium and Auditorium): Presently a store; built as a college building. Colonial Revival. 1930. Brick (Flemish facade with glazed headers); 2 stories on raised basement; gable roof (composition); symmetrical 5-bay facade; 2-story, 1-bay porch with round wooden columns and metal balustrade. The Kieffer Gymnasium is the most recent major building constructed by Shenandoah College. Situated directly on College Street, this large building reveals the growth and popularity of the college by 1930.

-17 *330: Apartment building. Modern. 1962-63. Brick veneer; 2 stories; gable roof (tile); 7 bays. This modern apartment building, built on undeveloped lots owned by the college and used for various outdoor activities, does not contribute to the district because of its age, as well as the scale of the present structure.

-18 335 (J. Winton Hott House): Detached house. Vernacular/Victorian. 1898. Brick (7-course American bond with Flemish variant); 2 stories; intersecting gable roof (slate); 2 bays; 2-bay porch, wraps around each side. The Hott House is one of several stylish late 19th-century brick dwellings built on College Street.

-19 340 (Howe Memorial Hall): College building, now used as apartment building. Gothic-inspired Collegiate. 1899-1901. Brick; 2 stories; hipped roof (slate); asymmetrical 4-bay facade; modern, 1-bay metal porch. The oldest building constructed by Shenandoah College, Howe Hall reflects the Italianate and Gothic styles that often characterized turn-of-the-century collegiate buildings.

-20 341 (A.P. Funkhouser House): Detached house. Decorated Vernacular. Mid-19th century. Wood frame and log (German siding); 2 stories; gable roof (standing seam metal); asymmetrical 4-bay facade; 2-bay recessed porch with sawn balustrade. According to local history sources, this unusual frame design actually incorporates an older log structure. As the original street in Dayton, College Street was probably lined with a variety of small frame and log houses in the mid-19th century.

-21 347 (Rev. J.W. Howe House): Detached house. Vernacular. Ca. 1900. Wood frame (German siding); 2 stories; gable roof (standing seam metal); 3-bay, gable-end facade; 3-bay porch. This is one of a small group of gable-entry houses in Dayton, built at the turn of the century.

(See Continuation Sheet #12)

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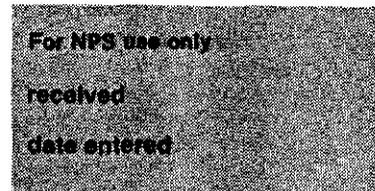
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Continuation sheet #13

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7. DESCRIPTION -- Inventory

COLLEGE STREET (continued)

300 BLOCK (continued)

(206-10)
185

376 (Kirkpatrick House): Detached house. Vernacular/I-house. 1830-50. Brick (6- to 7-course American bond); 2 stories; gable roof (standing seam metal); symmetrical 3-bay facade; porches removed. One of several mid-19th-century brick houses built in Dayton, the Kirkpatrick House is one of the only examples which displays Federal-style decoration. After a fire in the house at the turn of the century, several changes have been made to the interior and the ell has been rebuilt.

(206-9)
186

377 (Boyers House): Detached house. Vernacular/Hall-Parlor Plan. Mid-19th century. Log (weatherboard); 1½ stories; gable roof (standing seam metal); 3-bay facade; porches removed. The Boyers House is one of the only surviving log houses in Dayton, and certainly the best preserved. It displayed the familiar hall-parlor plan, with 1-room kitchen extension, but the original central board partition has been removed.

-22

384 (George Bryan House): Detached house. Vernacular/Victorian. 1890-1910. Wood frame (German siding); 2 stories; gable roof (standing seam metal); 3-bay facade; 2-bay porch from early 20th century. This T-shaped design was popular in Dayton at the turn of the century.

-23

385 (Mrs. Katie Gibbs House): Detached house. Vernacular. 1890-1910. Wood frame (asbestos shingle); 1 story; gable roof (standing seam metal); 2-bay facade; side porch. This unusual small house has apparently been altered in the early 20th century, and the door has been moved to a side, gable-end wall.

-24

390 (Nisewander House): Detached house. Vernacular. 1890-1910. Wood frame (aluminum siding); 1 and 2 stories; shed and gable roof (standing seam metal); 4 bays; 3-bay modern porch. The present house encloses a 2-story frame structure, possibly a washhouse or other type of outbuilding, within more recent additions.

-25

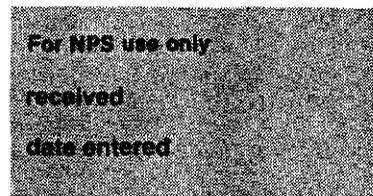
395: Detached house. Vernacular/I-house. 1880-1910. Wood frame (German siding); 2 stories; gable roof (standing seam metal); symmetrical 3-bay facade; 3-bay wooden porch. With its interior passage wall chimneys and 1-story, 1-room-plan kitchen ell, this frame I-house suggests a familiar local form in Dayton.

(See Continuation Sheet #14)

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Continuation sheet #14

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7. DESCRIPTION -- Inventory

EAST VIEW STREET

100 BLOCK

-26 125 (Hiram Coffman House): Detached house. Vernacular/I-house. 1870-80. Wood frame (weatherboard/board and batten siding); 2 stories; gable roof (standing seam metal); 3 bays; 3-bay wooden porch with wooden lattice screen. Hiram Coffman, who owned a 212-acre farm surrounding the town of Dayton in the late 19th century, lived in this house. After the farm was divided into tracts and added to Dayton, this was in part of the Dayton Land and Improvement Company addition. The I-house form, with interior wall chimneys and 2-room-plan ell, was quite common in the Dayton area in the late 19th century.

-27 *130: Detached house. Cape Cod. 1935-38. Brick veneer; 1½ stories; gable roof (composition); 3 bays; no porch. This is one of several early to mid-20th-century brick houses built on this block of East View Street. This structure does not contribute to the district.

-28 140 (George Collison House): Detached house. Bungalow. 1922. Brick (6-course American bond); 1½ stories; gable roof (standing seam metal); 3 bays; original 3-bay porch with wooden lattice. The Collison House is one of the most stylish of the early 20th-century bungalows in Dayton, with a shingled bay window and shingled asbestos pattern on the gable ends.

-29 145 (Eye House): Detached house. Vernacular/Victorian. Ca. 1910. Wood frame (masonite); 2 stories; gable roof (standing seam metal); 3 bays; 2-bay porch with spindle trim and shingled balustrade. This irregular design displays the 3-room "T" plan that was popular in Dayton at the turn of the century.

-30 150 (Clara Hoover House): Detached house. Vernacular/I-house. Ca. 1907. Brick (6-course American bond); 2 stories; gable roof (standing seam metal); 3 bays; 3-bay porch with turned columns. This "I" house is one of several brick houses built on East View Street in the 1910s and 1920s.

-31 160 (Stover House): Detached house. Vernacular/Foursquare. 1910s. Brick (6-course American bond); 2 stories; hipped roof (standing seam metal); 3 bays; 3-bay wooden porch. The Stover House is one of a group of square, 2-story, double-pile plans built in Dayton in the early 20th century. Many of these houses were built in brick and probably by the Shrum Brothers, as was this example.

(See Continuation Sheet #15)

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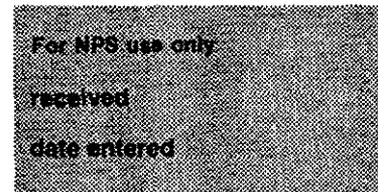
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7. DESCRIPTION -- Inventory

EAST VIEW STREET (continued)

100 BLOCK (continued)

-32 165 (Sam Weaver House): Detached house. Bungalow. Ca. 1940. Wood frame (weatherboard); 1½ stories; gable roof (standing seam metal); 3 bays; original 3-bay wooden porch. The Weaver House is one of the largest bungalows built in Dayton in the early 20th century.

-33 170 (Press Arey House): Detached house. Vernacular/Foursquare. Ca. 1910s. Brick (6-course American bond); 2 stories; hipped roof (standing seam metal); 2 bays; modern, brick and screen porch. The Press Arey House is one of several early 20th-century brick houses that may have been built by the Shrum Brothers on this block of East View Street.

-34 *180/190: Double house. Ranch. Ca. 1970s. Brick veneer; 1 story; gable roof (composition); 6 bays; 4-bay wooden porch. One of the most recent buildings on East View Street, this duplex does not contribute to the historical character of the district.

-35 *185: Detached house. Cape Cod. Ca. 1950. Brick veneer; 1½ stories; gable roof (composition); 3 bays; 1-bay, gable-roof porch. Although this Cape Cod design is not obtrusive, it does not contribute to the district because it is less than fifty years old.

-36 195 (William P. Cupp House): Detached house. Vernacular/Georgian. Ca. 1909. Wood frame (weatherboard); 2 stories; hipped roof (standing seam metal); 3 bays; 3-bay wooden porch wraps around north side. This double-pile, central-passage design exhibits a plan typical for country houses in the late 19th century, although it was not as common in the town of Dayton during this period.

200 BLOCK

-37 210 (John Heatwole House): Detached house. Vernacular/Victorian. Ca. 1910. Wood frame (vinyl siding); 2 stories; gable roof (standing seam metal); 4 bays; 3-bay wooden porch. This 3-room, "T"-shaped plan, with a projecting double-pile gable block to one side, was popular in the Dayton community at the turn of the century. Stripped of much of its fine wooden decoration, this example has now been covered with vinyl siding.

-38 215 (Jack Shifflett House): Detached house. Victorian/Vernacular. 1908. Brick (6-course American bond); 2 stories; gable roof (standing seam metal); originally 2 bays, now 4 bays; 2-bay wooden porch wraps around south side. The irregular massing of the Shifflett House is typical of Dayton buildings at the turn of the century.

(See Continuation Sheet #16)

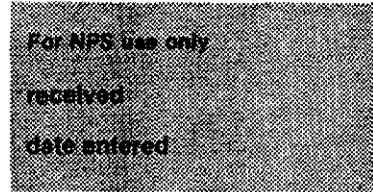
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7. DESCRIPTION -- Inventory

EAST VIEW STREET (continued)

200 BLOCK (continued)

-39 220 (Rush Rhodes House): Detached house. Vernacular/Foursquare. 1910s-1920s. Wood frame (asbestos shingle); 2 stories; hipped roof (standing seam metal); 3 bays; 3-bay wooden porch. The Rush Rhodes House displays a familiar local house form in early 20th-century Dayton, a Foursquare design, here embellished with a shingled cross gable and Eastlake-style porch.

-40 230 (Jacob Guy House): Detached house. Vernacular/Victorian. 1910s-1920s. Wood frame (aluminum); 2 stories; gable roof (standing seam metal); 4 bays; modern 3-bay porch. The Guy House is one of several early 20th-century houses with 3-room "T"-shaped plans on East View Street.

-41 235: Detached house. Vernacular/Bungalow. 1930s-1940s. Wood frame (aluminum); 1½ stories; gable roof (standing seam metal); 2 bays; recessed 1-bay wooden porch. This house reveals influences from the Bungalow-style popular in the early 20th century.

-42 250 (Kincaid House): Detached house. Vernacular/Foursquare. 1910s. Brick (6-course American bond); 2 stories; hipped roof (standing seam metal); 2 bays; modern, 2-bay metal porch. This is a 2-bay example of the Foursquare-plan popular in the early 20th century.

-43 255 (Whitmer House): Detached house. Vernacular/I-house. 1910. Wood frame (weatherboard); 2 stories; gable roof (standing seam metal); 3 bays; 3-bay wooden porch. This I-house with 2-room-plan ell illustrates a popular domestic form in Dayton at the turn of the century.

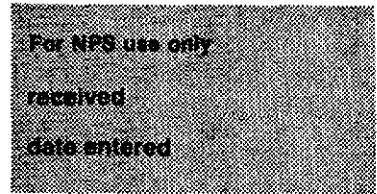
-44 *260: Detached house. Ranch. Late 1950s. Brick veneer; 1 story; gable roof (composition); 4 bays; no porch. One of the most recent structures on East View Street, this house does not contribute to the historical character of the district.

-45 265 (George W. Hedrick House): Detached house. Victorian/Vernacular. Ca. 1891. Wood frame (German siding); 2 stories; intersecting gable and hipped roof (slate); 3-bay facade with front bay window; original 2-bay wooden porch with sawn balustrade. George Hedrick, who owned a very successful buggy shop in Dayton, built this house for himself on a tract of land that he acquired from the Hiram Coffman farm in 1891. Hedrick had subdivided this tract into lots, which he sold in the 1890s. This is clearly one of the most stylish houses along East View Street, and reflects Hedrick's wealth and prominence during these years.

(See Continuation Sheet #17)

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7. DESCRIPTION -- Inventory

EAST VIEW STREET (continued)

200 BLOCK (continued)

-46 275 (Stauffer House): Detached house. Victorian/Vernacular. 1910. Wood frame (bricktex); 1½ stories; gable roof (standing seam metal); original 3 bays, now 5 bays; 2-bay enclosed porch. This irregular design has been considerably remodeled with bricktex siding and the enclosure of the front porch, except for its front shingled dormer; decorative gable screens reveal the eclectic spirit out of which it was created.

-47 280 (Sites House): Detached house. Vernacular/Victorian. Ca. 1910. Wood frame (German siding); 2 stories; gable roof (slate); 3 bays; 2-bay wooden porch. The Sites House is one of several 3-room "T"-shaped houses built in Dayton at the turn of the century.

-48 290 (Dayton Methodist Church, now Christ Gospel Church): Church. Gothic Revival. 1898. Brick (8-course American bond); 1 story; gable roof (standing seam metal/slate); originally 2 bays, now 4 bays; no porch. The Dayton Methodist Church is one of several brick Gothic Revival churches built in Dayton at the turn of the century.

-49 295 (Kenneth Wagner House): Detached house. Vernacular/Victorian. Ca. 1900. Wood frame (asbestos shingle); 2 stories; gable and hipped roof (standing seam metal); presently 1 bay; wooden porch wraps around front and sides. With its irregular plan and stylish front porch, this house adds to the historic character of the district.

ELM LANE

00-99 BLOCK

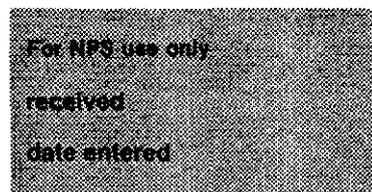
-50 *2-5: Apartment building. Neo-Colonial. 1968. Brick veneer; 2 stories; gable roof (composition); 8 bays. This apartment building does not contribute to the historic district due its recent construction and its larger scale in a primarily single-family residence neighborhood. Luckily, the building is not immediately visible from the main roads.

-51 *6-9: Apartment building. Neo-Colonial. 1981. Brick veneer; 2 stories; gable roof (composition); 8 bays. This apartment building, which matches adjoining 2-5 Elm Lane, does not contribute to the historic character of the district.

(See Continuation Sheet #18)

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Continuation sheet #18

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7. DESCRIPTION -- Inventory

ELM LANE (continued)

100 BLOCK

-52

117: Woodworking shop. Vernacular. 1942. Wood frame (German siding) and concrete block; 2 stories; gambrel roof (corrugated metal); 3 bays. This long, rectangular shop building has a gable-end entry facing the alley, now called Elm Street.

-53

160: Detached house. Wood frame (German siding); 1 story; gable roof (composition); 4 bays. This small frame dwelling is perhaps the oldest building on Elm Lane.

HIGH STREET

200 BLOCK

-54

215 (Sam Cootes House): Detached house. Vernacular/I-house. 1898. Wood frame (vinyl siding); 2 stories; gable roof (standing seam metal); 3 bays; 1-story, 3-bay porch, square posts with sawn brackets, and balustrade. This frame I-house follows the common, turn-of-the-century form with interior passage chimneys and a 2-story, 2-room-plan ell. Like other examples, this house displays a central cross gable and bay windows, here on each end. The house exterior has recently been substantially altered with the addition of vinyl siding. At this time, a heavily bracketed cornice, sawn gable screens, and diagonal braces below the bay windows were all removed. A 1-story frame washhouse is located at the end of the ell.

-55

220 (Johnny Stone House): Detached house. Vernacular/Foursquare. Ca. 1902-1912. Wood frame (aluminum); 2 stories; hipped roof (standing seam metal); 2 bays; 1-story, 2-bay porch with modern metal posts. This frame, Foursquare design was popular in Dayton in the early 20th century. The exterior of this house has been remodeled.

-56

225 (Gus Cootes House): Detached house. Vernacular/I-house. Ca. 1898. Wood frame (German siding); 2 stories; gable roof (standing seam metal); 3 bays; 3-bay wooden porch with sawn balustrade. The Cootes House is one of many frame I-houses built along High Street in the late 19th century.

-57

230 (John Hedrick House): Detached house. Vernacular. Ca. 1884-85. Wood frame (aluminum siding); 2 stories; gable roof (standing seam metal); 3 bays; 3-bay wooden porch with sawn balustrade. The Hedrick House is one of a small group of wooden houses built on High Street between 1884, when the lots were sold, and 1885, at the time of Lake's ATLAS map.

(See Continuation Sheet #19)

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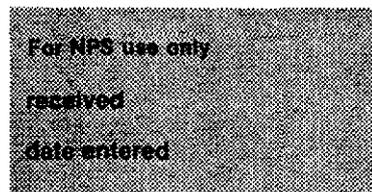
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7. DESCRIPTION -- Inventory

HIGH STREET (continued)

200 BLOCK (continued)

-58 *235: Detached house. Ranch. Ca. 1942-43. Brick veneer; 1 story; gable roof (composition); 3 bays; 2-bay screened porch. The most recent house on this block of High Street, this structure does not contribute to the historic district because it is less than fifty years old.

-59 240-240A (Amos Shoemaker House): Detached house. Vernacular/Victorian. Ca. 1900-12. Wood frame (German siding); 2 stories; intersecting gable roofs (standing seam metal); 3 bays; modern 2-bay metal porch. The Amos Shoemaker House is one of the simplest of several, 3-room "T"-shaped plans built on High Street at the turn of the century.

-60 245 (Kirby Coffman House): Detached house. Vernacular/I-house. Ca. 1884. Stuccoed; 1½ stories; gable roof (composition); 3 bays; 3-bay wooden porch. The Coffman House is one of the oldest houses built on High Street, constructed soon after the lots were sold around 1884. This is an unusual example of a 1½-story house with a central-passage plan.

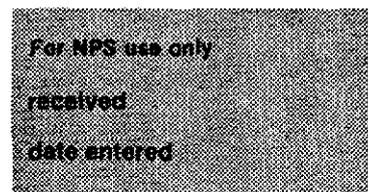
(206-13)
187 250 (Bill Keyton House): Detached house. Vernacular. Mid- to late 19th century. Log (masonite siding); 1½ stories; gable roof (standing seam metal); 3 bays; 3-bay wooden porch. This is one of several log houses remaining in the district, although it was originally located on the college campus and moved to this site in the early 20th century. The hall-parlor plan and low second story are common characteristics of antebellum log houses in this area.

-61 255 (W.H. Weller House): Detached house. Vernacular. Ca. 1900. Wood frame (masonite); 2 stories; hipped roof (standing seam metal); 3 bays; modern 3-bay wooden porch. This square, double-pile, central-passage plan has been remodeled on the exterior, but still blends well with the other late 19th-century houses on this block of High Street.

-62 260: Detached house. Decorated Vernacular/I-house. 1890s. Wood frame (German siding); 2 stories; gable roof (standing seam metal); 3 bays; original 3-bay porch with wooden trellis. This house is one of the most stylish late 19th-century houses on this block of High Street. Its arched sawn gable screens, of which other examples remain in Dayton, have been attributed to Johnson Burtner, a local contractor.

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Continuation sheet #20

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7. DESCRIPTION -- Inventory

HIGH STREET (continued)

200 BLOCK (continued)

-63 265 (Granville Messerly House): Detached house. Vernacular/Victorian. 1884. Wood frame (weatherboard); 2 stories; gable roof (standing seam metal); 1-bay facade, with doors to each side in back longitudinal block; elaborate wooden porches to each side of central projecting gabled block. One of the most stylish houses on this block of High Street, this irregular design retains much of its original wooden decoration.

-64 270 (Professor Beall House): Detached house. Vernacular/I-house. 1890s. Wood frame (masonite siding); 2 stories; hipped roof (standing seam metal); 3 bays; 3-bay wooden porch. The Beall House is one of several I-houses with 2-story, 2-room-plan ells located on this first block of High Street. Most date to the late 19th century.

-65 275: Detached house. Vernacular/I-house. 1880-1900. Wood frame (vinyl siding); 2 stories; gable roof (standing seam metal); 3 bays; 3-bay wooden porch with sawn balustrade. This house is one of a string of late 19th-century I-houses lining the first block of High Street.

-66 280 (Russ Detamore House): Detached house. Vernacular/I-house. 1880-1900. Wood frame (asbestos shingle); 2 stories; gable roof (standing seam metal); 3 bays; 3-bay wooden porch with sawn balustrade. This 3-bay I-house form proved quite popular in Dayton in the late 19th century, with many examples lining the first, and oldest, block of High Street.

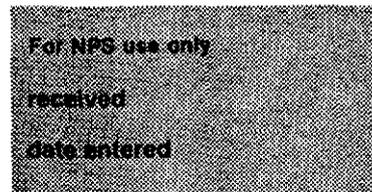
-67 285 (Ed Ruebush House): Detached house. Vernacular/I-house. 1880-1900. Wood frame (German siding); 2 stories; gable roof (standing seam metal); 3 bays; 3-bay wooden porch. This is one of the simplest of the row of I-houses lining this south block of High Street, largely developed in the late 19th century.

-68 290: Detached house. Vernacular/I-house. 1890s. Wood frame (German siding); 2 stories; gable roof (slate); 3 bays; 3-bay wooden porch. This 3-bay frame I-house illustrates a popular housing form in Dayton in the late 19th century.

-69 295 (Heatwole House): Detached house. Vernacular. 1900. Wood frame (German siding); 2 stories; hipped roof (standing seam metal); originally 3 bays, now 4 bays; 3-bay wooden porch. The Heatwole House displays the double-pile central-passage plan popular in Dayton area around the turn of the century.

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7. DESCRIPTION -- Inventory

HIGH STREET (continued)

300 BLOCK

-10

310: Detached house. Vernacular/I-house. 1890s. Wood frame (German siding); 2 stories; gable roof (standing seam metal); 3 bays; 3-bay wooden porch. This I-house design displays a projecting central entrance bay, providing a small foyer off the main entry.

-11

315: Detached house. Vernacular/Foursquare. 1900-10. Wood frame (aluminum siding); 2 stories; hipped roof (standing seam metal); 2 bays; 2-bay wooden porch wraps around north side. This is one of several examples of the square, double-pile house popular in Dayton in the early 20th century.

-12

*316: Detached house. Prefabricated. 1980. Wood frame (masonite siding); 1 story; gable roof (composition); 2-bay gable-end facade; recessed 1-bay porch. This house is one of several houses built recently on High Street, and does not contribute to the district because of its age.

-13

*318: Detached house. Prefabricated. 1980. Wood frame (masonite siding); 1 story; gable roof (composition); 3-bay gable-end facade; no porch. Because of its recent construction date, this small frame dwelling does not contribute to the district.

-14

322 (Johnson Burtner House): Detached house. Vernacular/Victorian. 1895. Wood frame (German siding); 2 stories; gable roof (slate); 5-bay facade enlarged by additional bay; 3-bay wooden porch with carved and sawn brackets and spindle frieze. Built by local contractor Johnson Burtner for himself, this house displays a 3-room "T" plan embellished with an elaborate front porch and gable decoration.

-15

323 (Zirkle House): Detached house. Vernacular. 1910-15. Wood frame (weatherboard); 2 stories; gable roof (standing seam metal); 2-bay gable-end facade; 2-bay wooden porch wraps around south side. One of only a small group of 2-story, gable-end-entry houses built in Dayton in the early 20th century, the Zirkle House has been adorned with an arched gable screen and pierced with a Palladian gable window.

-16

*330: Detached house. Ranch. 1958-60. Brick veneer; 1 story; gable roof (composition); 3 bays; 2-bay wooden porch. One of only a few brick ranch houses on High Street, this house does not contribute to the district because of its recent construction.

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date entered

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7. DESCRIPTION -- Inventory

HIGH STREET (continued)

300 BLOCK (continued)

-11

331 (Nora Kieffer House): Detached house. Vernacular. Ca. 1900. Wood frame (asbestos shingle); 2 stories; gable roof (standing seam metal); 2 bays; 2-bay wooden porch. The Nora Kieffer House is one of a small group of narrow, 2-story, gable-entry houses built in Dayton around 1900, presumably for people with more modest means. This is the only High Street example; the other five examples were built on Mill Street.

-18

*333: Detached house. Ranch. Early 1950s. Brick veneer; 1 story; gable roof (composition); 4 bays. One of only a few mid-20th-century ranch houses on High Street, this house does not contribute to the district because of its recent date.

-19

336 (T.J. Sullivan House): Detached house. Vernacular/I-house. 1890s. Wood frame (vinyl siding); 2 stories; gable roof (standing seam metal); 3 bays; 1-story, 3-bay porch with square wooden columns (porch has been replaced). This frame I-house is typical of Dayton buildings, particularly a more modest house, at the turn of the century. By this time, the chimneys had usually moved to the interior passage walls and some sort of ell--here a 2-story, 1-room plan--was incorporated into the original design. A later 1-story kitchen extension created the familiar 2-room-plan ell.

-80

340 (C.A. Funkhouser House): Detached house. Victorian/Vernacular. 1906-08. Wood frame (weatherboard); 2½ stories; hipped roof (slate); 2 hipped dormers; 3 bays; 1-story, 3-bay porch with round wooden columns and balustrade. The Charles Funkhouser House is one of the most stylish, eclectic designs on High Street. The basic form is that of a square, double-pile block with projecting blocks and bay windows on the front and sides and a 1-story, turret-style porch. A large Palladian window pierces the facade, and a variation of this Palladian motif with leaded glass diamond panes embellishes the south wall. Two dormers project from the steeply pitched roof. A second-floor porch balustrade has been removed.

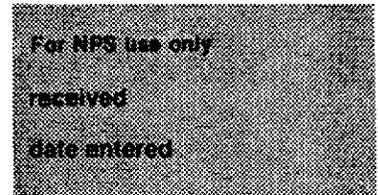
-81

*346: Detached house. Prefabricated. 1980. Wood frame (vertical siding); 1 story; gable roof (composition); 3-bay gable-end facade. This house is one of three, prefab gable-entry houses on High Street, and because of its recent date does not contribute to the character of the historic district.

(See Continuation Sheet #23)

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7. DESCRIPTION -- Inventory

HIGH STREET (continued)

300 BLOCK (continued)

-82

347 (J.S.H. Good House): Detached house. Vernacular/Victorian. 1900-1910. Brick (stretcher bond); 2 stories; gable roof (standing seam metal); 2 bays; 2-bay wooden porch wraps around north side. One of several early 20th-century houses along the north end of High Street, this brick example displays an irregular form embellished with shingled gables, stained-glass transoms, and Palladian windows.

-83

350 (Cora Heatwole House): Detached house. Vernacular/Victorian. Ca. 1912-15. Wood frame (weatherboard); 2 stories; gable roof (standing seam metal); 3 bays; 2-bay wooden porch with spindle trim. This 3-room, "T"-shaped plan proved quite popular in Dayton in the early 20th century. Several with this plan were built along the north blocks of High Street during these years.

-84

355 (Edward McMullen House): Detached house. Vernacular/Victorian. 1890-1903. Wood frame (German siding); 2 stories; gable roof (standing seam metal); 3 bays; 2-bay wooden porch. The McMullen House follows the popular 3-room "T" plan found in Dayton, and particularly the north end of High Street, at the turn of the century.

-85

360 (Terry House): Detached house. Vernacular/Victorian. 1902-10. Brick (6-course American bond); 2 stories; gable roof (standing seam metal); 2 bays; 2-bay wooden porch wraps around north side. This large, irregular design displays a variety of cross gables, gabled projections, and bay windows in response to the eclectic styles of the late 19th century. The Shrum Brothers were probably responsible for this house.

-86

363 (Dayton Presbyterian Church): Church; now used as nursery school. Gothic Revival. Ca. 1902. Brick (stretcher bond); 1 story; gable roof (standing seam metal); 2-bay facade with lancet arch piercings; no porch. Like other Dayton churches built at the turn of the century, the Presbyterian Church exhibits a rectangular form with corner tower and has been embellished with Gothic Revival detailing.

-87

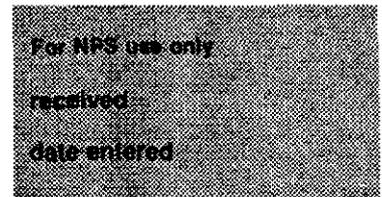
*370: Detached house. Cape Cod Cottage. Early 1940s. Wood frame (weatherboard); 1½ stories; gable roof (composition); 5 bays; small 1-bay porch with awning. Although not obtrusive in scale or materials, this house does not contribute to the historical character of the district.

-88

371 (Virgil Harold House): Detached house. Vernacular/I-house. 1900-03. Wood frame (German siding); 2 stories; gable roof (standing seam metal); 3 bays; 3-bay wooden porch. This 3-bay frame I-house form proved particularly popular in Dayton, and along High Street, in the late 19th century.
(See Continuation Sheet #24)

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7. DESCRIPTION -- Inventory

HIGH STREET (continued)

300 BLOCK (continued)

- 89 379 (Pence House): Detached house. Decorated Vernacular. 1900-03. Wood frame (German siding); 2 stories; hipped roof (standing seam metal); 3 bays, with entry to one side; 3-bay wooden porch. An elaborate wooden gable screen highlights this square, double-pile design, and suggests its turn-of-the-century date.
- 90 380 (Gladys Robinson House): Detached house. Vernacular. Ca. 1906. Wood frame (weatherboard); 2 stories; gable roof (standing seam metal); 2-bay, gable-end facade; 2-bay wooden porch. This gable-entry house, occasionally found in Dayton in the early 20th century, was used as a rooming house by Shenandoah College in the early 20th century.
- 91 383 (Harry Heatwole House): Detached house. Vernacular/Victorian. 1890-1910. Wood frame (German siding); 2 stories; gable roof (standing seam metal); 3 bays (altered); 2-bay modern wooden porch. With its projecting north bay with 2-story bay window, bracketed wooden cornice, and carved wooden lintels, this frame house hints at the more irregular, eclectic styles of the turn of the century.
- 92 387 (John E. Lowman House): Detached house. Vernacular/Foursquare. 1910. Brick (stretcher bond); 2½ stories; hipped roof (standing seam metal); 3 bays; 3-bay wooden porch. This square brick house, decorated with rounded brick arches and a front dormer, is typical of Dayton buildings in the early 20th century.
- 93 391 (Dayton Pump House): Built as pump house; now used as dwelling. Vernacular. 1914. Brick (6-course American bond); 1 story; gable roof (standing seam metal); originally 4 bays, now 5 bays; enclosed 3-bay screened porch. This rectangular, gable-entry brick structure displays the appearance of a commercial building, but has been remodeled into a house in the mid-20th century.
- 94 *395: Detached house. Prefabricated. 1983. Wood frame (brick veneer); 1 story; gable roof (composition); 4 bays; no porch. Several modern rectangular dwellings with gable-end facades, such as this house, have been built on High Street, but do not contribute to the historic district due to their scale, shape, and recent construction date.

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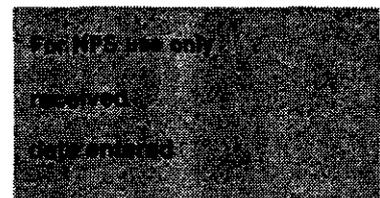
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Continuation sheet #25

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7. DESCRIPTION -- Inventory

KING STREET

00-99 BLOCK

-95 *50/52: Double house. Ranch. 1974-75. Brick veneer; 1 story; hipped roof (composition); 6 bays. This modern duplex was built on the former Shenandoah College property, and does not contribute to the district.

100 BLOCK

-96 150 (Shenandoah College Snack Bar): College building, now commercial. Vernacular. 1940s. Wood frame (German siding); 1 story; gable roof (standing seam metal); 3-bay gable-end facade. This long frame barracks contained the snack bar for the college, and was one of several barracks owned by the college and used for auxiliary services.

MAIN STREET

00-99 BLOCK

*(206-3)
188*

95 (Michael Hollar House): Detached house. Vernacular Queen Anne. 1906. Wood frame (weatherboard); 2½ stories; intersecting gable and hipped roof (slate); 1 gable dormer; 3 bays; 3-bay wooden porch with lattice work, wraps around both sides. Stained- and leaded-glass windows, singled cross and end gables, dormers, roof cresting. Well-preserved interior with oak mantels, presses, stairwell, and finish. One of the finest Queen Anne-inspired designs in Dayton, this house sits at the south end of Main Street, on part of the old Hiram Coffman farm.

100 BLOCK

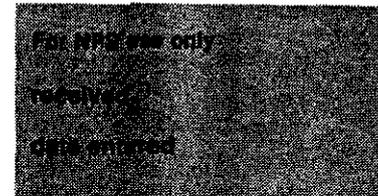
-97 105 (Noah Crist House): Detached house. Victorian/Vernacular. 1910. Brick (stretcher bond); 2½ stories; gable roof (slate); 1 gable dormer; 3 bays; 3-bay porch with clustered wooden columns on stone piers, turned balusters. Rounded brick window arches; shingled front dormer; stained-glass windows; shingled bay windows. This irregular brick design is one of the most stylish early 20th-century houses in Dayton, and adds measurably to the historic district.

-98 *115 (Cammie Thacker House): Detached house. Modern Tudor-style Cottage. 1940s. Brick veneer; 1½ stories; gable roof (composition); 1 gable dormer; 5 bays. Although not obtrusive in scale or materials, the Thacker House does not contribute to the historic district because of its recent date.

(See Continuation Sheet #26)

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7. DESCRIPTION -- Inventory

MAIN STREET (continued)

100 BLOCK (continued)

-99 125 (Gilkerson House): Detached house. Vernacular/Foursquare. 1910-30. Brick (stretcher bond); 2½ stories; hipped roof (standing seam metal); 1 hipped dormer; 2 bays; 2-bay original porch with round wooden columns on brick piers. The Gilkerson House is one of several brick Foursquare designs on the south end of Main Street.

-100 130 (Charlie Shrum House): Detached house. Vernacular/Foursquare. 1915-25. Brick (Flemish facade; stretcher sides); 2½ stories; hipped roof (standing seam metal); 1 hipped dormer; 2 bays; glass-enclosed 2-bay porch. The Charlie Shrum House was one of several brick Foursquare designs built by the Shrum Brothers along the south end of Main Street, and is located on the site of the brickyard.

-101 135: Detached house. Vernacular/Foursquare. Ca. 1910-30. Wood frame (aluminum siding); 2 stories; hipped roof (standing seam metal); 3 bays; 3-bay porch with square wooden columns on stone piers. Foursquare designs, often with cross gables and central chimneys, as at this house proved popular in Dayton in the early 20th century. Several examples remain on the south end of Main Street.

-102 140 (Alfred Shrum House): Detached house. Vernacular/Foursquare. Ca. 1910-12. Brick (6-course American bond with Flemish variant); 2½ stories; pyramidal roof (standing seam metal); 3 bays; 3-bay wooden porch. This Foursquare design, with front and side dormers and brick jack arches, is typical of Dayton building in the early 20th century.

-103 145 (Luther J. Shrum House): Detached house. Bungalow. Mid-1930s. Brick (stretcher bond); 1½ stories; gable roof (composition); 1 shed dormer; 3 bays; original 3-bay brick porch. Built by Luther Shrum of the Shrum Brothers brickyard, this bungalow displays the characteristics overhanging porch roof and shed dormer of the local bungalow style.

(260-11)
189
150 (Coffman House): Detached house. Vernacular/I-house. Ca. 1820-40. Brick (Flemish facade, American bond side walls); 2 stories on full basement; gable roof (standing seam metal); 3 bays; modern 3-bay brick porch. Although the interior of the Coffman House has been considerably remodeled in the early 20th century, the Flemish bond facade, 9/6 sash, and corbeled brick cornice suggest an antebellum date. The Shrum Brothers, who operated a brickyard on the adjoining Main Street lots (130 & 140) owned this property in the early 20th century and added the 2-story, 2-room-plan ell. This is the oldest house on the south end of Main Street, and was formerly on the old Coffman farm, located outside the original town limits.

(See Continuation Sheet #27)

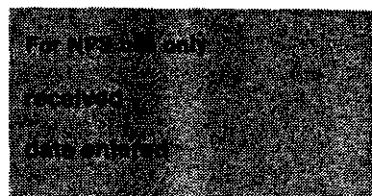
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7. DESCRIPTION -- Inventory

MAIN STREET (continued)

100 BLOCK (continued)

-104

155 (Mary Knicely House): Detached house. Vernacular. 1880s. Wood frame (aluminum siding); 2 stories; gable roof (standing seam metal); 3 bays; 3-bay wooden porch. While the central cross gable and north bay windows remain, much of the original gingerbread trim has been removed. The exterior form suggests the familiar I-house with ell plan, although the entrance here is in the side bay rather than the central bay. The Knicely House is one of only a few frame houses shown on the 1885 Lake Atlas map of Dayton.

-105

160: Detached house. Queen Anne/Vernacular. Ca. 1900. Wood frame (aluminum siding); 2 stories; gable roof (standing seam metal); 2 bays; 1-bay wooden porch. One of two adjoining Queen Anne cottages on the south end of Main Street. Although the irregular design and some of the original trim remain to suggest this original, rich design, the exterior has been compromised by the recent addition of aluminum siding.

-106

165 (Michael House): Detached house. Vernacular/I-house. Ca. 1880. Wood frame (weatherboard); 2 stories; gable roof (standing seam metal); 3 bays; original 3-bay porch with spindle frieze. Cross gable and end gables with sawn gable screens; bracketed cornice; 2-story bay windows. This frame I-house with 2-story, 2-room-plan ell is one of the few houses shown on the south end of Main Street in an 1885 map of the town.

(206-4)
100

175 (Aldine Kieffer House): Detached house. Decorated Vernacular. Ca. 1860-70. Brick (6-course American bond with Flemish variant); 2 stories; low-pitched gable roof (standing seam metal); 3 bays; decorative 3-bay wooden porch with heavily bracketed cornice and sawn balustrade. Front bay windows; parapeted chimneys removed. Aldine Kieffer, one of the founders of the Ruebush-Kieffer Company and probably the most well-known of the local group of hymn writers, owned this house in the late 19th century. This is one of the oldest houses on the south end of Main Street, and is one of the most stylish mid-19th-century brick houses in Dayton.

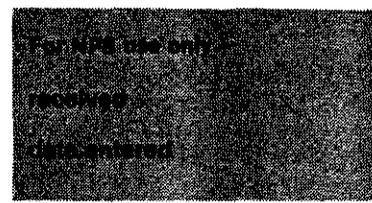
-107

170: Detached house. Queen Anne cottage design. Ca. 1900. Wood frame (weatherboard); 2 stories; gable roof (standing seam metal); 2 bays; original 1-bay porch with shingled portico and spindle trim. Shingled front gable and side bay windows, spindle trim in the corners of the front bay window, carved window cornices. This irregular design has been richly embellished with a variety of decoration typical of the Queen Anne style.

(See Continuation Sheet #28)

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7. DESCRIPTION -- Inventory

MAIN STREET (continued)

100 BLOCK (continued)

-108
180 (Walter Heatwole House): Detached house. Decorated Vernacular/Georgian. Ca. 1900. Wood frame (masonite siding); 2 stories; hipped roof (standing seam metal); 3 bays; modern 3-bay, 2-story wooden porch. Arched sawn front gable screen; metal roof cresting. The elaborate front gable screen and Georgian plan suggest the late 1890s date of this particular dwelling, but the present porch is clearly out of character with the original design.

-109
185: Detached house. Vernacular. 1914. Wood frame (aluminum siding); 1½ stories; gable roof (standing seam metal); 1 gable dormer; 3 bays; 3-bay wooden porch. One of the smallest houses on south Main Street, this was built for the widow of Aldine Kieffer. In scale and materials, this structure blends well with its neighbors, although it is one of the few 1-story houses on this end of Main Street.

-110
190 (Andes House): Detached house. Vernacular/Victorian. 1895-1900. Wood frame (German siding); 2 stories; gable roof (standing seam metal); 3 bays; original 3-bay wooden porch removed. This asymmetrical "L"-shaped design is one of a row of houses built along the east side of south Main Street in the late 1890s. Although the original porch has been removed, sawn gable screens and carved window lintels remain.

(206-5)
191
195 (Thompson House): Detached house. Vernacular/I-house. Ca. 1850-80. Wood frame and log (weatherboard); 2 stories; gable roof (standing seam metal); 3-bay facade with 1 bay window; 3-bay wooden porch. This frame I-house incorporates a log section ca. 1850-70 to the south end of the front block, but the 1885 map of Dayton reveals that the frame portions had been added to create the present design by that time.

-111
198 (Perry X. Heatwole House): Detached house. Queen Anne/Vernacular. 1895. Wood frame (German siding); 2 stories; gable roof (slate); 3 bays; original 2-bay porch. One of the first houses to be built in the south side addition of Main Street, the Perry X. Heatwole House hints at the popular eclectic styles of the period while retaining the more familiar I-house with ell form.

200 BLOCK

(206-8)
192
201 (George W. Hedrick House): Detached house. Victorian/Vernacular. Ca. 1870s. Wood frame (beaded weatherboard); 2 stories; gable and hipped roofs (standing seam metal); 3 bays; ca. 1920s river rock 2-bay porch, wraps around north side. One of the largest and most stylish frame houses built on the south end of Main Street in the 1870s, this house was built for G.W. Hedrick who owned a prosperous buggy factory in Dayton in the late 19th century.

(See Continuation Sheet #29)

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7. DESCRIPTION -- Inventory

MAIN STREET (continued)

-112
202 (Dayton Church of the Brethren): Church. Gothic Revival (additions). Original portion 1856, additions 1929, 1955, 1959. Original church: brick (7-8-course American bond); 1 story; gable roof (standing seam metal); 3-bay side walls. This church began as a small, rectangular brick structure, currently in the northeast corner of the present church building. Several 20th-century Gothic Revival designs have been added around the older church. Although used by a variety of congregations when first built, since 1883 it has been used only by the Church of the Brethren. This is the oldest church building in Dayton.

-113
205: Commercial (office), formerly a store. 1946. Stucco; 1 story; shed roof; 3-bay facade with original storefront. This mid-20th-century store retains the familiar rectangular store form, although the interior has been remodeled into office space.

-114
206 (Edgar Holsinger House): Detached house. Vernacular/Foursquare. 1911-15. Brick (American with Flemish variant); 2 stories; hipped roof (standing seam metal); 3 bays; 3-bay wooden porch. This Foursquare design is typical of Dayton building in the early 20th century, and was probably built by the Shrum Brothers.

-115
209 (Cootes' Store): Commercial (store). Commercial Vernacular. 1911-12. Brick (6-course American bond); 2 stories; shed roof; 3-bay facade with original shopfront. The rectangular form, with first-floor store and second-floor apartment, provided a popular commercial design for Dayton builders in the late 19th and early 20th centuries. This particular design was probably built by the Shrum Brothers after the fire.

-116
210 (Coffelt's Store): Commercial (store). Commercial Vernacular. 1930s. Brick (6-course American bond); 2 stories; hipped roof (standing seam metal); 3-bay facade with original shopfront; 3-bay, 2-story porch with shingled second-floor balustrade. This rectangular, gable-entry, 2-story design is typical of Valley commercial buildings from the 19th through the mid-20th centuries.

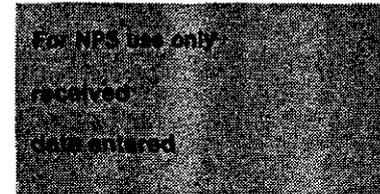
-117
213 (Specialty Harness Company): Industrial. Industrial Vernacular. 1912. Brick (6-course American bond); 3 stories; shed roof; 6 bays; no porch. Built after the 1911 fire, the Harness Company exhibits an explosion of the commercial vernacular form into a larger, industrial-sized building highlighted by rows of large windows on each side. This is one of the oldest industrial buildings in Dayton, and with its location near the "Triangle," it contributes measurably to the character of the historic district by illustrating the diversification of business enterprises within the town.

(See Continuation Sheet #30)

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7. DESCRIPTION -- Inventory
MAIN STREET (continued)

200 BLOCK (continued)

-118

214 (W.J. Frankum House): Detached house, now apartments. Vernacular/I-house. Ca. 1850-70. Brick (7-course American bond); 2 stories; gable roof (standing seam metal); 3 bays; porch removed. The Frankum House is one of a group of mid-19th-century brick houses located in the older part of town and one of a string of three such residences situated near the "Triangle." Although the interior has been considerably remodeled, the exterior has not been as dramatically altered, and contributes to the character of the old commercial district.

-119

*215: ^{217?} Detached house. Ranch. Early 1950s. Wood frame (masonite); 1 story; gable roof (composition); 5 bays; 3-bay wooden porch. Because of its recent date, this structure does not contribute to the character of the district.

(206-14)
123

218 (John Nisewander House): Detached house. Vernacular/I-house. 1854. Brick (staggered Flamish facade; 6-course American bond); 2 stories; gable roof (standing seam metal); 3 bays; 1-bay modern wooden porch. Parapeted end chimneys; 9/6 sash; corbeled brick cornice; 2-story, 2-room-plan ell integral with original design. The Nisewander House is one of a string of three mid-19th-century brick houses located on the east side of Main Street, at the "Triangle."

-120

221 (Holsinger's Shell Station): Office, formerly a gas station. Vernacular. 1920s. Brick and concrete block; 1 story; gable roof (composition); originally 3-bay facade, enlarged by additional bay. Although the building has been remodeled into office space, its basic form still suggests its original used as a garage, one of the earliest in this part of the county.

(206-6)
124

222 (Thomas House): Detached house. Vernacular. 1830-40; addition 1854. Brick (6-course American bond; 5-10-course American bond); 2 stories; gable roof (standing seam metal); original 4-bay facade with 1-bay addition; 20th-century 4-bay porch. The original double-pile, 4-bay block was enlarged by a 1-bay south addition to create a double-pile, central-passage plan by 1854. The Thomas House is one of the largest of a group of early to mid-19th-century brick houses in Dayton, and one of a line of 3 such houses on Main Street at the "Triangle."

-121

226 (Cassim's Barber Shop): Commercial (shop). Vernacular. 1938. Wood frame (weatherboard); 1 story; gable roof (standing seam metal); 3 bays; enclosed 3-bay wooden porch. This small shop building follows the traditional rectangular commercial form with gable-end entry. This is one of the only examples of this building type remaining in the town today.

(See Continuation Sheet #31)

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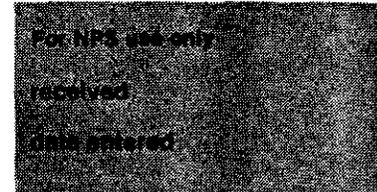
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7. DESCRIPTION -- Inventory

MAIN STREET (continued)

200 BLOCK (continued)

-122
227 (Bank of Dayton): Commercial, formerly a bank. Vernacular/Second Empire. 1911-12. Brick (6-course American bond); 2 stories now; mansard roof has been removed, flat roof; 3-bay corner facade, 7-bay Main Street facade; later porch removed. This large brick commercial building symbolizes the prosperity of local businesses in the early 20th century, and was the first bank in Dayton. Although the mansard roof and some decoration has been removed, the shopfronts remain.

-123
229 (Dayton United Brethren Church): Church. Gothic Revival. 1904-05. Brick (6-course American bond with Flemish variant); 2 stories; gable roof (slate and standing seam metal); 5-bay facade, including 1918 addition. Built by the Eutsler Brothers as contractors and the Shrum Brothers as masons, the United Brethren Church is one of the finest early 20th-century churches in Dayton. Its presence on Main Street creates a diversified commercial district.

-124
230: Detached house. Vernacular/Victorian. Late 19th century, remodeled with addition in 1914. Wood frame (bricktex) and brick (6-course American bond); 2 stories; gable roof (standing seam metal); 3 bays; wooden porch wraps around front block and sides. This house, a frame rectangular dwelling, was moved back from the road and enlarged by a front brick addition, creating a more irregular design, in 1914.

-125
234: Detached house. Vernacular/Foursquare. Ca. 1900. Wood frame (German siding); 2 stories; hipped roof (standing seam metal); 3 bays; 3-bay wooden porch with spindle frieze and shingled balustrade. A decorative front porch highlights this otherwise simple, Foursquare design. This plan proved quite popular in Dayton in the early 20th century, with many examples being built along Main Street.

-126
237: Commercial (store); formerly a residence. Vernacular. 1890-1900 (used as store). Wood frame (German siding); 2 stories; shed roof; 5-bay first floor, original 3-bay facade on second floor; 2-story porch stretches across entire facade. An old photograph of Main Street shows this as a frame rectangular house with brick end chimneys, but by 1900 it had been remodeled into a store and has been used for that purpose since. The remodeling transformed this into a commercial design by creating a shed roof, adding the store on the first floor and creating an apartment above.

-127
*238: Post office and bank. Modern Commercial. 1949. Brick veneer with stuccoed sides; 1 story; flat roof; 6 bays. This rather plain, mid-20th-century commercial building contains 2 storefronts, each with a central transom-lighted entry flanked by plate-glass windows. Although not obtrusive in scale or materials, this building does not contribute to the character of the historic district because of its age.
(See Continuation Sheet #32)

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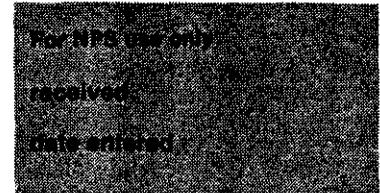
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7. DESCRIPTION -- Inventory

MAIN STREET (continued)

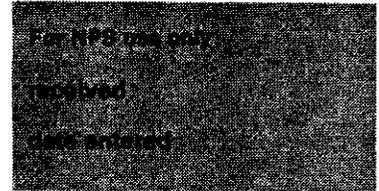
200 BLOCK (continued)

- 120 *241 (McGlaughlin's Barber Shop): Commercial. Vernacular. 1920. This narrow building was infilled in an alley between 237 and 245 Main Street, but because of its make-shift character, it does not contribute to the character of the historic district.
- 129 245/251: Commercial. Commercial Vernacular. 1905-07. Brick (stretcher bond); 2 stories; gable roof (standing seam metal); 3 bays (remodeled first floor); modern porches. Brick jack arches with granite window sills; tall, bracketed false front. This is one of the most decorated early 20th-century store buildings, with its false front, and although the second floor remains unaltered, the first-floor fenestration has been heavily remodeled.
- 130 250 (Carpenter's Store): Commercial (store). Commercial Vernacular. 1888. Wood frame (German siding); 2 stories; gable roof (standing seam metal); 4-bay facade with original shopfront; original 4-bay pent roof porch with wooden brackets. With its tall false front embellished by a heavily bracketed cornice, Carpenter's Store is one of the best examples of early commercial buildings in Dayton, and is one of the few remaining frame store buildings.
- 131 259 (Hott's Store): Apartment building, built as a store. Commercial Vernacular. 1905-06. Brick (stretcher bond); 3 stories; shed roof (standing seam metal); 4 bays; 2-bay recessed porch in north facade corner. Hott's Store was one of the largest, and most stylish commercial buildings constructed in Dayton in the early 20th century. Hott built this as a combined residence/storeroom/merchandising store with a town hall on the second floor. The storefront has been enclosed with brick and the building remodeled into apartments, but the exterior has not been dramatically altered.
- 132 *260: Industrial. Modern Industrial. 1956. Brick (stretcher bond); 1 story; flat roof; 5 bays. This long rectangular structure is one of the most recent buildings constructed on Main Street, and one of the few industrial buildings in town. Because its scale is much larger than most Main Street buildings, the structure appears obtrusive and does not contribute to the historical character of the district. However, it reflects the emergence and growth of the poultry industry in Dayton in the mid-20th century, and this industry has become one of the major mainstays of the local economy.

(See Continuation Sheet #33)

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7. DESCRIPTION -- Inventory

MAIN STREET (continued)

200 BLOCK (continued)

(206-12)
195

264 (Layman House): Detached house. Vernacular/I-house. 1840-60. Wood frame (stuccoed); 2 stories; gable roof (standing seam metal); 3 bays; early 20th-century 3-bay wooden and stucco porch. This I-house is one of the oldest houses on the north end of Main Street, and one of the few of frame construction. Although the exterior has been remodeled and a new porch added when the house was moved back from the street, the interior retains much of its Greek Revival woodwork.

-133

268 (Holsinger House): Detached house. Vernacular. 1900-12. Wood frame (German siding); 2 stories; hipped roof (standing seam metal); 3 bays; original 3-bay front porch. This turn-of-the-century square house displays a 3-bay facade suggestive of a double-pile, central-passage plan. The pedimented window cornices and front porch provide the only decoration to this rather plain vernacular dwelling.

-134

274 (Hess House): Detached house. Vernacular/Victorian. Ca. 1900. Wood frame (German siding); 2 stories; hipped roof (standing seam metal); 3 bays; 3-bay wooden porch. This "L"-shaped dwelling is one of several turn-of-the-century dwellings located on the north end of Main Street.

-135

275: Apartment, formerly doctor's office and gas station. Decorated Vernacular. 1890/1926. Brick (stretcher bond); 1 story; gable and hipped roofs (standing seam metal); 6 bays; no porch. The oldest portion of this building is the rectangular brick structure with gable entry, decorated with an elaborate gable screen, which served as a doctor's office. The longer, brick addition to the south was constructed as a service station. The entire building has now been remodeled into an apartment and older doors and windows blocked in.

-136

*284: Detached house. Cape Cod. 1940s. Brick veneer; 1½ stories; gable roof (standing seam metal); 2 gable dormers; 3 bays; no porch. This Cape Cod cottage is one of the most recent dwelling on Main Street, and does not contribute to the character of the historic district. However, in scale and materials, it does blend well with the neighboring buildings.

-137

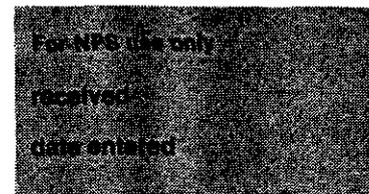
285 (D.T. Click House): Detached house. Decorated Vernacular/I-house. 1880s. Wood frame (German siding); 2 stories; gable roof (standing seam metal); 3 bays; 3-bay porch with modern brick balustrade. The Click House is one of the more stylish late 19th-century houses at this end of Main Street. The single-pile, 3-bay form suggests the familiar I-house design, but this is highlighted by a projecting central bay, creating a tower effect, and elaborately sawn gable screens to each end and on the front tower.

(See Continuation Sheet #34)

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7. DESCRIPTION -- Inventory

MAIN STREET (continued)

200 BLOCK (continued)

-138

294 (W.J. Miller House): Detached house. Vernacular. Mid-19th century. Wood frame (masonite siding); 2 stories; gable roof (standing seam metal); 3 bays; 3-bay wooden porch. Limestone end chimney; bracketed cornice; 6/6 window sash; 2-story, 2-room-plan ell with 2-story porch on south side. The Miller House, which sits back from the road near the old mill site, belonged to W.J. Miller, one of the owners of the Lower Mill in Dayton. This is one of the oldest remaining houses on this end of Main Street.

300 BLOCK

-139

*315: Gas station. Modern. 1961. Glass paneled facade; 1 story; flat roof; 7 bays. This modern gas station follows the familiar contemporary gas station form, with the green decoration and star symbolizing Texaco products. In 1885, this was the site of the dam for the Lower Mill.

-140

325: Detached house. Queen Anne. 1909-10. Wood frame (weatherboard); 2½ stories; hipped roof (composition); 1 dormer; 3 bays; 3-bay undulating porch with shingled balustrade. This house is one of the most stylish early 20th-century dwellings in Dayton and is one of the few examples of Queen Anne-Colonial Revival inspired architecture. Professor J.H. Ruebush, instructor of music and later president of Shenandoah College and associated with the Ruebush-Kieffer Printing Company, had this house built on the college campus.

-141

360 (Captain W.H. Ruebush House): Detached house. Vernacular/Foursquare. 1910. Wood frame (weatherboard); 2½ stories; hipped roof (composition); 2 bays; 2-bay porch, with enclosed porch along south side. Captain Ruebush, who taught music at Shenandoah College and worked with the Ruebush-Kieffer Printing Company, was the original owner of this house. Its Foursquare design is typical of Dayton building in the early 20th century.

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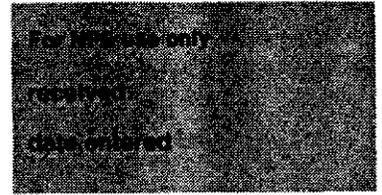
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7. DESCRIPTION -- Inventory

MAPLE LANE

300 BLOCK

-142 *317: Detached house. Ranch. 1940s. Wood frame (masonite); 1 story; gable roof (composition); 4 bays; 1-bay wooden portico. This modern frame dwelling does not contribute to the district, although it is not out of scale with surrounding buildings.

-143 327/337 (Shenandoah College Infirmary): College infirmary. Vernacular. 1940s. Wood frame (German siding); 1 story; gable roof (composition); 3-bay gable-end facade, 11-bay longitudinal walls; 1-bay gable-end porch. This long frame barracks is one of several mid-20th-century buildings constructed by the college, but because of their association with the college and their similarity in scale and materials, these buildings do contribute to the historic district.

MASON STREET

200 BLOCK

-144 *230: Detached house. Ranch. 1953-54. Brick veneer; 1 story with basement; gable roof (composition); 4 bays; 1-bay modern metal porch. This ranch-style house does not contribute physically to the district, although it is not obtrusive. Built by local contractor Carter Shanholtzer, it reveals the types of houses constructed in Dayton in the more recent wave of construction after World War II.

MILL STREET

00-99 BLOCK

-145 *90: Office. Modern Commercial. 1970s. Brick veneer; 1 story; gable roof (wood shingle); 7 bays. Because of its recent construction date, this rustic-styled dentist's office does not contribute to the character of the historic district.

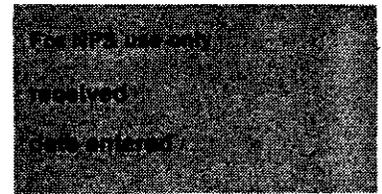
100 BLOCK

-146 120 (Dr. Koontz Office): Detached house. Vernacular. 1920s. Wood frame (asbestos shingle); 1 story; gable roof (standing seam metal); 2 bays; 2-bay porch. This small frame dwelling has been remodeled from a 1-story, 2-room plan, now the present ell, by the addition of a living room across the front. In scale and materials, this house blends well with the neighboring houses.

(See Continuation Sheet #36)

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7. DESCRIPTION -- Inventory

MILL STREET (continued)

100 BLOCK (continued)

-147 *160: Detached house/cabinetmaker's shop. Commercial/Vernacular. 1940s/1979-80. Wood frame (brick veneer); 1 story; gable roof (standing seam metal); 8 bays; 3-bay wooden porch with sawn balustrade. The recent brick veneer to the older shop building and the construction of an adjoining dwelling has lent a more contemporary flavor to this house/shop, and it no longer contributes to the character of the historic district.

-148 190: Detached house. Decorated Vernacular. 1889. Wood frame (German siding); 2 stories; multi-gabled roof (standing seam metal); 3 bays; 3-bay porch with sawn balustrade. Located at the intersection of Mill and High streets, this stylish late 19th-century dwelling takes advantage of this corner lot to display elaborate gable screens with arched sawn trim and wooden finials on the south, east and west sides.

200 BLOCK

-149 220 (Monger House): Detached house. Vernacular. 1880s. Wood frame (aluminum siding); 2 stories; gable roof (standing seam metal); 4-bay facade (altered); 3-bay wooden porch (modern). Although an older house, shown on the 1885 map, the Monger House has been so completely remodeled on the outside and on the inside that the original plan and date are difficult to determine.

-150 *225: Commercial (store). Vernacular/Commercial. 1960. Wood frame; 1 story; flat roof; 5 bays. The present store consists of 2 frame additions built onto the end of an early 20th-century washhouse. With their recent dates, these additions do not contribute to the district.

-151 250 (L.L. Kieffer House): Detached house. Vernacular. 1900. Stucco; 2 stories; gable roof (standing seam metal); 2-bay gable-end facade; 2-bay wooden porch wraps around east side. The L.L. Kieffer House is one of several long, narrow houses built on Mill Street around 1900. The design is characterized by a gable-end entry, 2-story, 2-room-deep plan, with shed kitchen addition.

-152 290 (Dayton School): School. Colonial Revival. 1914/1921. Brick (stretcher bond); 2 stories on raised basement; hipped roof (standing seam metal); 3 bays; 2-story portico with Corinthian columns and modillion and dentil cornice. The Dayton School is one of the earliest of the large brick consolidated schools built in Rockingham County. The design came from Richmond architect Charles M. Robinson.

(See Continuation Sheet #37)

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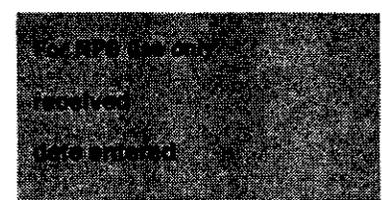
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7. DESCRIPTION -- Inventory

MILL STREET (continued)

300 BLOCK

-153 310: Detached house. Vernacular. Ca. 1900. Wood frame (bricktex); 2 stories; gable roof (standing seam metal); 2-bay gable-end facade; 2-bay wooden porch. One of several long narrow houses on Mill Street, this structure exhibits a 2-story, 2-room-deep plan with 1-room shed kitchen. This house is typical of the mid-sized housing found on Mill Street, which was developed at the turn of the century.

-154 320: Detached house. Vernacular. Ca. 1900. Wood frame (asbestos shingle); 2 stories; gable roof (standing seam metal); 2-bay gable-end facade; 2-bay wooden porch. This dwelling displays the 2-story, 2-room-deep block with 1-room shed kitchen, a design popular on Mill Street in the late 1890s and early 1900s.

-155 330: Detached house. Vernacular. Ca. 1910. Wood frame (vinyl siding); 2 stories; gable roof (standing seam metal); 2 bays; modern 2-bay metal porch. This rectangular, frame house with 2-story, 2-room-plan ell, is typical of the more modest sized housing located along Mill Street, dating ca. 1890-1910.

-156 340: Detached house. Vernacular. 1910s. Wood frame (weatherboard); 2 stories; gable roof (standing seam metal); 3 bays; 3-bay wooden porch. The Baker House displays a fairly plain 3-bay I-house form, with an integral 2-story, 1-room-plan ell.

-157 345 (Will Jones House): Detached house. Vernacular. 1911. Wood frame (German siding); 2 stories; gable roof (standing seam metal); 3 bays now (1 central door has been removed); 3-bay wooden porch. The Will Jones House retains the 2-story, rectangular form characteristic of many houses along Mill Street, but originally had two central doors.

-158 355: Detached house. Vernacular. 1900-10. Wood frame (weatherboard); 2 stories; gable roof (standing seam metal); 3 bays; porch removed. This house is one of many modest sized frame houses along Mill Street, with a 2-story rectangular block and rear ell.

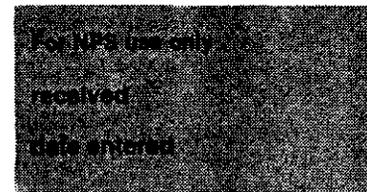
-159 360 (Detamore House): Detached house. Vernacular. 1890s. Wood frame (aluminum siding); 2 stories; low-pitched gable roof (composition); 3 bays; modern 1-bay wooden porch. The Detamore House displays the popular single-pile, 2-story rectangular block with central entry, a form popular on Mill Street between 1890 and 1920.

-160 *365: Detached house. Vernacular. 1940s. Wood frame (aluminum siding); 1 story; gable roof (composition); 3-bay gable-end facade; modern 2-bay metal porch. This is one of many modest sized frame houses built on Mill Street in the 20th century. Because of its more recent (See Continuation Sheet #38)

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7. DESCRIPTION -- Inventory

MILL STREET (continued)

300 BLOCK (continued)

*365 (continued)

date it does not contribute to the historic district, although it blends well in materials and scale.

-161

370 (Sam Few House): Detached house. Vernacular. Ca. 1900. Wood frame (German siding); 2 stories; gable roof (standing seam metal); now 3-bay facade; 2-bay wooden porch. This house began as one of the narrow, 2-room-deep frame houses popular on Mill Street, but it has been enlarged by frame additions to the east.

-162

375 (Josie Butzler House): Detached house. Vernacular/Bungalow. 1900-10. Wood frame (aluminum siding); 1 story; hipped roof (standing seam metal); 4-bay facade with 2 central doors; 4-bay wooden porch. The Butzler House is one of the smallest of many modest sized frame houses built on Mill Street in the early 20th century.

-163

380: Detached house. Vernacular. 1920. Wood frame (weatherboard); 1 story; gable roof (standing seam metal); 2 bays; 1-bay side porch. One of the smallest of several frame houses built on Mill Street in the early 20th century, this house displays an unusual "L"-shaped plan.

-164

384 (Blanche Helms House): Detached house. Vernacular. Ca. 1900. Wood frame (vinyl siding); 2 stories; gable roof (standing seam metal); 2-bay, gable-end facade; 2-bay wooden porch with narrow board balustrade. The Helms House is similar in form to several other narrow Mill Street houses, with a gable-entry, 2-story, 2-room-deep rectangular block with 1-story shed kitchen.

-165

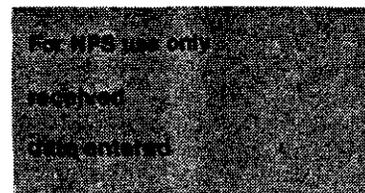
*385: Detached house. Ranch. Late 1940s. Stucco; 1 story; gable roof (composition); 3 bays; 2-bay wooden porch. This modern ranch-style house is one of the most recent houses on Mill Street, and does not contribute to the historic district.

-166

390 (Jonas Blosser House): Detached house. Vernacular/Victorian. 1900-10. Wood frame (asbestos shingle); 2 stories; gable roof (standing seam metal); 3 bays; 3-bay wooden porch. The Jonas Blosser House displays a familiar form for Dayton houses in the early 20th century-- a "T"-shaped dwelling with central hallway and 3-room plan.

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7. DESCRIPTION -- Inventory

MILL STREET (continued)

300 BLOCK (continued)

-167 395 (Grandview): Detached house. Vernacular/Georgian. Ca. 1906-08. Wood frame (asbestos shingle); 2 stories on raised basement; hipped roof (standing seam metal); 3 bays; 3-bay wooden porch with sawn balustrade, wraps around east side. With its hilltop setting, bay windows, and raised basement, this large frame house stands apart from its more modest sized neighbors.

THOMPSON STREET

200 BLOCK

168 *210 (Town of Dayton Shop): Garage, formerly a livery stable. Vernacular. Late 20th century. Brick veneer on concrete block; 1 story; gable roof (corrugated metal); 3 bays. This long rectangular building began as a livery stable but has been considerably remodeled in the 20th century so that its original form is indistinguishable. The present remodeling does not contribute to the historic district.

169 *225: Detached house. Ranch. 1959-60. Brick veneer; 1 story; hipped roof (composition); 7 bays; 3-bay screened porch. One of the most recent houses in the proposed district, this house does not contribute to the character of the historic district.

300 BLOCK

170 *305: Detached house. Cape Cod Cottage. 1940s-50s. Wood frame (aluminum siding); 1½ stories; gable roof (composition); 3 bays; 1-bay wooden portico. This house is one of several mid-20th-century buildings along this stretch of Thompson Street, and does not contribute to the district.

171 315: Detached house. Vernacular/I-house. 1920s. Wood frame (weatherboard); 2 stories; gable roof (standing seam metal); 3 bays; 3-bay wooden porch with shingled balustrade. The front portion of this house displays the familiar 3-bay facade and I-house form, decorated here with stick-style brackets at the gable-end eaves.

172 330 (Flory Sisters' House): Detached house. Vernacular. 1940s. Wood frame (weatherboard); 1½ stories; gable roof (standing seam metal); 3 bays; 3-bay wooden porch. This small, rectangular dwelling has been oriented with the gable end towards the road, but it still echoes the 3-bay facade of the neighboring houses.

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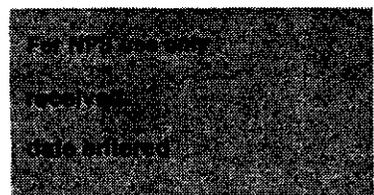
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7. DESCRIPTION -- Inventory

THOMPSON STREET (continued)

300 BLOCK (continued)

-173 *335: Detached house. Early Ranch. 1939-40. Wood frame (masonite siding); 1 story; gable roof (composition); 5 bays; no porch. This house, one of several mid-20th-century houses along Thompson Street, does not contribute to the historic character of the district. However, it illustrates the style of house built by local contractor Carter Shanholtzer in Dayton in the mid-20th century.

400 BLOCK

-174 *420: Detached house. Modern Tudor Cottage. 1958. Brick veneer; 1 story; steep gable roof (composition); 3 bays; no porch. This brick veneer Tudor-style cottage is one of a row of mid-20th-century houses on Thompson Street, and does not contribute to the character of the district.

WALNUT STREET

100 BLOCK

-175 *140: Detached house. Vernacular. 1951. Wood frame and concrete block; 1 story; gable roof (standing seam metal); 5 bays; 3-bay enclosed porch. This small rectangular dwelling began with a central frame section, with later frame and block additions to the side. Because of its additive form and recent construction date, it does not contribute to the character of the historic district.

- 176 350 College St. Shenandoah Seminary
- 177 355 " " College Admin./Apts.
- 178 360 " Jim's Drive-In
- 179 363 " Hoenshel-Birdcage Hse
- 180 369 " Hott Hse
- 181 370 " William Payne Hse
- 182 373 " Nipe Hse

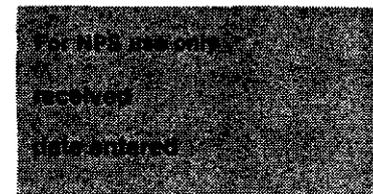
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DAYTON HISTORIC DISTRICT, ROCKINGHAM COUNTY, VA

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8. SIGNIFICANCE -- Historical Background

The town itself had its beginnings in 1828, when Daniel Rife began selling quarter-acre lots along the "Main Road...leading from Harrisonburg to Miller's Iron Works." Rife had purchased several tracts of land in the present Dayton area in the 1820s. No early maps have yet been discovered to show the original plat of Rife's development, called "Rifetown" or "Rifesville." The main road referenced in the deeds is actually present-day College Street. Historical sources suggest that Rife's house was on the site of the college campus, on the east side of the street. Most of the lots which Rife sold between 1828 and 1831 were located on the west side of the road.³ Although few of the early deeds refer to buildings, besides Joseph Coffman's storehouse and Rife's storehouse and dwelling, the Rockingham County records do reveal that Rife was operating a tavern here as early as 1828. The Harrisonburg-Warm Springs Turnpike Company opened up present-day Main Street in 1831-32. The company was chartered in 1829 to construct a road between these two towns, passing through Miller's Iron Works, but chose a different route through Dayton, just east of the old road.⁴

Following the completion of the Harrisonburg-Warm Springs Turnpike, the state legislature established the town of Dayton on March 6, 1833. Dayton was one of the oldest inland towns in the county and the first town to be established along the turnpike in Rockingham County.⁵ The tract, "not more than 35 acres," was listed as the property of "Daniel Rife and others" and included twenty-six houses. An 1844 town record lists the following streets: High Street, formerly the "Main Road," and now called College Street; Broadway Street, that part of the turnpike passing through town; Bowery Street, now called Mill Street; King Street; and St. James Alley, now Walnut Lane.⁶

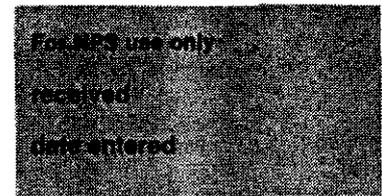
Although still described as a "small place" by Henry Howe, a traveler through Rockingham County in 1845,⁷ Dayton continued to grow during the years before the Civil War. Milling and textiles proved to be two of its biggest industries during these years. The town boasted two gristmills, the "Lower Mill" east of the present intersection of Mill and Main streets, and the "Upper Mill," located north of town along Silver Lake. An 1829 trust deed for thirty acres here along Cooks Creek between Daniel Rife and Henry Gambrill mentions two "carding masheens attached to the premises." In 1840, Michael Clinedinst had a wool carding business in Dayton and the Blossers were involved in silk, cotton and wool dyeing.⁸ Textiles became one of Rockingham County's leading exports in the early 19th century, and the county ranked third in textile production in the state in 1810. Dayton also contained various numbers of smaller enterprises associated with local towns at this time, such as Issac Stone's cabinetmaking shop in the 1850s.

Several pieces of state legislation in the 1850s reveal the growth of the town during these years. In the 1850-51 session, an act provided for the annual election of trustees and gave the town the authority to open a new street. On March 20,

(See Continuation Sheet #42)

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DAYTON HISTORIC DISTRICT, ROCKINGHAM COUNTY, VA

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8. SIGNIFICANCE -- Historical Background

1852, the town became incorporated, adding a mayor to its local government.⁹ By this date, the four-mile stretch of the turnpike from Dayton to Harrisonburg had been macademized, providing the potential for further growth, and the town meeting minutes revealed this optimistic feeling.

Although little fighting actually occurred in the Dayton vicinity during the Civil War, the town felt the impact of the Civil War as did many of the Shenandoah Valley towns. Several small skirmishes occurred in the area, and local homes were occasionally raided for food. Despite threats to burn the entire town, no such action ever occurred.

Local communities recovered from the war and experienced a boom in the late 19th century. In 1880, Dayton was reincorporated, changing the structure of local government from trustees to a town council of seven elected officials. The legislative act for the reincorporation mentioned several improvements by the town, including planting shade trees, establishing a fire department and adding road taxes to aid the new overseer of roads and streets in his work. Dayton's boundaries were also enlarged in the reincorporation, including additional land to the west and the Dayton cemetery to the north.¹⁰

In the 1880s, the town opened a number of new streets and alleys, filling out the new boundaries. The 1880 council minutes list four streets, many of which were renamed, including the Warm Springs Turnpike, called Main Street; Seminary Street, formerly High Street and now College Street; Mill Street, formerly Bowery Street; Willow Street, along Cooks Creek; and Water Street, now Bowman Road. In addition the town contained a number of both short and longer alleys. Many alleys were created or improved during these years, most notably St. James Alley, now Maple Lane, which was extended to Bowman Road in 1880, and Church Alley, now Dingledine Lane, which runs behind the east Main Street lots. In 1884, the first, or south, block of present-day High Street was laid out, and a few years later the northern stretch was opened and the lots developed. In 1884, the town also created Thompson Street and in 1883 Mill Street was extended past Seminary Street, both no doubt created to provide access to the new development at the western part of town along High Street. The town council minutes also reveal continual attempts at improving the road pavements, creating curbs, and laying plank walks.¹¹

Although Dayton's growth paralleled other communities in Rockingham County at this time, two emerging musical enterprises soon distinguished this town from its neighbors and established it as a cultural center by the late 19th century. In 1878, the Ruebush-Kieffer Company, a musical printing house, moved to Dayton and established one of the largest operations of its kind in the south. Shenandoah Seminary, founded in Dayton in 1875, specialized in a varied program of musical instruction from its inception, and soon evolved into the prestigious Shenandoah Conservatory of Music.

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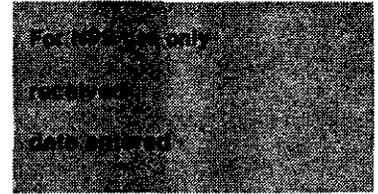
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8. SIGNIFICANCE -- Historical Background

The Ruebush-Kieffer Company had been well established as a musical printing house before its move to Dayton in 1878. Its founders, Ephraim Ruebush, Aldine Kieffer, and J.W. Howe, had trained under Joseph Funk, author of the Harmonica Sacra, a well-known, shape-note hymnbook. From Funk they had inherited the musical traditions of the character-note methods of instruction and the singing schools and had learned the skills involved in his printing operations. After the Civil War, these three men, along with Cornelius Hammack, organized the Patent Note Company in Singer's Glen, Funk's home community. Their first large-scale success came with the publication of the Christian Harp, by Aldine Kieffer, a character-note hymnbook which sold over 100,000 copies. With this success, the company reorganized as the Ruebush-Kieffer Company in 1873. Ruebush and Kieffer recognized that if the business were to continue to grow, the company would have to move; Singer's Glen was seven miles by country road to the nearest town with a railroad station, express office, and banking and money order facilities.¹²

In the fall of 1878, the Ruebush-Kieffer Company moved to Dayton, choosing this new site because of its better mail and shipping facilities and the recent establishment of a new school specializing in music. This relocation proved to be a boom to both the company and the town itself. In the first year alone, the company's business increased 37%, and the town "took on a new life." By 1879, the Ruebush-Kieffer Company offered 18 different songbooks for sale.¹³

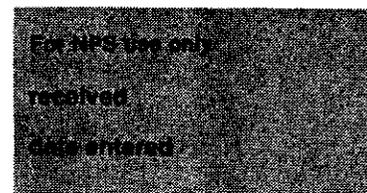
One of the company's most widely read publications was the Musical Million, which it claimed was the first musical journal in the United States. Subtitled as a "Journal of Music, Poetry, and Chaste Home Literature," the magazine contained a variety of articles, stories, poems, and character-note musical selections, all "full of the spirit of Christianity, Brotherly Love, Human Sympathy, Temperance, Knowledge, and Virtue." Aldine Kieffer edited this journal from its first issue in 1869 to his death in 1904. Other members of the Ruebush family helped with the editing over the years. These included W.H. Ruebush and J.H. Ruebush, sons of Ephraim and professors of music at Shenandoah College; and J.K. Ruebush, who took over at his father's death. Additional assistance was often provided by other Shenandoah College faculty, such as Professor Beazley, revealing the close connections between the college and the Ruebush-Kieffer Company.

By far the most important message running throughout the company's journal was the value of the character-note system of musical instruction. Kieffer argued that round notes were becoming obsolete and offered his publication as a forum for teachers, musicians, and lay people dedicated to the preservation of the shape-note and singing school traditions that had developed in the south in the 19th-century. The round notes proved more difficult in instruction, Kieffer claimed, because they needed to be accompanied by a phrase from the musical scale, e.g., do, ri, mi. However, shape-notes provided that same message simply by the basis of their shape. Each of the seven notes of the scale had a different shape, such as a triangle, diamond, or square, at the end of the stem.

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8. SIGNIFICANCE -- Historical Background

In addition to several selections of character-note hymns or songs, the Musical Million contained news about the conduct of singing schools and the publication of shape-note books throughout the country, although the largest number of activities and subscribers remained in the south. As the decades passed, the journal devoted more attention to musical affairs and less to literature. Whereas in its early days, the journal contained a number of stories and miscellaneous advertisements unrelated to music, the company strengthened its ties to its original cause of musical instruction in the 1880s. By 1892, the company records dictated that the journal should contain four pages of new music and that all other matters should pertain to music.¹⁴

In addition to the Musical Million, the Ruebush-Kieffer Company printed books for church, Sunday schools, glee Clubs, quartets, and classes on harmony and composition. By the early 20th century, over fifty songbooks had been published and millions of copies had been sold. Between 1897 and 1902 alone, their business almost doubled.¹⁵

The Ruebushes and Kieffers were all gifted musicians with a wide array of talents. Perhaps the most well known of the family was Aldine Kieffer, a songwriter and poet. Kieffer learned the principles of vocal music from his grandfather, Joseph Funk, and wrote some of the most famous songs published by the company, including "Twilight is Falling," "My Mountain Home," and "The Old Schoolhouse on the Hill." His interests in songwriting ranging from hymns to folksongs, all of which were reflected in the publications. In addition, Kieffer published a volume of poetry, entitled Hours of Fancy or Vigil and Vision. Other poems of his appeared in the Musical Million.

Ephraim Ruebush, born in Augusta County, moved to Singer's Glen to study with Joseph Funk and married Aldine Kieffer's sister, Lucilla. Ephraim learned both music composition and the printing trade from Funk. Although active in the musical field, writing hymns and conducting singing schools, Ruebush devoted his work for the company to its business affairs. His two sons, W.H. and J.H. Ruebush, both taught music and served as head of the music department at Shenandoah College. Each was quite talented in a variety of musical fields from singing to composing to instrumental music. W.H. Ruebush was known for writing the music to "Old Virginia," which for many years served as the unofficial state song.

Contemporary accounts suggest the importance of the Ruebush-Kieffer Company in the development of Dayton, and particularly in its recognition as a musical center in the state. In 1888, the People's Educational Quarterly stated:

The headquarters for Character Note Music has for several years been located in Dayton. The firm name Ruebush-Kieffer Company is a household word in every state in the Union...Under the influence of the House, Dayton is winning a reputation as a music centre of no small importance.¹⁶

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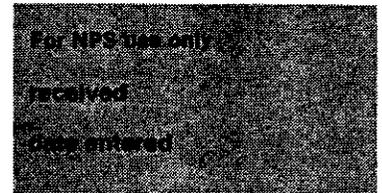
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8. SIGNIFICANCE -- Historical Background

Aldine Kieffer died in 1904, followed by Ephraim Ruebush in 1924. After Ruebush's death, the local newspaper observed that he was the "last of a noted group of musicians who gave Rockingham County its state-wide reputation as a musical center." Ephraim's grandson James L. Ruebush took over the company in 1923, and continued to publish musical works until 1931, when character notes had become obsolete. Operated now as Shenandoah Press, with more modern printing equipment, Ruebush's business now focuses primarily on commercial printing.

A.P. Funkhouser, a leader in the United Brethren Church, and J.N. Fries, one of Dayton's first mayors, organized Shenandoah Seminary in 1875 as primarily a private school for children of members of the United Brethren in Christ Church. In its early years, the school held classes in a frame store building on Main Street. Around 1879, the school moved to the old Stinespring Tavern at 250 College Street. The United Brethren Virginia Conference Board, desiring a church school, purchased the school in 1884. A year later, the college enlarged the original building with a large brick addition and purchased the campus land between College and Main streets. In the ensuing years, the college built several major structures, including Howe Memorial Hall in 1899, the Administration Building in 1910, and Kieffer Alumni Gymnasium in 1930, along with several smaller frame auxiliary buildings. Several other houses were utilized as dorms and for overflow activities.

The college advertised a curriculum from classical and commercial studies to English and scientific instruction. However, from its inception, music played a major role in the school's programs. An 1877 broadside advertised that "Music is a special and prominent feature of the school."¹⁷ In the 1880s, musical instruction included choral singing, cornet, harmony, organ, piano, violin, and voice culture, with banjo, guitar, harp, mandolin, and composition being added by the first decade of the 20th century. The school also sponsored a brass band and orchestra. As early as 1892-93, 110 students were enrolled in the music department.¹⁸

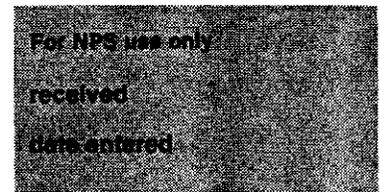
By 1902, the college had a new name--Shenandoah Collegiate Institute and School of Music--which clearly reveals the importance assumed by the music programs. In 1937, the School of Music was incorporated separately as Shenandoah Conservatory of Music. According to local historian John Wayland, the "institute has really inherited the musical traditions and tendencies that so long distinguished the school of Joseph Funk and sons at Singer's Glen."¹⁹ Meanwhile, the state had accepted the college into the Junior College system in 1922. As the enrollment in both institutions increased in the 20th century, the school outgrew its Dayton campus and moved to its present site in Winchester in 1960.

With both the Shenandoah College and Ruebush-Kieffer Company, the town of Dayton prospered in the late 19th and early 20th centuries and attracted numerous other businesses and commercial enterprises. Many stores sprang up along Main Street during these years. Keiter Brothers Store and William H. Carpenter's Cash and Trade Store both boasted businesses averaging \$5,000 annually in the 1880s. C.J.L. Bryan had a successful confectionary, soda fountain, and general merchandise

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8. SIGNIFICANCE -- Historical Background

store on College Street in the 1880s, serving the college community. Throughout the early 20th century, a variety of lunchrooms and restaurants were established to cater to the college trade. G.W. Hedrick opened Hedrick's Carriage Company, one of the town's largest businesses, in the early 1880s, and by 1888 he employed ten men and grossed \$7-8,000.²⁰ Other local enterprises included Dayton Creamery and Dayton Harness Factory along the railroad, Miller's Furniture Factory at the corner of Bowman and High streets, the Shrum Brothers' brickyard on South Main Street, and several livery stables. Aldine Kieffer established the Virginia Organ Company in 1882, but it burned in 1888 and was never rebuilt.

Dayton's growth during this period was augmented by the construction of the Chesapeake and Western Railroad, which skirted the town to the east. This branch of the railroad, running from Elkton to Stokesville, was built primarily to exploit the lumber trade in Stokesville, a mountain community southwest of Dayton. Along with transporting lumber products, the train provided passenger and other freight services.²¹

With Dayton's boom at the turn of the century, the town voted to enlarge its boundaries twice, in 1892 and 1896. The new boundaries extended the town limits past the railroad bed to the east and into the former Hiram Coffman farm to the west. Coffman's farm had been divided during a chancery suit to settle his estate in 1891, and two separate tracts were purchased, subdivided, and included within the town. With his new wealth from the Carriage Company, George Hedrick bought a tract at the top of Mill Street and sold off most of his lots in the 1890s. Hedrick also presided over the Dayton Land and Improvement Company which purchased a second Coffman tract south of Hedrick's tract in 1905. Also included in this expansion was the South Side Addition, platted by James H. Ruebush on the east side of the south block of Main Street ca. 1895-96.²²

Along with this expansion came several town improvements. An 1896 legislative act enabled the town to borrow money to establish a fire department and waterworks. By 1904, Dayton began pumping water for public and private use from nearby Silver Lake. In 1906, Dayton became the third town in Rockingham County to have electricity, served by the North River Electric Company in Bridgewater. This progressive spirit spread into the educational system as well. In 1886, the town built a two-story, frame schoolhouse on a hill overlooking the town, on land donated by Hiram Coffman. The town increased taxes to add to the public school in 1900. Fourteen years later, Dayton built a large, brick, Colonial Revival school on the same lot. One of the first schools of this type in the county, the Dayton school symbolized the town's drive for local improvements.²³

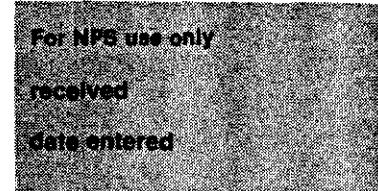
Dayton has continued to prosper throughout the 20th century, as evidenced by the post-1949 development to the west of the older village west of Summit Street. By 1960, its population had increased to 930 residents.²⁴ However, town businesses have changed over the century, with Shenandoah Press becoming a smaller commercial printing company and with Shenandoah College moving from its campus. However, Dayton has retained certain aspects of its character, particularly in religion and

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8. SIGNIFICANCE -- Historical Background

in agriculture. Dayton still maintains a large Brethren and Mennonite community both in and around the town. The fertile farmland is now largely populated by a sizeable Old-Order Mennonite community which with their horse-and-buggy transportation depends on Dayton as a commercial center.

While dairy farming has remained important in this area, Dayton has become increasingly recognized as a center for poultry farming in the county as well as the state. As early as 1884, Samuel Blosser developed and built Virginia's first incubator in Dayton, and soon established a large hatchery, with the first large incubating machine in the country. In 1948, Mid-Valley Hatchery opened on Main Street. As the demand for prepared and dressed chickens increased in the 20th century, the Spencer family built a poultry processing plant along the railroad, and this remains one of the largest in the county.²⁵

Yet despite the continued business within the town, the downtown and older neighborhoods have not changed drastically. Two fires in 1903 and 1911 destroyed portions of Main and College streets, near the triangle, but local residents rebuilt fairly quickly. When VA Route 42 was improved to a four-lane road through Dayton, it was rerouted into a bypass on the east side, between Dingedine Lane and the railroad, thus preserving the downtown from further development. Although some buildings have been torn down in the proposed district in this century, the majority of local citizens show considerable interest in the history of their community and appear eager to preserve its special character.

AMcC

¹C.E. May, Life Under Four Flags of Virginia (Verona: McClure Press, 1976), pp. 308-311.

²Ibid., p. 214.

³Carrie B. Sites and Effie A. Hess, A History of the Town of Dayton, Virginia (Dayton: Dayton Women's Club, 1962), pp. 12-13; Rockingham County Burned Deed Books.

⁴Nancy Hess, The Heartland (Harrisonburg: Park View Press, 1976), p. 312.

⁵John Wayland, A History of Rockingham County (Harrisonburg: C.J. Carrier Co., 1972), p. 198; May, p. 308.

⁶Dayton Town Records, unpublished manuscripts (Joseph Carver, Dayton, VA).

⁷Wayland, p. 186.

⁸Sites and Hess, p. 34.

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8. SIGNIFICANCE -- Footnotes

⁹Virginia Legislative Acts of Assembly.

¹⁰May, p. 532.

¹¹Dayton Town Council Minute Books, 1880-1890.

¹²Musical Million, XLII (August 1911), p. 886.

¹³Ibid.

¹⁴Ruebush-Kieffer Company Business Records, Manuscripts, Special Collections, Eastern Mennonite College Library, Harrisonburg, VA.

¹⁵Musical Million, XLII (August 1911), p. 886.

¹⁶Peoples Educational Quarterly II (September 1888), pp. 3-4.

¹⁷Shenandoah College Broadside, J.K. Ruebush Collection, Special Collections, Eastern Mennonite College, Harrisonburg, VA.

¹⁸May, p. 537.

¹⁹Wayland, p. 296.

²⁰Peoples Educational Quarterly II, pp. 3-4.

²¹Hess, p. 311.

²²Rockingham County Deed Books: 35:129; 76:212; 89:420.

²³Hess, p. 312; May, p. 602-03.

²⁴May, p. 603.

²⁵Sites and Hess, p. 36; Wayland, p. 370.

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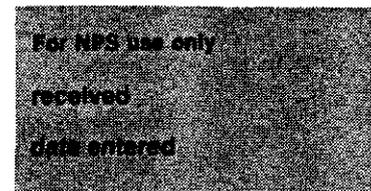
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9. MAJOR BIBLIOGRAPHICAL REFERENCES

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Jody Meyerhoeffer

James Ruebush

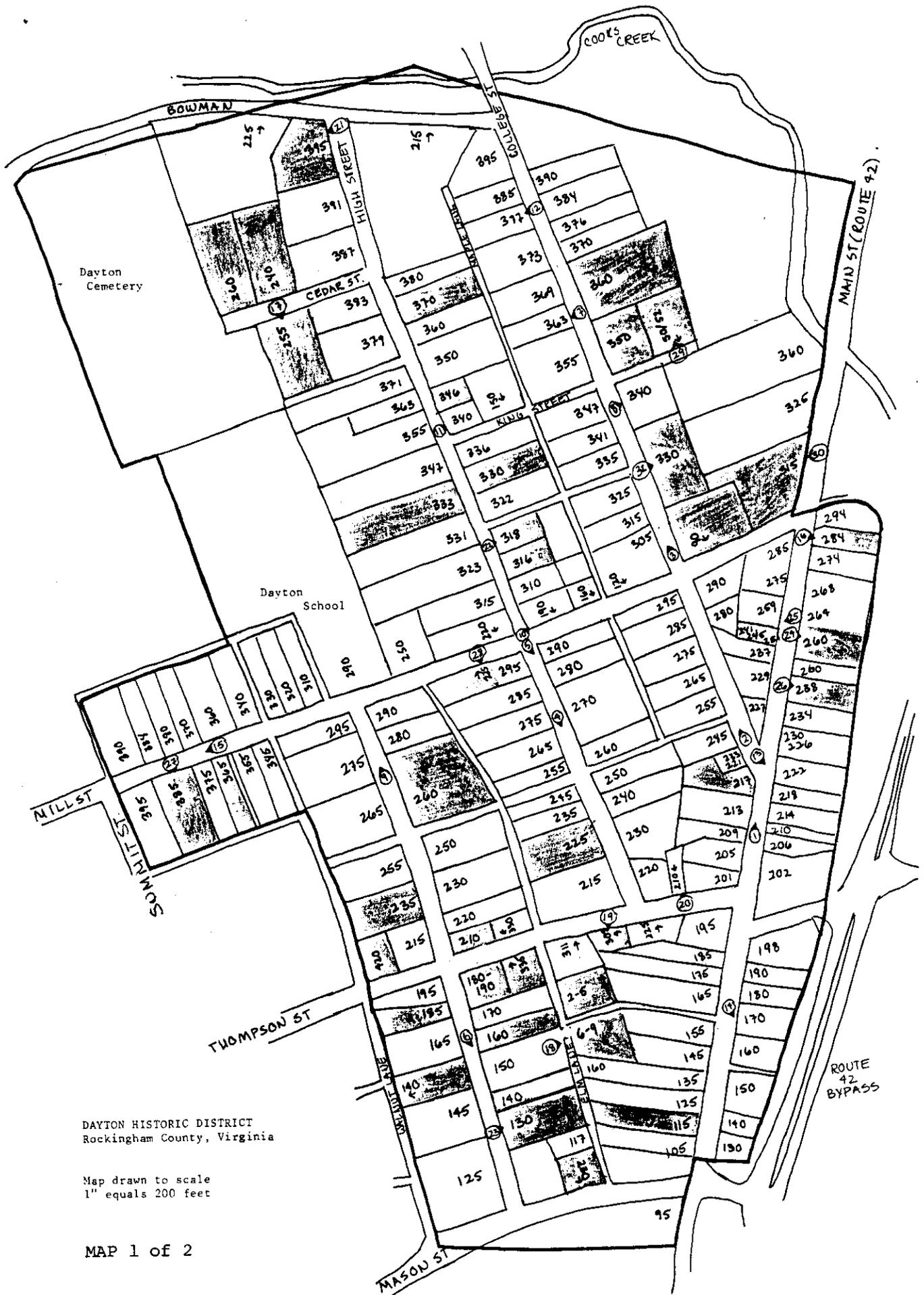
Don Collison

10. GEOGRAPHICAL DATA -- Verbal Boundary Description & Justification

Beginning at a point at the NW corner of the Dayton Cemetery; thence extending approximately 1700' E following the northern town boundaries to Main Street (VA Rt. 42); thence extending S along W side of Main Street for approximately 800' to Dingedine Lane where the boundary follows this alley and swings behind the E. Main Street lots for approximately 1900' until the intersection with VA Rt. 257; thence jogging slightly S along W side of Main Street; thence following a diagonal line from a point on W side of Main Street to the intersection of VA Rt. 257 and Walnut Lane; thence N following E side of Walnut Lane for approximately 1100' to an alley S of the Mill Street lots; thence following N side of alley for approximately 300' W to Summit Street; thence following E side of Summit Street N for approximately 500'; thence E on S side of alley N of Mill Street for approximately 450' to the school lot; thence N following school lot jogging slightly to the W at the SW corner of the cemetery; thence following cemetery tract to point of origin.

Justification

The bounds have been drawn to incorporate the development and appearance of the town at the height of its prosperity at the turn of the century.



DAYTON HISTORIC DISTRICT
 Rockingham County, Virginia

Map drawn to scale
 1" equals 200 feet

MAP 1 of 2



DIST.

Corp.

LINE

Rt. 732

Creek

Town Of ASHBY Dayton

DIST. Corp.

Rt. 42

359-248

See 105-(4)

See 107-(4)

See 123

(4)

R.W.Y.

Rt. 290

127

Corp.

DIST.

Rt. 25795

Rt. 42

LINE

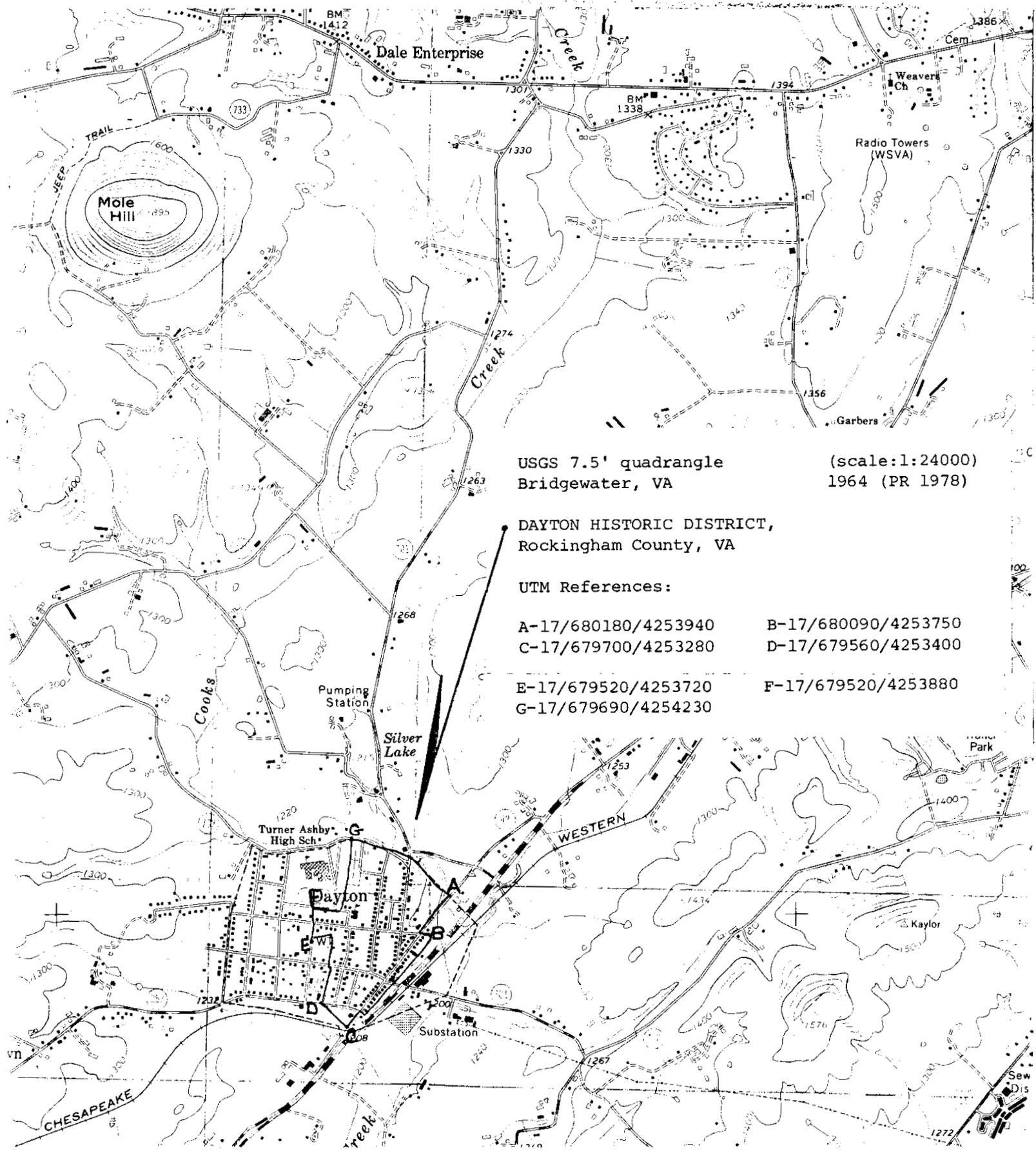
(29)

(A)

Cooks

See 123-(A) 20

(29)



USGS 7.5' quadrangle (scale:1:24000)
 Bridgewater, VA 1964 (PR 1978)

DAYTON HISTORIC DISTRICT,
 Rockingham County, VA

UTM References:

- | | |
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| A-17/680180/4253940 | B-17/680090/4253750 |
| C-17/679700/4253280 | D-17/679560/4253400 |
| E-17/679520/4253720 | F-17/679520/4253880 |
| G-17/679690/4254230 | |