

# Dayton Historic Preservation Commission

111 South First Street, Dayton WA 99328-1341  
Phone (509) 382-2361 Fax (509) 382-253 [cityclerk@daytonwa.com](mailto:cityclerk@daytonwa.com)

## Dayton Register Historic District Nomination Form

### 1. Name of Historic District

Historic Name **DAYTON REGISTER  
SOUTH SIDE HISTORIC DISTRICT**

Common Name South Side Historic District

### 2. Location of Properties

Street, City, State, Zip Codes, Parcel #s *See attached continuation sheet, Section 4*

### 3. Owners of Properties

Name, Address, City, State Multiple property owners (*see attached continuation sheet, Section 4*)

### 4. Physical Description of District and Properties

*See attached continuation sheet, Section 4*

### 5. Dayton Register Categories Associated with Statement of Significance

*Narrative Statement of Significance is found on one or more attached continuation sheets. Mark "X" at one or more for the categories that qualify the property for a Dayton Register listing:*

- A Properties are associated with events that have made a significant contribution to the broad patterns of Dayton history.
- B Properties are associated with the lives of persons significant in Dayton's past.
- C Properties embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values.
- D Properties have yielded, or are likely to yield, information in prehistory of Dayton.

### 6. Bibliography

*See attached continuation sheet, Section 6*

### 7. Form Prepared By

Name and title Linda Yeomans, Preservation Consultant  
Street, City, State, Zip Code 501 West 27<sup>th</sup> Avenue, Spokane, WA 99203  
Telephone number/email address (509) 456-3828, [lindayeomans@comcast.net](mailto:lindayeomans@comcast.net)

Date final nomination heard & reviewed July and December 2009

**LIST OF PROPERTIES IN DAYTON REGISTER SOUTH SIDE HISTORIC DISTRICT**

| <b>ID #</b> | <b>Address</b> | <b>Historic Name of Property</b> | <b>Built Date</b> | <b>Current Property Owners</b>                                |
|-------------|----------------|----------------------------------|-------------------|---|
| 1.          | 204 S. First   | Jessee-Weatherford House         | 1911              | Becky Wood<br>204 S. First, Dayton, WA                        |
| 2.          | 208 S. First   | Weatherford-Blessinger House     | 1906              | Dr. Michael & Cheryl Strang<br>208 S. First, Dayton, WA       |
| 3.          | 209 S. First   | Wait House                       | 1880/1930         | K. Graham & R. Kissinger<br>209 S. First, Dayton, WA          |
| 4.          | 211 S. First   | Follett House                    | 1909              | Julie Ann Foster<br>4675 Tivoli Street<br>San Diego, CA 92107 |
| 5.          | 214 S. First   | Borofsky House                   | 1920              | James Korsberg<br>107 W. Baileysburg Ln, Dayton, WA           |
| 6.          | 216 S. First   | Clarinda Price House             | 1917              | Edward & Susan Alves<br>216 S. First, Dayton, WA              |
| 7.          | 300 S. First   | Clarence & Lilly Smith House     | 1929              | G. Scott & Susan Marinella<br>300 S. First, Dayton, WA        |
| 8.          | 308 S. First   | George Jackson House             | 1905              | Ann Michelson<br>308 S. First, Dayton, WA                     |
| 9.          | 309 S. First   | Day-Kiger House                  | 1879              | Steve & Roslyn Edwards<br>315 S. First, Dayton, WA            |
| 10.         | 312 S. First   | Historic House                   | 1910/1950         | Wayne & Dawn Meicher<br>312 S. First, Dayton, WA              |
| 11.         | 315 S. First   | Historic House                   | 1947              | Steve & Roslyn Edwards<br>315 S. First, Dayton, WA            |
| 12.         | 402 S. First   | McMullen-Cahill House            | 1892              | Merle & Joelle Jackson<br>402 S. First, Dayton, WA            |
| 13.         | 403 S. First   | Dr. W.W. Day Barn/House          | 1872              | Michael Haight & Cathy Lee-Haight<br>403 S. First, Dayton, WA |
| 14.         | 406 S. First   | Johnson-Dieringer House          | 1930              | Jack Dieringer<br>406 S. First, Dayton, WA                    |
| 15.         | 411 S. First   | J. J. Edwards House              | 1909              | Mark & Carolyn Schuck<br>411 S. First, Dayton, WA             |
| 16.         | 412 S. First   | Hatfield House                   | 1962              | Don & Nancy Hatfield<br>412 S. First, Dayton, WA              |
| 17.         | 414 S. First   | Ryerson House                    | 1941              | Robert & Marie Howley<br>414 S. First, Dayton, WA             |

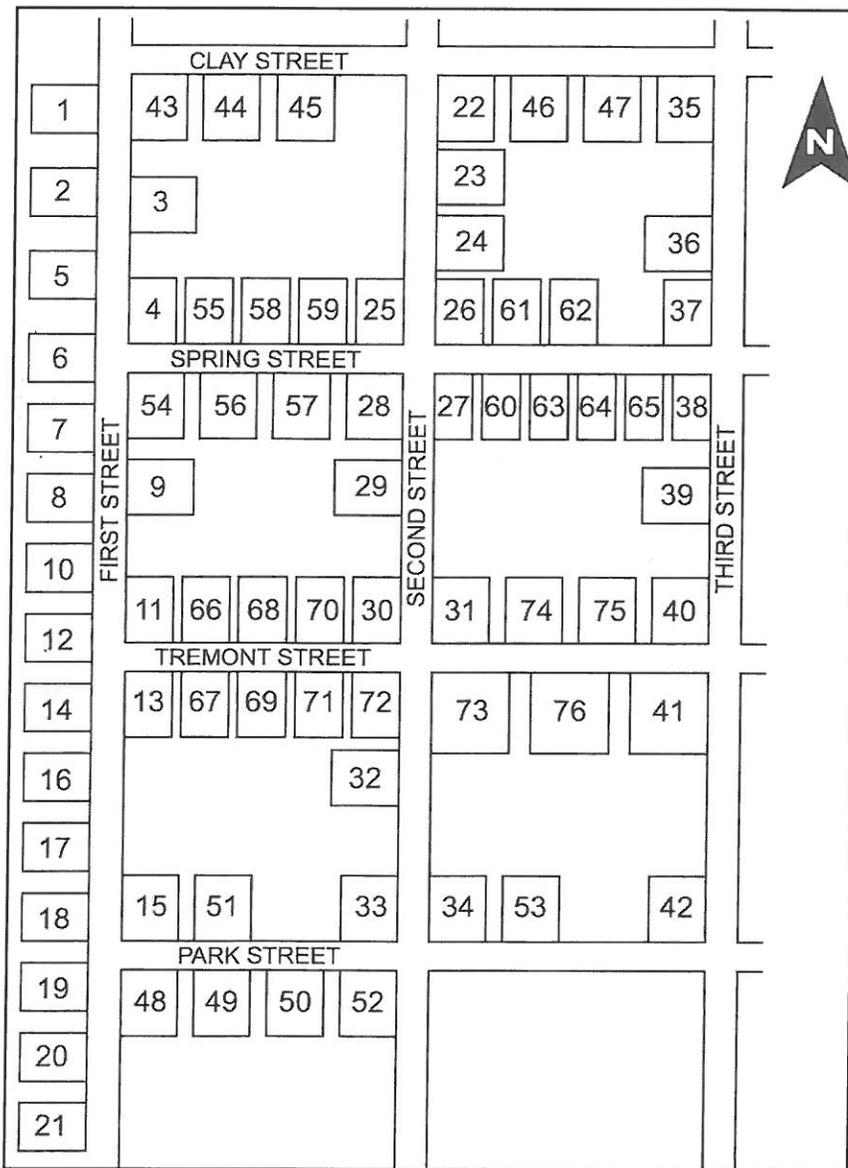
| <b>ID #</b> | <b>Address</b> | <b>Historic Name of Property</b> | <b>Built Date</b> | <b>Current Property Owners</b>  |
|-------------|----------------|----------------------------------|-------------------|---|
| 18.         | 500 S. First   | Beckett House                    | 1908              | Lauren Loper<br>500 W. First, Dayton, W   |
| 19.         | 506 S. First   | Dexter-Monnett House             | 1907              | Theodore Patterson<br>506 S. First, Dayton, WA                                    |
| 20.         | 514 S. First   | Johnson House                    | 1936              | Nadine Dieringer<br>406 S. First, Dayton, WA                                      |
| 21.         | 518 S. First   | Alcorn-Newton House              | 1870              | Becky & Alexander Leventis<br>518 S. First, Dayton, WA                            |
| 22.         | 203 S.Second   | First Baptist Church             | 1892-93           | First Baptist Church<br>203 S. Second, Dayton, WA                                 |
| 23.         | 207 S.Second   | First Baptist Church Parsonage   | 1905              | First Baptist Church<br>203 S. Second, Dayton, WA                                 |
| 24.         | 209 S.Second   | Dr. Schlitz House                | 1905              | Fred Thompson, Tina Thompson<br>209 S. Second, Dayton, WA                         |
| 25.         | 212 S.Second   | Dittemore-Day House              | 1891              | Jeffrey & Ann McCann<br>212 S. Second, Dayton, WA                                 |
| 26.         | 215 S.Second   | Eckler-McKnight House            | 1880              | Ernest & Cindy Frederickson<br>14031 Highway 9<br>Snohomish, WA 98296             |
| 27.         | 301 S.Second   | Barclay House                    | 1929              | Arlene Himmerich<br>301 S. Second, Dayton, WA                                     |
| 28.         | 302 S.Second   | Sweigle House                    | 1890              | Neil & Karen Stephens<br>302 S. Second, Dayton, WA                                |
| 29.         | 308 S.Second   | Woodward-McQuary House           | 1949              | Janet McQuary<br>308 S. Second, Dayton, WA  |
| 30.         | 314 S.Second   | Drs. W.W. & C.H. Day House       | 1871              | Craig & Kathy George<br>314 S. Second, Dayton, WA                                 |
| 31.         | 315 S.Second   | Richardson-Donohue House         | 1903              | Jenny Edwards & Katy Wamble<br>19417 63 <sup>rd</sup> Ave NE<br>Kenmore, WA 98028 |
| 32.         | 406 S.Second   | Israel House                     | 1925              | Brooke Lewis<br>406 S. Second, Dayton, WA   |
| 33.         | 410 S.Second   | Oppenheimer House                | 1892              | Keith Borgmann<br>410 S. Second, Dayton, WA                                       |
| 34.         | 413 S.Second   | McCauley House                   | 1910              | Floyd McCauley<br>413 S. Second, Dayton, WA                                       |
| 35.         | 202 S. Third   | Dr. W. L. McQuary House          | 1908              | Charles & Margaret James  |

202 S. Third, Dayton, WA

| <b>ID #</b> | <b>Address</b> | <b>Historic Name of Property</b> | <b>Built Date</b> | <b>Current Property Owners</b>  |
|-------------|----------------|----------------------------------|-------------------|---|
| 36.         | 208 S. Third   | First Cong. Church Parsonage     | 1902              | First Congregational Church<br>214 S. Third, Dayton, WA               |
| 37.         | 214 S. Third   | First Congregational Church      | 1903              | First Congregational Church<br>214 S. Third, Dayton, WA               |
| 38.         | 302 S. Third   | Kennedy House                    | 1880              | James Guinn<br>302 S. Third, Dayton, WA                               |
| 39.         | 306 S. Third   | Bartell House                    | 1884              | Jay B. Ball<br>306 S. Third, Dayton, WA                               |
| 40.         | 310 S. Third   | Smith-Carr House                 | 1878/1880         | Christopher & Tammy Wepler<br>310 S. Third, Dayton, WA                |
| 41.         | 404 S. Third   | Wilson House                     | 1884              | Jonathan Rossebo & Marie Perkins<br>P.O. Box 714, Waitsburg, WA 99361 |
| 42.         | 410 S. Third   | First Christian Church           | 1903              | First Christian Church of Dayton<br>410 S. Third, Dayton, WA          |
| 43.         | 203 E. Clay    | Newland-Thompson House           | 1883              | Nathan Main/Chelsea Evenstar-Main<br>203 E. Clay, Dayton, WA          |
| 44.         | 206 E. Clay    | Carpenter House                  | 1899              | Curtis Siess<br>206 E. Clay, Dayton, WA                               |
| 45.         | 208 E. Clay    | Tunell House                     | 2008              | Todd Tucker & Rea Culwell<br>208 E. Clay, Dayton, WA                  |
| 46.         | 306 E. Clay    | Historic House                   | 1916              | Community Bible Church of Dayton<br>306 E. Clay, Dayton, WA           |
| 47.         | 308 E. Clay    | Royer House                      | 1916              | George & Beverly Higley<br>252 Martin Way, Monmouth, OR 97361         |
| 48.         | 202 E. Park    | Homer & Alta Price House         | 1915              | Susan Little<br>P. O. Box 2057, Anna Maria, FL 34216                  |
| 49.         | 206 E. Park    | Roe House                        | 1934              | Paul & Marcene Hendrickson<br>628 Stone Road, Dayton, WA              |
| 50.         | 208 E. Park    | Pryor House                      | 1911              | Shane & Beth Aimee McGuire<br>208 E. Park, Dayton, WA                 |
| 51.         | 211 E. Park    | Miller House                     | 1947              | Robert Hutchens<br>142 Fullerton Road, Dayton, WA                     |
| 52.         | 214 E. Park    | Anderson House                   | 1909              | George & Christine Young<br>P.O. Box 161, Dayton, WA                  |
| 53.         | 309 E. Park    | Historic House                   | 1900              | Eric & Jennifer Villaro<br>309 E. Park, Dayton, WA                    |

| <b>ID #</b> | <b>Address</b> | <b>Historic Name of Property</b> | <b>Built Date</b> | <b>Current Property Owners</b>  |
|-------------|----------------|----------------------------------|-------------------|---|
| 54.         | 200 E. Spring  | Maxwell House                    | 1920              | Charles & Dorothy Mead, III<br>200 E. Spring, Dayton, WA                    |
| 55.         | 205 E. Spring  | Kennedy-Andrus House             | 1885              | Claude & Dora Wilson<br>1954 S. College Avenue<br>College Place, WA 99324   |
| 56.         | 206 E. Spring  | Historic House                   | 1900              | Northwest Trustee Services<br>3535 Factoria Blvd #200<br>Bellevue, WA 98006 |
| 57.         | 210 E. Spring  | Historic House                   | 1933              | Lawrence Turner<br>540 Turner Road, Dayton, WA                              |
| 58.         | 211 E. Spring  | Merle Rogg House                 | 1972              | Sarah Lyman<br>211 E. Spring, Dayton, WA                                    |
| 59.         | 215 E. Spring  | Ollie & Clarence Rogg House      | 1937              | Linda Mobely<br>P.O. Box 653, Waitsburg, WA 99361                           |
| 60.         | 300 E. Spring  | VanPatten-Barclay House          | 1890              | Darrel Chapman<br>300 E. Spring, Dayton, WA                                 |
| 61.         | 305 E. Spring  | Hester House                     | 1890              | Harold Taylor<br>615 Eckler Street, Dayton, WA                              |
| 62.         | 307 E. Spring  | Historic House                   | 1881              | Alberta Boyd Trust c/o Karen Zink<br>307 E. Spring, Dayton, WA              |
| 63.         | 308 E. Spring  | Historic House                   | 1885              | Adrienne Elizabeth McAlpine<br>308 E. Spring, Dayton, WA                    |
| 64.         | 312 E. Spring  | Eckler-Woodward House            | 1885              | Trudy Welander<br>P.O. Box 225, Dayton, WA                                  |
| 65.         | 316 E. Spring  | Woodward House                   | 1890              | Christopher & Tammy Wepler<br>310 S. Third, Dayton, WA                      |
| 66.         | 205 E.Tremont  | Kiger House                      | 1890              | Christopher & Bridget House<br>205 E. Tremont, Dayton, WA                   |
| 67.         | 206 E.Tremont  | Paine House                      | 1877              | Michael & Dawn McGhan<br>206 E. Tremont, Dayton, WA                         |
| 68.         | 207 E.Tremont  | Nolm House                       | 1925              | William Blessinger<br>207 E. Tremont, Dayton, WA                            |
| 69.         | 208 E.Tremont  | Jonas House                      | 1955              | Bennie & Ruth James<br>208 E. Tremont, Dayton, WA                           |
| 70.         | 209 E.Tremont  | Dr. C. H. Day House              | 1899              | Beverly Moore<br>209 E. Tremont, Dayton, WA                                 |
| 71.         | 210 E.Tremont  | Erbes House                      | 1925              | Deborah Falzone<br>210 E. Tremont, Dayton, WA                               |
| 72.         | 216 E.Tremont  | Snell House                      | 1972              | Curtis & Margareta Stone  |

| ID # | Address        | Historic Name of Property | Built Date | Current Property Owners                                |
|------|----------------|---------------------------|------------|--|
| 73.  | 302 E.Tremont  | Samuel-McCauley House     | 1905       | Dewayne & Melody Ramsey<br>302 E. Tremont, Dayton, WA  |
| 74.  | 307 E. Tremont | Pringle House             | 1905       | Jeffrey & Shannon Turner<br>307 E. Tremont, Dayton, WA |
| 75.  | 309 E. Tremont | Wheeler House             | 1890       | Angie & Ryan John<br>309 E. Tremont, Dayton, WA        |
| 76.  | 312 E. Tremont | Historic House            | 1910       | Jeromy Phinney<br>312 E. Tremont, Dayton, WA           |



**Map of Dayton Register South Side Historic District in 2009**

## **PHYSICAL DESCRIPTION**

The Dayton Register South Side Historic District comprises a residential section of Dayton which is located in part of the Original Town of Dayton and part of the Day & Mustard Addition one block south of the town's central business district. The historic district is roughly bounded by East Clay Street on the north, East Park Street on the south, South First Street on the west, and South Third Street on the east. District properties are located along the south side of East Clay Street, the north and south sides of East Park Street between First and Second Streets, the north side of Park Street between Second and Thirds Streets, the west and east sides of South First Street, and the west side of South Third Street within the district boundaries. The Dayton Register South Side Historic District is an overlay of the National Register South Side Historic District which was listed on the National Register of Historic Places in 1986. The boundaries of both historic districts are contained within the same perimeter outline.

## **NARRATIVE DESCRIPTION**

The Dayton Register South Side Historic District is a residential neighborhood of well-preserved historic buildings built between 1870 and 1972, and includes a total of 76 properties with three ecclesiastical church buildings and 73 houses which were originally designed as single-family homes (some of the homes have been remodeled as multi-family residences with apartment suites). The various architectural styles illustrated by the homes and church buildings represent a century of different designs, motifs, craftsmanship techniques, construction practices, and building materials that were popular during the late 19<sup>th</sup> century and the first half of the 20<sup>th</sup> century. A plethora of architectural styles are manifested in the historic district and span those from Folk Victorian, Italianate, Queen Anne, Colonial Revival, Craftsman, American Foursquare, and Tudor Revival Storybook Cottage traditions to Mid-Century Modern styles like Minimal Traditional and Ranch.

All but five of the 76 historic properties in the Dayton Register South Side Historic District are considered "historic-contributing." This means that 71 properties meet the 50-year age criterion which defines a building or structure as "historic," and that they all retain sufficient exterior architectural integrity in original location, original design, original materials, original workmanship, and association with respect to their original historic uses as single-family residential dwellings and ecclesiastical church buildings. Even with exterior modifications, the eligible historic properties in the Dayton Register South Side Historic District are mostly well-preserved and exhibit a range of exterior architectural integrity from fair to excellent. Although considered "non-historic" because they are as yet less than 50 years old, the five non-historic properties in the district are considered contributing resources and also retain good to excellent exterior architectural integrity.

The following descriptions of properties include 71 contributing "historic" resources and five contributing "non-historic" resources which are all located in the Dayton Register South Side Historic District. Each property is identified by its historic name which honors the first or most historically significant owner(s) of the property. Some properties are named for one significant owner (J. J. Edwards House) while others are named for two significant owners (Jessee-Weatherford House). Property identification numbers correspond to individual property location numbers which are indicated on the accompanying map (see page 6).



### 1. **Jessee-Weatherford House**

|                   |   |
|-------------------|---|
| Address           | 204 S. First Street                           |
| Built date        | 1911  |
| Legal address     | Original Town of Dayton, Lot 138, Day's Block |
| Tax parcel number | 1-050-22-138-0000                             |
| Style             | Craftsman                                     |
| Architect/builder | J. D. Bower, Builder                          |

The Jessee-Weatherford House is a particularly fine example of the Craftsman style. Built in 1911, the house resembles homes designed by nationally famous American home designer, Gustav Stickley, who published plans for furniture, furnishings, and houses in his magazine, *The Craftsman*, from 1901 to 1916. The Jessee-Weatherford House was built for J. W. Jessee, a locally prominent businessman and civic supporter who served at different times in Dayton as Columbia County Auditor and president of Columbia Bank. In July 1911, an article in a local newspaper called the *Columbia Chronicle* reported that J. D. Bower was the builder commissioned to erect a “fine bungalow” for J. W. Jessee on a lot purchased from F. M. Weatherford (who lived next door south at 208 S. First Street). Subsequent articles in the same newspaper reported that L. Nordquist was the concrete mason on the job, E. H. Petrick built the fireplace, and the Jessee family was finally able to move into their “beautiful new bungalow on First Street” in November 1911.<sup>1</sup> Jesse and his wife, Emily Jessee, lived in the home until his death in 1930 and her death in 1946 at which time she gifted the property to her friend, Fleta Weatherford. Fleta was a librarian in Dayton who was married to J. C. Weatherford, a prominent agriculturist, school board member, and state legislator. In 1955,<sup>2</sup> Fleta Weatherford gifted the property to her daughter, Antoinette Weatherford Fry and her husband, Harvey Fry. In 1983, Becky & George Wood, a former Air Force pilot, agricultural economist, and Columbia County Commissioner, purchased the home.<sup>3</sup> Becky Wood, a descendant of Dayton’s prominent C. J. Broughton family and a member of the Broughton Land Company, continues to own and maintain the property in 2009 (George Wood died in 1998).

<sup>1</sup> *Columbia Chronicle*, 26 July 1911, 9 Aug 1911, 2 and 30 Sept 1911, 18 Nov 1911.

<sup>2</sup> Columbia County warranty deed #C7887, record #40, #294. Columbia County Courthouse, Dayton, WA.

<sup>3</sup> “Dayton Woman Cozy in Her Bungalow.” *Union Bulletin*, 10 Oct 2001.

Built in 1911, the Jessee-Weatherford House has an irregular rectangular footprint which measures 35 feet wide and 40 feet deep. Very well preserved, the home is a textbook example of the Craftsman style, which was immensely popular throughout the United States from about 1900 to 1925. Following the “back to nature” Craftsman aesthetic, the Jessee-Weatherford House appears to “hug the ground” upon which it is built as an organic expression of nature, especially with the use of natural products and materials such as wood roof and wall shingles, black basalt rock and concrete foundation, and clinker brick porch piers and chimney. The organic qualities of the clinker bricks are further enhanced with rock-sized cobbles—large, thrice-fired pieces of broken brick that jut outward from the planar surface of surrounding bricks. The house is a single-story bungalow with nearly 1,400 square feet of finished interior space and has an especially low-pitched side-gable roof with widely overhanging eaves, large knee brace brackets in gable ends, a low-pitched shed roof dormer, flared walls, box bays, and a full-width front porch which is covered by an extension of the principal roof. Fenestration is original and reveals diamond-paned divided lights and a four-foot-wide center front door made of solid wood. Modifications to the house include the addition of a wood deck and shed-roof garage at the rear of the property. The house faces east on South First Street and is framed by a manicured lawn, shrubs, trees, and is surrounded by historic homes built during the late 1800s and early 1900s. Previously listed in 1986 on the National Register South Side Historic District as a contributing historic resource of the district, the Jessee-Weatherford House is architecturally significant as a fine example of the Craftsman style, and is historically significant as a product of the development and settlement of the South Side neighborhood in Dayton, WA. In the contexts of architecture and community development, the Jessee-Weatherford House is eligible for historic listing and inclusion as a contributing historic resource of the Dayton Register South Side Historic District.



*2008 photograph of the Jessee-Weatherford House*



## 2. ***Weatherford-Blessinger House***

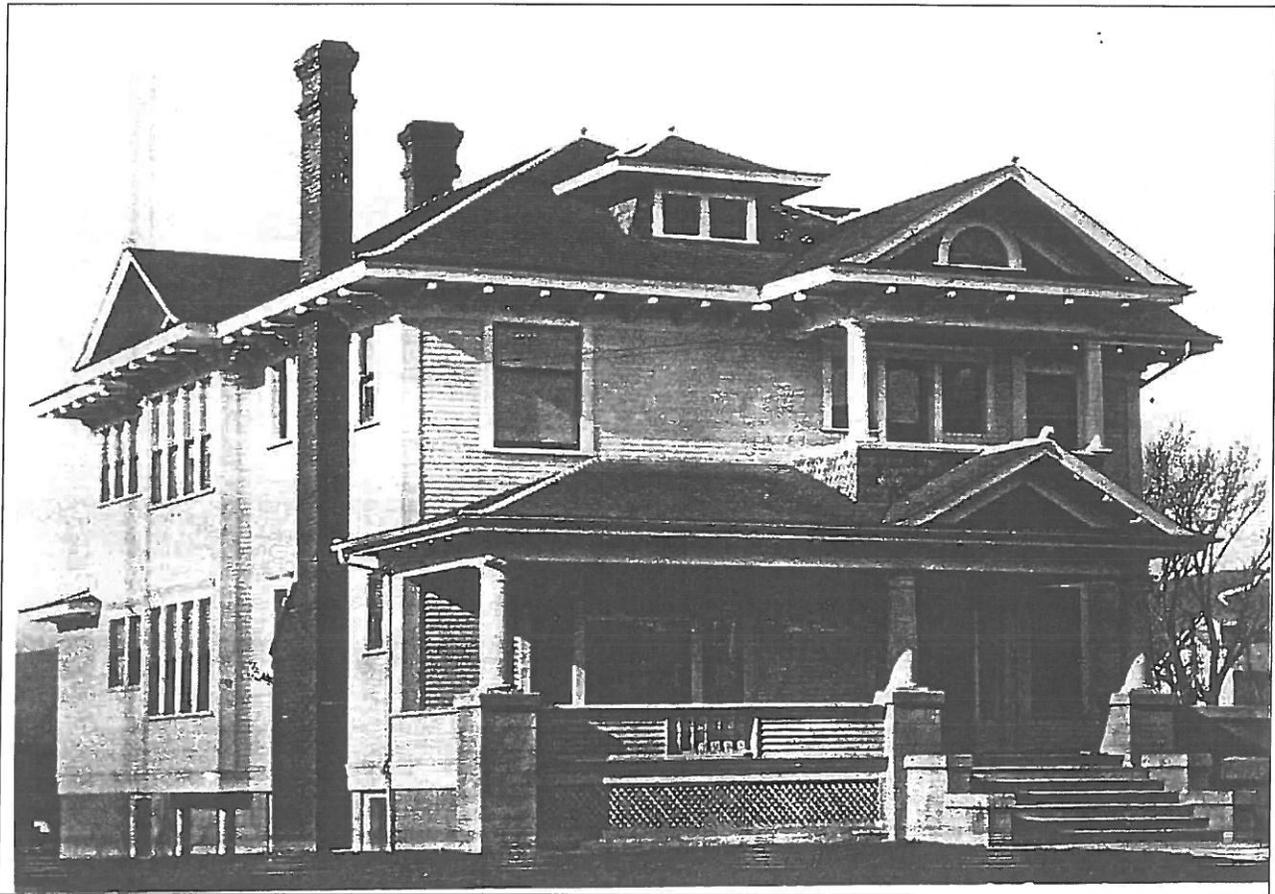
|                   |   |
|-------------------|---|
| Address           | 208 S. First Street                                   |
| Built date        | 1906-1912   |
| Legal address     | Original Town of Dayton, Lot 138, 81, 97, Day's Block |
| Tax parcel number | 1-050-22-081-0000                                     |
| Style             | Colonial Revival                                      |
| Architect-builder | Unknown   |

Built sometime between 1906 and 1912,<sup>4</sup> the Weatherford-Blessinger House was erected for F. M. Weatherford, a prosperous farmer in the Dayton area. In 1928, Leo & Ethel Blessinger purchased the property and owned it for more than 50 years. Former agricultural economist and Columbia County Commissioner, George Wood, and his wife, Becky Wood, bought the house in 1980 and sold it in 1997 to Dr. Michael & Cheryl Strang, current owners in 2009. Listed on the National Register of Historic Places as a contributing property of the National Register South Side Historic District, the Weatherford-Blessinger House is architecturally significant as a fine example of the Colonial Revival style, and is historically significant as an example of the architecturally and socially prominent homes that were built in the South Side neighborhood in the late 1880s and early 1900s. The property is eligible for inclusion and listing in the Dayton Register South Side Historic District as a contributing historic resource of the district.

The Weatherford-Blessing House is a full two stories in height and is built on a 148-by-300-foot lot. A large home, the house has an irregular rectangular footprint that measures 40 feet wide and 60 feet deep and contains 3,300 square feet of finished space on three floors. The residence features a low-pitched cross-gable hip roof which is covered with composition shingles and is articulated with wide overhanging eaves, a prominent cornice, and multiple scroll-sawn modillion courses. The east façade of the house features a dominant front-facing, full-height, center, forward-projecting cross-gable which is distinguished with an enclosed gable peak at the roofline, and a pedimented gable that marks the entrance to a covered front porch at the first floor. The enclosed gable peak at is articulated with a center multi-paned fan light in the gable peak, and extends outward to cover a balcony which is located

<sup>4</sup> The nomination for the National Register South Side Historic District states the built date for the house as 1906 but the Washington State Historic Resource Inventory lists the built date as 1912.

at the second floor above the first-floor pedimented porch gable. The second-floor balcony porch roof is supported by large round pillars set on an enclosed porch wall. The front porch at the first floor is supported by large round pillars which are anchored to square concrete porch piers. The foundation of the house is made of coursed concrete ashlar blocks. A tapered red brick chimney is located at the south elevation of the house, pierces the roof eave at the second floor, and is embellished with a corbelled chimney cap. A small, center hip roof dormer is located at the east façade. The first floor is clad with narrow-width horizontal wood clapboard, the second floor is clad with square-cut wood shingles, the house is outlined with wood cornerboards, and fenestration is original with symmetrical placement and a combination of double-hung and fixed-pane windows, some with leaded-glass transoms. A prominent 12-inch-deep watertable course rings the house as it separates the foundation from the first floor. Modifications to the house include a re-cladding of the second floor with wood shingles which were installed over the home's original narrow-width horizontal wood clapboard siding, elimination of the front porch's original porch wall, and the addition of a carport at the first floor which was built at the northeast corner of the east façade. Even with the modifications, the Weatherford-Blessinger House retains a high degree of exterior architectural integrity in original location, design, materials, workmanship, and association as a prominent single-family home built in the early 1900s in Dayton, WA.



*An early 1900s photograph of the Weatherford-Blessinger House at 208 S. First Street in Dayton, WA*



### 3. **S. M. Wait House**

|                   |   |
|-------------------|---|
| Address           | 209 S. First Street                                       |
| Built date        | 1880, 1930  |
| Legal address     | Original Town of Dayton, part of Lots 11 and 12, Block 20 |
| Tax parcel number | 1-050-20-012-0002   |
| Style             | Vernacular  |
| Architect-builder | Unknown   |

According to a Washington State Historic Resource Inventory completed in 1985, the house at 209 S. First Street was originally built in about 1880 when S. M. Wait owned the property. As reported on Columbia County Tax Assessor records, the house was extensively remodeled and rebuilt in 1930. S.M. Wait, a flour mill operator, owned the property from 1875 to 1900 at which time he sold the house to C.A. Follett. P.N. Harris bought the property in 1909. Subsequently, the house changed hands several times, including ownership by Joseph Groom from 1972-1993, Steven & Kathryn Nelson from 1993-1997, Kristine McLean from 1999-2001, and Rose C. Harmon from 2001 to 2004. The house is currently owned in 2009 by Kenneth Graham and Rebecca Kessinger.

The Wait House is a small, single-story, two-bedroom house with 768 square feet on the first floor and a low-pitched front-facing gable roof which is covered with composition shingles. Eave and rake overhangs are shallow, wall cladding is asbestos shingles, the foundation is poured concrete, and fenestration is symmetrical with 1/1 double-hung wood-sash windows. The home's façade faces west onto South First Street and features a gable front roof with a rectangular louvered vent in the gable peak, a center metal paneled front door, and two flanking 1/1 double-hung windows. Corrugated metal shed awnings are attached above the windows and extend over the upper sash. A molded concrete porch stoop with three steps is located in front of the center front door and is protected with a black wrought iron balustrade and hand rail. Missing its 1880 character-defining features, materials, and workmanship, the Wait House retains minimal architectural integrity for that time period but does retain fair architectural integrity in association with its 1930 remodel. From 1930 to 1959, the property achieved significance as a vernacular expression of a single-family home, and is eligible as an historic contributing resource in a potential Dayton Register South Side Historic District.



#### 4. **C. A. Follett House**

|                   |  |
|-------------------|--|
| Address           | 211 S. First Street                                      |
| Built date        | 1909   |
| Legal address     | Original Town of Dayton, parts of Lots 11 & 12, Block 20 |
| Tax parcel number | 1-050-20-012-0001  |
| Style             | Queen Anne   |
| Architect-builder | Unknown  |

The Follett House was built in 1909 for C. A. Follett, a pioneer dentist who practiced in the Dayton area in the early 1900s. Columbia County Tax Assessor files indicate that a previous dwelling built in 1880 occupied the same building site as the Follett House; perhaps the Follett House replaced the 1880 home. The Follett House was owned by several different subsequent homeowners after C. A. Follett, including Dayton-area farmer Clarence O. Wood and Gertrude O'Conner. In 1963, Raymond E. Rigby purchased the property for \$10,000 and sold it in 1965 to Harold J. Shema who was employed at Green Giant Foods in Dayton. Mark S. Dorr, a State Farm Insurance agent, bought the house in 1977 for \$18,000 and sold it three years later in 1980 to Julie Ann Foster for \$37,000. Julie Ann Foster converted the home's original single-family interior design to accommodate multi-family use as a duplex. She currently owns the property and leases the apartments in 2009.

The Follett House is a Queen Anne-style two-story dwelling with a steeply pitched side gable roof. The roof has closed eaves with little overhang and a prominent cornice. The house is clad with asbestos shingles and retains many original windows which are 1/1 double-hung wood-sash units. The west façade of the house features a front-facing full-height cross-gable that projects five feet outward. The first floor of the cross-gable was designed as a beveled bay with cutaway windows at the northwest and southwest corners of the bay. A single-story front porch is located in the ell formed by the projecting cross-gable and is covered with a shed roof. The porch is supported by two square wood pillars (not original). Modifications to the property include a carport with a shed roof at the rear northeast corner of the house, asbestos shingles which cover the home's original clapboard and/or shingle siding, and a missing balustrade at the front porch. Even with modifications to the exterior, the home retains fair exterior architectural integrity and is eligible for inclusion as an historic contributing resource of the Dayton Register South Side Historic District.



## 5. ***Alma Borofsky House***

|                   |  |
|-------------------|--|
| Address           | 214 S. First Street                                    |
| Built date        | 1920-1930  |
| Legal address     | Original Town of Dayton, north ½ of Lot 82, Days Block |
| Tax parcel number | 1-050-22-082-0001                                      |
| Style             | Vernacular   |
| Architect-builder | Unknown  |

The Borofsky House was built in the 1920s-1930s for Alma Borofsky, a member of the Borofsky family who owned and managed the Dayton Hotel during its heyday in the early 1900s. Gary Von Cadow owned the property from 1972 to 1979. In 1979, James Korsberg purchased the house for \$25,000. Korsberg leased the property as a rental house in 2009.

The Borofsky House is a small, vernacular, single-story bungalow which faces east along South First Street in the South Side neighborhood in Dayton, WA. The house has an irregular rectangular footprint which measures 25 feet wide and 39 feet deep. A storage building which is 36 feet wide and 20 feet deep is located behind the house along the west border of the property. The Borofsky House has a low-pitched front gable roof with a front-facing lower cross-gable at the west façade. The west façade cross-gable projects out from the planar wall surface of the house by six feet and forms a covered front porch. The roof eaves and rake on the house and porch have shallow overhangs, the home's walls are clad with horizontal aluminum clapboard siding, and the windows are 1/1 and multi-paned double-hung wood-sash units. The foundation and front steps are made of poured concrete. Livable interior finished space totals 1,001 square feet and includes two bedrooms, one full bath, living room, dining room, and kitchen. The house retains fair exterior architectural integrity in original location, design, materials, workmanship, and association as a single-family home built in the early 1900s in the South Side neighborhood of Dayton, WA. It is eligible for inclusion as an historic contributing resource of the Dayton Register South Side Historic District.



## 6. **Clarinda Price House**

|                   |  |
|-------------------|--|
| Address           | 216 S. First Street                                  |
| Built date        | 1917   |
| Legal address     | Original Town of Dayton, part of Lot 82, Day's Block |
| Tax parcel number | 1-050-22-082-0002                                    |
| Style             | Craftsman  |
| Architect-builder | Unknown  |

This home was built for Clarinda Price in 1917. Dayton-area farmer Bill M. Gillis bought the house in 1969 for \$19,000 and lived in it for 15 years until 1984. Hospital administrator, Garvin Olson, and his wife, Ann Olson, purchased the house in 1984 for \$65,000 and sold it in 1989 to Jeffrey & Stacie Mittelman. Edward & Susan Alves purchased the property in 1998.

The historic Price House is one of the finest examples of the Craftsman style in Dayton. Architecturally significant, the property is eligible for listing on the Dayton Register of Historic Places as an historic contributing resource of the Dayton Register South Side Historic District. Facing east along South First Street, the Price House is 1.5 stories in height and has a low-pitched side gable roof with widely overhanging eaves, exposed scroll-sawn rafter tails, a full-width covered front porch, a basalt rock foundation, and narrow-width horizontal wood clapboard siding at the first floor, and double-course square-cut wood shingle cladding in gable peaks. The east façade of the house is dominated by a massive front-facing gabled dormer which is centered above the front porch and extends the full width of the house. The dormer is embellished with a prominent bargeboard and large wood purlins. A shed roof covers the front porch at the first floor below the dormer and has widely overhanging eaves with exposed rafter tails. The porch is supported by large square brick porch piers upon which are anchored unique milk bottle-shaped porch pillars made of wood. The porch deck is enclosed with a vertical board wood balustrade which is embellished with a decorative recessed square pattern. The porch roof extends north across the face of the house to form a covered *porte cochere* (car port) at the northeast corner. Fenestration is original and includes 4/1 multi-paned double-hung windows and fixed-paned windows with leaded-glass, diamond-paned transom lights. A single-car garage is located behind the house in the northwest corner of the lot. The home's interior has a total of 2,342 square feet and is finished with Craftsman-style built-in bookcases and oak floors.



## 7. **Clarence & Lilly Smith House**

|                   |   |
|-------------------|---|
| Address           | 300 S. First Street   |
| Built date        | 1890 and 1929   |
| Legal address     | Railroad Addition, Tax 83 & 99  |
| Tax parcel number | 1-150-21-099-0083   |
| Style             | Queen Anne and Craftsman  |
| Architect-builder | John Carr, Builder (1890 house)<br>Victor Siebert, Architect (1929 rebuild) |

Before the Smith House was built in 1929, a single-family Queen Anne-style home was constructed in 1890 on the site by prominent Dayton cabinetmaker/building contractor, John Carr, for himself and his family. John Carr was also president of the Dayton Lumber Company and served as a former Dayton City Councilman. In 1929, the Carr House burnt to the ground. At that time the owners of the property were Lilly & Clarence Smith, a Dayton-area farmer. They hired Victor Siebert, a Walla Walla architect who designed the present Arts & Crafts home which was built on the same foundation as the preceding house. Victor Anderson bought the house in 1975 for \$24,000 and sold it in 1976 to Cecil & Janet Marske for \$42,000. George Oliver purchased the property in 1979 for \$59,000 and sold it in 1987 to Scott & Susan Marinella.

The Smith House is architecturally significant as a good example of the Arts & Crafts tradition and of the work of Walla Walla architect, Victor Siebert. The property is eligible for listing on the Dayton Register of Historic Places as a contributing historic resource in the South Side Historic District. The Smith House is a 1.5-story dwelling with a steeply pitched side gable roof, overhanging eaves, and corbelled brackets in gable ends. At the east façade, the principal roof extends over a front porch at the first floor to form a partial-width covered front porch which extends north to form a covered *porte cochere* (car port). The roof at the porch and carport are supported by thick square wood pillars. A plain wood balustrade rings the porch deck. A center gabled dormer is located above the porch. The house is clad with horizontal wood clapboard siding and is accented with corner boards and a wide horizontal water table course. Arts & Crafts details include widely overhanging eaves, exposed rafter tails, corbelled eave brackets, and a partial-width covered front porch.



### 8. **George & Lida Jackson House**

|                   |                                 |
|-------------------|---------------------------------|
| Address           | 308 S. First Street             |
| Built date        | 1905-06                         |
| Legal address     | Railroad Addition, Tax 84 & 142 |
| Tax parcel number | 1-150-21-084-0000               |
| Style             | Free Classic Queen Anne         |
| Architect-builder | Unknown                         |

The house was built in 1905-06 for George & Lida Jackson, a banker at Columbia National Bank who later owned Hamilton Hardware in downtown Dayton. After George & Lida Jackson's ownership, the property was owned by Betty Ann Fletcher (Jackson relative) and her husband, Cecil Fletcher until 1979. In 2009 the current owner is Ann Michelson.

Built in 1905-06, the Jackson House is a 1.5-story dwelling with a steeply pitched hip roof and an enclosed recessed front porch at the northeast corner of the east façade. The porch roof is supported by square wood pillars and is embellished with scroll-sawn porch brackets. The foundation is made of basalt rock and concrete, the exterior is clad with narrow-width horizontal wood clapboard siding, and the roof is covered with composition shingles. The roof has widely overhanging, unenclosed eaves. A center hip roof dormer dominates the east façade roof slope and has a ribbon of multi-paned casement windows (the windows enclose what was originally an unenclosed sleeping porch). An original carriage house (perhaps originally a barn) which is 23 feet wide and 28 feet deep is located behind the house in the northwest corner of the property and has a hip roof, narrow-width horizontal clapboard siding, and wood carriage house doors. The Jackson House is a good example of the Free Classic Queen Anne style which is manifested in the home's steeply pitched hip roof and irregular house form, narrow-width horizontal wood clapboard siding, recessed front porch, and square wood porch pillars. Another Queen Anne detail is located below the bottom edge of the center dormer at the façade where a row of dogtooth dentils form a decorative horizontal course. The property retains fair exterior architectural integrity in original location, design, materials, workmanship, and association as a single-family home built in the early 1900s in Dayton, WA and is eligible for listing on the Dayton Register of Historic Places as a contributing historic resource in the Dayton Register South Side Historic District. The property is currently a contributing historic resource in the National Register South Side Historic District, listed in 1986.

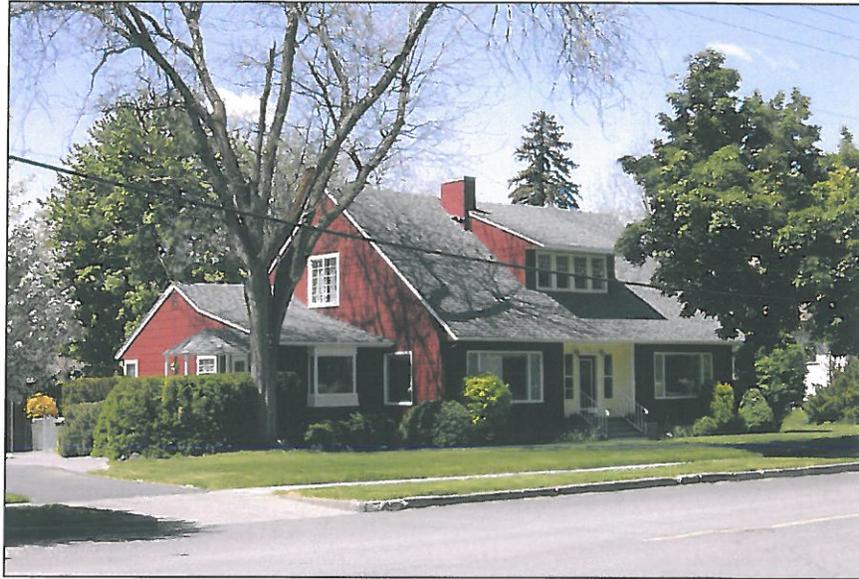


### 9. *Day-Kiger House*

|                   |   |
|-------------------|---|
| Address           | 309 S. First Street                           |
| Built date        | 1879  |
| Legal address     | Original Town of Dayton, Lots 11-12, Block 21 |
| Tax parcel number | 1-050-21-012-0001                             |
| Style             | Vernacular                                    |
| Architect-builder | Unknown                                       |

Erected in 1879, the Day-Kiger House is one of the oldest homes built in Dayton. The first property owner was Leora Day for whom the home was built. S. A. Kiger owned the property in 1890 and Adalaide Kiger owned the property in 1893. J. W. Jessee, a Dayton banker, bought the house in 1922. A. J. Knight, a Dayton tailor, bought the house in 1939. The home changed hands several times with recent homeowners being George Courtney from 1972 to 1974, Edith O'Neil who bought the house for \$9,500 in 1974 and sold it in 1983, and Robert Johnson who paid \$15,000 for the property in 1983. Norma Sonnenstuhl purchased the house in 2002 and sold it to daughter and son-in-law, Steve & Roslyn Edwards, in 2003. Steve Edwards is pastor of the United Church of Christ Congregational Church in Dayton and currently owns the home in 2009.

Currently celebrating its 130<sup>th</sup> birthday, the Day-Kiger House holds historical significance as one of the oldest homes in Dayton. It is a small vernacular one-story dwelling with a pitched cross-gable roof (covered with composition shingles), a prominent front-facing gable, and a small covered front porch at the first floor west facade. The porch is covered with a very shallow-pitched hip roof and is supported by square wood pillars at the outside corners. A small louvered vent is located in the center of the gable peak above the front porch. The house is clad with asbestos shingles which cover original cladding and has 1/1 double-hung windows. A two-car garage is attached to the northeast corner of the rear of the house and has a side gable roof with composition shingles and overhanging doors. Although a vernacular/common expression, the Day-Kiger House retains fair exterior architectural integrity in original location, design, materials, workmanship, and association as a single-family home built in the 1870s in Dayton, WA and is eligible for listing on the Dayton Register of Historic Places as a contributing historic resource of the Dayton Register South Side Historic District.



## 10. Historic House

|                   |                             |
|-------------------|-----------------------------|
| Address           | 312 S. First Street         |
| Built date        | circa 1910, remodel in 1950 |
| Legal address     | Railroad Addition, Tax 85   |
| Tax parcel number | 1-150-21-000-0085           |
| Style             | Vernacular                  |
| Architect-builder | Unknown                     |

According to Columbia County Tax Assessor records, this home was originally built in about 1910. Vyril & Annabelle McQuary bought the house in the 1930s and sold it for \$45,000 in 1976 to Harriet Brownlee & David E. White who remodeled the property for use as a duplex. In 2002, Thomas & Cleome Rowe purchased the property and restored it to single-family design and use. They sold it in 2006 to Wayne & Dawn Meicher, the current owners.

The historic home at 312 S. First Street is listed in Columbia County Tax Assessor records as being built sometime around 1910. The form and design of the house help support this date with the home's 1.5-story height, pitched side gable roof, low-pitched shed roof center façade dormer, covered front porch, and widely overhanging eaves which allude to designs popular during the early 1900s. These designs were mostly from the Craftsman style and were widely illustrated in house plan magazines throughout the country like Gustav Stickley's *The Craftsman* (1901-1916). It appears that the original front porch design for the house may have included an extension of the principal roof which covered a porch that extended the full width of the house. The covered front porch may have been partially enclosed in 1950 or later, leaving only a small recessed front entrance at the center. Originally the house would have been clad with wood clapboard or wood shingle siding but is currently clad with asbestos shingles. The roof is covered with composition shingles and the foundation is clad with slip concrete. Windows are a combination of multi-paned casement and fixed pane picture windows. A small single-story addition with a salt-box type roof is attached to the south elevation of the house. Two garages and two carports are located behind the house along with a storage shed and horse stalls. The property retains good integrity for its c. 1950 remodel and is eligible as a contributing historic resource in the Dayton Register South Side Historic District.



### 11. *Historic House*

|                   |   |
|-------------------|---|
| Address           | 315 S. First Street                                   |
| Built date        | 1947  |
| Legal address     | Original Town of Dayton, part of Lots 11-12, Block 21 |
| Tax parcel number | 1-050-22-012-0002                                     |
| Style             | Ranch   |
| Architect-builder | Unknown   |

An example of the Ranch style, this historic home was built in 1947 and qualifies for listing on the Dayton Register of Historic Places as a contributing historic resource in the Dayton Register South Side Historic District. The home has had many owners since it was built, and through subsequent escalating sales prices defined with each new buyer, has demonstrated the popularity of the property, its style, and the South Side neighborhood in which it is located. To wit the following summary: Kayla Bitner bought the property in 1973 for \$17,500. Randall Baron bought ½ interest in the property in 1975, and Charles Wallace purchased the home in 1976 for \$29,500. In 1977 David Phinney bought the property for \$32,900 and sold it in 1984 to Dennis & Joan Johnson. In 1993, Jay & Jeanine Webber purchased the property and sold it in 1995 to Theresa Fetters. Jerry Bates bought the house in 2004 and sold it in 2007 to Congregational Church pastor, Steven Edwards, and his wife, Roslyn Edwards. The Edwards remain the current owners in 2009.

The house at 315 S. First Street is a good example of an early Ranch-style home. The Ranch style originated in the mid 1930s in California and gained in popularity in the 1940s. By the 1950s and 1960s, Ranch was the dominant style throughout the country. The rambling width of the style was dependent on the automobile which many Americans wanted protected in an attached garage. Lavish sprawling designs gained a foothold and were built on extra wide lots. Asymmetrical single-story house shapes with low-pitched roofs and widely overhanging eaves dominate in the Ranch style. Wooden and brick walls are used inside and out, sometimes in combination. The historic home at 315 S. First Street is a single-story house with a very low-pitched hip roof with widely overhanging eaves. The exterior is clad in a combination of asbestos shingles, which resemble wood shingles, and decorative brick veneer. Fenestration is original with double-hung and fixed-sash plate-glass windows.



## 12. McMullen-Cahill House

|                   |                                 |
|-------------------|---------------------------------|
| Address           | 402 S. First Street             |
| Built date        | 1892                            |
| Legal address     | Railroad Addition, Tax 143 & 86 |
| Tax parcel number | 1-150-21-143-0086               |
| Style             | Queen Anne                      |
| Architect-builder | Jesse N. Day, builder           |

Jesse N. Day, the founder of Dayton, WA, commissioned this house built in 1892 for his daughter, Carrie Dell Day McMullen. August Stahlberg owned the property in 1895, and Add Cahill owned the property from 1897 to 1940. Cahill was a Columbia County Commissioner with large tracts of farmland on Eckler Mountain in the Dayton area, and bought this house, which was located in town, so his daughters would have a place to live when they attended public school. The property is currently owned in 2009 by Joelle & Merle Jackson, a relative of the prominent Jackson and Cahill families in Dayton.

The McMullen-Cahill House is architecturally and historically significant as a fine example of the Queen Anne style, and as the home of the prominent Day and Cahill families. It is currently listed on the National Register of Historic Places as a contributing historic property in the National Register South Side Historic District, and is also listed individually on the Dayton Register of Historic Places. It is eligible for inclusion in the Dayton Register South Side Historic District as a contributing historic resource of the district.

The 1.5-story, 2,142-square-foot McMullen-Cahill House has an irregular footprint that measures 26 feet wide and 57 feet deep. The home is framed by trees, shrubs, and a manicured lawn as it faces east along South First Street. It has a typical Queen Anne-style steeply pitched irregular cross-gable roof, which is covered with composition shingles, and features a prominent front-facing projecting cross-gable with a gable roof at the east facade. The front-facing cross-gable is further defined with cut-away corner windows which are embellished with decorative brackets. A small covered porch is located in the ell formed by the projecting, front-facing cross-gable and is distinguished with a curved corner and conical roof. The porch is further defined with metal roof cresting, turned wood porch pillars, and a spindlework frieze. At the first floor, the house is clad with horizontal steel siding which

covers the home's original siding. In the gable peaks, however, original patterned wood shingles exist intact. Windows are a combination of original 1/1 units and Queen Anne designs with small panes of colored glass around a large pane of clear glass, and the foundation is made of basalt rock and concrete with rounded-bead mortar joints. A garage and original barn are located behind the house at the west property border. Exterior modifications include the application of steel veneer siding, an addition at the rear of the dwelling, and south elevation porch steps relocated to the east façade of the house. The home and grounds are meticulously maintained and well-preserved.



*A circa 1890s photograph of the McMullen-Cahill House at 402 S. First Street in Dayton, WA*