



### 32. *Annie Israel House*

Address	406 S. Second Street
Built date	1925
Legal address	Day & Mustard Addition, Lots 5-6, Block 22
Tax parcel number	1-030-22-006-0001
Style	Craftsman
Architect/builder	Unknown

Built in 1925, the Israel House was erected for Annie Israel, who was associated with an apple packing plant owned by the Israel and Erbes families in Dayton. In 1944, O. F. Erbes, manager of a piano company, bought the house. He sold it in 1952 to Minerva Price. Jerry Doctor owned the house in 1973, and Velma Canaevit bought it in 1983 for \$44,900. The home was owned by many people over the years, including Charles & Nancy Turner who purchased it in 1991, Lorinda Lewis who purchased it in 1996, Alfonso & Judith Panalagao who bought it in 1998, and Steven Carlson who bought it in 2002. He sold it to Brooke Lewis, the current owner, in 2007.

The Israel House is a good example of a typical one-story bungalow with Craftsman-style features. These include the home's low-slung, horizontally oriented appearance which is manifested by a low-pitched front-facing gable roof, widely overhanging eaves which cast strong horizontal shadows across exterior walls, exposed rafter tails, wide bargeboards at gable peaks, knee-brace brackets in gable peaks, tapered brick chimney, box bays, narrow-width horizontal wood clapboard siding, and original 1/1 double-hung, wood-sash windows. Fixed-sash windows are located at the home's east façade and display Craftsman influence with transom lights that have divided lights with vertical muntins. Exterior modifications to the house include a full-width metal awning which is attached to the house over a center front door and concrete porch stoop. The awning is supported by metal poles and is not architecturally appropriate for the style of the house. Even with exterior modifications, the Israel House retains fair exterior architectural integrity and is eligible for inclusion in the Dayton Register South Side Historic District as a contributing historic resource in the district.



### 33. *Arthur Oppenheimer House*

Address	410 S. Second Street
Built date	1892
Legal address	Day & Mustard Addition, Lots 7-8, Block 22
Tax parcel number	1-030-22-008-0000
Style	Queen Anne
Architect/builder	W. H. Burrows, architect, and John Carr, builder

Currently listed on the Dayton Historic Register, the Oppenheimer House was designed by prominent Dayton architect, W. H. Burrow, and built in 1892 by well-known Dayton builder, John Carr. The home was constructed for pioneer hardware store owner, Arthur Oppenheimer, founder and co-owner of Oppenheimer & Smith Hardware in downtown Dayton, WA. The next owner of the property was Dr. Edwin Hugh Van Patten, a graduate of Rush Medical School who practiced medicine in Dayton. He was also a business partner in Edwards & Hindle's Department Store and owned farm land around Dayton. Commemorating his ownership tenure in the house, Van Patten's name is set in brass letters embedded in the concrete walkway that leads to the front entrance of the home. In 1972, Dmitri & Iris Borgmann purchased the property for \$14,000.<sup>12</sup> Dmitri Borgmann, a nationally known researcher, author, and crossword puzzle creator, invented the word EXXON which is universally recognized as one of the world's largest producers of oil and gas. The home is currently owned in 2009 by the Borgmanns' son, Keith Borgmann.

Built in 1892, the Oppenheimer House is a fine example of the Queen Anne style. It is a tall 2.5-story home with a composition shingle-clad irregular cross-gable hip roof, patterned wood shingles, horizontal drop siding, and a brick foundation. Facing east on South Second Street, the home's façade is distinguished with a prominent front-facing projecting cross-gable which is articulated with an enclosed pent-roof gable at the third floor, a center tripartite window at the second floor, a flared wall overhang between the second and first floor, and a beveled bay with cutaway corners at the first floor. The cutaway corners have scroll-sawn brackets and pendant drops. Although in poor condition, the Oppenheimer House is eligible for inclusion in the Dayton Register South Side Historic District as a contributing historic resource of the district.

<sup>12</sup> Columbia County Public Tax Assessor Records. Columbia County Courthouse, Dayton, WA.



### 34. **McCauley House**

Address	413 S. Second Street
Built date	1910
Legal address	Day & Mustard Addition, Lots 11-12, Block 27
Tax parcel number	1-030-27-012-0000
Style	Craftsman
Architect/builder	Unknown

The McCauley House was built in 1910 and is a fine interpretation of the Craftsman style. With a typical Craftsman-style low-slung appearance, the home is 1.5 stories in height and has a low-pitched hip roof which is covered with composition shingles. The roof is adorned with widely overhanging eaves and exposed rafter tails, which are strong tenets of the Craftsman style. The low-pitched roof, wide eaves, and exposed rafter tails all work together to cast strong horizontal shadows across the planar wall surface of the house, which help make the home appear horizontal in orientation. Two other features add to the low-slung, horizontal appearance of the home: low-pitched hip roof dormers at the west, north, south, and east elevations, and a full-width covered front porch at the first floor. The dormers each have a pair of casement windows and have wide eave overhangs with exposed rafter tails. Facing west, the home's west façade is distinguished with a prominent full-width front porch. The porch is covered with a very low-pitched hip roof which, like the house, has wide eaves and exposed rafter tails. The porch is supported by thick square wood porch pillars which are anchored to an enclosed porch wall. The porch wall and the house are clad with asbestos shingles. Most windows are original 1/1 double-hung, wood-sash units but some windows have been replaced with contemporary units. The footprint of the house is an irregular rectangle and measures 32 feet wide and 53 feet deep. A beveled bay projects four feet outward at the north elevation, and a matching beveled bay projects four feet outward at the south elevation. The house has a symmetrical design with symmetrical fenestration patterns. Two metal and wood outbuildings surround the home to the north and east, and the home is framed by a manicured lawn and mature trees and shrubs. Floyd McCauley purchased the home in 1957 from Mr. Geist, a Dayton school teacher, and remains the current owner in 2009. The home retains fair to good exterior architectural integrity and is eligible for inclusion in the Dayton Register South Side Historic District as a contributing historic resource.



### 35. *Dr. W. L. McQuary House*

Address	202 S. Third Street
Built date	1906
Legal address	Day & Mustard Addition, Lots 5-6, Block 29
Tax parcel number	1-030-29-006-0000
Style	Craftsman
Architect/builder	Unknown

The Dr. McQuary House was built in 1906 for Dr. W. L. McQuary, a Dayton-area osteopath. Amy Treichler, a chiropractor, was the second owner of the property. Steven Steinhoff bought the house in 1984 and sold it in 1990 to Charles & Margaret James, the current owners in 2009.

The Dr. McQuary House is a fine example of the Craftsman style. It has an irregular rectangular footprint which measures 28 feet wide and 44 feet deep. The house is 1.5 stories with a low-pitched side gable roof. The roof is covered with composition shingles and has widely overhanging eaves with knee-brace brackets in the gable ends. The home is clad with a combination of horizontal wood and shingle siding. Located on the southwest corner of Third and Clay Streets, the Dr. McQuary House faces east along South Third Street. The east façade of the home features a prominent center gabled dormer which is clad with wood shingles, has wide eaves with knee-brace brackets, and is punctuated with a pair of 1/1 double-hung windows. The principal side-gable roof of the house extends forward to produce a covered full-width front porch at the east facade. The porch is supported by thick tapered wood porch pillars which are anchored to square porch piers made of concrete. An enclosed porch wall is located between the porch piers, and partially encloses the porch deck. The porch wall is clad with wood shingles like the gabled dormer. The foundation of the house is made of stone and concrete. A center front door is located at the east façade and is flanked by two sidelights which are flanked by two windows with fixed sash. The north elevation of the house is a secondary façade as it faces onto Clay Street. It features a gable field which is clad with wood shingles, and a first floor which is clad with wood siding. Sometime during the last 30 years, an enclosed porch was built on the northwest corner of the house. The property retains fair exterior integrity due to exterior modifications and is eligible for inclusion in the Dayton Register South Side Historic District as a contributing resource.



### 36. ***First Congregational Church Parsonage***

Address	208 S. Third Street
Built date	1913
Legal address	Day & Mustard Addition, Lots 7-8-9, Block 29
Tax parcel number	1-030-29-008-0000
Style	American Foursquare
Architect/builder	Unknown (perhaps W. H. Burrows, architect)

According to church archives, the American Foursquare-style home located at 208 S. Third Street was constructed in 1913 as the parsonage for the First Congregational Church, located next south of the house. Prominent Dayton-area architect, W. H. Burrows, designed the First Congregational Church and may also have designed the parsonage.<sup>13</sup> The home has been owned by the church since it was built and is overseen in 2009 by current church pastor, Steve Edwards.

The First Congregational Church Parsonage is a fine example of the American Foursquare house type and style. The house has a rectangular footprint and measures 26 feet wide and 35 feet deep. It is a full two stories with a low-pitched hip roof which is covered with composition shingles and has wide open eaves with exposed rafter tails. Unfortunately the original wood shingles of the house are covered with a vinyl veneer at the first and second floors. The east façade of the house faces onto South Third Street and features a prominent full-width covered front porch. A low-pitched hip roof covers the porch which is supported by thick wood pillars which are anchored to an enclosed porch wall. The porch roof, like the house, has widely overhanging eaves with exposed rafter tails. The porch wall is clad with vinyl veneer which covers the original wood shingle siding. Fenestration is symmetrical and includes 1/1 double-hung, wood-sash windows as well as fixed-sash windows with decorative transoms. A one-story non-contributing garage is located behind the house to the west. Although the exterior of the house was modified with the application of inappropriate vinyl veneer, the home retains fair exterior architectural integrity and is eligible for inclusion in the Dayton Register South Side Historic District as a contributing historic resource.

<sup>13</sup> *Columbia Chronicle*, 27 Feb 1902.



### 37. **First Congregational Church**

Address	214 S. Third Street
Built date	1903
Legal address	Day & Mustard Addition, Lots 7-8-9, Block 29
Tax parcel number	1-030-29-008-0000
Style	Arts & Crafts
Architect/builder	W. H. Burrows, architect, and Harry Buckhorn, stone mason

Prominent Dayton-area architect, W. H. Burrows, designed the First Congregational Church which was built in 1903, the same time as the church parsonage, next north. Dayton mason, Harry Buckhorn, was responsible for the massive stone foundation of the church. A February 27, 1902 *Columbia Chronicle* newspaper article reported the construction cost for the church was \$5,000.<sup>14</sup> The church building is a good example of the Arts & Crafts tradition and retains good to excellent exterior architectural integrity in original location, design, materials, workmanship, and association as an early 20<sup>th</sup>-century church built in Dayton, WA. The first congregation of the church was organized in 1877. Pastor S. B. L. Penrose was one of the church's first ministers, and later became president of Whitman College. The present church was built in 1903 under the direction and leadership of then-pastor John D. Jones. The bell for the church tower was gifted to the church by Rev. Cushing Ells, a missionary and founder of Whitman College in Walla Walla. In 1950, an education wing was added to the church at the rear west elevation and was designed by architect, Charles Bartell. The property is currently owned in 2009 by the First Congregational Church of Dayton.

Located on the northwest corner of Third and Spring Streets in the South Side neighborhood, the First Congregational Church has an irregular rectangular footprint which measures 54 feet wide and 90 feet deep with a total of 5,039 square feet of finished interior space. The church has a steeply pitched cross-gable roof, a prominent bell tower, original patterned wood shingle and horizontal wood clapboard siding, and original windows, including a stained glass gothic-arch window on the east façade. The church is eligible for inclusion in the Dayton Register South Side Historic District as a contributing historic resource of the district.

<sup>14</sup> *Columbia Chronicle*, 27 Feb 1902.



**38. J. H. Kennedy House**

Address	302 S. Third Street
Built date	1880
Legal address	Day & Mustard Addition, Lot 6, Block 28
Tax parcel number	1-030-28-006-0001
Style	Folk Victorian
Architect/builder	Unknown

According to a 1985 Washington State Historic Property Inventory Report, the Kennedy House was built around 1880 for J. H. Kennedy, superintendent of schools for Dayton at that time. Another early owner was Dr. McCormack, a physician and surgeon who practiced in the Dayton area. L. G. Payne owned the property in the 1970s and sold it to Carlton T. Williams in 1988 for \$6,000. C. T. Williams conveyed all of his interest in the property in 2002 to Lynn A. Williams, who sold the house to current owner, James Guinn, in 2002.

The Kennedy House is a plain example of the Folk Victorian style with one story, a side-gable roof with a prominent front-facing cross-gable, composition roof shingles, and horizontal siding made out of pressed wood composite (the pressed wood siding covers the home's original siding). The house faces east onto South Third Street and features a prominent covered front porch at the first floor. The porch is located in the ell formed by the front-facing forward-projecting cross-gable, and is covered with a very low-pitched hip roof. The porch is supported by square wood porch columns which are anchored to a wood porch deck (porch balustrade is missing). Concrete steps rise from a concrete walkway in front of the house to the front porch deck. The foundation of the home is made of stone and concrete, and fenestration is symmetrical with contemporary sliding and plate-glass picture windows (original windows were removed and replaced in the 1960s-1970s). Even with exterior modifications, the Kennedy House retains a fair degree of architectural integrity and is eligible for inclusion in the Dayton Register South Side Historic District as a contributing historic resource of the district.



### 39. **Gustav Bartell House**

Address	306 S. Third Street
Built date	pre 1884
Legal address	Day & Mustard Addition, Lot 6, Block 28
Tax parcel number	1-030-28-006-0001
Style	Italianate
Architect/builder	Unknown

The Bartell House was built before 1884 and is an example of the Italianate style. Not much is known about this property but one of the first owners was Gustav Bartell, a Dayton machinist, who came to Dayton in 1909. Subsequent owners in the early 1900s included R. S. Goseny who also owned a machine shop, and L. G. Payne, a member of the prominent pioneer Payne family who farmed in the Dayton area in the 1800s and early 1900s. Ownership of the home changed hands several times from 1973 through 2006. Various property owners at different times during those years included Charles King, Chris King, Cecil Allbee, Roland Remels, Linda Ras, Robert & Amelia Mostek, David Bruce, Wallace Robertson, Donald Pittman, Karen Helt, and Jay B. Ball, who bought the house in 2001.<sup>15</sup>

The Bartell House was built before 1884 and was moved to this site before 1916. The home faces east onto South Third Street and has an irregular rectangular footprint, two stories, and a steeply pitched cross-gable roof which is covered with composition shingles. The home is clad with original narrow-width horizontal wood drop siding, wood corner boards, and has a stone and concrete foundation. The east façade of the house features a front-facing forward-projecting cross-gable with a small concrete stoop which marks the location of a front door. The south elevation features the home's only embellishment with a beveled bay at the first floor and original windows. The beveled bay is embellished with scroll-sawn decorative eave brackets and paneled inserts below tall, narrow 1/1 double-hung, wood-sash windows. A window pair in the gable peak is embellished with prominent arched hood ornamentation characteristic of the Italianate style. With an eye for restoration, the current owners have replaced damaged siding and inappropriate windows, and duplicated original exterior trim. Individually listed on the Dayton Register, the property is eligible for inclusion in the Dayton Register South Side Historic District as a contributing historic resource of the district.

<sup>15</sup> Columbia County Public Tax Assessor Records. Columbia County Courthouse, Dayton, WA.



#### 40. **Smith-Carr House**

Address	310 S. Third Street
Built date	circa 1878-1880
Legal address	Day & Mustard Addition, Lots 7-8, Block 28
Tax parcel number	1-030-28-008-0000
Style	Queen Anne
Architect/builder	John Carr, builder (1892 addition)

In 1874, Susan Smith purchased three adjoining lots at the northwest corner of Tremont and Third Streets for \$150 and had a house built on the site. Mr. Teibig bought the home in 1881 for \$1,600 but lost it through a foreclosure in 1884. In 1892, Dayton builder and cabinetmaker, John Carr, bought the property for \$1,200 and added a prominent two-story addition at the southeast corner of the house. After the Carr family's residency, subsequent homeowners included the Corbitt family (1920-1926) and Charles Jeerard, a secretary/treasurer of the J. W. Stevens Hardware and Edwards-Hindle Grocery companies in Dayton. The home changed ownership several times during the 1960s, 1970s (Corbitt family grandson, Robert Johnson, owned property and restored portions of house during this time), 1980s, and 1990s until current owners, Christopher & Tammy Wepler, bought it in 2000.

A small, single-story frame house with a side-gable roof was built between 1878 and 1880. In 1892, it was moved to the center of the two lots on which it now stands, and a large two-story addition was built onto the single-story home, rendering the Smith-Carr House one of the finest Queen Anne-style homes in Dayton. The property retains excellent exterior and interior architectural integrity in original 1892 location, design, workmanship, materials, and association as a prominent single-family home built in the late 1890s in the South Side neighborhood. Identifying Queen Anne-style elements of the house include the home's irregular steeply pitched multiple cross-gable roof, irregular footprint, second-story overhang, beveled bays with cutaway corners, second-floor balcony, first-floor covered front porch, wood shingle and paneled horizontal bands, horizontal wood drop siding, corner boards and stickwork, scroll-sawn brackets and pendant drops, gable peak sunbursts, turned porch posts and decorative spindlework, black basalt rock foundation, 1/1 double-hung, wood-sash windows, arched casement window, roof crockets, and Eastlake-style interior woodwork and trim. The high-styled Smith-Carr House is currently individually listed on the Dayton Register and is further eligible for inclusion in the Dayton Register South Side Historic District as a contributing historic resource.



**41. J. T. Wilson House**

Address	404 S. Third Street
Built date	1884
Legal address	Day & Mustard Addition, Lots 4-5-6, Block 27
Tax parcel number	1-030-27-006-0000
Style	Italianate
Architect/builder	Unknown

An early owner of this house was J. T. Wilson, a Dayton blacksmith. In 1907, John Muirhead, a city councilman and agent for the Northern Pacific Railway Company, bought the house. The home has had many owners, including Helen Becker from 1967-1978, Cecil Mings from 1978-1979, Wayne McIntire from 1979-1981, Dayton General Hospital from 1981-1984, and Michelle Kington from 1993-2006. During the 1930s, the interior of the home was modified to accommodate three apartments which were rented to “mostly seasonal workers.”<sup>16</sup> Jonathan Rossebo and Marci Perkins were conveyed the property in 2006 and are current owners in 2009.

Built in 1884, the historic Wilson House is a good example of the Italianate style. Defining features of the Italianate style which are found at the Wilson House include the home’s two-story irregular L-shaped form, low-pitched hip roof, covered front porch at the first floor, beveled bays with paneled insets and very low-pitched hip roofs, narrow-width horizontal wood drop siding and cornerboards, and tall 2/2 double-hung wood-sash windows arranged as singles and in pairs. Windows are embellished with wide wood surrounds and crowns. The front porch is supported by square wood post with beveled corners and curved brackets. The roof is covered with wood shingles and the basement is made of brick piers. Total finished interior space totals 2,651 square feet. The Wilson House retains good exterior integrity in original location, design, materials, workmanship, and association as an architecturally prominent single-family home built in the late 1800s in the South Side neighborhood in Dayton, WA. The property is eligible for inclusion in the Dayton Register South Side Historic District as a contributing historic resource of the district.

<sup>16</sup> Columbia County Public Tax Assessor Records. Columbia County Courthouse, Dayton, WA.



#### **42. First Christian Church of Dayton**

Address	410 S. Third Street
Built date	1903
Legal address	Day & Mustard Addition, Lots 7-8, Block 27
Tax parcel number	1-030-27-008-0001
Style	Queen Anne
Architect/builder	Unknown

The First Christian Church of Dayton was built in 1903 and has continued to serve as an ecclesiastical structure for more than a century. The church building is well-preserved and retains a high degree of exterior architectural integrity in original location, design, materials, workmanship, and association as an early 20<sup>th</sup>-century church building erected in Dayton, WA. The property is eligible for listing on the Dayton Register of Historic Places as a contributing historic resource of the Dayton Register South Side Historic District.

A good example of Queen Anne-style architecture, the church has a steeply pitched hip roof with multiple lower cross-gables which form full-height wing projections and box bays. The roof is covered with composition shingles and has a moderate eave overhang with a prominent cornice. A strong tenet of the Queen Anne style is to avoid a smooth-walled surface. This has been established at the First Christian Church with horizontal bands of patterned wood shingle siding, narrow-width horizontal wood drop siding, a poured concrete foundation over stone, and various box and beveled bays, cutaway corners, gabled entry ports, multi-paned roundel windows in gable peaks, arched stained-glass windows, and the church's strongest focal point: a square bell tower with flared eaves and a pointed spire. The bell tower is further embellished with stickwork around the openings which house the bell and brackets under the eaves.