



43. Newland-Thompson House

Address	203 E. Clay Street
Built date	1883
Legal address	Original Town of Dayton, Lot 1, Block 20
Tax parcel number	1-050-20-001-0000
Style	Queen Anne
Architect/builder	Unknown

This home was built in 1883 for Jane Day Newland, who was married to R. G. Newland. A prominent citizen of Dayton, Jane was the sister of Jesse N. Day, founder of the town. Around the turn of the 20th-century, E. Victor Thompson bought the property during which time he ran a confectionary shop on Main Street in downtown Dayton. The house has been owned by several residents over the years, including the Badgley family from the 1930s to 1977, William Badgley from 1977-1982, Patrick Jay Miller from 1982-1986, Amy R. Newland from 1986-1988, Randy McEwen from 1988-1993, Randy & Vandy McEwen from 1993-2003, and Mary Lovett who purchased the property in 2004. Current owners, Nathan Main & Chelsea Evenstar-Main, bought the house in 2006.

The Newland-Thompson House was built in 1883 and faces both north and west from a corner site at the intersection of First and Clay Streets and is a fine example of the Queen Anne style. In good condition, the home retains fair exterior architectural integrity in original location, design, materials, workmanship, and association as a single-family house built in the South Side neighborhood in Dayton, WA. Defining elements of the Queen Anne style found at the house include the home's irregular 1.5-story footprint and steeply pitched cross-gable roof which is covered with composition shingles, narrow-width horizontal wood clapboard siding, prominent cornerboards, tall window pairs with mostly 1/1 double-hung wood-sash windows, beveled bay, paneled insets, cutaway corners with decorative brackets and pendant drops, black basalt rock foundation, and the home's most prominent focal point: a full-width covered front porch which wraps around the northeast and northwest corners of the house and is supported by round tapered columns. The property is eligible for inclusion in the Dayton Register South Side Historic District as a contributing historic resource of the district.



44. **George & Umatilla Carpenter House**

Address	206 E. Clay Street
Built date	1899
Legal address	Original Town of Dayton, Lot 2, Block 20
Tax parcel number	1-050-20-002-0000
Style	Queen Anne
Architect/builder	Unknown

In 1899 Umatilla & George Carpenter bought Lot 2 on Block 20 in the Original Town of Dayton Addition for \$250 and built a home. Prominent merchants of Dayton, the Carpenters owned a music and jewelry shop on Main Street in the town's downtown business district. N. E. Epley bought the house in 1926 and sold it in 1942 to R. E. Ireland. The Basels family purchased the property in 1961. Josephine Balel bought the house in 1972 and sold it to Gary McLeod in 1991. The property was conveyed to Susan McLeod in 2001 who sold it to Brian & Teri Manselle in 2002. Kyle & Marisa Lloyd bought the house in 2004 and remain the current owners in 2009.

Built in 1899, the Carpenter House is an example of vernacular domestic architecture with Gothic, Queen Anne, and Craftsman-style influence. The house is two stories in height and features a side gable roof (covered with composition shingles), horizontal wood clapboard siding, stone and concrete foundation, and a full-width covered front porch at the first floor. The porch is covered with a very low-pitched hip roof and is supported by thick square porch pillars which are anchored to an enclosed porch wall. The porch wall is clad with wood shingles. Gothic-style influence is seen in a symmetrical façade design and a steeply pitched front-facing lower cross-gable that projects from the center of the home's north façade above the front porch. Queen Anne-style influence is demonstrated in the home's tall two-story form, irregular form and roof, narrow-width wood clapboard siding, and tall 1/1 double-hung windows arranged in pairs. Craftsman-style influence is prominent in the home's covered front porch and enclosed porch wall with wood shingle cladding. The Carpenter House retains fair exterior architectural integrity and is eligible for inclusion in the Dayton Register South Side Historic District as a contributing historic resource of the district.



45. **Matthew Tunell House**

Address	208 E. Clay Street
Built date	2008
Legal address	Original Town of Dayton, SW 50 feet of Lot 3, Block 20
Tax parcel number	1-050-20-003-0001
Style	Craftsman
Architect/builder	Matthew Tunell

This home was built in 2008 by Matthew Tunell for himself and his family. In 2009 the property is owned by Todd Tucker and his wife, Rea Culwell, the district attorney for Columbia County, WA. An architecturally compatible fit for the Dayton Register South Side Historic District and a good example of the Craftsman style, the 21st-century home replaces a single-family residence that was built in the early 1900s and was also a Craftsman-style bungalow. The Tunell House has a single-story with a low-pitched front-gable roof which is covered with composition shingles. A full-width front porch dominates the north façade of the house and is covered with an almost-flat shed roof which is supported by two thick, square, wood pillars which are anchored to two large square-shaped rock porch piers (Craftsman-style elements). The porch deck is made of wood planks and is supported by concrete footings. A stairway of three unfinished wood steps with open treads ascends from a front walkway to the porch deck. The house is clad with horizontal siding made of Hardboard pressed-wood product and has a poured concrete foundation. Windows are aluminum-sash sliders and fixed-sash units with plain wood surrounds. The solid oak front door is an especially decorative focal point of the home's north façade and is an excellent illustration of a typical Craftsman-style door with plain wide stiles (vertical members) and rails (horizontal members), twin recessed panels in the lower two-thirds of the door, and three divided lights in the upper third of the door. A thick wood rail projects out from under the three divided lights and is supported by decorative, chunky square, wood brackets. The house has a rectangular footprint with 1,620 square feet of finished interior space. The Tunell House retains excellent exterior integrity in original location, design, materials, workmanship, and association as a single-family home built in the early 2000s. It is eligible for listing as a contributing non-historic resource of the Dayton Register South Side Historic District, and is considered "non-historic" because it is not yet 50 years old or older.



46. *Historic House*

Address	306 E. Clay Street
Built date	1916
Legal address	Day & Mustard Addition, Lot 3, Block 29
Tax parcel number	1-030-29-003-0000
Style	Craftsman
Architect/builder	Unknown

This historic home was built in 1916 as a single-story bungalow embellished in the Craftsman style. The house retains fair exterior architectural integrity in original location, design, materials, workmanship, and association as a single-family residence built in the early 1900s in Dayton, WA. Typical of the nationally popular, early-1900s bungalow house form, the home at 306 E. Clay Street has a low-pitched front-facing gable roof clad with composition shingles, widely overhanging eaves with exposed rafters, prominent bargeboard at gable ends, narrow-width horizontal wood clapboard siding, a poured concrete foundation, and a full-width front porch. The front porch is covered by an extension of the second floor which projects over the porch as a covering. The porch is supported by large square tapered wood pillars which are anchored to an enclosed porch wall. The porch wall is clad with the same clapboard siding as the house. A typical Craftsman-style front door is located in the center of the home's north façade and is sheltered by the front porch roof. The door is made of solid wood and features six divided beveled lights in the upper leaf. Fixed-sash windows with decorative transoms flank the front door. The remaining windows in the home are mostly tall 1/1 double-hung wood-sash units arranged as singles or in pairs or trios. A horizontal louvered attic vent is located in the center of the gable peak above the front porch. Wood stairs with five steps ascend from grade to the home's front porch deck. The home is eligible for inclusion in the Dayton Register South Side Historic District as a contributing historic resource of the district.

The home was owned by the Elder family from 1954 to 1992 (Gene Elder, Jessie Elder, Joan Groom, and Larry Elder). Ted & Rita Ruble bought the house in 1992, and sold it in 2006 to the current owner, the First Baptist Church, also known as the Community Bible Church.



47. **J. W. Royer House**

Address	308 E. Clay Street
Built date	1916
Legal address	Day & Mustard Addition, Lot 4, Block 29
Tax parcel number	1-030-29-004-0000
Style	Craftsman
Architect/builder	Unknown

The Royer House was built in 1916 for J. W. Royer of Dayton, WA. W. A. Frary later owned the property during the 1950s and 1960s. Orie Fletcher bought the house in 1971 for \$13,500. He sold it to Kristine Peterson in 1991. In 1993, George & Beverly Higley bought the property. The Higleys remain the current owners in 2009 and lease the home as a rental.

The Royer House is very similar to the historic home next door west at 306 E. Clay. Both homes were built in 1916 as single-story bungalows with Craftsman-style embellishment, and were probably erected from plans available in house plan books. Many of these house plan books were published by such notable manufacturers as Sears & Roebuck, Montgomery Ward, and Aladdin companies. The Royer House has a low-pitched front-facing gable roof with widely overhanging boxed eaves, and a prominent bargeboard at gable ends with knee-brace bracket supports. The house is clad with narrow-width horizontal wood clapboard siding which is interrupted below first-floor window sills with a prominent horizontal stringcourse (band) made of wood. The foundation is made of basalt ashlar. The principal roof extends over the first floor at the north façade to produce a full-width covered front porch. The porch is supported by thick square porch piers made of ashlar stone, and thick tapered square wood porch pillars which are anchored to the stone piers. The stone porch piers are capped with molded concrete coping. A center front door is located in the shelter of the front porch and is flanked by two 1/1 double-hung wood-sash windows. The upper half of the upper sash is embellished with vertical muntins. The Royer House retains fair to good exterior architectural integrity and is eligible for inclusion in the Dayton Register South Side Historic District as a contributing resource of the district.



48. Homer & Alta Price House

Address	202 E. Park Street
Built date	1915
Legal address	Day & Mustard Addition, Lot 1, Block 23
Tax parcel number	1-030-23-001-0000
Style	Craftsman
Architect/builder	Unknown

Currently listed on the Dayton Register of Historic places and a landmark example of the Craftsman style and bungalow house form, the Price House was built in 1915 for Homer & Alta Price. After Alta's death in 1950 and Homer's death in 1970, the Price House was sold to Charlotte & Vernon Smith. Charlotte Smith worked as a teacher in Dayton, and Vernon Smith worked as a Dayton-area farmer. In 2005 Wilfred Little and his wife, Susan Ankeny Little, purchased the property. A descendant of some of the first and earliest Dayton pioneers, Susan Little is the great-granddaughter of Harriet Day Guernsey who was the daughter of Dr. W. W. Day (see the Day Barn/House, property #13 this document), and the great-granddaughter of Levi Ankeny who established the Columbia National Bank in Dayton. After the death of her husband, Wilfred Little, Susan Ankeny Little remains the current property owner in 2009.

The Price House was built in 1915 during a time when the Craftsman style rose to nation-wide popularity as the most fashionable smaller home built across the country. The word "smaller" is deceiving in the case of the Price House which has a total of 2,188 finished interior square feet. A large garage with 648 square feet is attached to the rear of the house by a covered breezeway. The Price House is located on a well-groomed hillside site on the southeast corner of the prominent intersection of First and Park Streets in the South Side Historic District. The home has an irregular rectangular footprint which measures 36 feet wide and 47 feet deep. The house has 1.5 stories with a very low-pitched side gable roof. The roof is covered with composition shingles and has widely overhanging eaves with exposed rafters. Gable ends are prominent with deep bargeboards and massive corbelled wood brackets under the eaves. The house is clad with narrow-width horizontal wood clapboard siding at the first floor, prominent cornerboards, and vertical false half-timbering in gable peaks. The foundation is made of poured concrete and stone. The front of the house faces north onto

East Park Street and is distinguished with a very low-pitched roof which extends forward with flared eaves to produce a full-width covered front porch. The porch roof is supported by massive stucco tapered square porch pillars which are anchored to a porch wall made of a rubblemix of clinker brick and river rock. A spandrel with a broad, flattened arch helps support the porch's wide expanse. A gabled dormer with a very low-pitched roof is centered above the porch at the north façade. It has widely overhanging eaves with exposed rafter tails, prominent bargeboard with corbelled brackets, and is clad with narrow-width horizontal wood clapboard siding. The walls of the dormer are flared outward where they attach to the roof, making the dormer seem even more low-slung than it already is. A window pair is inset in the center of the dormer and is flanked by square louvered vents.

The west elevation of the house faces west along South First Street and is considered a secondary façade. It is dominated by a wide side-gable roof with massive corbelled brackets at wide gable eaves, horizontal clapboard siding capped by vertical false half-timbering in the gable peak, and a box bay at the first floor. The box bay is covered with a shed roof which, like the house, has a widely overhanging eave with exposed rafter tails. A tripartite window is located in the center of the box bay. Fenestration patterns at the house are asymmetrical, and windows include some original fixed-sash tripartite units and 1/1 double-hung wood-sash units (some original windows have been replaced with contemporary vinyl units). An addition was built at the east elevation of the house to enclose a wheel chair ramp and the interior was altered to accommodate apartment rentals on the second floor. Even with the modifications, the Price House is a high-style example of the Craftsman style and is eligible for inclusion in the Dayton Register South Side Historic District as a contributing historic resource of the district.



Homer & Alta Price House at 202 E. Park Place, Dayton, WA, in 2009



49. Maurice Roe House

Address	206 E. Park Street
Built date	1934
Legal address	Day & Mustard Addition, Lot 2, Block 23
Tax parcel number	1-030-23-002-0000
Style	Colonial Revival
Architect/builder	Unknown

A fine example of the Colonial Revival style, the Roe House was built in 1934 for Maurice Roe, insurance agent and manager of Columbia County Grain Growers. After nearly 40 years of residency, Roe sold the house in 1973 to Wallace Roberston for \$22,500. Glen Frizzell bought the property in 1976 for \$35,000 and sold it in 1982 to Dennis O'Neil for \$51,900. Timothy Jobe bought the house in 1983 and sold it in 1984 to Craig & Margie Morris. Paul & Marcene Hendrickson purchased the property in 1991 and remain the current owners in 2009.

The Roe House is a two-story dwelling designed in the Colonial Revival style. It has a moderately pitched side gable roof which is covered with composition shingles, is clad with wood shingle siding, and has a basement made of poured concrete. The house faces north onto East Park Street and is located on hillside with a basalt rock retaining wall at the front of the property. A single-car garage extends beneath the northwest corner of the north façade of house and has original wood-paneled carriage house doors. The home has a symmetrical façade design with a center front door which is flanked by two 8/1 double-hung wood-sash windows. The second floor is three-ranked (three façade windows) with a center multi-paned casement window which is flanked by two 8/1 multi-paned double-hung windows. All of the windows at the north face of the house have louvered wood shutters. Typical of the Colonial Revival style, the front door is accentuated with flanking plain square pilasters and an arched entry hood. A tall red brick chimney dominates the center of the west elevation. The house is framed by manicured lawn, and is eligible for inclusion in the Dayton Register South Side Historic District as contributing historic resource.



52. *N. O. Anderson House*

Address	214 E. Park Street
Built date	1909
Legal address	Day & Mustard Addition, Lot 4, Block 23
Tax parcel number	1-030-23-004-0000
Style	Vernacular
Architect/builder	Unknown

N. O. Anderson purchased Lot 4 in Block 23 of Day & Mustard Addition for \$450 and built a single-family home. David Albright bought the house in 1910 for \$1,600. He sold it to Katie Thronson in 1932. Katie Thronson was part of the prominent Thronson family who were stockmen and owners of large land holdings around Dayton. The property was owned by several homeowners throughout the 1970s, 1980s, and 1990s. George & Christine Young bought the property in 2006 and remain the current owners.

The Anderson House was built during the early 1900s when the Craftsman tradition was the most popular style being built across the country. Although the Anderson House is a vernacular expression, it does retain some Craftsman-style influence. This includes the home's single-story low-slung appearance and bungalow form, low-pitched roof, widely overhanging eaves, exposed rafter tails, horizontal clapboard siding, cornerboards, and a low-pitched center, hip roof dormer at the south façade. A small shed roof projects forward from the home's south façade to cover a front porch stoop which is not original to the house; it appears that the home's original porch and windows have been altered and/or lost. A brick and concrete foundation supports the home. The house has a rectangular footprint which measures 24 feet wide and 38 feet deep for a total of 912 square feet of finished interior space. Although the Anderson House retains minimal exterior architectural integrity, it is still eligible for inclusion in the Dayton Register South Side Historic District as a contributing historic property.



53. *Historic House*

Address	309 E. Park Street
Built date	circa 1900
Legal address	Day & Mustard Addition, Lots 9-10, Block 27
Tax parcel number	1-030-27-010-0000
Style	Vernacular
Architect/builder	Unknown

Not much is known about the historic home built at 309 E. Park Street. The house was probably built in the late 1890s or early 1900s and is a simple vernacular single-story home with a side-gable roof which is covered with composition shingles. The house is clad with asbestos shingles which were probably installed during the 1950s-1970s when they were popular, and cover the home's original exterior cladding. Fenestration appears to include contemporary vinyl and/or aluminum sliders and at least one 1/1 double-hung wood-sash window. The house has an almost square footprint with a width of 36 feet and depth of 35 feet. A 16-foot-wide and 39-foot-deep carport is located at the rear northwest corner of the house. In 2009 the home's shed-roof, full-width front porch was removed.

Bertram Dingle owned the property in 1973 and sold it to Christopher Dingle in 1979 for \$13,000. Eric & Jennifer Villaro bought the house in 2002 and remain the property's current owners.¹⁸ The home is in fair condition with fair exterior architectural integrity in original location, design, materials, workmanship, and association as a single-family home built in Dayton, WA during the turn of the century, and is eligible for inclusion in the Dayton Register South Side Historic District as a contributing resource of the district.

¹⁸ Columbia County Public Tax Assessor Records. Columbia County Courthouse, Dayton, WA.



54. **Frank & Lydia Maxwell House**

Address	200 E. Spring Street
Built date	1920
Legal address	Original Town of Dayton, Lots 1-2, Block 21
Tax parcel number	1-050-21-002-0000
Style	Craftsman
Architect/builder	Unknown

A well-preserved example of the Craftsman style, the Maxwell House was built in 1920 for Frank & Lydia Maxell, farmers who owned land in the Thorn Hollow area around Dayton. The house was sold in 1936 to Dr. W. W. Day, a third-generation member of the Day family to practice medicine in Dayton. The same year he bought the Maxell House, Dr. Day married Dayton school teacher, Jessie Allen. In 1978, the property was purchased by Lulu M. Tuttle for \$55,000. In 1999, Charles Mead III and his wife, Dorothy Mead, bought the house, and remain the current owners in 2009.

The Maxwell House is a good rendition of the Craftsman style. It is a single-story wood-frame house with a low-pitched roof of multiple cross-gables. The roof is covered with composition shingles and is embellished with widely overhanging eaves, large knee-brace wood brackets in gable ends, and prominent bargeboards with scalloped ends. The house is clad with very narrow-width horizontal clapboard siding at the first floor and wood shingles in gable peaks. The principal roof of the house extends forward at the north façade to form a covered front porch. The porch is supported by thick square porch piers upon which are anchored thick tapered porch pillars with small brackets. Molded concrete coping covers the porch piers. Fenestration patterns are asymmetrical and include mostly original 1/1 double-hung wood-sash windows. The house is built on a prominent intersection on the southeast corner of Spring and First Streets. It faces north and along East Spring Street and is surrounded by mature shrubs, evergreen trees, and a manicured lawn. A back porch was enclosed in order to enlarge the kitchen, and a carport is attached to the back of the house as the south elevation. A garage is located behind the carport. The Maxell House is eligible for inclusion in the Dayton Register South Side Historic District as a contributing historic property of the district.



55. **Kennedy-Andrus House**

Address	205 E. Spring Street
Built date	1885
Legal address	Original Town of Dayton, Lots 10-11, Block 20
Tax parcel number	1-050-20-011-0001
Style	Queen Anne
Architect/builder	Unknown

The Kennedy-Andrus House was built in 1885 for B. F. Kennedy, proprietor of the Lyric Theatre in downtown Dayton. After Kennedy, Dr. Lord Nelson Andrus and his wife, Nancy Andrus, owned the home (B. F. Kennedy was listed as a resident of the home in 1909 so the Andrus family would have lived in the house after that time). The property was owned by several families over the years, including Harold & Florence Boeger (1960s-1977), Shirley Jackson III (1977-1982), Karen Thronson (1982-2002), Sharon Welch-Lundgren (2002-2006, and Claude & Dora Wilson who bought the house in 2006.¹⁹ The Wilsons are current owners in 2009 and lease the home as a rental.

The Kennedy-Andrus House is a large 1.5-story dwelling with a steeply pitched irregular cross-gable roof, an irregular rectangular footprint, composition roof shingles, vinyl or aluminum veneer at the first floor (veneer covers original wood patterned "fishscale" shingles along bottom course), original narrow-width horizontal wood clapboard siding at the second floor, and original patterned wood shingles in a second-floor window inset and in gable peaks. The house faces south along East Spring Street and has a clipped (jerkinhead) front-facing gable roof at the south façade. Scalloped fretwork decorates the clipped gable, and a prominent bargeboard accentuates the gable field. The gable peak is embellished with a square louvered attic vent which is flanked by carved sunburst designs. A pair of second-floor, 1/1, double-hung windows are inset in the center of the south façade with curved, shingled walls framing the windows (all windows in house have been replaced). At the first floor, a covered front porch wraps around the southwest corner of the house, and a pediment accentuates the roof eave above steps which ascend to the front porch deck (porch pillars replaced). Other Queen

¹⁹ Columbia County Public Tax Assessor Records. Columbia County Courthouse, Dayton, WA.

Anne-style elements at the house include original cutaway corners with scroll-sawn corner brackets and pendant drops, beveled and box bays, and horizontal stringcourses (bands) that help break up the planar wall surface of the house. The Kennedy-Andrus House is eligible for inclusion in the Dayton Register South Side Historic District as a contributing historic resource.



A 1906 photograph of the Kennedy-Andrus House at 205 E. Spring Street in Dayton, WA.

*Left to right are daughter Mabel Andrus, Nancy Andrus,
and her husband, Dr. Lord Nelson Andrus.*



56. *Historic House*

Address	206 E. Spring Street
Built date	1900
Legal address	Original Town of Dayton, Lots 3-4, Block 21
Tax parcel number	1-050-21-004-0001
Style	Vernacular
Architect/builder	Unknown

The single-story bungalow at 206 E. Spring Street was built in 1900 originally as a two-story dwelling. The second story was destroyed in the 1960s by fire and was never rebuilt. It is not known who the first owners of the home were. In 1975 Leslie Reinland sold the house to Terry & Judith Smith. The property was sold in 2009.

A vernacular example of domestic architecture, the historic home at 206 E. Spring Street is a single story with an almost-flat hip roof of composition shingles. Eaves are widely overhanging and boxed, and the house is clad with eight-inch-deep asbestos shingle siding. The principal roof of the house extends forward at the north façade to form a covered front porch. The front porch extends the full width of the house and is supported by massive square wood porch pillars. Fenestration is contemporary aluminum-sash sliders with no original windows or doors. A handicap ramp is located at the front porch deck. The home is eligible for inclusion in the Dayton Register South Side Historic District as a contributing historic property of the district.