



71. **O. F. Erbes House**

Address	210 E. Tremont Street
Built date	1925
Legal address	Day & Mustard Addition, Lot 5, Block 22
Tax parcel number	1-030-22-005-0000
Style	Craftsman
Architect/builder	Unknown

The Erbes House was built in 1925 for O. F. Erbes, owner/proprietor of a prominent piano store in downtown Dayton in the 1920s. In 1969 Marabell Harris owned the home. She sold it to Nicholi Miller in 1975 for \$14,500, and he sold it to Beverly Bosley in 1977 for \$21,000. Deborah Falzone, the current owner, purchased the property in 2006.

Built in 1925, the Erbes House is a single-story bungalow with a clipped side-gable roof. The house has widely overhanging boxed eaves and is clad with original narrow-width horizontal wood clapboard. The foundation is made of rock. Windows are original with 12/1 double-hung wood-sash units at the north façade. A small front porch is located at the center of the north façade and is covered with a shallow gabled pediment which is supported by round wood columns. Wood cornerboards and plain wood surrounds with molded crowns accentuate the outside corners and windows of the house. The home was remodeled with an addition at the rear south elevation in 1973. A wood frame carport is located behind the house in the southeast corner of the property. The Erbes House qualifies for inclusion in the Dayton Register South Side Historic District as a contributing historic property.



72. Steven Roy Snell House

Address	216 E. Tremont Street
Built date	1972
Legal address	Day & Mustard Addition, Lots 5-6, Block 22
Tax parcel number	1-030-22-006-0003
Style	Ranch
Architect/builder	Unknown

The Snell House was built in 1972 and was purchased by the property's first homeowner, Steven Roy Snell for \$14,000. He sold it a few years later in 1979 to Bessie Richter for \$16,900. Don Himmelberger bought the property in 1982 for \$20,000 and sold it in 1986 to Dean Smith Jr. for \$21,900. Michelle Barton bought the house in 1990 for \$22,044 and sold it in 1994 to Norman & Stacie Roff for \$47,900. Joann Bales purchased the property in 1998. In 2009, the property was owned by the Federal Home Loan Mortgage Corporation and was assessed at \$63,980.

The Snell House was built in 1972 as a Ranch style home. It is a single-story home with a very shallow-pitched side-gable roof which is covered with composition shingles. The exterior is clad with pressed-wood "Hardi-board" wide clapboard siding. The foundation is made of formed concrete block construction. Windows are metal-sash sliders. The front door is hollow-core aluminum. The house is plain of embellishment except for the front entrance which is covered with a small porch. The porch is covered with a shed roof and is supported by square wood posts. The Snell House is eligible for inclusion in the Dayton Register South Side Historic District as a contributing non-historic resource. It is considered "non-historic" due to the fact that it is not yet 50 years old or older.



73. **Samuel-McCauley House**

Address	302 E. Tremont Street
Built date	1905
Legal address	Day & Mustard Addition, Lots 1-2, Block 27
Tax parcel number	1-030-27-002-0000
Style	Colonial Revival with Craftsman-style influence
Architect/builder	Unknown

The Samuel-McCauley House was first owned by J. M. Samuel who paid \$2,065 for it in 1905. Later, Dr. George McCauley owned and lived in the home for many years. Scott Becker bought the property in 1974 for \$20,000 and sold it to W. C. Lyman, Jr. for \$32,700 in 1976. Robert Mostek purchased the home in 1981 for \$65,000. Careful stewards of the property, current owners Dewayne & Melody Ramsey purchased the home from Blaine & Julie Bicklehaupt in 2002.²²

The two-story Samuel-McCauley House was built in 1905 in the Colonial Revival style with Craftsman-style influence. The house has a side-gable roof, wood shingle-clad exterior, concrete and brick foundation, and original 1/1 and 3/1 double-hung, wood-sash windows, which are arranged as singles, pairs, and trios. The second floor of the house overhangs the first floor which is evident at the north façade, and is supported with small, decorative wood brackets. A double-car garage is attached to the east elevation of the house and may have been added in the 1950s-1960s. The house faces south onto East Tremont Street and is distinguished at the south façade with a partial-width front porch. The porch is covered with a very shallow-pitched hip roof which is supported by thick square porch piers to which tapered square shingle-clad porch pillars are anchored. An enclosed porch wall surrounds the exterior of the porch deck and is clad with wood shingles like the house. Concrete steps rise from a walkway to the porch deck. Colonial Revival-style elements include the home's two-story side-gable roof form, second-floor overhang, multi-paned windows, and wood shingle cladding. Craftsman-style influence is found in the front porch which has thick porch piers, tapered porch pillars, and an enclosed porch wall. Recent modifications in 2006-07 include a single-story wing which was built on the west elevation of the house. In good condition, the home qualifies for inclusion in the Dayton Register South Side Historic District as a historic contributing resource of the district.

²² Columbia County Public Tax Assessor Records. Columbia County Courthouse, Dayton, WA.



74. T. C. Pringle House

Address	307 E. Tremont Street
Built date	1905
Legal address	Day & Mustard Addition, Lot 10, Block 28
Tax parcel number	1-030-28-010-0000
Style	Tudor Revival Storybook Cottage
Architect/builder	Unknown

The T. C. Pringle House was built in 1905 and purchased by T. C. Pringle for \$1,225. James Bradford, a Dayton-area teacher, bought it in 1911 and owned it until 1917. G. R. Griffen owned it in 1973 and sold it to Jeffrey & Deveral Canright in 1990 for \$34,000. Thomas & Helen Shibley bought it in 1997, and sold it to Jeffrey & Shannon Turner in 2000. The Turners are current owners in 2009.

The Pringle House is a good example of the “Storybook” Tudor Revival Cottage style, a design which was achieved when the home was remodeled in the 1930s. The house is a single-story front-gable frame dwelling with a moderate to steeply pitched roof. The roof is covered with composition shingles. The house is clad with original narrow-width horizontal wood clapboard siding and reveals prominent cornerboards at outside corners, and returns at the gable ends. Windows are original 1/1 and 6/1 double-hung wood-sash units with wide surrounds and molded crowns. The front of the house faces south along East Tremont Street and is distinguished with storybook styling found in a front-facing lower cross-gable that projects seven feet from the planar wall surface of the house. The front-facing cross-gable has a steeply pitched “catslide” roof which flares down to the east end of the south façade. An arched recessed front entrance holds a front door and is framed with a wide plain wood surround with a center keystone. A square louvered attic vent is located in the gable peak of the front-gable roof above the lower cross-gable at the façade. The home is framed by mature trees and a manicured lawn and qualifies for inclusion in the Dayton Register South Side Historic District as a contributing historic resource of the district.



75. *H. S. Wheeler House*

Address	309 E. Tremont Street
Built date	1890
Legal address	Day & Mustard Addition, Lot 9, Block 28
Tax parcel number	1-030-28-009-0000
Style	Free Classic Queen Anne
Architect/builder	Unknown

The Wheeler House was built in 1890 for H. S. Wheeler of Dayton. In 1902, Mr. Muirhead purchased the property for \$1,900. Several owners had the property during the 'teens to the 1970s. Walter Crane owned the house in 1973 and Lucy Day Jones owned the property in 1975.²³ In 1993, William & Judy Graham purchased the home for \$22,000. Gerald & Jessica Kaiser bought the house in 2004, and sold it in 2005 to Ryan & Angie John.²⁴ The Johns are current owners in 2009 and continue to maintain the home in impeccable condition.

The Wheeler House is an example of the Free Classic Queen Anne style as built during the late 1890s. The house has a steeply pitched irregular cross-gable roof which is covered with composition shingles. The home is clad with narrow-width horizontal wood clapboard siding and has a concrete and stone foundation. The house is embellished with wood cornerboards, original 1/1 and fixed-sash windows framed with plain surrounds and molded crowns, and with a front porch at the south façade. The porch extends the full width of the house and is covered with a very low-pitched hip roof at the first floor. The porch is supported by thick square wood posts which are anchored to an enclosed porch wall. Like the house, the porch wall is clad with clapboard. A scalloped sunburst design is located in the gable peak above the front porch. The porch wraps around the southeast corner of the house to form a covered porch in the ell formed by a lower projecting cross-gable on the east elevation. A box bay projects out from the cross-gable and is covered with a hip roof. The home qualifies for inclusion in the Dayton Register South Side Historic District as a contributing property of the district.

²³ Lucy Day Jones was the daughter of Dr. Charles H. Day, both Dayton pioneers.

²⁴ Columbia Public Tax Assessor Records. Columbia County Courthouse, Dayton, WA.



76. *Historic House*

Address	312 E. Tremont Street
Built date	1910
Legal address	Day & Mustard Addition, Lot 4, Block 27
Tax parcel number	1-030-27-004-0000
Style	Craftsman
Architect/builder	Unknown

The historic home located at 312 E. Tremont Street was built in 1910. It is an example of the Craftsman style with a single-story bungalow form. The house has a low-pitched front-gable roof with widely overhanging eaves. The roof is covered with composition shingles, the house is clad with horizontal wood clapboard siding, and the foundation is made of poured concrete. The front of the house faces north along East Tremont Street and features a gable front roof with a rectangular louvered attic vent in the gable peak and a full-width covered front porch which is supported by square wood posts. The porch roof is a low hip and is covered with composition shingles. The front porch deck is made of wood and is protected by a plain wood balustrade with wrought iron balusters. Some of the home's original windows still exist as 1/1 double-hung wood-sash units. The front porch has been altered and original windows are missing but the home is immaculately maintained. It qualifies for inclusion in the Dayton Register South Side Historic District as a contributing historic resource of the district.

The home was owned recently by Rose Lambert in 1973, Helen Talbot in 1979, Melanie Carlson & Jason Mings in 1994, and Jeromy Phinney in 2004.

STATEMENT OF SIGNIFICANCE

Listed on the National Register of Historic Places in 1986 as the National Register South Side Historic District, the *Dayton Register South Side Historic District* is eligible in 2009 for listing on the Dayton Register of Historic Places under Category C for its architectural significance achieved during a period of significance from 1870 through 2008. The Dayton Register district boundaries are the same as the National Register district boundaries and include a six-block concentration of 68 “historic contributing” houses, three “historic contributing” churches, and five “non-historic contributing” homes for a total of 76 contributing resources in the historic district.²⁵ Compared to other homes in surrounding residential neighborhoods, all combined 76 properties in the Dayton Register South Side Historic District stand out as a concentrated six-block, contiguous facade of 73 homes and three church buildings with significant architectural prominence that reflects both common and landmark examples of the Folk Victorian, Italianate, Queen Anne, Free Classic Queen Anne, Colonial Revival, and American Foursquare styles along with smaller Craftsman, Tudor Revival Storybook Cottage, and Mid-Century Modern Minimal Traditional and Ranch traditions. Sixty-eight homes and three church buildings in the district were built during the late 19th and early to mid-20th centuries, spanning more than eight decades from 1870 through 1955, and five houses were erected during a non-historic period (less than 50 years old) from 1961 through 2008. Many high-style, landmark examples of the above-mentioned architectural traditions exist in the district with a high degree of integrity, and represent original ownership by some of early Dayton’s most prominent pioneers and wealthy citizens. The district also boasts several examples of smaller cottages which were built to house working-class residents, rendering the original South Side neighborhood an eclectic mix of architectural and social strata. The district was further diversified with the mixed-use addition of three churches that represent three different denominations. These well-preserved historic churches and their respective parsonage houses help tangibly demonstrate and illustrate the district’s social, ethnic, religious, and architectural development and settlement that occurred during the district’s period of significance from 1870 through 2008. The architectural significance of the Dayton Register South Side Historic District is associated with this long period of significance, and is manifested through the diverse collection of styles that are concentrated in the South Side neighborhood in Dayton, WA. To summarize, the Dayton Register South Side Historic District is eligible for listing on the Dayton Register of Historic Places for its architectural significance under Category C.

HISTORICAL CONTEXT

Dayton, WA

After a peace treaty with area Indian tribes in 1859, permanent settlers began moving into a fertile valley crossed by the Touchet and Patit Rivers in Columbia County in the southeastern corner of Washington State. Jesse Day, a pioneer from Oregon, settled in the valley in what is now called the Town of Dayton. Named in honor of Day, Dayton was registered in 1861, designated the Columbia County seat in 1875, and officially incorporated in 1881. After railway companies built railroad tracks through the town along with railway yards, depots, and storage facilities, Dayton began to flourish as one of southeastern Washington State’s important transportation centers for agriculture, mining, and commerce.

By 1900, Dayton was a prosperous town with several mercantile and merchandise stores, harness shops, hardware & implement stores, banks, grocery markets, real estate/insurance/title companies, and

²⁵ Five homes in the historic district are not yet 50 years old so do not yet meet the age requirement to be considered “historic.” They do, however, retain original exterior architectural integrity and qualify as “non-historic contributing” resources of the district.

two saloons. Before 1900, the Original Town of Dayton was platted in 1871, and the Day & Mustard Addition was platted in 1872. The Dayton Plat spread from the town center along Main Street, south to First Street and abutted the Day & Mustard Addition to the east. Both additions were platted on easily buildable flat land just south of downtown Dayton and attracted prospective property owners and builders who began in the 1870s and 1880s to erect single-family homes to house the influx of settlers and pioneers who decided to make their homes in Dayton. By 1900, many homes had been built in the neighborhood along South First, Second, and Third Streets as they intersected with East Clay, Spring, Tremont, and Park Streets. Some of the town's most socially prominent and financially successful residents built homes in this area. Many of these homes stand today as evidence of the wealth and prosperity that characterized early Dayton, and illustrate a diversity of architectural styles that were popular during the late 19th and early 20th centuries.

ARCHITECTURAL SIGNIFICANCE

Similar to the Washington Street Historic District (Dayton and National Register), the Dayton Register South Side Historic District is characterized by a kaleidoscope of several different architectural styles that span an eight-decade-long historic period from 1870 to 1955 and a non-historic period from 1961 through 2008. The 76 properties in the historic district represent a concentration of both common and hallmark examples of these various styles, and reflect more than a century of changing cultural attitudes which resulted in a wide range of domestic designs.

Previous to this writing, property owners of ten of the 76 homes in the historic district submitted individual nominations to have their properties individually listed on the Dayton Register of Historic Places. These homes now reflect dual individual and district listing status. They are:

• Jessee-Weatherford House	204 S. First Street	built 1911
• McMullen-Cahill House	402 S. First Street	built 1892
• Dexter-Monette House	506 S. First Street	built 1907
• Alcorn House	518 S. First Street	built 1870
• Dittmore-Day House	212 S. Second Street	built 1891
• Dr. W.W. Day-Dr. C.H. Day House	314 S. Second Street	built 1871
• Richardson-Donohue House	315 S. Second Street	built 1903
• Oppenheimer House	410 S. Second Street	built 1892
• Smith-Carr House	310 S. Third Street	built 1878-1880
• Homer & Alta Price House	202 E. Park Street	built 1915

Folk Victorian

According to architectural historians, Lee & Virginia McAlester (*A Field Guide to American Houses*), the Folk Victorian style was popular across the United States from 1870 to 1910 and is defined by the presence of "Victorian decorative detailing on simple folk house forms."²⁶ Identifying Folk Victorian-style house forms include simple one- and two-story, mostly wood-frame dwellings with front-gabled roofs, side-gabled roofs, pyramidal hip roofs, or gable front-and-wing roof plans. Architectural elements that help identify the Folk Victorian style include front porches with spindlework detailing (turned spindles and lace-like spandrels), flat jigsaw-cut trim, a symmetrical façade except for gable front-and-wing plans, wood cornerboards, and decorative cornice-line brackets. Centered gables and porch pediments are often added to houses with side-gable roofs and pyramidal hip roofs. Window

²⁶ McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf Publishing, 1989, pp. 308-317.

and door surrounds are usually simple and plain with a molded crown, and wall cladding is usually made of horizontal wood clapboard siding or beveled drop siding.

Two examples of the Folk Victorian style in the Dayton Register South Side Historic District are the Alcorn House built in 1870 at 518 S. First Street, and the Woodward House built in 1890 at 316 E. Spring Street. Both homes are built with a front gable-and-wing plan and are distinguished with horizontal wood siding, cornerboards, and covered front porches which are located in the ell formed by the projecting wings. The Folk Victorian style is also well-represented at two small cottages which were erected next door to each other in 1885 at 308 and 312 E. Spring Street. Both homes are single-story dwellings with horizontal wood siding, cornerboards, and wide front porches which are covered with low-hip roofs and are supported by turned-wood posts. The home at 312 E. Spring is further defined with a patterned wood shingle-clad, front-facing gable above the front porch, and the Alcorn House is particularly significant as the oldest surviving single-family home built in Dayton.

Italianate Style

The Italianate style was popular from about 1840 to 1885 in most of the United States, and a little later to about 1890 in more distant hinterlands like Dayton, WA. Architectural historians Lee & Virginia McAlester claim the Italianate style dominated American home construction during this time period and was particularly common in the expanding towns and cities of the Midwest and other developing parts of the nation.²⁷ Identifying features of the domestic Italianate style are characterized as homes with two or three stories; low-pitched hip roofs with widely overhanging eaves; prominent and decorative eave brackets (usually scroll-sawn); elaborate pedimented cornices; tall narrow windows arranged singly or in pairs with arches, crowns, and hoods embellished with plain and elaborate designs; one or two-story beveled or boxed bays with tall narrow windows; covered porches; and cupolas or square towers. Most Italianate-style homes have a simple hip roof but at least 20% of Italianate-style houses have an asymmetrical design with an L-shaped front gable-and-wing plan.

The Dayton Register South Side Historic District has at least one well-preserved large Italianate-style home. The property was built in 1884 at 404 S. Third Street and is called the historic Wilson House. Italianate-style features found at the Wilson House include the home's two-story wood-frame form, front gable-and-wing plan, low-pitched hip roof, prominent cornice, narrow-width horizontal wood clapboard siding, cornerboards, tall narrow 2/2 double-hung wood-sash windows arranged singly and in pairs, plain wood window surrounds with crown molding, beveled bays at the first floor, and a front porch which is located in the ell formed by the front gable-and-wing plan for the house. The porch is embellished with chamfered wood porch posts and curved porch brackets. The projecting beveled bays are defined with narrow windows, rectangular inset wall panels, and very low-pitched hip roofs.

Queen Anne Style

The Queen Anne style dominated domestic building in Washington and across the country from about 1880 to 1910. The style was an eclectic interpretation of domestic architecture which was based on 18th century "country house and cottage Elizabethan architecture" in England and on a blend of 19th century Tudor Gothic, English Renaissance, Flemish, and Colonial Revival styles in America.²⁸

The style was named and popularized by a group of 19th-century English architects led by Richard Norman Shaw. The name is rather inappropriate, for the

²⁷ McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf Publishing, 1989, p. 212.

²⁸ Harris, Cyril M. *Dictionary of Architecture & Construction, Third Edition*. New York: McGraw-Hill, 2000, p. 736-37.

historical precedents used by Shaw and his followers had little to do with Queen Anne or the formal Renaissance architecture that was dominant during her reign (1702-14). Instead, they borrowed most heavily from late Medieval models of the preceding Elizabethan and Jacobean eras. The half-timbered and patterned masonry American subtypes are most closely related to this work of Shaw and his colleagues in England. The Spindlework and Free Classic subtypes are indigenous interpretations...in the 1890s, the Free Classic adaptation became widespread. It was a short step from these to the early, asymmetrical Colonial Revival [style] houses which, along with other competing styles, fully supplanted the Queen Anne style after about 1910.²⁹

Identifying features of the American Queen Anne style include a steeply pitched irregular roof, multiple cross-gables, sometimes dominant front-facing gable(s), an asymmetrical façade design, a conspicuous partial or full-width front porch (sometimes wrapping around corners and extending down sidewalls), towers and turrets, and horizontal clapboards, patterned shingles, masonry, bays, horizontal courses, and robust colors. The Queen Anne style sought to interrupt the planar wall surface of a house and achieved this through designs with box/bevel/round bays, towers and turrets, insets and overhangs, wall projections and cantilevered floors and gables, a variety of window shapes and sizes, and differing wall materials and textures aligned both vertically and horizontally. The Queen Anne style resulted in homes that are usually a mixture of two or more styles which in high-style examples, are most often depicted with robust, fanciful, and ebullient designs.

At least six homes in the Dayton Register South Side Historic District are fine examples of the Queen Anne style. In chronological order, they are:

• Dr. W.W. Day-Dr. C.H. Day House	314 S. Second Street	built in 1871
• Smith-Carr House	310 S. Third Street	built in 1878-1880
• Dittemore-Day House	212 S. Second Street	built in 1891
• McMullen-Cahill House	402 S. First Street	built in 1892
• Dr. C. H. Day House	209 E. Tremont Street	built in 1899
• Beckett House	500 S. First Street	built in 1908

Demonstrating a strong Queen Anne-style feature, four of the above-referenced houses are embellished with front porches that wrap around outside corners of the homes located at 500 S. First Street, 212 and 314 S. Second Streets, and 209 E. Tremont Street. The Beckett House at 500 S. First Street and the Dittemore-Day House at 212 S. Second Street are adorned with another strong Queen Anne-style feature: octagonal porch turrets with pointed flared-eave roofs. While it does not have a fully-formed porch turret, the wrap-around porch roof of the McMullen-Cahill House at 402 S. First Street is curved upward and features a suggestion of a round porch turret. Five of the six homes feature cutaway corners with brackets; four of the homes feature a combination of one or more turned porch posts, turned porch balusters, cutout porch brackets, and spindlework spandrels; and all six of the homes are clad with a combination of horizontal wood clapboard or drop siding and patterned wood shingles. Perhaps the most ebulliently appointed of the six homes is the Dittemore-Day House at 212 S. Second Street. Built in 1891, it is a landmark example of the high-style Queen Anne tradition and is embellished with a plethora of elements specifically designed to interrupt the planar wall surface of the home. These include the home's tall, three-story irregular form with an irregular cross-gable roof,

²⁹ McAlester, p. 268.

gabled pediments and wings, a massive corner porch turret at the second and third floors, a wrap-around front porch, wall overhangs and bays, cutaway corners, horizontal siding, stringcourses and horizontal bands with patterned shingles, inset panels, tall vertical windows as well as round and gothic-arched windows, eave brackets, cornerboards, and gable peak fretwork.

Free Classic Queen Anne Style

The “Free Classic” subtype of the Queen Anne style occurs in about 35% of all Queen Anne-style homes across the country and was influenced by Classical architectural styles like Early Colonial Revival and Greek Revival.³⁰ The Free Classic Queen Anne subtype incorporates classical columns (rather than delicate turned posts with spindlework detailing) which are often grouped together in units of two or three. The columns are either full height or raised on a base to the level of the porch railing. Classic cornice-line details like pediments, pent roofs, cornice returns, dentils, and modillions along with plain horizontal clapboard siding, cornerboards, and frieze band embellishment are frequent along with tall narrow 1/1 double-hung wood-sash windows. Like the Queen Anne style, other defining Free Classic features include 1.5 or more stories, irregular steeply-pitched cross-gable roofs, front-facing gables (cross or dormer), irregular footprints, and covered front porches. The Free Classic Queen Anne subtype became common after about 1890 as a later interpretation of the Queen Anne style.

Fine examples of the Free Classic Queen Anne style in the Dayton Register South Side Historic District include the Weatherford-Blessinger House built in 1906 at 208 S. First Street and the Richardson-Donohue House built in 1903 at 315 S. Second Street. Both homes were erected for prominent Dayton pioneers and both homes are large, landmark examples of the style. Free Classic Queen Anne-style elements that are prominent at these two houses include the homes’ two stories, hip roofs, hip roof dormers, widely overhanging eaves with modillion courses, covered front porches with pediments and modillion courses, round wood porch columns, original 1/1 double-hung wood-sash windows, narrow-width horizontal wood clapboard siding, and symmetrical designs. The Weatherford-Blessinger House is further adorned with a multi-paned fan light in a roof pediment, and the Richardson-Donohue House is distinguished with a broad front porch which gracefully wraps around the southwest corner of the house.

American Foursquare

The First Congregational Church built a parsonage next door north of the church building in 1902 at 208 S. Third Street. It is the only illustration of the American Foursquare style in the Dayton Register South Side Historic District but is significant just the same as an example of the evolution of diverse housing styles that were popular during the development and subsequent settlement of the district. Sometimes referred to as a “Prairie Box,” the American Foursquare style is a subtype of the Prairie School tradition which was created by famed Chicago architect, Frank Lloyd Wright. Architectural historians Lee & Virginia McAlester describe the American Foursquare subtype as a home built between 1900 and 1920 that has a simpler square or rectangular plan, a low-pitched hip roof, and a symmetrical façade.³¹ Full-width single-story front porches are common, and front entrances are usually conspicuous focal points and may be centered or off-center. Eave, cornice, and façade detailing emphasize horizontal lines, often with large to massive square porch supports. The church parsonage embodies the following American Foursquare-style details: built date between 1900 and 1920, two-story box form, low-pitched hip roof, wide eaves, symmetrical design, full-width single-story front porch with low-pitched hip roof, and large square wood porch supports. The four squares

³⁰ Ibid. p. 264.

³¹ McAlester, p. 439.

of the American Foursquare style refer to the home's interior plan which usually features four main rooms—one in each corner of the house—on the first floor.

Craftsman Style

The Craftsman style gained favor as early as 1900 in California as a direct result of the need for more affordable housing. Instead of building tall, expensive multi-storied Italianate and Queen Anne-style homes with a plethora of elaborate details and embellishments, the Craftsman aesthetic called for horizontally oriented, smaller homes and bungalows which were built without expensive elaborations. The Craftsman style began as plain homes that appeared to be handcrafted. The Craftsman tradition became one of America's most popular styles from about 1905 to 1930, especially with published books and magazines and furniture made by Gustav Stickley and his family, the Roycroft Company, and others who esteemed a "back to nature" theme with the use of natural wood, stone, and metal products. Although many of these "natural" products, like polished oak and fir woodwork, irregular clinker brick, coarse-grain stucco, wood shingles, mottled glazed ceramic tile, and wrought iron, appeared to be handcrafted, they were actually mass-produced in factories or kilns, creating an aesthetic dichotomy.

Identifying features of the Craftsman style include a low, ground-hugging, horizontal, bungalow house form, one or more stories, irregular footprint, low-pitched roof, covered front porch, thick porch supports (wood, stone, brick, stucco) which are sometimes tapered, open or enclosed porch walls, widely overhanging eaves with exposed rafter tails, eave brackets and wide bargeboards, horizontal stringcourses (bands) that separate floors or different wall claddings from one another, 1/1 or multi-paned windows, and the use of wood, stone, brick, stucco, iron, and other natural products.

The Dayton Register South Side Historic District includes at least six high-style examples of the Craftsman style (other homes in the district were also embellished in the Craftsman style but due to modifications which covered or demolished original designs, materials, or workmanship, those homes are regarded as "vernacular" or common expressions of the style). They are in chronological order:

• Dexter-Monnett House	506 S. First Street	built in 1907
• J. J. Edwards House	411 S. First Street	built in 1909
• Pryor House	208 E. Park Street	built in 1911
• Jessee-Weatherford House	204 S. First Street	built in 1911
• Homer & Alta Price House	202 E. Park Street	built in 1915
• Clarinda Price House	216 S. First Street	built in 1917

All six homes retain appropriate built dates and prominent Craftsman-style features which emphasize natural building products and specifically designed architectural elements that work together to produce a visually horizontal, low-slung house that seems to be organically integrated to its building site. The Homer & Alta Price House, the Jessee-Weatherford House, and the Dexter-Monnett House seem to be especially low-slung as they appear to "hug the ground" with their very low-pitched side-gable roofs, low-slung dormers, widely overhanging eaves, and full-width front porches. All three homes feature earthy, organically rich building materials such as textured brick, clinker brick, cobbled clinker brick, rock and stone, wood and stucco, interior built-ins, and interior woodwork and wood floors that have been hand-rubbed to a rich patina. Five of the homes have very wide eaves with exposed rafter tails, and all of the homes have broad covered front porches which are supported by large to massive porch piers and pillars. The Clarinda Price House enjoys special architectural

significance as the only home in the district with milk bottle-shaped porch pillars and incised balusters with false cutouts, and the Dexter-Monnett House is important as the only brick and stone masonry home.

Colonial Revival Style

The Colonial Revival style evolved as a throw-back, or revival, of 17th to 19th century homes which were built in the original thirteen colonies of the United States. Early English and Dutch houses of the Atlantic seaboard, and Georgian, Adam, and Federal-style homes provided the architectural precedents for the Colonial Revival style. Popular during the time period from 1880 through 1955, the Colonial Revival style is defined as one, 1.5, and two-story homes with side-gable, hip, and gambrel roofs, symmetrical facades with an accentuated front door entrance, decorative crown molding or pediments sometimes supported by brackets and/or pilasters, doors with overhead fanlights and flanking sidelights, double-hung sash windows sometimes with multiple panes, and window shutters. Other details include side-gable homes with prominent end-wall chimneys, eaves with prominent cornice elements such as dentils and modillions, cornice returns in gable peaks, and horizontal clapboard or shingle or brick wall cladding.

The Roe House, built in 1934 at 206 E. Park Street, is an excellent example of the Colonial Revival style. Characteristics of the style found at the Roe House include the home's two-story rectangular form, side-gable roof, end wall chimney (west elevation), symmetrical façade design and window placement, wood shingle siding, multi-paned windows with window shutters, and a conspicuous front entrance. The front entry is accentuated and capped with an arched pediment and molded crown, and is flanked by square pilasters (engaged columns).

Tudor Revival Storybook Cottage Style

The Tudor Revival style was especially popular in America during the 1920s-1930s after World War I when a revival of bucolic English and European cottage designs was fashionable. Identifying features of the Tudor Revival style include 1.5 to two stories, a steeply pitched roof with prominent projecting front-facing gables and cross-gables, false half-timbering in gable peaks, recessed front entrance, pairs or rows of tall narrow multi-paned windows, clipped (jerkinhead) gables that are reminiscent of thatch-roofed cottages, and wood shingle, stucco, stone, and brick masonry used alone or in combination as exterior cladding.

Storybook Cottage-style embellishment was established during Hollywood's heyday in the 1920s-1930s when small Hansel-and-Gretel-type cottages were built as set designs and also as temporary housing for film stars while they made movies. Storybook details are manifested in designs that artificially age the house, including flared "catslide" roofs with long swayed extended eaves, clipped gable peaks, recessed almost-hidden front entrances, textured cladding (clinker brick, stone, coarse grain stucco, wood shingles), and tall narrow windows (in gable peaks, these are sometimes called "Rapunzel windows").

The Dayton Register South Side Historic District contains just two Tudor Revival Storybook Cottage-style properties: the historic Pringle House at 307 E. Tremont Street (built in 1905) and the Ollie & Clarence Rogg House at 215 E. Spring Street (built in 1937). Research suggests the Pringle House was remodeled in the 1920s-1930s with a prominent front-facing, lower projecting cross-gable which is adorned with a recessed entrance and a catslide roof; the Ollie & Clarence Rogg House, however, was built during the 1930s when the style originated. Both homes reflect Storybook Cottage-style

elements which are especially seen in steeply pitched roofs, prominent front-facing lower cross-gables, and catslide flared roof eaves. The Ollie & Clarence Rogg House is particularly embellished with twin lower cross-gables which have catslide flared eaves, and false half-timbering with stucco infill in prominent front-facing gable peaks.

Minimal Traditional and Ranch Styles

After World War II, Mid-Century Modern styles such as Minimal Traditional and Ranch dominated American domestic building in the 1950s and 1960s. The styles were built as residential housing which includes one-story homes with wide, rambling facades and low-pitched roofs. Windows are usually horizontal in shape with sliding, casement, or pivot units and large fixed plate-glass picture windows. Facades are often arranged in stepped-back bays, sometimes with cross-gables or stepped-down roofs, and usually feature a covered or partially covered front porch. The Minimal Traditional style is loosely based on the previously dominant Tudor Revival style of the 1920s and 1930s but has replaced the steeply pitched roof for a low-pitched roof, and omitted façade detailing except for a small front-facing cross-gable. The Ranch style was dominated by broad, sprawling homes of only one story which could be built on broad, sprawling lots or multiple lots, similar to rambling homes built on ranches in California. Probably the most significant feature of the Ranch style is an attached garage which was designed to shelter and protect automobiles, an important commodity and acquisition for American families after World War II. Attached garages in turn changed residential building façade landscape designs with the addition of a paved driveway, which was located at either the front or side of the house.

The Dayton Register South Side Historic District contains one Minimal Traditional-style home built in 1947 at 211 E. Park Street, and six Ranch-style homes built from 1947 to 1972 at 312 and 412 S. First Streets, 308 S. Second Street, 211 E. Spring Street, and 208 and 216 E. Tremont Streets. Two of the Ranch-style homes have attached front-facing garages, a strong feature of the style, and all of the homes have single stories with very low-pitched hip and side-gable roofs with widely overhanging eaves. The Mid-Century Modern Minimal Traditional-style and Ranch-style homes in the district are significant as illustrations of the evolution of architectural styles and the desire for these styles by homeowners who settled in the district in the 1940s, '50s, '60s, and '70s. The Dayton Register South Side Historic District, then, stands as an excellent illustration of a small microcosm of residential architectural styles that on a much larger scale, pervaded hundreds of thousands of communities across America, beginning in the 1870s.

The aforementioned 76 properties in Dayton, Washington's South Side neighborhood are considered both historic and non-historic contributing resources of the district and are nominated together as one cohesive historic district, called the Dayton Register South Side Historic District, to the Dayton Register of Historic Places.

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