

Dayton Historic Preservation Commission

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Dayton Register Historic District Nomination Form

1. Name of Historic District

Historic Name

**DAYTON REGISTER WASHINGTON STREET
HISTORIC DISTRICT**

Common Name

Washington Street 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

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PHYSICAL DESCRIPTION OF HISTORIC DISTRICT

Located just two blocks north of downtown Dayton, the Dayton Register Washington Street Historic District overlays and shares the same boundaries as Dayton's existing National Register Washington Street Historic District. Both districts comprise a rectangular-shaped area with the following description: Beginning at the northeast corner of North First Street and East Washington Street, proceed west to the west property line of 115 E. Washington Street (Lots 10-12, Block 15, Original Town of Dayton Plat); proceed north to the rear property line of said lot; proceed east to the east property line of 409 E. Washington Street (Lot 10, Block 34, Day & Mustard Addition); proceed south to Washington Street; then proceed west along Washington Street to the point of beginning.¹

LIST OF PROPERTIES IN HISTORIC DISTRICT

ID #	Address of Property	Historic Name of Property	Current Property Owner(s)	Built
1.	115 E. Washington	Higgins-Gillis-Richardson House	Jon & Elisa Lovrak	1880
2.	203 E. Washington	Torrance Family House	John P. Marbach	1905
3.	205 E. Washington	Torrance-Edwards House	Rosemary Ann Nechodon	1905
4.	209 E. Washington	Stevens-Gerken House	Steven W. Martin	1900
5.	221 E. Washington	Brining Hospital	Columbia County, WA	1935
6.	303 E. Washington	Baker-Broughton House	Broughton Land Company	1885
7.	311 E. Washington	Becker House	Robert R. Becker	1950
8.	317 E. Washington	Wohlend-Rennewanz House	Judi Geisen	1912
9.	403 E. Washington	Grupe House	Thomas & Debra Hulick	1890
10.	407 E. Washington	Ida Bloomfield Hoffeditz House	Russell Hanson	1934
11.	409 E. Washington	Ida Scott House	Dee & Betty Wahl	1899
12.	303 N. 1st	Armstrong House	Oan Nimitz	1880
13.	303 N. 3rd	George Baker House	Gale Manning	1884

NARRATIVE DESCRIPTION

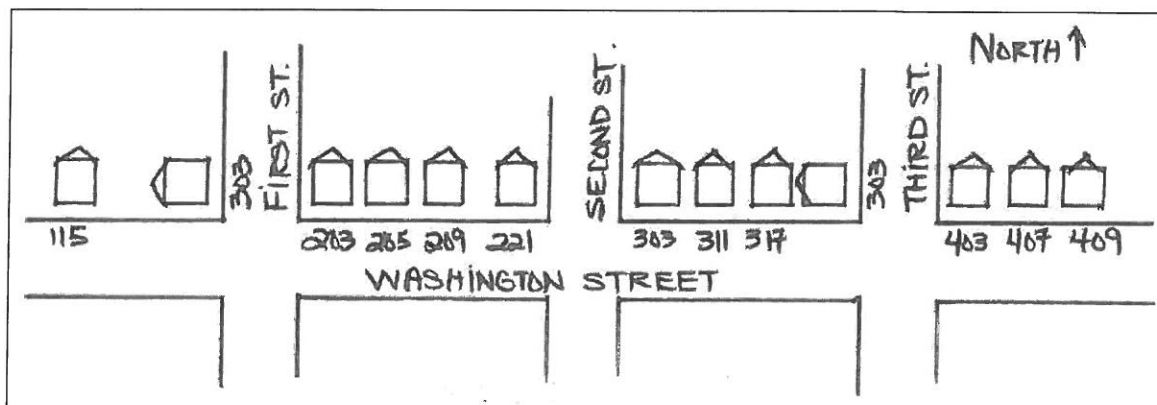
The Dayton Register Washington Street Historic District is a contiguous façade of well-preserved historic structures constructed from 1880 to 1950 and includes 12 wood frame residential homes and one commercial building. The various architectural styles illustrated by the homes and single

¹ Taken from National Register Washington Street Historic District nomination.

commercial building span seven decades and represent designs, motifs, construction practices, and building materials that were popular during the late 19th century and the first half of the 20th century. Architectural styles in the district include large Italianate and Queen Anne examples—some landmark quality, smaller Queen Anne, Tudor Revival Cottage, and Ranch-style dwellings, and one Art Deco commercial block. The Dayton Register Washington Street Historic District encompasses about three and one-half city blocks with homes and one commercial building built along the north side of Washington Street between Front Street (to the west) and Fourth Street (to the east). One house at the corner of First and Washington faces east along First Street, another house at the corner of Third and Washington faces east along Third Street, and the remaining 11 properties face south along Washington Street. The historic district is surrounded by a gridwork of paved streets, mature street trees, and other historic homes. With only a few exceptions, homes surrounding the historic district are predominately smaller and less architecturally prominent than those houses identified in the Dayton Register Washington Street Historic District and are, therefore, not included in the district. In 1986, ten of the 13 historic resources in the Dayton Register Washington Street Historic District were previously listed on the National Register of Historic Places as contributing historic properties in the National Register Washington Street Historic District.

Today in 2008, all 13 historic resources in the Dayton Register Washington Street Historic District are considered “historic contributing.” This means that they all 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 their respective original historic uses (single-family residences and one commercial building). Even with some exterior modifications, all 13 properties in the Dayton Register Washington Street Historic District are mostly well-preserved and exhibit a range of architectural integrity from fair to excellent. With sufficient architectural integrity intact, each property is capable of illustrating its particular style, design, materials, workmanship, and associated historic use.

The following descriptions of properties include the 13 historic resources in the Dayton Register Washington Street Historic District. Each property is identified by its historic name which honors the first or most historically significant owner(s) of the house, and the first or most historically significant name of the commercial property. Property identification numbers correspond to numbers which are indicated on the following map.



2008 Map of the Dayton Register Washington Street Historic District



1. Higgins-Gillis-Richardson House

Street address	115 E. Washington Street
Legal address	Southerly fraction of Lot 3 and southwesterly one-half of Lot 4 and alley, fractions of Lots 10 and 13, and all of Lots 11 and 12 in Block 15 in the Original Town of Dayton Plat
Tax parcel number	1-050-15-012-0000
Built date	1880
Style	Free Classic Queen Anne
Architect/builder	unknown

In 1879, Dayton attorney David Higgins purchased property along the north bank of Patit Creek and built a 1.5-story wood frame house. In 1892, W. H. Gillis, a farmer and Civil War Veteran from North Carolina, and his wife, Lucy Gillis, bought the property. After her husband's death, Lucy Gillis married Dayton attorney, Amos Richardson, and they resided together in the home for many years.

The Higgins-Willis-Richardson House is one of the oldest properties in the Dayton Register Washington Street Historic District and is a fine example of the Free Classic Queen Anne style. Queen Anne-style elements include the home's 1880 built date, tall vertical form, irregular footprint, covered front porch, bay and cutaway windows, and tall narrow 1/1 and 2/2 double-hung windows. Free Classic influence, a subtype of the Queen Anne style, is manifested in narrow-width horizontal wood clapboard siding, gabled porch pediment, wide plain wood bargeboards, and prominent cornice, corner boards, window and door trim, window and door crowns. The house has a very steeply pitched front gable roof with composition shingles, two single-story gabled wings (west and north elevations), a red brick chimney, widely overhanging eaves, horizontal wood clapboard siding, a full-width covered front porch at the first floor with a small porch pediment, square wood porch posts with no balustrade, a gabled wall dormer at the west elevation, and a concrete foundation. In 1984, the kitchen was enlarged with a small 8x14-foot addition at the rear, north elevation of the house. Commanding a panoramic view, the house faces south from the center of a hilly knoll atop an irregular lot that slopes south and down to Patit Creek, which borders the south boundary of the property (now demolished, a foot-bridge built in the late 1800s was once located over Patit Creek). Access to the property is through an alley at the west boundary which leads east to a driveway, a single-car wood frame garage, and the west elevation of the house. The home is framed by mature deciduous and evergreen trees, shrubs and bushes, and a well-kept manicured lawn. The home's footprint is irregular and measures approximately 35 feet wide and 45 feet deep with a total of 1,549 square feet of interior space. The Higgins-Gillis-Richardson House is in excellent condition, retains excellent exterior architectural integrity in original location, design, materials, workmanship, association, and is a historic contributing resource of the Washington Street Dayton Register Historic District.



2. *Torrance Family House*

<i>Street address</i>	<i>203 E. Washington Street</i>
<i>Legal address</i>	<i>Lot 12, Block 16, Original Town of Dayton Plat</i>
<i>Tax parcel number</i>	<i>1-050-16-012-0000</i>
<i>Built date</i>	<i>1905</i>
<i>Style</i>	<i>Free Classic Queen Anne</i>
<i>Architect/builder</i>	<i>Unknown</i>

Located at the northeast corner of North First and East Washington Streets, the H. J. Torrance Family House was erected in 1905 as a speculative investment along with an identical house next east at 205 E. Washington Street. H. J. Torrance was owner/proprietor of a hardware & appliance store and a paint & machine shop in downtown Dayton, and leased the house as an investment for a number of years (he never lived at the property but instead resided in a large home at 115 S. Sixth Street). In 1909, Dayton dentist James T. Allen lived in the home, and from 1919 to 1954, the property was owned and occupied by W. Oscar Torrance, manager of the Torrance Machine Shop and bookkeeper for Torrance family-owned businesses. Katherine Torrance, a spinster, was the next owner, who sold it in 1959 to W. H. Grubb, manager of the J.C. Penney Department Store in Dayton. Grubb owned the property for the following 20 years.

Although in poor condition, the 2.5-story house is a good example of the Free Classic Queen Anne style. Queen Anne-style features include the home's 1905 built date, asymmetrical vertical design, irregular steeply pitched front-gable roof, prominent front-facing gable, fishscale-shaped wood shingles, and a covered wrap-around front porch at the first floor, southeast corner. Colonial Revival-inspired Free Classic-subtype details include narrow-width horizontal wood clapboard siding, a gable pent roof, original tall narrow 1/1 double-pane wood-sash windows arranged singly and in pairs, and prominent wood cornice courses, cornerboards, window and door crowns. The house has an irregular footprint with a front gable-and-wing plan (full-height perpendicular wing at east elevation), and measures approximately 27 feet wide and 30 feet deep with a total of 1,668 square feet of livable interior space. A 17-foot-deep frame addition was built at the back of the house sometime after the home was erected. The roof is in very poor condition and is partially covered with remnants of wood roof shingles. The house is clad with wood clapboard siding and the foundation is made of poured concrete. A single-story covered porch is located in the ell formed by a forward projecting cross-gable at the home's south façade and wraps around the southeast corner of the house. Albeit in poor condition with fair exterior architectural integrity, the Torrance House readily conveys its original location, design, materials, workmanship, and association as a single-family home built in the early 1900s in Dayton, WA. The property is included as a historic contributing resource in the Dayton Register Washington Street Historic District.



3. *Torrance-Edwards House*

<i>Address</i>	<i>205 E. Washington Street</i>
<i>Legal address</i>	<i>Lot 11, Block 16, Original Town of Dayton Plat</i>
<i>Tax parcel number</i>	<i>1-050-16-011-0000</i>
<i>Built date</i>	<i>1905</i>
<i>Style</i>	<i>Free Classic Queen Anne</i>
<i>Architect/builder</i>	<i>Unknown</i>

In 1904, H. J. Torrance, a Dayton hardware store and machine shop owner, bought Lots 11 and 12 at 205 and 203 E. Washington Street as a speculative investment and built two identical houses on the two side-by-side lots. Shortly after it was built, the house was sold to James J. Edwards, president and manager of Edwards-Hindle Department Store in downtown Dayton who eventually leased it as a rental property (Edwards lived at 411 S. First Street). In 1929, C. L. Ferguson bought the property and later sold it to C. H. Spurbeck, who in 1942, sold it to Jack McCauley, a chiropractor. After Dayton area farmer Dallas Long owned the property in the 1970s, the house changed hands several times until the current owners, Dan & Rosemary Nechodom, bought it in 2003.

A fine example of the Free Classic Queen Anne style, the Torrance-Edwards House exhibits such style-defining Queen Anne features as a 1905 built date, tall vertical 2.5-story wood frame form, irregular steeply pitched front-gable roof with a gable-and-wing plan (full-height perpendicular wing at east elevation), and a covered wrap-around front porch with turned-post supports at the first floor, southeast corner of house. Free Classic details include a pent roof in a front-facing gable, tall narrow 1/1 double-hung wood-sash windows arranged singly and in pairs, narrow-width horizontal wood clapboard siding, and prominent plain wood cornice courses, cornerboards, and window and door surrounds with plain crowns. The Edwards House has an irregular footprint which measures approximately 27 feet wide and 30 feet deep. A large two-story addition was added to the back of the house in the 2000s, making the livable space for the home a total of 1,916 square feet (Columbia County tax assessor records). The house is clad with horizontal clapboard siding, the basement is made of poured concrete, and the roof is covered with composition shingles. The Edwards House is in good condition and retains good to excellent exterior architectural integrity, especially at the south façade. As a historic contributing property in the Dayton Register Washington Street Historic District, the Edwards House retains and conveys its original location, design, materials, workmanship, and association as an early 20th-century single-family home built in Dayton, WA.



4. *Stevens-Gerken House*

Address	209 E. Washington Street
Legal address	Southwesterly 50 feet of Lot 10, Block 16, Original Town of Dayton Plat
Tax parcel number	1-050-16-010-0002
Built date	1900
Style	Free Classic Queen Anne
Architect/builder	unknown

Dayton resident E. D. Stevens purchased this property in 1898 and built this house in 1900. In 1922, he sold the house to Minnie & August Gerken, a clerk at the Edwards-Hindle Department Store in downtown Dayton. In 1939, Rex Davis purchased the property and resided in the house for almost 40 years. D. W. Schober bought the house in 1978. The house changed hands several times after 1978 until current owners Steven & Jody Martin purchased the property in 1996.

The Stevens-Gerken House is a fine example of the Queen Anne style with Free Classic-subtype influence. The property is very well preserved and retains excellent exterior architectural integrity in original location, design, materials, workmanship, and association as a single-family home built in the early 20th century in Dayton, WA. Queen Anne-style features include the home's 1900 built date, tall 1.5-story vertical wood frame form, steeply pitched irregular cross-gable roof, full-width covered front porch, vertical 1/1 double-hung windows, box bay, patterned shingle siding. Free Classic-style details include cornice returns, a gabled crown over a tall window pair, round tapered porch posts, horizontal wood clapboard siding, and prominent wood corner boards, cornice, and watertable. The roof is covered with composition shingles and the foundation is made of poured concrete. The south façade of the house features a large front-facing cross-gable at the second floor and a full-width covered front porch. The west elevation has a box bay at the first floor, a red brick chimney which pierces the roof eave, and a shed roof dormer. The east elevation is dominated by a lower cross-gable at the first floor which projects eight feet from the planar wall surface of the house. The north, rear elevation features a back porch at the first floor which was enclosed in the 1980s-1990s. The home is framed by large, mature deciduous trees and a finely manicured lawn. A white-painted wood picket fence surrounds the back yard. According to Columbia County tax assessor records, livable space in the house includes the first and second floor for a total of 2,413 square feet. The Stevens-Gerken House is in excellent condition and is a historic contributing property of the Dayton Register Washington Street Historic District in Dayton, WA.



5. *Brining Memorial Hospital*

<i>Address</i>	<i>221 E. Washington Street</i>
<i>Legal address</i>	<i>Lots 7-8, Block 16, Original Town of Dayton Plat</i>
<i>Tax parcel number</i>	<i>1-050-16-008-0000</i>
<i>Built date</i>	<i>1935</i>
<i>Style</i>	<i>Art Deco</i>
<i>Architect/builder</i>	<i>Unknown</i>

The Brining Memorial Hospital was built in 1935 as a 22-bed hospital with land and capital donated by Dayton landowner, John Brining. The Brining Hospital operated as a non-profit enterprise collaboratively managed by the City of Dayton, Columbia County, and the local hospital board. Eventually a new and larger hospital at a different location replaced the Brining Hospital, which was subsequently occupied by the Robison Nursing Home, and later by a care center called the Columbia County Health District.

The historic Brining Hospital a very good example of the Art Deco tradition. Identifying Art Deco-style elements include the building's 1935 built date, flat roof, smooth stucco wall surface, prominent vertical pilasters, plain and stepped parapet, and geometric designs. The building has a single story, a flat roof of built-up tar, a concrete foundation, and an irregular footprint in the shape of a "U" which measures approximately 92 feet wide and 106 feet deep with interior space of 7,982 square feet. The south face of the building is prominently embellished with five asymmetrically placed pilasters which separate the front of the building into five bays, and a recessed front entrance which is capped with a stepped parapet and shaded with a rectangular-shaped shed-roof portico with stepped brackets. A defining feature of the Art Deco style, the pilasters are made of poured concrete, are embellished with stylized chevron and fluting motifs, and extend vertically from grade past the roof eave and through the parapet. Cornices articulated with triangular-shaped lozenges arranged in zigzag fashion flank the front entrance between flanking pilasters. In contrast to the vertical pilasters, a wide horizontal belt course/watertable separates the first floor from the building's foundation. Some original windows are intact at the building and include thin metal sash pivot and sliding units. A front stoop made of poured concrete reveals both east and west-accessed concrete steps that ascend to the front porch. A plain balustrade is anchored to the steps. The historic Brining Memorial Hospital is a well-preserved historic contributing property included in the Dayton Register Washington Street Historic District and retains good to excellent exterior architectural integrity in original location, design, materials, workmanship, and association as a quasi-public health building constructed in 1935 in Dayton, Washington. Three non-contributing single-story wood frame outbuildings built during the early to late-1900s are located on the property just west of the hospital in the northwest corner of the lot. They are identified in Columbia County tax assessor records as a 289-square-foot "shop" and two 192-square-foot "storage buildings," used as laundry/storage facilities by the hospital.



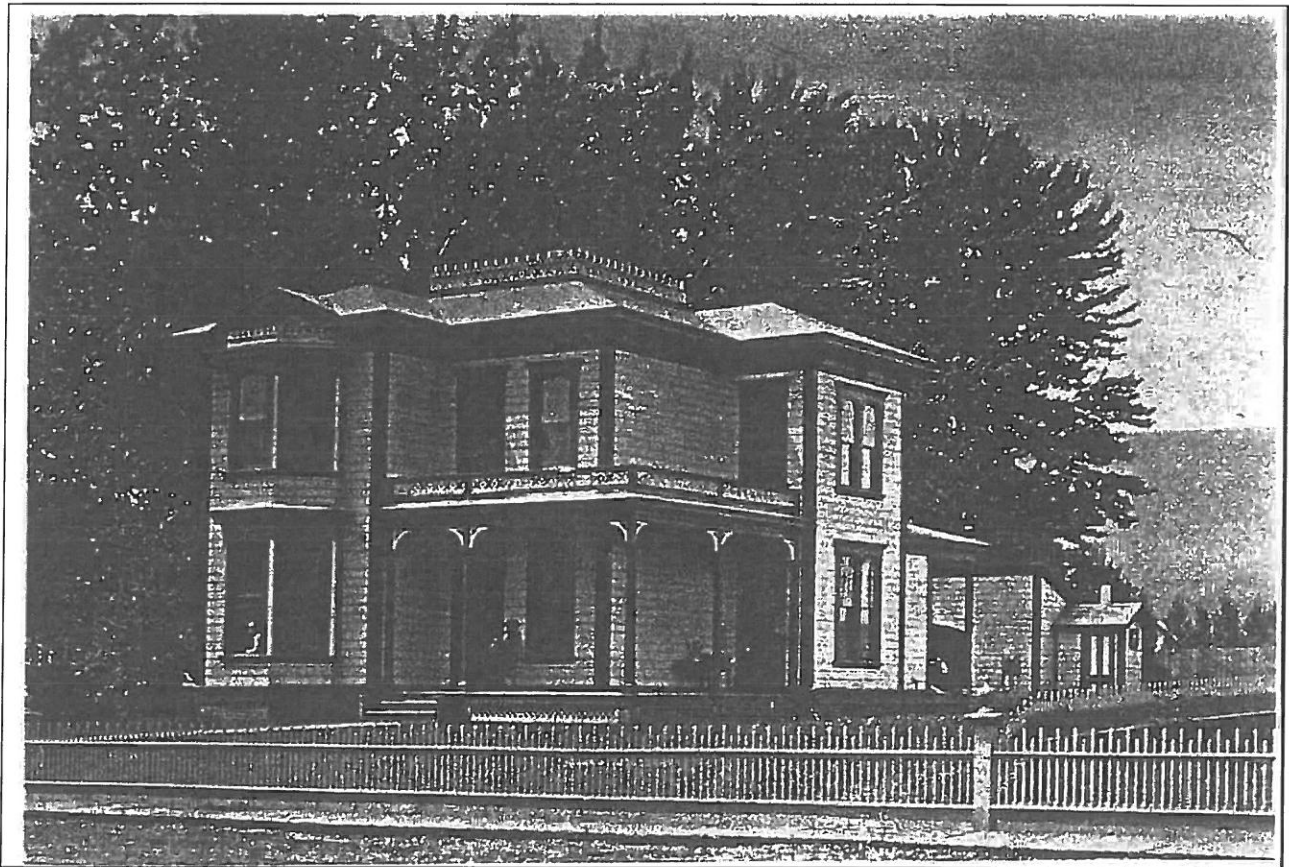
6. *Baker-Broughton House*

<i>Address</i>	<i>303 E. Washington Street</i>
<i>Legal address</i>	<i>Lots 11-12, Block 33, Day & Mustard Addition</i>
<i>Tax parcel number</i>	<i>1-030-33-012-0000</i>
<i>Built date</i>	<i>1885</i>
<i>Style</i>	<i>Italianate</i>
<i>Architect/builder</i>	<i>Unknown</i>
<i>Stone mason</i>	<i>Harry Buckhorn (rock retaining wall)</i>

The Baker-Broughton House is a landmark example of the Italianate style and is one of the finest homes built in the town of Dayton, WA. It was originally built for Dayton attorney Morgan Baker in 1885, and in 1890 was purchased by the Broughton family, long-time leading Dayton-area landowners, ranchers, bankers, and commercial investors who own some of the largest land holdings in Columbia County. The Baker-Broughton House has remained in the Broughton family for more than a century and is today owned by the Broughton Land Company.

The Baker-Broughton House is in excellent condition and retains excellent exterior architectural integrity in original location, design, materials, workmanship, and association as a late high-style 19th-century single-family residence representative of the Italianate tradition. Prominently sited on a large corner lot at the intersection of North Second and East Washington Streets, the Baker-Broughton House is a historic contributing resource and a district focal-point in the Dayton Register Washington Street Historic District. Identifying Italianate-style features at the house include the home's 1885 built date, tall vertical two-story wood frame form, irregular very low-pitched cross-gable roof, prominent widely overhanging eaves with dentils and decorative scroll-sawn brackets arranged in pairs, first-floor wrap-around front porch with second-floor deck, turned porch posts and decorative brackets, two-story beveled bay, and tall vertical windows with elaborate arches, crowns, and hoods. The roof is covered with composition shingles and supports two brick chimneys with decorative chimney pots, the house is clad with eight-inch-wide horizontal wood clapboard siding, and the foundation is made of brick and concrete. The west elevation of the house faces west along North Second Street and is considered a secondary façade while the south elevation at Washington Street is considered the primary façade. The west elevation features a large full-height cross-gable with a pedimented gable and cornice returns, a recessed second floor balcony, and an enclosed side porch at the first floor. A massive, tapered red brick chimney is located at the south end of the west elevation and pierces the roof eave. The east elevation features a full-height cross-gable and an enclosed back porch at the first floor which wraps around the rear northeast corner of the house. The Baker-Broughton House is sited on level grade and is surrounded by mature deciduous and evergreen trees, shrubs and bushes, and a manicured lawn. A cut-stone retaining wall measures about three feet high and surrounds the property at the south and west elevations at the northeast corner of North Second

and East Washington Streets. A September 6, 1902 article in the *Columbia Chronicle* newspaper stated that stone mason "Harry Buckhorn" placed the "cut-stone wall along the border of George B. Baker [303 N. Third Street] and C. J. Broughton's residence lots" and described the cut-stone retaining wall as made of "Tenino limestone."² Another newspaper article stated that in 1904 the Broughton family had "much improved the appearance of their residence" property on Washington Street by "parking" the grassed parking strip between the sidewalk and street, and "supplying it with cement curbing at the outer edge so as to make...a gutter to carry off the water from the street."³ An early photograph of the property taken before the stone wall was built in 1902 pictured a three-to-four-foot-high wood picket fence built around the house along Washington and Second Streets, and also pictured the home's original east elevation design which terminated at the northeast corner of the house where there was once an open air single-story back porch. A two-story cross-gable addition was added to the rear northeast corner of the house during the 1890s or early 1900s, replacing the back porch pictured in the photograph. The Baker-Broughton House is included as a historic contributing historic resource of the Dayton Register Washington Street Historic District.



Circa 1890 photograph of Baker-Broughton House at 303 E. Washington Street, Dayton, WA

² *Columbia Chronicle*, 6 Sept 1902.

³ *Columbia Chronicle*, 7 May 1904



7. *Herbert & Irene Becker House*

<i>Address</i>	<i>311 E. Washington Street</i>
<i>Legal address</i>	<i>Lots 9-10, Block 33, Day & Mustard Addition</i>
<i>Tax parcel number</i>	<i>1-030-33-010-0000</i>
<i>Built date</i>	<i>1950</i>
<i>Style</i>	<i>Mid-Century Modern Ranch</i>
<i>Architect</i>	<i>Glynne W. Shifflet</i>
<i>Builder</i>	<i>Earl Vogel</i>

Replacing an earlier turn-of-the-century dwelling, the Becker House was designed by Minneapolis architect, Glynne W. Shifflet, and was erected in 1950 by Dayton contractor, Earl Vogel. The home was custom-built for Herbert & Irene Becker and has remained in the Becker family for 58 years. The Becker House is a fine representation of the Ranch style and is the only Ranch-style property in the Dayton Register Washington Street Historic District. Ranch-style features illustrated at the Becker House include the home's 1950 built date, wide rambling single-story wood frame, low-pitched side gable roof, massive brick chimney, a combination of wide horizontal rows of wood "fir-combed shake" siding and red brick veneer, an enclosed front porch/patio with a brick masonry retaining wall, large plate-glass picture windows, an attached two-car garage, and a private backyard patio. A wide paved driveway leads north from Washington Street along the property's east border to the attached garage. The south face of the house features an asymmetrical design with three stepped back bays and a low-pitched side gable roof that steps down east to each succeeding bay. The west bay has the tallest roof of the three bays, supports a massive red brick chimney between bays, is clad with wood shake siding, and contains a recessed covered front porch. The center bay is clad with red brick veneer, has two large plate-glass picture windows, and a wood pergola. The third bay comprises a two-car attached garage which is clad with wood shake siding and has a wood-paneled overhead door which faces south onto a paved driveway. The house is approximately 60 feet wide with an attached 23 foot-wide garage, and is 39 feet deep. Interior living space measures 2,144 square feet; outside living space includes 529 square feet in a covered backyard patio and 120 square feet in a covered recessed front porch.⁴ The roof is covered with composition shingles (Masonite composite), and the foundation is made of poured concrete. The Becker House is well-preserved in excellent condition with excellent exterior architectural integrity in original location, design, materials, workmanship, and association as a modern mid-20th century modern, single-family home built in Dayton, WA. The property is a historic contributing resource in the Dayton Register Washington Street Historic District.

⁴ Columbia County Tax Assessor records. Columbia County Courthouse, Dayton, WA.



8. *Wohlend-Rennewanz House*

<i>Address</i>	<i>317 E. Washington Street</i>
<i>Legal address</i>	<i>Southwest 56 feet of Lot 8, Block 33, Day & Mustard Addition</i>
<i>Tax parcel number</i>	<i>1-030-33-008-0001</i>
<i>Built date</i>	<i>1912</i>
<i>Style</i>	<i>Craftsman (Vernacular)</i>
<i>Architect/builder</i>	<i>Unknown</i>

Replacing an earlier turn-of-century home, the Wohlend-Rennewanz House was built in 1912 for German immigrant and sheep rancher, George Wohlend, who married a Dayton widow by the name of Mrs. Rennewanz. They shared the house together after their marriage, and at their deaths, the property was inherited by three Rennewanz children. A Rennewanz son, William "Bill" Rennewanz, purchased the home's interests from his two siblings and solely owned the Wohlend-Rennewanz House from 1927 to 1972. The house subsequently changed ownership several times until the current owner, Judi Geisen, purchased it.⁵

The Wohlend-Rennewanz House is a vernacular expression of the Craftsman style with minimal Craftsman-style details which include the home's horizontal emphasis, very low-pitched cross-gable roof, low-pitched covered front porch, widely overhanging eaves and bargeboards, two knee-brace brackets, and 1912 built date. A detached garage is located behind the house at the north end of the property. The house was designed as a wood frame bungalow with a living room, dining room, kitchen, bathroom, and two bedrooms for a total of 1,209 interior square feet. The roof is covered with composition shingles, the house is clad with wide horizontal clapboard siding made of HardiBoard veneer (which covers the original siding), and the foundation is made of poured concrete. Original windows at the south façade appear to be replacement picture windows made of plate-glass (circa 1950s). The south façade of the house features a very low-pitched front-facing gable roof with two decorative knee-brace brackets and wide eaves with wide bargeboards that partially shade a covered front porch. Below the front-facing gable eaves, a very low-pitched hip roof extends out from the planar wall surface of the house and forms a partial-width covered front porch at the first floor. The porch is supported by square wood porch posts anchored to an enclosed porch wall. The home is in good condition and retains fair exterior architectural integrity in original location, design, materials, workmanship, and association as an early 20th-century single-family home built in Dayton, WA. Even with a non-permanent application of HardiBoard veneer which covers the home's original siding, the Wohlend-Rennewanz House is able to convey its original location, design, single-family residence association, and most of its original materials and workmanship, and is included as a historic contributing property in the Dayton Register Washington Street Historic District.

⁵ Columbia County Tax Assessor records. Columbia County Courthouse, Dayton, WA.



9. *Grupe House*

Address

403 E. Washington Street

Legal address

Southeasterly 10 feet of Lot 11 and all of Lot 12, Block 34, Day & Mustard Addition

Tax parcel number

1-030-34-012-0000

Built date

1890

Style

Italianate

Architect/builder

J. W. Burroughs, architect

The Grupe House was designed by Dayton architect, W. H. Burroughs, and was constructed in 1890 for sawmill owner C. M. Grupe and his wife, Emma Grupe. The historic Grupe House is a fine example of the Italianate style and is very similar in design and footprint to another Italianate-style home in the Dayton Register Washington Street Historic District, the Baker-Broughton House at 303 E. Washington Street, built five years earlier in 1885 (perhaps both homes were designed by Burroughs). The second owner of the Grupe House was Chester F. Miller, a prominent Dayton civic leader and attorney who at times served as Superior Court Judge for Garfield, Columbia, and Asotin Counties. The property changed ownership several times until Thomas & Debra Hulick bought it in 1998. Currently in November 2008, the Grupe House is for sale at an asking price of \$135,000.

Identifying Italianate-style features at the Grupe House include the home's 1890 built date, irregular two-story form with front gable-and-side-wing plan, very low-pitched cross-gable hip roof with wide eaves, prominent scroll-sawn eave brackets arranged in pairs, prominent pedimented cornices with elaborate cutouts and pendant drops, wide frieze bands, plain and elaborate window crowns and hoods, wide trim and cornerboards, eight-inch-wide horizontal wood clapboard siding, tall narrow 1/1 double-hung wood-sash windows arranged singly and in pairs, beveled bay, covered front porch at the first floor, and an elegant asymmetrical design. The house has an irregular footprint which measures approximately 38 feet wide and 45 feet deep with a total of 2,777 square feet of livable interior space. The roof is covered with composition shingles, the house is clad with

horizontal wood clapboard siding, and the foundation is made of a combination of stone, brick, and concrete. The front of the house features prominent architectural elements such as a projecting front-facing cross-gable with a gabled pediment and pendant drop at the roofline, a beveled bay at the first floor with a low mansard roof and eave brackets, and a covered front porch. The porch has a low-pitched hip roof with widely overhanging eaves and exposed rafter tails, square wood porch posts which are anchored to an enclosed porch wall, and a wood porch deck. The porch wall is clad with double-course wood shingle siding in contrast to the clapboard siding that covers the rest of the house (wood shingles may be a later application). The home has an asymmetrical design with asymmetrical fenestration patterns. Windows are original and include tall, narrow, 1/1 double-hung, wood-sash units arranged singly and in pairs. Each window has a wide frame, and some windows are highlighted with elaborate crowns. The outside corners of the house are accentuated with wide cornerboards. A wide watertable separates the foundation from the first floor. Modifications to the house include a single-story 7x13 foot addition with a low mansard roof at the rear of the house, and an enclosed original back porch which is located at the northwest rear corner of the house. Sometime after the home was built, the original back porch was enclosed and a new covered porch with a shed roof was built onto the north elevation of the original back porch.

An original two-story barn is located behind the house in the northeast corner of the lot. The circa 1890 barn is wood frame construction with a west-facing front-gable roof that is clipped at the gable peak. The roof is covered with composition shingles, the walls are clad with original eight-inch-wide wood clapboard siding, the outside corners are accentuated with corner boards, and the west façade features a double barn door at the first floor and hayloft door at the second floor. A small pedimented portico covers a door at the south elevation and is supported by turned posts. The Grupe House and barn are well-preserved and retain good to excellent exterior architectural integrity in original location, design, materials, workmanship, and association as a late 19th-century single-family home and barn built in Dayton, WA. The house and barn are included as historic contributing resources in the Dayton Register Washington Street Historic District.



Circa 1890 Grupe Barn at 403 E. Washington Street, Dayton, WA