

HISTORIC HOUSES OF DAYTON/THEMATIC GROUP

COVER SHEET PROPOSED SOUTH SIDE HISTORIC DISTRICT Dayton, Washington

UTM References, District Boundaries
Zone 11 Scale 1:24 000

Period of Significance: 1871-1934

<u>NW Corner</u>	<u>NE Corner</u>	<u>SW Corner</u>	<u>SE Corner</u>
4 24 600 easting 51 29 700 northing	4 24 880 easting 51 29 890 northing	4 24 810 easting 51 29 370 northing	4 25 020 easting 51 29 630 northing

Description

The proposed South Side Thematic House District of Dayton, Washington, is larger than the Washington Street Thematic House Historic District and exhibits a greater variety of architectural styles. The district is situated south of Dayton's Main street on a portion of Jesse Day's original townsite platted November 23, 1871, which includes Day's own homesite and a portion of the Day and Mustard Addition, platted November 2, 1872. It is almost a square, extending from the south side of Clay street (except for the modern Post Office building), to Park street and from First to Third streets. The streets here, too, are laid out in the grid pattern and are broad and paved, with parking strips and sidewalks. Most of the streets are lined with locust, black walnut and chestnut trees. A notable feature of the district is the number of primary-contributing homes that are located on corner lots. There are three Queen Anne homes located on each southwest corner of south Second and one Queen Anne located on the southwest corner of Third and Tremont. There is one large American Four Square/Neo-Colonial on the northeast corner of Second and Tremont. First street is a wonderful blend of Victorian and bungalow.

The rear of the properties along south First street borders the City Park land that runs along the Touchet River. The remnants of the old flume can also be found in this area. The City Park land is visible at the south end of First street, offering a lovely open vista. The public school lands are adjacent to the boundary on the south end of the district and provide an excellent dividing line. The boundary line to the east was more difficult to determine, but several factors were considered. For instance, there was not enough consistency in the architectural styles and the condition of the homes. Many of the older houses have either been neglected and are deteriorating badly or have been altered to such an extent with inappropriate material that they would be unrecognizable. Most of the trees lining the streets have been removed, offering a visual dividing line as well.

Significance

The houses within this proposed district are architecturally significant because they include such a variety of styles. They range from the simple Pioneer or "Territorial" houses built in the 1870's to grand Queen Anne homes. Some are small workers cottages with Folk Victorian elements. There are a number of large and spacious bungalows built between 1905 and 1925. Dayton was a family town and by the turn of the century had twelve churches; the three included are fine examples of church architecture in the early 1900's. Each occupies a large corner lot.

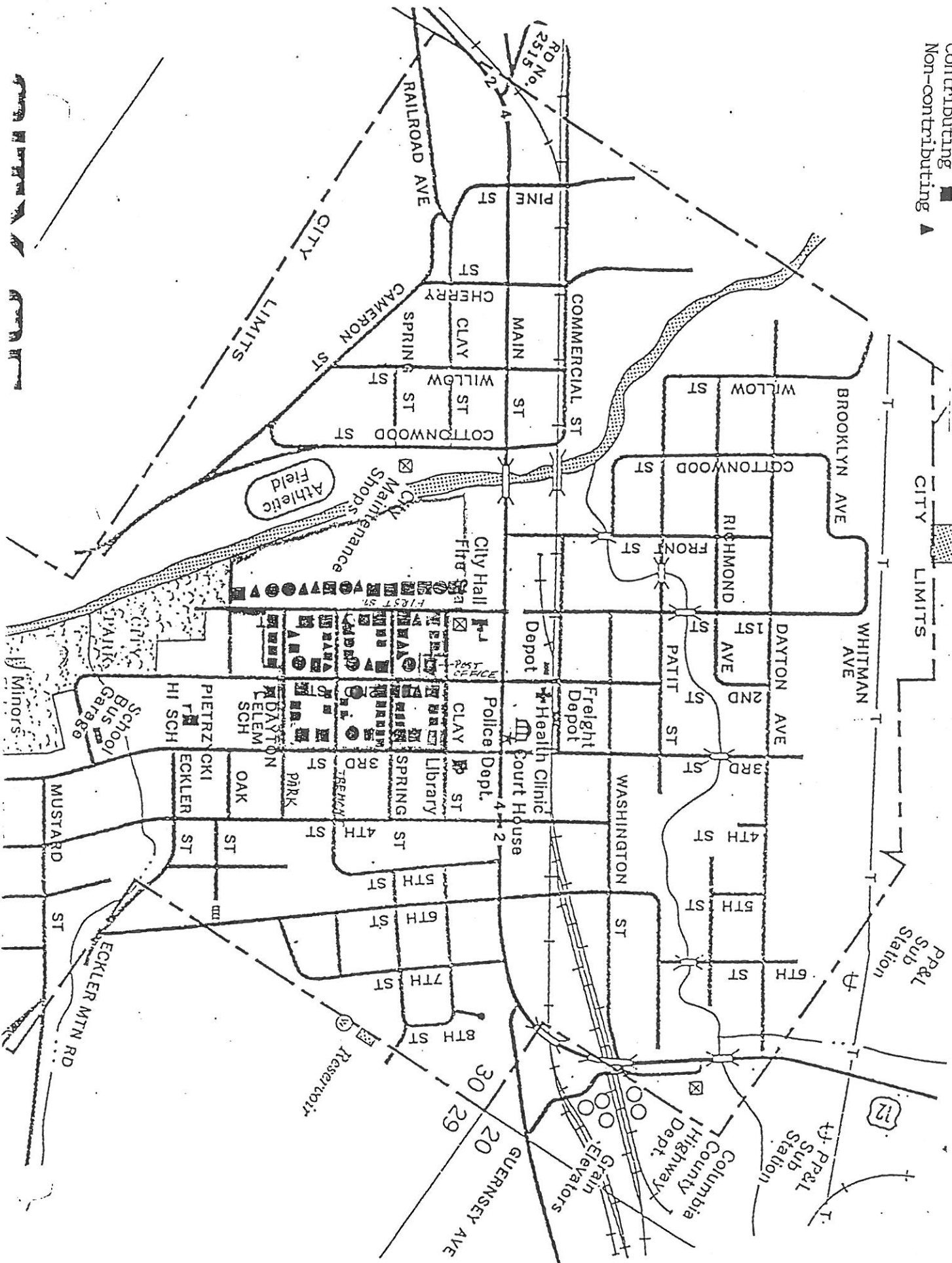
The area is significant because of its association with people prominent in the settlement of the town and pioneer days in Washington Territory. Most of the land along south First street belonged to town founder Jesse N. Day and included his house and orchard. The house was demolished fairly recently, but the house he built at the south end of his orchard for his daughter when she married is still standing at 402 S. First. Part of the land was that given by Day to S. M. Wait in 1871 as an incentive to locate a mill in Dayton. Wait accepted the land and started the mill at the corner of the Touchet river and Main street. The mill burned in the early 1950's. Another Day family, no relation to the town founder, provided a father, son and grandson to the practice of medicine in Dayton and their homes are located in this district. The house at 518 S. First was built by Edward and Sadie Alcorn about 1870 on their large parcel of land that is today a big portion of the City Park land. Alcorn was a nurseryman. The home was originally across the street, but was moved to its present location many years ago. Many of the builders in this section were relatives. The American Four Square with Neo-Colonial elements at 208 S. First was built by F. M. Weatherford, a prosperous farmer. The Craftsman bungalow next door was built for his mother. The wife of the present owner of 208 is a descendent of C. J. Broughton (owner of the Italianate at 303 E. Washington) and the daughter and her family live in the house built for Mrs. Weatherford. The Jacksons, Cahills and Newtons are related and they owned homes in this area.

Territorial houses, so called because they were built before Washington became a state in 1889, are at 309 S. First, 518 S. First, 215 S. Second, 206 E. Clay, 208 E. Clay and 315 1/2 E. Park. The latter home was originally owned by the Dayton Woolen Mill that started in 1873 in Dayton with high expectations, but which failed to materialize. The bungalow at 411 S. First is a classic, built ca. 1909 by Edwards, owner of the large department store. The Casseday home at the end of First with its Dexter brick and river rock porch is an unusual example; it has been the home of various successful businessmen and professional men. The bungalow at 216 S. First with its milk bottle columns offers a change from the usual elephantine or square posts. Many of the homes, then, were built by the professionals, businessmen and farmers, but the area is interspersed with the homes of a butcher, a machinist and a carpenter.

Dayton never experienced a boom; it began with a slow steady growth to about 3500 and then tapered off slightly, maintaining a fairly constant population of about 2600. The town retains much of the flavor and feeling of its roots, yet the townspeople seem unaware of the treasures in their own "backyards." They tell of traveling to Port Townsend, the National Register district on Puget Sound, to look at the Queen Anne homes, but fail to realize that their own town is rich in Victorian architecture. It is a friendly and slow-paced town. Travel through the area gives a feeling for the lifestyles of the people and the economy of a small western town, the county seat in the midst of a vast and rich agricultural area and stock-raising country; a town of lumber and flour mills in its past, and a cannery still operating. The South Side District reflects that heritage; it is a window on Dayton's past.

SOUTH SIDE HISTORIC DISTRICT Dayton, Washington

- Primary ●
- Contributing ■
- Non-contributing ▲



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Proposed South Side District, Dayton

*Primary-Contributing

South First Street:

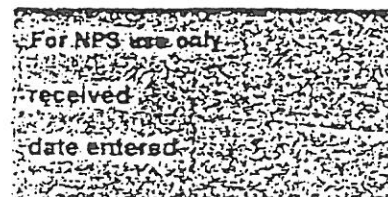
203 S. First	Thompson Home	Pioneer/Queen Anne, Ca. 1890
204 S. First	Weatherford Home	Craftsman Bungalow, Ca. 1915
208 S. First	*Blessinger House	American Four Square/Neo-Colonial, 1906
209 S. First		Non-contributing
211 S. First	Follett House	Queen Anne, Ca. 1905
214 S. First	Borofsky Home	Vernacular, Ca. 1920
216 S. First	Gillis Home	Craftsman bungalow, Ca. 1917
300 S. First	Smith House	Queen Anne/Bungalow, Ca. 1890;1929
308 S. First	Jackson House	Vernacular, Ca. 1905
309 S. First	Kiger Home	Pioneer, Ca. 1879
312 S. First		Non-contributing
315 S. First		Non-contributing
402 S. First	McMullen Home	Queen Anne, 1892
403 S. First	Hill House	Bungalow, Ca. 1910
406 S. First	Dieringer Home	Bungalow, Ca. 1920
411 S. First	Edwards Home	Bungalow, Craftsman, 1909
412 S. First		Non-contributing
414 S. First		Non-contributing
500 S. First	*Beckett House	Queen Anne, Ca. 1908
506 S. First	*Hubbard Home	Craftsman Bungalow, 1907
514 S. First		Non-contributing
518 S. First	Alcorn House	Pioneer, 1870

South Second Street:

203 S. Second	First Baptist Church	1892-93
207 S. Second		Non-contributing
209 S. Second	Schlitz Home	Bungalow, Ca. 1905
212 S. Second	*Godard Home	Gothic/Queen Anne, 1891
215 S. Second		Princess Anne, Pioneer, Ca. 1880
301 S. Second	Laidlaw Home	Bungalow, Ca. 1925
302 S. Second	Sweigle Home	Queen Anne, 1890
308 S. Second		Non-contributing
314 S. Second	*Day Home	Queen Anne/Pioneer, 1871
315 S. Second	*Richardson Home	American 4 Square/Neo-colonial, 1905
410 S. Second	*Oppenheimer Home	Queen Anne, 1892
406 S. Second	Israel House	Bungalow, Ca. 1925
413 S. Second		Bungalow, Ca. 1910

South Third Street:

202 S. Third	McQuary House	Bungalow, Ca. 1908
208 S. Third	Church Parsonage	American Four Square, Ca. 1902
214 S. Third	First Congregational Church	1903
302 S. Third	Kennedy House	Pioneer, Ca. 1880

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306 South Third	Bartell House	Pioneer, Ca. 1884(remodeled)
310 S. Third	*Carr Home	Queen Anne, Ca. 1880
404 S. Third	Wilson House	Italianate, Ca. 1884
Third & Park	First Christian Church	1903

Clay Street:

206 E. Clay	Carpenter House	Gothic/Pioneer, Ca. 1899
208 E. Clay		Pioneer, Ca. 1895
306 E. Clay	Elder Home	Bungalow, Ca. 1916
308 E. Clay	Frery Home	Bungalow, Ca. 1916

Park Street:

202 E. Park	Price Home	Craftsman Bungalow, Ca. 1915
206 E. Park		Neo-Colonial, 1934
208 E. Park	Pryor House	Craftsman Bungalow, Ca. 1911
211 E. Park		Non-contributing
214 E. Park	Anderson House	Vernacular, Ca. 1909
215 E. Park	Herrin House	Queen Anne (altered), Ca. 1877
309 E. Park	Stine House	Pioneer Ca. 1888
315 1/2 E. Park	Ayres House	Pioneer, Ca. 1887

Spring Street:

200 E. Spring	Day Home	Bungalow, Craftsman, Ca. 1925
205 E. Spring	Kennedy Home	Queen Anne, Ca. 1885
206 E. Spring		Bungalow, Ca. 1915
210 E. Spring		Bungalow, Ca. 1933
211 E. Spring		Non-contributing
215 E. Spring		Non-contributing
300 E. Spring	Barclay Home	Pioneer, Ca. 1890
305 E. Spring	Hester Home	Queen Anne, Ca. 1890
307 E. Spring		Pioneer/Greek Revival, Ca. 1881
308 E. Spring	Ellis House	Pioneer, Ca. 1879
312 E. Spring	Ferg House	Pioneer w/ Folk Vict. elements, Ca. 1880
316 E. Spring	Woodward House	Pioneer, Ca. 1880

Tremont Street:

205 E. Tremont	Kiger House	Vernacular, Ca. 1905
206 E. Tremont	Paine House	Princess Anne, Ca. 1877
207 E. Tremont	Nolm House	Bungalow, Ca. 1925
208 E. Tremont		Non-contributing
209 E. Tremont	Day House	Queen Anne, Ca. 1899
210 E. Tremont	Erbes House	Bungalow, Ca. 1925
216 E. Tremont		Non-contributing
302 E. Tremont	McCauley House	Bungalow, Ca. 1905
307 E. Tremont	Bradford House	Vernacular, Ca. 1905
309 E. Tremont	Wheeler House	Pioneer, Ca. 1890
312 E. Tremont		Bungalow, Ca. 1910