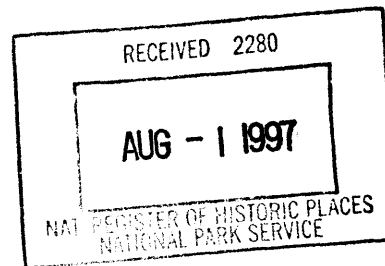


United States Department of the Interior
National Park Service



1079

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name Dr. Paschal and Agnes Gray House

other names/site number _____

2. Location

street & number 606 N. Main Street not for publication _____

city or town Ellensburg vicinity _____

state Washington code WA county Kittitas code 037

zip code 98926

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide locally. (____ See continuation sheet for additional comments.)

[Signature] ACTING SHPO 7.9.97
Signature of certifying official Date

State or Federal agency and bureau _____

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (____ See continuation sheet for additional comments.)

Signature of commenting or other official Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register _____
See continuation sheet.
- determined eligible for the National Register _____
See continuation sheet.
- determined not eligible for the National Register _____
- removed from the National Register _____

Edson H. Beall 8/29/97

other (explain): _____
Signature of Keeper Date of Action

[Signature]

8. Statement of Significance

Applicable National Register Criteria

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or a grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

Period of Significance

1887 - 1904

Significant Dates 1887

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

William O. Ames

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

Dr. Paschal and Agnes Gray House
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9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository: Ellensburg Public Library

10. Geographical Data

Acreege of Property less than one

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing
<u>10</u>	<u>686470 E</u>	<u>5207670 N</u>

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Florence K. Lentz

organization FKL, Cultural Resource Consulting date April, 1997

street & number 107 E. 17th Ave. telephone 509-925-3944

city or town Ellensburg state WA zip code 98926

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Additional Documentation

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Sara Haven Ames and Thomas Haven

street & number 606 N. Main Street telephone (509) 962-3706

city or town Ellensburg state WA zip code 98926

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7. NARRATIVE DESCRIPTION

Summary

This handsome Ellensburg residence was built in 1888 by the successful local builder William O. Ames for newcomers Dr. Paschal P. Gray and his wife Agnes H. Gray, recently arrived in Washington Territory from Honolulu, Hawaii. The Gray's new house was part of a thriving neighborhood of substantial Late Victorian homes developed north of Ellensburg's central business district in the prosperous decade of the 1880s. This house served as the couple's residence, and for some time as the doctor's office, until his death in 1904.

In subsequent years, the condition of the Gray House deteriorated. The upstairs bedrooms were apparently made available for rent, perhaps to students attending the State Normal School in Ellensburg. Most of the bold exterior detailing was stripped away, and various incompatible additions made.

The present owners have removed the most obtrusive of these additions, restored much of the period detailing, and recently converted the house to a retail gift shop with overnight guest bedrooms upstairs. Exterior restoration will continue on a phased basis. Today, the Gray House once again expresses the architectural exuberance of its period. The property retains good overall integrity of location, materials, workmanship, feeling, and association.

Setting

The present-day setting of the Gray House is a transitional zone lying between the downtown commercial core of Ellensburg to the south and other early residential districts to the north and east. Main Street, between Eight Avenue and Fifth, reflects its evolution from a primary north-south wagon road to an auto-age business arterial. Among the businesses in the vicinity of the Gray House are gas stations, a drive-in restaurant, and auto dealerships. Only a handful of late nineteenth century, two-story frame residences still stand, scattered across this eight-to-ten block zone. These properties - with their green front yard setbacks, their vertical proportions, and their ornate architectural details - are a strong visual reminder of the residential origins of the neighborhood.

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Just south of the Gray House is a gable-roofed, frame residence with a deep setback, constructed between 1904 and 1909. This dwelling now serves as an attorney's office. Across the street is another turn-of-the-century, unaltered residence with a large, landscaped lot. To the north is a 1950s hamburger drive-in, now an espresso shop. Other land uses across the street include a stuccoed 1930s gas station, and a more recently-built corporate service station, both now abandoned.

The nominated property occupies the north forty-five feet of Lot 2, Block 2, Original Plat of Ellensburg. The house itself is fronted by a well-tended lawn, with perennial flower borders and antique roses. To the south, separating the site from the c.1905 residence-turned-law office next door, is a vintage wire garden fence with scalloped upper edge detailing. To the rear of the property is a graveled parking area accessible off the alley, and a paved walkway around to the front door of the shop. A sizable stable, together with a chicken coop and other small outbuildings, once stood to the south and rear of the house. By 1928, these had been replaced by a wood frame auto garage. The removal of the deteriorated garage was completed by the present owners.

Exterior

The Gray House is two and one-half stories in height, with strong vertical proportions. Its construction is balloon frame. Through its original design and subsequent alteration, the building has an irregular footprint and massing, as well as a multiple-gable roof configuration. This Queen Anne asymmetry is balanced by angular lines, and restrained by relatively flat wall articulation. The foundation is of local brick, constructed three feet in thickness under the middle section of the house.

The massing of the house and the front porch underwent several changes over time. This evolution is documented by Sanborn Insurance Co. maps and early photographs. Originally, the front door was unprotected by any porch or overhang. A small porch with an upper deck was situated, from the beginning, in the jog at the southwest corner of the building. By 1897, while the Grays were still in residence, the porch had been wrapped around the front of the house to shelter the front entrance from snow, wind, and rain. At some time in the 1940s, the back portion of that porch was enclosed to create a small interior room. Removal of the latter addition was completed by the present owners.

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To the rear of the house certain alterations were also made over time. Early Sanborn maps, through 1909, show a sizable single-story kitchen wing at the southeast corner. Sometime after 1909 and before 1928, that kitchen wing was removed and replaced with the existing two-story, gable-roofed wing at the northeast corner. There was an exterior staircase leading up to a second floor door that gave access to an interior hallway. The rear door and staircase strongly suggest a conversion to rooming house use sometime during the property's second or third ownership. Today, the four-paneled door remains in place, but the staircase has been recently removed.

The roof is now sheathed with wood shingles, as it no doubt was originally. Remnants of composition shingles have been found in the garden borders around the house, indicating these were applied in intervening years. Missing is the original iron cresting along the ridge lines of the roof, a detail which shows in an 1890s photograph of the house. Also absent are two highly-decorative, incised barge boards set within the primary gables on the west and south sides of the house. These ornate Queen Anne features had deep arch profiles, fan-like motifs, and drop pendants. A prominent bracketed entablature with a paneled frieze is still in place along the three primary elevations. One brick chimney which serves the front parlor fireplace still stands. A skylight has been added to light the interior stairhall, but is essentially invisible from the ground.

With one or two exceptions to the rear, all of the fenestration around the house, whether individually placed or grouped in two's and three's, utilizes original structural openings. Pediments, decorative surrounds, and applied sill blocks are original. Prior to the present ownership, the original double-hung, one-over-one light sash were removed and replaced with fixed, plate glass sash.

The two leaves of the original double front door, both with arched glass lights that echo the shape of the attic windows, were found inside the house, and are now in use in the gift shop. Local code restrictions prevented the re-use of these doors at the front entry, so they were replaced with a single sidelight and a glazed, two-panel door. Above the front entrance is an original etched glass transom with the name Dr. P.P. Gray enframed in a stylized floral design.

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The original shiplap siding is intact on all elevations. The porch has been partially restored with reconstruction of the jigsawn, second-floor balustrade. The design is closely based upon the porch railing that appears in the 1890s photograph of the house. Current paint colors are not based on the original scheme, but are reflective of body, trim, and sash contrasts of the late nineteenth century.

Interior

The interior of the Gray House has retained its primary spatial arrangement, vertical proportions, fir flooring, and decorative details. The entry hall features an open staircase with heavy turned newel post and a richly-molded, curvilinear banister railing. To the left is the entrance to the front parlor, now converted to retail display of antiques and fine gifts. This room retains a marble and nickel-plated mantelpiece with a shallow firebox designed for the burning of coal. Original door and window moldings are in place. These details also appear in the rear parlor and dining room, both of which are currently given over to retail floor space.

At the back of the first floor is a small kitchen in the post-1909 two-story addition. Adjacent to it, in the southeast corner where the original kitchen wing was, is now a rear entryway, a bathroom, a storage closet, and access down the basement stairs.

Upstairs are two spacious bedrooms, recently refurbished for overnight guests. A third, smaller bedroom has been converted to a large bath. At the head of the stairs is an original small half-bath, fully updated, and in the two-story wing addition is a workroom. Original features upstairs include spatial configurations, fir flooring, window and door surrounds, the molded banister railing, and a turned balustrade.

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8. STATEMENT OF SIGNIFICANCE

Summary

The Dr. Paschal and Agnes Gray House, completed in 1888 in Ellensburg's earliest residential district, is notable primarily for its association with a couple prominent in the town's history. In the medical, political, and social development of the community, both Dr. P.P. Gray (as he was locally known), and his wife Agnes Gray, made important contributions. Their substantial home on Main Street served as their residence from the time of their arrival in Washington Territory in 1888, until Dr. Gray's death in 1904. For a portion of that time, the house also functioned as his professional medical office.

The Gray House is one of a dwindling number of substantial 1880s homes located within the Original Plat of Ellensburg. Further, the structure is a strong example of the work of a prolific local builder, William O. Ames. Together with his brother and son, William Ames was responsible for construction of many of the finest Late Victorian and Bungalow-era homes in Ellensburg. Ames' career spanned some forty years. During that time the town grew from a rough frontier village to a mature college community. Much of the town's pre-1925 architectural fabric can be attributed to the sash and door mill factory and the carpentry business of William O. Ames.

Evolution of the Property

The town of Ellensburg was first settled in 1870, but was not formally established until John Shoudy filed a plat in 1875. Shoudy named the town "Ellensburgh" after his wife Mary Ellen. The original 80-acre townsite encompassed twenty-four blocks between First and Seventh Avenues, from Water to Pine Streets. Block 8 was set aside for future courthouse construction. Shoudy offered home sites for sale for two dollars each, and commercial lots for ten dollars.

The 1880s was a decade of rapid growth in Ellensburg. In 1883, Kittitas County was separated from Yakima County, and Ellensburg was designated the county seat. The town incorporated, franchised telephone, gas and electric utilities, and constructed a public fairgrounds. Already an important supply center for the territory's north central interior, the

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completion of Northern Pacific's transcontinental rail line through town in 1886 assured Ellensburg of a direct link to markets and manufacturing centers to the east and west. Intense real estate speculation ensued, coupled with a full-scale building boom. In 1887 some seventy-three new homes were built, and the following year, another two-hundred twenty-five were completed. A great many of these new dwellings were built within the bounds of the original townsite plat, close in to the commercial district.

At the peak of this thriving economy, John Shoudy sold an undeveloped lot in Block 2 of the original townsite plat to a newcomer, Dr. P.P. Gray of Honolulu. The sale took place in November of 1887 through an intermediary, Sophrania Ramm, suggesting that Paschal and Agnes Gray had not yet arrived in Ellensburg, and may have bought the land sight unseen. The new house on Main Street first appears on an 1888 Sanborn Insurance Co. map. This year corresponds to the date of the couple's arrival in Ellensburg.

In 1890, Dr. Gray transferred the house and other property in Ellensburg to Agnes' name in order to avoid probate. Agnes in turn sold the house for three thousand dollars to a Mrs. Mary A. Gray (no known relation), upon the death of her husband in 1904. Mary Gray is listed in the Ellensburg Telephone Co. Directory in 1918 and 1919, residing at 604 N. Main, but she disappears from the directory thereafter. Very likely, the widow Mary Gray was responsible for the two-story wing addition to the rear of the house. A rear exterior staircase and second-floor door indicate that she rented out the upstairs bedrooms, perhaps to students of the State Normal School, established in Ellensburg in 1893. Mary Gray sold off the south half of Lot 2 sometime prior to 1909. By that date, a new dwelling house appears on the Sanborn Map where Dr. P.P. Gray's stable and chicken coop had once stood to the south.

Mary Gray held the house until 1926, then sold it to one Violet L. Tebbetts, also a widow. The sale took place in Seattle, and since Violet Tebbetts does not appear in the Ellensburg Telephone Co. Directory during the entire span of her ownership - from 1926 to 1944 - it is possible she was an absentee owner who continued to run the property as a rooming house. During these decades, the residential neighborhood around the Gray House, particularly along Main Street, gradually gave way to auto-related businesses such as dealerships, garages, and gas stations. Four subsequent sales of the property took place over the next fifty years, as the condition of the house deteriorated. The present-day owners acquired the

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property in 1992 with the intention of returning the Gray House to its former architectural glory.

The original owners and occupants of the house were Dr. Paschal P. Gray and his wife, Agnes Canning Gray. P.P. and Agnes Gray came to the fledgling town of Ellensburg after a five-year residence in Honolulu, Hawaii, where they had moved for his health following their marriage in Illinois in 1883. Within just a few years, the couple had fully integrated themselves into the life of the community. Each in their own way made significant contributions to the development of the town.

During his sixteen years in Ellensburg, Dr. Gray served as a general practitioner and optometrist. Upon his death in 1904, his obituary described Dr. Gray as genial and kind, painstaking and studious. His practice was apparently large, and took him into many homes throughout the Kittitas Valley. In the beginning Dr. Gray established an office downtown in a business block, until the Fire of 1889 destroyed the entire district. A report on the losses suffered by individuals and companies in the fire lists Dr. P.P. Gray with a loss of five hundred dollars.

After the fire, Dr. Gray hung out a shingle at his home on Main Street. This sign appears in an early 1890s photograph of the house. Whether the doctor's office remained in the home for the duration of his life is uncertain. Certainly the floor plan of the house could easily have accommodated a professional office, with a waiting area in the hallway. The etched glass transom window above the front door, reading "Dr. P.P. Gray" seems to support this possibility.

Above and beyond his professional stature, P.P. Gray gained prominence for his involvement in the political life of the community. Just two years after his arrival in town, he was elected and twice re-elected to serve on the city council. In 1897 and 1898, he was elected Mayor of Ellensburg. During his terms as mayor, Dr. Gray ordered a crack-down on all the gambling establishments in the city, and he established the town's Humane Society. In one humorous letter to the editor of the *Ellensburg Dawn*, Mayor Gray pointed out to the Kittitas County Commissioners the deplorable condition of the "Swauk Road," now US 97 to

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Blewett Pass. Both before and after his terms as mayor, P.P. Gray served as the town's health officer for a total of five years.

Dr. Gray was also well known in social and business circles. At the time of his death, he was high priest of the local Masonic Lodge, and eminent commander of the Knight Templars. Over a period of years, he and his wife Agnes were heavily involved in real estate acquisition and sale, both within the city limits of Ellensburg, and in the rural areas of the Kittitas Valley. Perhaps because of his business acumen and his sterling reputation, Dr. Gray was appointed by the District Superior Court to the receivership of the Ben E. Snipes & Company Bank in 1898. In this role, Dr. Gray participated in one of the most important and far-reaching chapters in the business history of the community.

Ben Snipes was a renowned cattleman in central Washington Territory in the 1860s and 1870s. His successful management of a vast cattle empire had enabled him to enter into business, including the establishment of banking houses in Ellensburg and the upper county coal-mining town of Roslyn. In 1893, the combination of a bank robbery in Roslyn, general business depression, loss of cattle and low beef prices, and over-investment in Seattle real estate brought down his bank. A majority of citizens in Kittitas County were directly affected by the failure. At first, it seemed that the company's assets would cover its liabilities. However, the disposal of the assets was largely unsuccessful, with real estate selling for a fraction of its listed value. In March of 1900, Dr. P.P. Gray was forced to report aggregate liabilities of over \$234,000 and resources of only \$42,000. No creditors received more than 9.55 per cent of their claims.

Agnes Canning Gray also made a name for herself in Ellensburg through service to the community. Born in Genesee County, New York, in 1860, she moved with her parents to Rockford, Illinois, where she met and married Dr. P. P. Gray at the age of 23. He was sixteen years her senior. From there she accompanied him to Honolulu for a stay of five years. In 1888 they returned to the mainland, having purchased their homesite in Shoudy's original townsite plat through Sophronia Ramm the previous year.

Although she had no children of her own, Agnes was well-known and loved throughout the city. Newspaper clippings note that, among other activities, she was a founding member of

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the Art Club. Agnes was active in the Red Cross Society. In 1899, she served as chair of the banquet committee honoring returning soldiers from the Spanish-American War. In many of these activities she worked side by side with her best friend, Mary Davidson, wife of Judge John B. Davidson.

Upon her unexpected death at the age of fifty in 1910, from complications of an operation to remove gall stones, the community was left in shock. In her obituaries, Agnes was lauded as "kind and generous," "next to faultless," and "without an enemy in the world." An inventory of her belongings and outstanding bills in probate records reveal that Agnes appreciated fine art, beautiful clothing, and jewelry. Her last grocery bill was an order for a veal chops, oranges, and a lamb roast.

Architectural Associations

The Gray House is significant as one of the few remaining homes of its age and style in the Original Plat of Ellensburg. Now largely characterized by commercial and professional office land uses, the original twenty-four block townsite has lost some six blocks of late nineteenth century residences to post-1950 development. Today, only six houses of the period remain standing. Of these, half have been altered almost beyond recognition.

As an example of the work of pioneer local builder William O. Ames, the house is also an important survivor. Ames came to Ellensburg in 1881 from the Klickitat region to the south, and he served as the town's first school teacher. He left teaching after only a year or two and, by 1888, was operating a saw and planing mill at the corner of Fourth and Water Streets in partnership with Jack McCarthy. Polk's Directory of 1890 lists the Ames & McCarthy Lumber Co., with ten employees, at the corner of First and Ruby. No Ames-owned lumber yard or planing mill appears on Sanborn Insurance maps for 1897 or thereafter, so it is likely that he discontinued that part of his business during the depression of the mid-1890s. His career as a builder, however, continued until his death in 1924.

William Ames, at times in partnership with his brother Standly, and later with his son Earnest, were responsible for the design and construction of many of the most substantial homes in Ellensburg. Ames' work is not yet thoroughly documented, and most residences attributed to him are done so by oral tradition. Those most consistently ascribed to Ames

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include: a large Queen Anne residence at 507 W. Sixth, a transitional Queen Anne-Colonial Revival home at 115 E. Ninth in the Railroad Addition Historic District, and a small Colonial Revival cottage at 502 N. Anderson. William Ames' own home, built in 1885, still stands two blocks away from the Gray House at 109 E. Sixth. This Queen Anne style dwelling is expansive and exuberant, and retains good physical integrity both inside and out. It too is one of the few period homes still standing in the Original Plat of Ellensburg.

Ames is known to have built Ellensburg's Carnegie Library, as well as the Northern Pacific roundhouse at the rail yard west of town (rebuilt again by Ames after destruction by fire). His business sustained great losses in the Fire of 1889, with projects then under construction in the downtown. Ames' obituary credits him with "many of the old time residence and business blocks of the present city." The extent of his involvement in building at the State Normal School (now Central Washington University) or with other institutional structures in town, is implied but not yet documented.

Ames' architectural style changed with the times. His homes of the 1880s and 1890s are known for their particularly rich, creatively designed, and carefully executed woodwork, combined with the vertical proportions, multiple roof forms, and asymmetry of the period. It is not certain whether Ames used architectural pattern books for general floor plans, but certainly these would have been available to him during this period. The original design of the Gray House, without any porch protection at the front door in a climate of hard winters, suggests this possibility. Later Ames homes, including those attributed to his son Earnest, increasingly took on Colonial Revival forms and features, followed by a period of Craftsman style massing, proportions, and articulation.

The William Ames family was well-known in the social and church life of Ellensburg. William had six children with his wife Sarah. He was a great outdoorsman, active in the local gun club, and a member of Woodsmen of the World. Sarah was a member of the Presbyterian Church.

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#8. Interior view of front parlor now used as retail shop space. Fireplace and mantelpiece at left. Camera facing east. F.K. Lentz, April 1997.

#9. View of second floor stairhall, camera facing west. F.K. Lentz, April 1997.