

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received **JUL 9 1986**
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic N.A.

and/or common Historic Houses of Dayton Thematic Group

2. Location

street & number See individual inventory forms and district survey forms not for publication

city, town Dayton vicinity of

state Washington code 053 county Columbia code 013

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
<input checked="" type="checkbox"/> Thematic group	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<u>n/a</u>	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: nursing home

4. Owner of Property

name Multiple ownership (see individual inventory forms and district survey forms)

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Columbia County Courthouse

street & number Main Street

city, town Dayton state Washington 99238

6. Representation in Existing Surveys

title Washington State Inventory of Cultural Resources has this property been determined eligible? yes no

date 1985 federal state county local

depository for survey records Office of Archaeology and Historic Preservation

city, town 111 W. 21st Ave., KL-11, Olympia state Washington 98504-5411

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> fair	<input checked="" type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Identification of the Thematic Group

The small city of Dayton, Washington, located in the fertile wheat growing region of southeastern Washington, is distinguished by a remarkable collection of historically and architecturally significant houses that date from the platting of founder Jesse Day's original townsite in 1871. The earliest houses in the city were simple pioneer era frame cottages; but, as the area prospered with the growth of agriculture, townsmen constructed more substantial homes in the popular styles of the era including Gothic Revival, Italianate, and Queen Anne. The homes--built by merchants, professionals, mill owners, and wealthy ranchers and farmers--exhibit a wide range of detail and style and reflect the town's role as a center in the regional farm economy. More modest homes, built by mill workers and clerks, convey characteristics of vernacular 19th century residential design including modified Queen Anne and other "folk" Victorian styles.

Dayton's prosperity continued into the early 20th century and several homes constructed during that period reflect the substantial Colonial Revival and Four Square styles. But after about 1905, bungalows became the predominate architectural style in the community. Consequently, Dayton boasts a wide variety of bungalows built between 1905 and 1925 which range in size from modest to large. Physical growth in the city tapered by the 1920s and the town was hard hit by the Depression of the 1930s, but the remarkable residences of the community's boom years still stand as testimony to the pride and prosperity of the small agricultural trade center. The 13 individual properties and two historic districts are the best representatives of the architectural character of the community during its heyday.

Physical/Geographic Characteristics of Dayton

The seat of Columbia County, Dayton is located in the southeastern corner of Washington about 30 miles northeast of historic Walla Walla. The town is situated on the flat valley lands created by the Touchet River as it flows from the Blue Mountain foothills to the Columbia River. Small and scenic Patit Creek runs from east to west through the north side of town. Rolling hills of the fertile wheat country rise to the north and the forested foothills of the mountains lie just south of town.

Dayton is laid out in a typical grid pattern with sidewalks and tall shade trees, including Black Walnut, Chestnut, and Locust, lining the broad streets. U.S. Highway 12 enters the city on the northeast and bisects Dayton on a northeast-southwest axis. On the northeast edge of town, the huge grain elevators of the Broughton Land Company and the Columbia County Wheat Growers as well the Pillsbury Green Giant canning plant are located near the highway.

In town, Highway 12 becomes Main Street, the community's principal commercial artery, lined with one story brick commercial buildings constructed in the late 19th and early 20th centuries. Train tracks run parallel to Main Street (on Commercial Street) one block north of the the retail district and further serve to divide the community into clearly distinguished north and south sides. Both the Oregon Railroad and Navigation Depot (now the Dayton Depot, NRHP, 1974) and the old Northern Pacific Depot (moved and altered into a duplex) were located on either side of the tracks.

The majority of significant residences are located on the flat lands just north and south of Main Street, and are especially concentrated in the South Side Historic District south

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

7

Page

2

of Main Street and the Washington Street Historic District north of the tracks. In addition, two nominated properties are located to the southeast of Main Street in the Syndicate Hill Addition, the only hilly residential area in town. Finally, the Weinhard residence lies just outside the city limits on a hill north of downtown. It is included in this nomination because of its physical proximity to and thematic association with other residences in Dayton.

On the south edge of town a city park runs along the banks of the Touchet, and a small park on the river--Flour Mill Park--commemorates the site of the flour mill which burned in the 1950s.

General Characteristics of Thematic Group

The historic houses included in this nomination were built as single family residences during the many years that Dayton thrived as a distribution point for lumber, agricultural products, and stock raised in the area. Built between 1871 and 1935, the houses reflect the ambitions and lifestyles of owners who hoped to raise families in the stable, pleasant community. The few houses which remain from the earliest period of building in the 1870s are simple frame dwellings sheathed in horizontal wood siding and occasionally enlarged over the years. The most dramatic building boom, however, occurred in the 1880s and continued until 1905, after the railroad had transformed Dayton into an important shipping center for the region.

Sawmills flourished nearby in forested hills like Cahill Mountain and most houses from the period were frame buildings with horizontal wood siding (either clapboard or rustic) and scroll sawn trim. Dayton did, however, have a brickyard and a few houses in the town (along with most of the commercial buildings on Main Street) were constructed of brick from the Dexter yard. Brick was also used in foundations (although many of these have been resurfaced with concrete). Stone was rarely used as a building material except in foundations. Homes from the period range from one to two and a half stories and rest on large single or double lots landscaped with both deciduous and evergreen plantings. For the most part, the historic houses of Dayton retain good integrity although some buildings within the South Side Historic District have have been resided with nonhistoric materials. A few properties include small barns, carriage houses, or garages from the historic period but most of the ancillary structures are functional in design and are not architecturally significant. If auxiliary buildings are included as contributing elements in the nomination, such buildings are specified on the survey forms.

The larger homes constructed during this period illustrate the stylistic range available to builders of the era. As early as the 1870s, houses in Dayton reflected high styles popular elsewhere in the county. Among the earliest extant houses designed in an identifiable style is the First Dexter House (515 South Fourth; c. 1880), a brick Downingsque Gothic Revival style cottage distinguished by steeply pitched gables, pointed arch windows, and elaborate hoodmolds. A more modest frame example of the style is the Robinett House (1201 South Fourth; c. 1877). In the following decade, several Italianate style houses were built, distinguished by characteristic low pitched hip roofs with overhanging eaves supported by decorative brackets and tall, narrow arched or flat headed windows. Several of the nominated Italianate style residences feature a central front gable

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number

7

Page

3

including the Broughton House (303 East Washington; c. 1885) and the Grupe House (403 East Washington; c. 1890), both located in the Washington Street Historic District.

Perhaps the most common of the Victorian styles employed in Dayton was the Queen Anne, built from the 1890s through the turn of the century. Queen Anne style houses in Dayton generally are characterized by asymmetrical massing, plan and form; steeply pitched rooflines; chamfered corners; bay windows; towers; and elaborate spindlework detail. The Carr House (310 South Third, South Side Historic District; c. 1880, remodeled 1892) and the Brining House (410 North First; c. 1880-1885) are outstanding examples of the style in Dayton, distinguished by a variety of surface textures and ornamental detail.

The range of Queen Anne style houses is broad. A simplified version is illustrated by the Bishop House (622 East Richmond; c. 1885-1895), characterized by a tower and spindlework frieze on the porch. Several brick houses from the period are among the most unusual examples of the style: the Second Dexter House (507 North Third; c. 1905) features two intersecting gambrel roof wings while the Thronson House (510 South Fourth; c. 1892) features horseshoe shaped arches in a central projecting pavilion.

By the turn of the century, larger homes increasingly combined the simplified massing and classic detail of the Colonial Revival and Shingle styles with the irregularity and variety of the Queen Anne tradition. Homes like the Weinhard House (Weinhard Road; c. 1907) and the Flintner House (214 South Sixth; c. 1906) include elements of both Queen Anne and Colonial Revival styles and fully illustrate the eclecticism of the period.

During the same time, several Dayton houses were built which reflected the popular Four Square idiom including the Congregational Church parsonage in the South Side Historic District (208 South Third; c. 1902). Larger Four Square houses clearly reflect the symmetry and detail of the Colonial Revival, including the Richardson House (315 South Second) in the South Side Historic District which has a bracketed cornice and a wide veranda with denticulated frieze and Tuscan columns.

Not all the homes included in the nomination clearly reflect national styles. Numerous local or vernacular forms were employed as well. Generally, vernacular houses of the period are one or two stories, frame construction and sheathed with rustic siding. Vernacular houses are frequently of the front gable type (sometimes with attached perpendicular wing to form an L-shape plan), side gable type, or one story cube. Simple one story porches often span the front facade and feature turned posts and spindle friezes. Otherwise, ornamental detail is kept to a minimum.

The South Side Historic District features the widest array of well preserved vernacular houses in the city. For example, houses on East Spring Street include excellent examples of modest, one story vernacular frame houses from the mid 1870s to the mid 1880s. The Washington Street Historic District includes more substantial vernacular houses which were sometimes built as speculative housing and often reflected a stripped down version of the Queen Anne style like the two and one half story Gillis-Richardson House at 115 East Washington Avenue or the two tri-gabled el houses built by H.J. Torrance (203 and 205 East Washington).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

7

Page

4

Houses built in the early 20th century continued to demonstrate the influence of Victorian taste, but the ubiquitous bungalow dominated new house construction in Dayton from the first decade of the century until the 1920s. The South Side Historic District includes some of the finest examples in the city including the Hubbard/Cassaday House (506 South First; c. 1907) constructed of river rock and brick. More commonly, Dayton bungalows were frame houses sheathed in shingle, stucco, or clapboard siding with low pitched gable or hip roofs; widely overhanging eaves with brackets or exposed rafters; and full front porches with concrete, brick, or stone posts. The Edward House in the South Side Historic District (411 South Fourth Street; c. 1909) is a classic example.

Homes built after the 1920s seldom displayed the same degree of design sophistication as did historic buildings in the community. Building itself dramatically curtailed with the advent of the Depression. Because of the decline in building after 1930, the community still retains much of its historic character and is dominated by the large group of historic homes. For specific descriptive material, see individual and district survey forms.

List of Nominated properties

Two historic districts are included in the nomination because of a concentration of historically significant residential architecture. In addition, the following individual properties are included in the nomination. The houses represent the most significant examples of residential architecture outside the two historic districts. The houses are located throughout the city, but five are located on the banks of the Patit Creek on the north side of town and two are located on Syndicate Hill. They are grouped according to approximate style. (All dates are approximate, based on title searches and other historical sources.)

Gothic:

515 South Fourth	Dexter Home	c. 1872; addition, 1880
1201 South Fourth	Robinett House	c. 1877

Italianate:

504 North First	Mill House	c. 1880
312 East Patit	Nilsson House	c. 1885

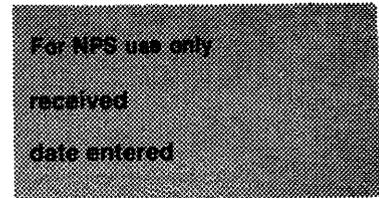
Queen Anne:

410 North First	Brining House	c. 1880s
1301 South Fifth	Kelley House	c. 1880s
415 East Clay	Pietrzycki House	c. 1882
622 East Richmond	Bishop House	c. 1884
305 South Sixth	Israel House	c. 1890 (remodeled later)
510 South Fourth	Thronson House	c. 1892

Queen Anne influence:

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet Item number 7 Page 5

507 North Third Second Dexter House c. 1905

Eclectic Early Twentieth Century:

214 South Sixth Flintner House c. 1906
Weinhard Road Weinhard House c. 1907

Survey Methodology

The nomination of Dayton houses was based upon a survey sponsored by the State Office of Archaeology and Historic Preservation and conducted by the team of historian Nancy Gale Compau and architect Ernest Robeson. The survey team was instructed to document the full range of historic properties in the city and to nominate any eligible historic houses (or districts of houses) which met National Register criteria. An initial visit was made to the city of Dayton to acquaint the team with the community and to assess local resource materials. A map of the town was studied and preliminary investigation begun to determine the date of the initial plat of the town and the dates of additions.

Archival resources were identified at the Dayton Memorial Library, the Penrose Library at Whitman College in Walla Walla, Washington State University in Pullman, the Eastern Washington State Historical Society in Spokane, and the Spokane Public Library Northwest Room. All were used for research except for the Penrose Library. The materials and photographs at the Dayton Depot Historical Society were made available. For title searches, permission was obtained to use primary source material (original plat and deed books and both the 1896 and 1916 Sandborn fire insurance maps) located at Columbia County Title Company in Dayton. The County Assessor's office was also used for legal descriptions and tax numbers. A public meeting was conducted and community contacts were established. The local city planner donated use of his office.

A thorough survey of the city was conducted on a block-by-block basis by Compau and Robeson. Properties included in the inventory were selected on the basis of architectural and historical significance and integrity of workmanship. Physical descriptions and photographs were prepared for each surveyed property. Over 250 properties were included in the inventory.

Upon completion of the inventory, the forms and photographs were studied, the properties were revisited, and the most significant residential properties were selected for possible inclusion in the thematic nomination. Through this process, it became apparent that many of the city's historic homes were concentrated in two distinct areas of town. The Washington Street Historic District is a row of large Victorian residences with excellent integrity. The South Side Historic District contains a wide range of Victorian and early 20th century houses and three historic churches, reflecting the development of a small, cohesive neighborhood in small-town America. Each property included in the nomination was researched to determine original and subsequent owners and date of construction. Title searches yielded information about the transfer of property and provided insight into construction dates. But the reader should be aware that all dates are approximate unless otherwise indicated, based on a combination of title searches and other historical information.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 7

Page 6

Resource Count

Individual properties: (Each building contributes):

Bishop House--1 building
Brining House--1 building
First Dexter House--1 building
Second Dexter House--1 building
Flintner House--1 building
Israel House--1 building
Kelley House--2 buildings (1 house; 1 barn)
Mill House--1 building
Nillson House-- 1 building
Pietrzycki House--1 building
Robinette House--2 buildings (1 house; 1 shed)
Thronson House--1 building
Weinhard House--3 buildings (1 house; 2 sheds/outbuildings)

Total contributing buildings: 17 (13 houses; 4 outbuildings)
Total noncontributing buildings: 0

Districts:

See resource count in district survey form for details.

✓ South Side Historic District:

Contributing buildings: 93 (65 houses & churches; 28 outbuildings)
Noncontributing buildings: 18 (13 houses; 5 outbuildings)

Washington Street Historic District:

Contributing houses & hospital: 10
Contributing outbuildings: 5
Noncontributing Buildings: 7 (3 houses; 4 outbuildings)

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1871–1935; see survey forms for specific dates
Builder/Architect various; see individual survey forms

Statement of Significance (in one paragraph)

The 13 individual houses and two historic districts included in this nomination represent the most significant examples of residential architecture in Dayton, a small city in eastern Washington that prospered as a regional trade center in the late 19th and early 20th centuries. One of the oldest communities in the area, Dayton still retains much of its historic character from the years when the city served as a stop along stage and rail routes from Walla Walla to Lewiston, Idaho, and as a distribution point for the agricultural and lumber products of the area. Although other historic buildings survive, including the county courthouse and the Dayton depot, the houses included in the nomination best reflect the growth and prosperity of the community from the 1870s to the 1920s, and include some of the best preserved and most distinguished examples of late Victorian and early 20th century architectural styles in southeastern Washington.

Although the first permanent white settlers arrived in Dayton as early as 1859, most of the houses included in the nomination date from two distinct eras. The older group of homes dates from the 1870s to the 1890s, a period during which the city was first platted, two rail lines arrived, and the town enjoyed its most protracted boom period. A later group of buildings dates from the early years of the 20th century to the 1920s, a period during which the town matured into an established agricultural trade center. The buildings included in the nomination were built as single family residences during these years (with the exception of one hospital and three churches in the historic districts) and reflect the variety of design during the period as well as the prosperity of the men and women who constructed them and shaped Dayton's history.

Historical Background

The city of Dayton lies in the southeastern corner of the state of Washington. The earliest recorded information indicates that the area was a camping and hunting ground for Indian tribes--the Cayuse, Umatilla, Walla Walla, Yakima, Palouse, and Nez Perce. Trails of these tribes crossed near the confluence of the Patit and Touchet rivers. White exploration dates to Lewis and Clark who passed through the region on their expedition. Early trappers and fur traders roamed the vicinity, and the Whitman Mission (Walla Walla) and Spalding/Lapwai Mission (Lewiston) were nearby. Permanent white settlement in Eastern Washington was delayed somewhat because Indian tribes resented white intrusion. But the 1856 Treaty Council at Walla Walla made the region relatively safe for settlers.

Many of these first homesteaders came by way of wagon train to Oregon's Willamette Valley and then back up the Columbia River to Dayton. The first permanent white settlers began to arrive in 1859 with the idea of grazing herds of cattle and horses in the grassy hills. By 1864, the settlers had discovered the soil was suitable for farming and wheat, barley, and oats became staple commodities. Later, farmers began experimenting with fruit, and apples became an important crop. Discovery of gold in the Orifino/Pierce area of Idaho in 1861 brought an influx of gold seekers, and Dayton, en route to the gold fields, became a stopover point. The community was also on the regular stage line from Walla Walla to Lewiston.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

8

Page

2

The first boom period: 1871-1892

Jesse N. Day, one of the earliest settlers, registered the original plat of the town in 1871, giving both physical shape and a name to the incipient city. The same year he convinced S.M. Wait and F.G. Matzger to open a flour mill in Dayton by donating the land for the mill and some additional residential property. In 1872, F.G. Frary and A.H. Reynolds started a woolen mill that ran for a few years before closing. Elisha Ping, another pioneer, was elected to the Territorial Council and through his sponsorship a bill passed in 1875 creating Columbia County out of Walla Walla. Dayton became the county seat.

With its new status and young industries, Dayton was poised on the threshold of a boom, awaiting only the arrival of the railroad. Shortly, townspeople donated the right-of-way and land for a depot and in 1880 the Oregon Railroad and Navigation Company came to Dayton. The depot was situated near Rock Hill in the southwestern part of town, but was later moved to its present site near Commercial Street, one block north of the small retail center. The Northern Pacific Railroad arrived in 1889 and, with these transportation facilities, townspeople found it easier to move their produce to the ships at Portland, Oregon.

In addition to serving the agricultural hinterlands, Dayton was a center for the region's lumber industry. The Oregon Improvement Company built a flume from the mountains south of Dayton into town and a successful lumber industry was launched. In addition, Jacob Weinhard, nephew of Henry Weinhard of Portland, arrived and started a brewery. Business in Dayton also grew to supply area ranchers and farmers with the necessary equipment and provide services for them and their families. As the county seat, the city was the center of political and legal activity in the region.

Not surprisingly, the growth of Dayton during this period could be charted in the rise of commercial and civic services. For example, the Columbia National Bank was organized in 1882 by Levi Ankeny. In the same period, the town had a literary society, newspapers, elementary and high schools, and had assumed the look of a prosperous community. By 1890, the city had a population of 1900 and ten additions to Day's original plat had been recorded between 1878 and 1893. It was during this time and in these additions that many of the homes which characterized the town's boom period were constructed.

Growth in the early 20th Century: 1900-1925

By 1905 the population of Dayton was approximately 3,500. Regional grain crops were substantial each year and sheep, cattle, and horses were raised by area stockmen. Commerce continued to grow accordingly. By the early 20th century, the city boasted seven general merchandise stores, two harness shops, five hardware and implement dealers, three millinery shops, two banks, two groceries, two real estate/insurance firms (but only two saloons). The Wait Flour Mill became the Portland Flour Mill, producing flour, graham and rolled wheat. In addition, the industrial base of the town expanded, increased by the presence of three planing mills, a creamery, and the Dayton Malt House. The town had electric lights, fire stations, and a good and plentiful water system. Lodges and fraternal organizations provided most of the social activities with ice cream socials, festivals, and church related functions, and the town had a theatre.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

8

Page

3

The last of the town's additions--Syndicate Hill--was platted in 1902. It was touted at the time as the choice residential area, but most of the new bungalows that were built in the ensuing decades were located down on the flat land south of Main Street in the old Day and Mustard addition (in the South Side Historic District) and along South First Street.

Although the barley crop diminished with the beginning of prohibition, the wheat and apple crops continued to grow and there were soon four packing plants. Sheep and cattle stock continued to be profitable. Regular daily train service connected Dayton with Walla Walla and a daily auto stage serviced the town. By 1924, the population of the town had dropped slightly to 2,750.

The Great Depression and Afterward

When the Great Depression hit the next decade, one third of the town's businesses closed and the Dayton flour mill went out of business, leaving many people unemployed. Small farmers lost their land and it was absorbed into large holdings by a few. In 1933, the Minnesota Valley Canning Company announced plans to build a plant to can locally produced asparagus and green peas. It opened in 1934 and literally saved the town. The Washington-Idaho Seed Company announced it would grow peas, too. Grain growers joined to found the Columbia County Grain Growers and Columbia County grange. Government grants and local money combined during the thirties to build the new library, city hall, the Brining Memorial Hospital, and the athletic field. The government also ran a Civilian Conservation Corps camp on the Tucannon River northeast of Dayton. There were a few new houses built at the time the cannery opened, mostly for the executives who ran the plant.

Wheat and apple crops and the cannery brought the town continued success through World War II. The population of Dayton continued to drop to approximately 2,500 and has remained fairly stable since then. Today, Dayton is a service center with most activity centered around Columbia County government or farm business. People find it easy to drive to Walla Walla or the Tri-Cities area for medical and retail services. The canning company is a subsidiary of Pillsbury and has somewhat reduced its production. The town is the center of a major agricultural area and there are some very large landholdings among a few families. Both the schools and the library are privately endowed. Many of the townspeople are third and fourth generation. A connection with ocean going vessels has been developed with the dams built along the Snake River creating a river-barge possibility through the Port of Columbia. A ski resort south of Dayton attracts people from as far as the Tri-Cities.

Architectural Significance

The historic houses of Dayton included in this nomination are architecturally significant properties that chart the evolution and diversity of residential architecture in eastern Washington between the 1870s and the 1930s. Remarkable for the range of style and state of preservation, the 13 individual properties and two historic districts are representative examples of popular styles of the period. Although little is known about the architects or builders, or the availability of pattern books or plans, the homes clearly illustrate both the use of local materials and the popularity of national styles.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

8

Page

4

Most of the nominated properties are wood frame houses sided with horizontal siding available from mills in the area. A few of the nominated houses, however, are constructed of brick from the Dexter brickyard and may have been designed by Dexter himself. Many of the homes in the nomination reflect the simple vernacular architecture of the period (frequently assuming the front or side gable forms, generally two stories in height with minimal ornament and simple front porches; less frequently, vernacular houses were built in the one story cube form with pyramidal roof). Good examples of simple vernacular frame construction of the period can be seen in the South Side Historic District. The house at 307 East Spring, for example, is a well preserved one story cube with low pitched hip roof while the neighboring Ellis House at 308 East Spring is a side gabled house with center entry and front porch with simple turned posts (constructed in 1879). Nearby, the Woodward House at 316 East Spring is a one and one half story front gable with wing while the Ferg House at 312 East Spring is an elongated one story cube with front porch, turned posts and central gablet.

Vernacular forms continued to be built in the early 20th century in the form of speculative housing. Larger two and one half story houses with full height wings were built in the city and are best represented by the Torrance houses built in 1905 at 205 and 203 East Washington Street in the Washington Street Historic District.

But a surprising number of the nominated properties illustrate high styles and are among the best examples of the period in the eastern part of the state. For example, two of the oldest houses in the nomination are Gothic Revival structures, suggestive of Downing cottages. The First Dexter House is a brick house constructed in 1872 and remodeled in 1880. The Robinett House is a simpler frame version constructed in 1877. Both houses feature the steeply pitched gables and pointed arch windows of the style and are among the best example in southeast Washington.

More numerous are the Italianate style houses of Dayton, with low pitched hip roofs, bracketed eaves, and elaborate window hoods. The finest examples include the Mill House at 504 North First and the Nilsson House at 312 East Patit as well as the Grupe House (403 East Washington) and the Broughton House (303 Washington) in the Washington Street Historic District. Queen Anne style homes, characterized by irregular plans, towers and turrets, and spacious verandas, were built in several neighborhoods, notably in the South Side Historic District. The Brining House at 410 North First Street and the Carr House at 310 South Third Street in the South Side Historic District are excellent examples of an early version of the style. Later examples combine Queen Anne features with the massing and simplified classical detail of the Shingle and Colonial Revival styles. The best examples in Dayton include the Weinhard House on Weinhard Road and the Flintner House at 214 South Sixth.

Twentieth century design in Dayton reflected the national trend toward cubic massing, simplified detail, and symmetrical fenestration. Four Square houses, for example, reflect the Colonial Revival with bracketed cornices and spacious verandas with Tuscan columns. Examples include the Blessinger House at 208 South First and the Richardson House at 315 South Second Street in the South Side Historic District.

But despite the presence of a few large Four Square houses, 20th century construction in Dayton was dominated by the bungalow. Although more modest in size and scale than its

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

8

Page

5

Victorian predecessors, bungalows were often ornate and carefully crafted like the Edwards House (411 South First) or the Hubbard House (506 South First), both in the South Side Historic District. These examples and others gave full expression to materials including wood, stone, brick, and stucco and included a variety of craftsman details.

The residences of Dayton, however, are not merely a succession of national styles adopted on a local level. The architecture also reflects the direct influence of available materials, builders, and such indirect influences as economic booms or devastating fire. For example, while the prosperity of the town provided the financial incentive to built substantial homes, fire played a role in shaping the physical form of the community. The last major fire in town was in 1882, when a large part of the business district and some nearby residences burned. In rebuilding, the merchants used brick from the yard of A.J. Dexter. Foundations for houses--and in a few cases, entire houses--were also constructed of local brick. The Thronson House at 510 South Fourth Street, for example, is an unusual example of a brick home constructed by Dexter in an idiosyncratic version of the Queen Anne style. But most of the new houses continued to take advantage of locally milled lumber which came from timber stands in the nearby mountains.

Only a few houses have been attributed to architects. The Grupe House in the Washington Street Historic District and the Oppenheimer House (410 South Second Street) in the South Side Historic District are two houses that can be attributed to the city's local architect, W.H. Burrows. Burrows, listed in city directories from the mid-1880s, is thought to be responsible for other designs including the Columbia County Courthouse. John Carr, a cabinetmaker by trade, is known to have built several houses in Dayton, including the Queen Anne houses at 303 North Third and 310 South Third, both in the South Side Historic District. Carr also built the Oppenheimer home designed by Burrows. Jacob Weinhard's large house on the hill northwest of town was designed by Walla Walla architect B.F. Dilley in 1907 in an eclectic mix of Queen Anne, Shingle, and Colonial Revival styles. But few outside architects are known to have practiced in the city.

Other areas of significance

Several of the individual houses and the two historic districts are locally significant for associations with prominent individuals in Dayton history. Many local merchants and industrialists built houses which reflect their achievements including the Jacob Weinhard House, home of the city's brewer; the Grupe House in the Washington Street Historic District, associated with the owner of a large sawmill and planing mill in Dayton; the Charles Broughton House in the Washington Street Historic District, associated with a prominent financier and land owner; and the Mill House, used for many years as the home of the managers of the Wait and Matzger Mill in Dayton. The Pietryzicki House is historically significant for its association with the community's first doctor who founded a communal farm and endowed the local public high school.

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Continuation sheet

Item number

9

Page

2

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**National Register of Historic Places
Inventory—Nomination Form**

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Continuation sheet

Item number

9

Page

3

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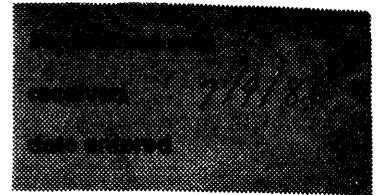
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United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

dnr-11

Name Historic Houses of Dayton Thematic Resources
State Columbia County, Washington

Nomination/Type of Review

Date/Signature

1. Robinette, Joseph, House

Entered in the
National Register

Keeper

William B. Bushong 8/13/86

Attest

2. Bishop, A.H., House

Entered in the
National Register

Keeper

Aelores Byers 8/13/86

Attest

3. Brining, John, House

Entered in the
National Register

Keeper

Aelores Byers 8/13/86

Attest

4. Dexter House No. 1

Entered in the
National Register

Keeper

Aelores Byers 8/13/86

Attest

5. Dexter House No. 2

Entered in the
National Register

Keeper

Aelores Byers 8/13/86

Attest

6. Flintner, Frank, House

Entered in the
National Register

Keeper

Aelores Byers 8/13/86

Attest

7. Isreal, J.Grover, House

Entered in the
National Register

Keeper

Aelores Byers 8/13/86

Attest

8. Kelley, Mancel, House

Entered in the
National Register

Keeper

Aelores Byers 8/13/86

Attest

9. Mill House

Entered in the
National Register

Keeper

Aelores Byers 8/13/86

Attest

10. Nilsson, Andrew, House

Entered in the
National Register

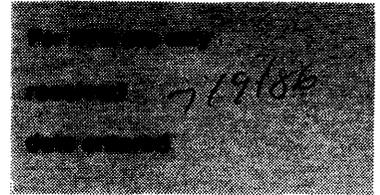
Keeper

Aelores Byers 8/13/86

Attest

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

Name Historic Houses of Dayton Thematic Resources
State Columbia County, Washington

Nomination/Type of Review

Date/Signature

11. Pietrzycki, Dr. Marcel, House

Entered in the *for*
National Register Keeper

Delores Byers 8/13/86

Attest

12. ~~South~~ Side Historic District

Entered in the *for*
National Register Keeper

Delores Byers 8/13/86

Attest

13. Thronson, J.A., House

Entered in the *for*
National Register Keeper

Delores Byers 8/13/86

Attest

14. Washington Street Historic
District

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National Register Keeper

Delores Byers 8/13/86

Attest

15. Weinhard, Jacob, House

Entered in the *for*
National Register Keeper

Delores Byers 8/13/86

Attest

16.

Keeper

Attest

17.

Keeper

Attest

18.

Keeper

Attest

19.

Keeper

Attest

20.

Keeper

Attest