

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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| FOR NPS USE ONLY | |
| RECEIVED | APR 18 1979 |
| DATE ENTERED | MAY 31 1979 |

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

James Moore House

AND/OR COMMON

Big House by the Blue Bridge

2 LOCATION

STREET & NUMBER

200 Road 34

CITY, TOWN

Pasco

STATE

Washington

VICINITY OF

CODE

53

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

5th - Thomas S. Foley

COUNTY

Franklin

CODE

021

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERICAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME

Mr. and Mrs. Virgil Hale

STREET & NUMBER

1421 Road 40

CITY, TOWN

Pasco

VICINITY OF

STATE

Washington

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Franklin County Courthouse

STREET & NUMBER

1016 North Fourth

CITY, TOWN

Pasco

STATE

Washington

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

1. Corps of Engineers (Walla Walla District) Historical Resources Study
2. Benton-Franklin Governmental Conference

DATE

1. 1976
2. 1978

FEDERAL STATE regional COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

1. Washington State University, WARC, History Dept.
2. BFGC

CITY, TOWN

1. Pullman
2. Richland

STATE Washington
Washington

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 type="checkbox"/> GOOD | <input type="checkbox"/> RUINS | <input checked="" type="checkbox"/> ALTERED | <input type="checkbox"/> MOVED DATE _____ |
| <input checked="" type="checkbox"/> FAIR | <input type="checkbox"/> UNEXPOSED | | |

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

What we know today as the "Big House on the Columbia" or the "Big House by the Blue Bridge in Pasco" was originally planned as a farm house. Shortly after the turn of the century, James A. Moore, a Seattle investor and entrepreneur, became interested in eastern Washington irrigation. The home he subsequently built reflected grandiose schemes by private promoters in the early years of this century. Mr. Moore wished to erect "the model farm of the State of Washington" on a tract which extended two miles along the Columbia River and a mile back from the river.

Originally, the four story mansion, the only remaining building of such grandeur in the Tri-Cities area, contained forty-two rooms and two baths. (Today there are seventeen rooms and six baths.) The residence is of wood frame construction with a hip roof and decorated boxed cornices. Porches on the first and second stories add a touch of graciousness reminiscent of mansions in the deep south. There are two fireplaces in the building.

The second story porch is supported by simple Doric columns. Larger Corinthian columns, located in front of the Doric columns, rise to pediments above the second story and frame the three main entrances. A three-dimensional appearance is enhanced by use of these two types of columns and by the rounded corners on the main structural wall behind the very deep front porch.

The living room features eleven optically corrected curved windows imported from Sweden during construction, now a rarity in homes of this vintage. Replacement costs are currently estimated at \$1,500 for each window. A fireplace, eleven feet wide and nine feet high, of hand-carved plank sawed oak, dominates the living room. Recent owners removed several coats of white paint which covered it. Most floors on the first and second stories are made of narrow long-lengths of maple.

The gracious entry is flanked by two sets of stairs leading down to the ample foyer which extends across the width of the house and opens on to another porch from which the owners could view the Columbia as it flowed by the mansion (before levee construction). These stairways, and those leading to the second floor, feature hand-turned balusters and newel posts. Several second floor porches offer a magnificent view of the river and the fields surrounding the residence. Intending to cost about six thousand dollars, construction costs amounted to \$ 20,000.

Material from the Old Washington Hotel in Seattle (formerly the Hotel Denny) was brought to Pasco to be used in construction of the Moore residence. In 1903, Moore opened this hotel which had been constructed to be "the grandest and finest hotel in the West". Subsequently the building was torn down to make way for regrading in Seattle.

About five acres had been set aside for a lawn around the house. A lily pond was to be included in the finished landscaping. Flower gardens, fruit trees, and a vineyard were planted near the home. Several original plantings remain on the property. Beds of iris flanking the walkway to the east entrance to the home have been nurtured. Several large sycamore trees still grace the property. Although not included in the parcel on which the house sits, grapevines planted by the original owner still survive on adjacent vacant property, even though they have not been tended for years.

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 checked="" type="checkbox"/> AGRICULTURE | <input type="checkbox"/> ECONOMICS | <input type="checkbox"/> LITERATURE | <input type="checkbox"/> SCULPTURE |
| <input type="checkbox"/> 1600-1699 | <input type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> MILITARY | <input type="checkbox"/> SOCIAL/HUMANITARIAN |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> ART | <input type="checkbox"/> ENGINEERING | <input type="checkbox"/> MUSIC | <input type="checkbox"/> THEATER |
| <input type="checkbox"/> 1800-1899 | <input type="checkbox"/> COMMERCE | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY | <input type="checkbox"/> TRANSPORTATION |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> COMMUNICATIONS | <input type="checkbox"/> INDUSTRY | <input type="checkbox"/> POLITICS/GOVERNMENT | <input type="checkbox"/> OTHER (SPECIFY) |
| | | <input type="checkbox"/> INVENTION | | |

SPECIFIC DATES 1908

BUILDER/ARCHITECT unknown

STATEMENT OF SIGNIFICANCE

Before the days of the Columbia Basin Irrigation Project by the federal government, many private individuals and companies attempted the enormous task of bringing water to the desert. One of these was James A. Moore, the original owner and builder of this mansion, which today is the only remaining building of such grandeur in the Tri-Cities area. Moore, an investor, initially gained his wealth from investments and developments in Seattle. He had been associated with his father as a shipowner and builder for a number of years. He then turned his energies to eastern Washington at a time when farm and ranch lands were being established among the sagebrush and sand. In this period of his multifaceted life, he was mostly interested in reclamation and irrigation and set about to establish a showplace which would illustrate what could be done to desert lands when water was applied to them. His desire was to establish "the model farm of the State of Washington," and he proceeded to do just that.

Moore came from Nova Scotia to Seattle before the turn of the century. In 1897, he founded the Moore Investment Company which, two years later, was described as Seattle's leading investment company. He platted Latona, Brooklyn and University Heights, as well as smaller plats. In 1901 Moore started platting and improving Capitol Hill, putting in excess of \$150,000 into improvements. At a cost of some \$250,000 he constructed the Lumber Exchange Building, a large office building at Second Avenue and Seneca Street, Seattle; he also built the Arcade Building, covering the entire block from University to Union on Second Avenue. Other building which he planned and built were the Lincoln Apartment House, the Whitcomb, Estabrook and Curtiss business blocks.

The Moore Investment Company became involved in irrigation in Pasco in 1905 and had approximately one thousand acres under irrigation. Moore paid frequent visits to Pasco in the next two years, allegedly involved in "large business transactions of immense importance to the town." Specific plans were revealed in the summer of 1907 when he announced that he would construct a residence on his farm, five barns, out-buildings, and stock the farm with two hundred head of Holsteins. He had ordered a 40-horsepower gasoline pumping plant to keep his fruit trees and crops alive in the 1908 season. It was anticipated that the Pasco Reclamation Company would begin irrigating lands around in Pasco in 1909. This Company represented a major effort to bring irrigation water to lands in the vicinity of Pasco. Close to one million gallons of water were pumped daily onto Moore's farm. Near the end of March, 1908, note was taken of the arrival of two carloads of irrigation pipe. When installed this extended for four miles. About a year later, irrigation capacity on the farm was increased by the installation of a one-hundred horsepower pump. Eventually, approximately twelve hundred acres of sagebrush and sand were transformed into farm and orchards. Peaches, apricots, English walnuts, black walnuts, pecans, apples, grapes, and other fruits were under cultivation on the farm. Moore saw to it that irrigation facilities on the farm were continually improved to give maximum benefits.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Van Airdol, Ted, Big House on the Columbia Vancouver, WA. 1972
Tri-City Herald, 1907-1914

28p.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 2.02

QUADRANGLE NAME _____ QUADRANGLE SCALE _____

UTM REFERENCES

A

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| ZONE | EASTING | | | | NORTHING | | | | | | | | | |

VERBAL BOUNDARY DESCRIPTION

Portion of the S. W. 1/4, Section 25, Township 9 North,
Range 29 E. W. M. Tract A

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE CODE COUNTY CODE

STATE CODE COUNTY CODE

11 FORM PREPARED BY

NAME / TITLE

Bette E. Meyer, Historic Preservation Planner

October 4, 1978

ORGANIZATION

Benton-Franklin Governmental Conference

DATE

509-943-9185

STREET & NUMBER

P.O. Box 217

TELEPHONE

CITY OR TOWN

Richland

STATE

Washington

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Jeannette M. Welch

4-6-79

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Anthony Charles...
KEEPER OF THE NATIONAL REGISTER

DATE 5-31-79

ATTEST: *W. Ray Luce*
CHIEF OF REGISTRATION

DATE 5/30/79

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CONTINUATION SHEET

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Shortly after Moore began his model farm, other irrigated farms began to be developed along the Columbia River between Pasco and White Bluffs. The Riverview area west of Pasco, which included Moore's property, was occupied by several others experimenting with irrigation. These farmers were successful with orchard plantings. News stories in the spring of 1909 noted the development of some six hundred additional acres in the immediate area. This land was to be divided into five and ten acre tracts, irrigated by Columbia River water, and sold to settlers. That spring Moore set out 21,000 grafted apple trees on some 400 acres of his model farm with the intention of "making an orchard that will be hard to beat in Hood River or Wenatchee Districts".

By the spring of 1911, Moore's interests turned to the Irondale steel project, which required considerable capital. He sold his showplace residence and some adjoining property, reportedly for \$100,000, to Thomas Carstens of the meat-packing company. The house was valued at \$25,000 at this time. Carstens, with his brother, William, had founded the Carstens Brothers Meat Market in Seattle in 1890, and then expanded to include a packing business. Allegedly, in 1911-1912, Carstens was planning a re-organization of the Company of which he was then president but changed his mind. Headquarters of the three million dollar corporation was to be located at Pasco. In 1914, Carstens bought more than 3,000 lots from the Pasco Townsite Company. There was much speculation that he planned to develop a stockyards district, but that this was contingent on the development of the Pasco Irrigation project which residents were promoting at the time.

The Tri-Cities was just beginning to develop as a fruit-growing area at this time. The first major shipment of apples from Pasco came from the Carstens ranch in 1912. In addition, forty milk cows were kept in the premises, fed by some 700 acres of alfalfa from Carstens fields. Thirty two workers were hired to take off this hay crop. There were paid four dollars a day, plus room and board.

Carstens employed a resident manager for the farm - Otto Richter, who with his family lived on the premises from 1914 to 1921. Carstens expended considerable funds on the ranch and continued to maintain it as a showplace. Considerable acreage was seeded for feed. Holsteins were destined for the ranch as well as Shetland ponies and sheep. Peaches, apricots, and Heart of Gold cantalopes were once crops at the ranch. A flood irrigation system was installed. During World War I, some 12,000 hogs were raised there. The orchard, on the east side of the mansion, was converted to a trailer court in the 1960's and no longer exists. During this earlier period, the residence was a center of social activity in the Pasco area as well as the headquarters of a working ranch.

Subsequently, the mansion was treated less kindly. During prohibition, the building served as a night club - well known by area residents, but of course, not advertised legitimately. Although sealed today, a tunnel led from the river to the basement of the house. A trap door gave access to a passage which was between the walls leading

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CONTINUATION SHEET

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to a fourth floor "recreation room," large enough to hold sixty to seventy people. This area was concealed behind false walls on the upper floor, and saw considerable use in this era.

For a brief period in the late 1930's, the property reverted to a ranching operation. The Carstens property, with 50 acres, was sold to L.C. Havstad. This former Richland resident planned to remodel the house entirely and put a new cement foundation under the porch. Although a swimming pool and cement tennis courts were planned, few alterations were actually accomplished.

In the summer of 1948 the property was sold to H.A. Haworth. Seven years later the owners converted the residence to a nursing home. At this time the house was rewired and a sprinkler system installed. Plumbing was also updated. The interior received several coats of white paint. A few interior alterations made at this time have been reversed.

After being vacant for a number of years, the home was purchased by Mr. and Mrs. Charles Tyler in March, 1976. Many interior appointments of the residence had been removed by vandals by this time. Magnificent chandeliers in the spacious entry way disappeared shortly after their purchase of the property. Demolition seemed imminent prior to the Tylers interest in the mansion. Having stood vacant and uncared for during a period of years, the house was in a dilapidated, run-down condition, littered with debris, the home of vagrants, and the target of vandals.

The Tylers resided in the home as they attempted the tedious and laborious process of restoration. Mr. Tyler recently completed painting the exterior, and with his wife, has removed several coats of white paint from the massive living room fireplace. In October, 1978 the residence was again sold. Future plans for the mansion are at present indefinite.

Six acres of vacant land, owned by a development company and adjacent to the mansion, have recently been annexed by the city of Pasco. The mansion was included in the annexation. The two parcels are zoned for single family residences. Considerable restoration work needs to be done on the interior. While paint still covers most of the woodwork and decorative appointments; partitions, installed when the building was used as a nursing home, should be removed. The sprinkler system is obvious as one glances at the ceilings. Attention needs to be given to the exterior as well. Some columns, about to fall down when the Tyler's became owners, need stabilization and restoration. Porch railings have deteriorated in places. This beautiful residence, so long a landmark in the Tri-Cities area, deserves better treatment than it has received in recent years.