

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

AUG 11 2005
07:20:11

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Gendron, O.J., Ranch

Other names/site number _____

2. Location

street & number 6702 Bell Road _____ not for publication

city or town Moxee City _____ Vicinity

State Washington code WA county Yakima code 077 zip code 98901

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.)



7/7/05
Date

WASHINGTON STATE HISTORIC PRESERVATION OFFICE
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.)

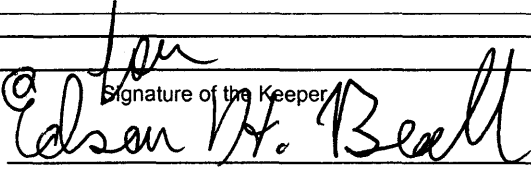
Signature of certifying official/Title

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.
 - ___ other (explain:)


Signature of the Keeper

9/21/05
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
8	0	buildings
		sites
1	0	structures
		objects
9	0	Total

Name of related multiple property listing:

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Functions or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

AGRICULTURAL SUBSISTENCE:

Processing, animal facilities, irrigation facility, agricultural field, agricultural outbuilding

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

AGRICULTURAL SUBSISTENCE:

Processing, animal facilities, irrigation facility, agricultural field, agricultural outbuilding

7. Description

Architectural Classification

(Enter categories from instructions)

Other

Materials

(Enter categories from instructions)

foundation Stone, Concrete

walls Wood

roof Asphalt, Wood: shingle & shake

other

Narrative Description

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- 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

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

AGRICULTURE

Period of Significance

1884 - 1920

Significant Dates

1904,1920

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Gendron, Joseph Sr. and Oryphre (Builders)

Narrative Statement of Significance

(Explain the significance of the property.) SEE CONTINUATION SHEET

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form.) SEE CONTINUATION SHEET

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 Engineering
- Record# _____

Primary location of additional data:

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

Name of repository:

10. Geographical Data

Acreeage of Property 2 acres

UTM References

(Place additional UTM References on a continuation sheet.)

Table with 4 rows and 6 columns for UTM coordinates (Zone, Easting, Northing). Row 1: 10, 698072, 5159373, 10, 698181, 5159374. Row 2: 10, 698078, 5159229, empty, empty, empty.

Verbal Boundary Description

(Describe the boundaries of the property.) See continuation sheet.

Boundary Justification

(Explain why the boundaries were selected.) See continuation sheet.

11. Form Prepared By

name/title Terri A. Towner
organization Owner date April 2005
street & number 680 Parish Rd. telephone (509) 697-3390
city or town Selah state WA zip code 98942

Additional Documentation

Submit the following items with the completed form:

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 Terri & Kevin Towner
street & number 680 Parish Rd. telephone (509) 697-3390
city or town Selah state WA zip code 98942

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O.J. GENDRON RANCH
YAKIMA COUNTY, WASHINGTON

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Narrative Description:

The O.J. Gendron Ranch lies on the southern side of the Moxee Valley, approximately one mile west of Moxee City and four miles east of the city of Yakima. The nominated property is a pie-shaped lot surrounded by hop fields to the west and east, and pasture to the north and south. The north side of the property is bounded by Bell road that runs west-east from Birchfield road all the way into Moxee City. The east side of the property is bounded by the Hubbard Irrigation Ditch, which is now part of the Selah-Moxee Irrigation District. The surrounding setting is rural agricultural development.

The nominated site embodies the distinctive characteristics of a typical subsistence and hop farm during the early part of the 20th century. It contains a small farmhouse, hop kiln, large barn, washhouse, garage (farm shop), pigeon house/tack room, chicken coop, outhouse, and a potato/root cellar which has since been filled in. The entire Gendron family ranch originally totaled 40 acres. The nominated property includes 2 acres of an original 40-acre farmstead. The property and accompanying resources are now used as a hobby farm.

The configuration of the site though now small, reflects a much larger past. Entry to the property is via a gravel driveway on the northeast side of the lot. The road parallels the ditch and sits approximately 20 feet from the edge. The land between the driveway and the ditch was originally lined with large Silver and Black Cottonwoods, and one Box Elder Tree. All of the Silver Cottonwood trees were removed due to an infestation of boring caterpillars. However, the original Box Elder tree remains along the ditch while several new American Elm trees and a Black Cottonwood species original to the site, have been allowed to grow to replace some of those lost. On the west side of the driveway in the northeast corner of the yard stands an excellent specimen of an American elm tree original to the site, thus it survived the Dutch elm disease which killed most of the Yakima and Moxee Valley elm trees many years ago. The site also boasts two very old and large Sugar Maple trees on the east side of the farmhouse and Red maple on the northeast corner of the house. An old pink rambler-rosebush with fragrant triple blooms still thrives along the ditch bank. Surrounding the farmhouse is a picket fence, a ninety-foot long by three-foot tall privet hedge and cement walkways. Other fence designs enclosing various agricultural spaces include post and rail fences and wire fences.

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House

Constructed circa 1904, O.J. Gendron farmhouse is a modest one-story dwelling with a side-facing gable roof and several additions. Reportedly, the building was originally a one-room wood frame building measuring 20' x 17'. The structure rests on a sandstone foundation now sheathing in concrete. The exterior walls are clad in drop shiplap siding with a 4" exposure. The home has two small four-pane hinged windows in the gable ends, a variety of one-over-one double hung windows and one aluminum siding window on the east façade. The two chimneys original to the home have temporarily been removed to accommodate roofing construction. One chimney accommodated the kitchen wood stove while the other accommodated a Spark oil stove. The spark oil stove remains, still heating the home today.

As the family grew, the building was expanded. To the rear is a full width shed roof addition that housed two bedrooms. Later the shed roof addition was expanded further to the west for an indoor bathroom. On the main façade is a hip roof addition that houses a small entry and enclosed sun porch. Per historic images the porch was originally screened, but now boasts rows of one-over-one double hung wood windows. At the southwest corner of the building a small kitchen space was added (date unknown).

Inside the dwelling boasts its original kitchen cabinets, fir flooring, and a combination of bead boards walls and Insulite covered walls. A small cellar is located underneath living room of the house and houses a large steam boiler. Many of ceilings within the home curve gently downward as they reach the outside walls.

Washhouse

Located adjacent to the home at the southwest corner, the washhouse is the closest outbuilding to the main dwelling. The building has a front facing gable roof covered with wood shingles. On this façade a single plank door allows access to the interior space. On the east façade are two four pane square windows. Also on this façade is the original clay tile chimney that accommodated a woodstove. On the west façade is one four pane square window. The building is of solid double wall construction to accommodate its sawdust insulation. The building is clad with 4" wooden shiplap.

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Farm Shop/Garage

The farm shop/garage building is a simple front facing gable structure. Devoid of ornamentation, the building has a large sliding door on the main façade, and two single pane wood windows. The garage first housed a horse buggy, and then a car. Physical evidence from the building indicates that it was expanded in length, most likely to house a longer car, sometime in its history. The building is clad in beveled shiplap siding.

Pigeon House / Tack Room

The Pigeon House/Tack room is a one-room building located immediately south of the garage. The gable front building distinguishing features are it's round holes and perches in the upper portion of the gable end of the main façade. The area housed O.J. Gendron's prized pigeons. Below is a five paneled entry door which allows access to the interior space. Used as a Tack room, the building is a single room with a variety of shelving. The roof is clad with cedar shakes and the exterior walls are sheathed with board and baton siding. The structure has two wooden windows, one on the west and one on the north facade.

Outhouse

Located directly east of the pigeon house, across the driveway is an outhouse. The building has a shed roof with exposed rafters and is covered with corrugated metal. The stick frame, two-seat outhouse is clad with 2' clapboard siding, except for the lower portion of the rear of the outhouse covered with a "Crown Royal Cola" sign. On the main façade, facing west, is a large screened window and entry door.

Barn

To the rear of the property, near the apex of the triangular shaped lot, is a large gambrel roof barn. Constructed circa 1912, the barn rests on a stone foundation and is clad with shiplap siding. The roof, with its boxed eaves, is covered with cedar shakes. Centered on the roof is a simple, vented cupola with a side facing gable roof. Attached to the south façade of the barn is a loafing shed. The stick frame addition is clad with vertical boards and boasts a shed style roof capped with corrugated aluminum sheeting.

The eastside of the barn has an exterior hoist at the apex of the gable. Hay bails and other heavy objects entered the barns upper loft space through a large door

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(which slides up and down by manual manipulation of heavy weights on the inside) in the gable end. Inside the loft extends to the middle section of the barn. On the loft is a round granary is situated in the northwest corner. A hay chute is found in the southwest corner.

The lower east side of the barn, below the loft, housed the workhorse team and milk cow. The flooring of this area is thick planks of wood. Each stall has an individual feed trough that can be accessed on the west from a walkway on the other side of the stalls, through hinged doors (three feet from the floor) that lift to expose the front portion of the feed trough and stall. The west end of the barn is open construction from dirt floor to the roof. It housed great quantities of loose hay, provided protection for animals during the winter, and was a safe foaling stall for a pregnant mare. A large loafing shed adjoins three fourths of the south side of the barn and opens up into a very large corral that extends to the most southern portion of the property. It has a wooden walkway and full length feed trough. Reportedly the frame of the feed trough is composed of rails used in the coal mines of Cle Elum, WA.

Chicken Coop

The chicken coop is west of the barn. It has a gable roof with lean-to style shed adjoining the south facade. The structure is clad with board and baton siding and has a corrugated metal and cedar shingle roof. Inside, are a variety of wooden nesting boxes. To the north and adjacent to the chicken coop were pens used for housing sheep and pigs. Due to deterioration the pens were removed.

Hop Kiln

Completed in 1920, the hop kiln sits in the northwest corner of the property perpendicular to Bell Road. On the north face of the kiln is a ghost sign, painted with the name "O.J. Gendron Ranch" in the gable end. The building measures 60'x 40' and has a side facing gable roof covered with wooden shingles. The siding is original shiplap. The kiln is composed of only one drying unit unlike many, which house two (see attached perspective cut-away drawing). The kiln has a cement foundation with several large barred ventilation openings on each side to create the necessary draft to dry hops quickly. Per historic images, originally the kiln was built with a very tall cupola, which acted as a chimney to draw air up and through the kiln. However, when electricity became available, fans were installed to draw the air up and out. By

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1934 the cupola had been drastically shortened and today is capped with a gable roof. Near windowless, the kiln contains eleven small square windows. Attached to the northeast side of the building is a covered storage area and processing platform. At the second floor level, a door allows access to the dryer and kiln.

From the exterior, bags of hops would be loaded onto an elevator directly from a truck and lifted to the deck twenty feet above the ground. The doors to dryer floor of the kiln are found here. Inside, the dryer floor at the second floor level is composed of slatted wood covered with burlap to allow ventilation and yet keep the hops from falling onto the pipes and furnaces of the kiln. The cupola is directly above the dryer area. Hops were layered approximately 15 inches deep. Below at the first floor level is the furnace or drying oven. Slab wood seven feet long was used to fire the kiln furnaces. The pipes from the furnaces circle upward parallel to the dryer floor to release as much heat as possible. To maximize heating efficiency, the furnace area of the kiln is enclosed with a wooden V-shaped structure from the ground to the dryer floor. The V-shaped structure is lined with sheets of tin on the interior, which faces the furnaces and pipes to keep the wood from catching fire. Inside the furnace area is a cast pot suspended above fire. The pot is filled with elemental sulfur to give the hops the color buyers were looking for.

The south end of the building was utilized for cooling and bailing the hops. At the second floor level are catwalks, which run from the dryer to the south end of the building. These catwalks were utilized when the newly dried hops were pushed from the dryer to the cooling rooms of the second floor. Once the hops cooled, they were ready to bale. The bailing press is located on the south end of the building. Spanning two floors, the baler was powered by a team of workhorses. The cable and pulley system lies outside the building and is circular in shape.

Hubbard Ditch

The Hubbard ditch, which borders the eastern side of the property, was built and completed between circa 1884. The Hubbard ditch is named after Gardiner Hubbard, father-in-law to Alexander Graham Bell. He was the founder of the National Geographic Society and was co-owner with Bell in an experimental irrigation farming project which encompassed 6,400 acres in the Moxee Valley. When the company was disbanded in the late 1890's the property was sold off in 50 acre tracts to Dutch and French-Canadian immigrants. The irrigation ditch has provided water to the

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Gendron Ranch since its establishment. The agricultural fields of the ranch were originally flood irrigated by a pipe located on the north side of the barn. The Gendron hops were also flood irrigated for many years till electricity and electric motor were available for irrigation purposes. The portion of the Hubbard which flows through the Gendron property is very slow moving, only being approximately four feet deep in most spots and twenty feet wide. The O.J. Gendron Ranch is near the end of the Hubbard Ditch where it drops into the Moxee drainage ditch. Water flows in the Hubbard Ditch between April and September and is a "Senior" water rights ditch.

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Narrative Statement of Significance:

The O.J. Gendron Ranch is historically significant under Criterion A for its direct association with hop farming within the Yakima and Moxee Valleys. The ranch's period of significance begins in 1884 with the construction of the Hubbard Irrigation canal/ditch, and continues to 1920 when Orphyre J. Gendron built and completed a hop kiln. The ranch is one of the last extant examples of the many hop ranches that made the Moxee Valley into the "Hop Capital of the world" by 1930. Today the Yakima & Moxee Valleys continue to be the largest producer of hops within the United States, producing 20% of the world's hops and 75% of the nation's total production.

Hops were first cultivated profitably in Washington State beginning in 1865 in the Puyallup Valley. The valley continued production until 1891 when hop aphid infestations and powdery mildew devastated the valley's entire crop. These problems forced farmers to plant other types of crops, thus bringing hop farming in the Puyallup Valley to a close.

Around the same time that hops were being cultivated in Puyallup, hops were introduced to the Yakima Valley in Central Washington. One of the earliest farmers was Charles Carpenter in Ahtanum, who in 1868 planted hop roots that had been cultivated from his father's farm in New York. The climate in the Yakima Valley, with its long abundant days of warm sun and rich volcanic soil, proved perfect for hop cultivation. By the mid 1880s, most hop farms were located in the Ahtanum Creek Valley, just southwest of Yakima. However, with the completion of the railroad in the late 1890's, the Moxee area began to see a surge of new hop farms.

Many of the farms during this time were developed by newly arrived French-Canadians. This group was targeted for settlement by land promotions from the Moxee Company and the railroad. The Moxee Company was owned by Alexander Graham Bell, and his father-in-law, Gardiner Greene Hubbard. Hubbard, a lawyer, financier, and philanthropist helped found a school for the deaf and promoted the experiments of his son-in-law, Alexander Graham Bell. He was also the first president and founder of the National Geographic Society. Together they started a 6,400-acre experimental farm in the Moxee Valley in 1886. The farm was developed

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chiefly for experimental purposes, to test the adaptability of the soil and climate to the production of crops not usually grown in this latitude, such as tobacco, cotton, corn, and sugarbeets. The company also planted Johannisberg Riesling and Mission grapes with cuttings brought from California. The company was initially run by William Kerr, who left the Yakima Valley in 1902. As part of the farm, the company developed an extensive system of canals, one of which ran directly through the Gendron Ranch.

Among the French-Canadian settlers were the LaFramboise family and the Gendron family. The Gendron family settled in the Moxee Valley in 1899. The LaFramboise family moved to the Moxee Valley in 1904. Both families were from Gentilly, Minnesota and were related by marriage. The LaFramboise's most likely moved to the valley at the urging of their sister Eugenie, who was married to Joseph Gendron.

The couple traveled to the Moxee Valley with their son Orphyre J. and two daughters, Aurora and Luella. Upon their arrival, Joseph (age 27) and Eugenie (age 25) bought two adjoining 40-acre tracts of land on "Bell Road" from the Moxee Company. The tracts began at the corner of Bell and Beaudry Roads, and continued west down Bell road to the drainage ditch. On the westernmost 40-acre tract, Joseph built a washhouse and barn in 1901. Reportedly while living in the washhouse, Joseph built the first story of the large family home while farming hops, alfalfa and corn. Then in 1902 after moving into the first floor, he began the second story of the house, completing the American Foursquare style home in 1905.

At age 19, their son Oryphre J. married Stella "Mimmie" (age 19) in 1914. Their only child, Harry, was born in 1916. The couple also raised one girl, Irene, who was a distant relative.

In January of 1920, Oryphre, by then age 25, purchased the adjacent 40-acres parcel of land from his uncle Hugh LaFramboise. At this time it is unclear which buildings existed on the site at the time of purchase. From historic images however, it appears that Oryphre and his wife resided in the dwelling prior to 1915 and that at least the house and gambrel roof barn were constructed prior to this date.

The property had previously passed through several members of the LaFramboise family and the water rights date back to 1901. It was in this year that Lee Title

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purchased water rights for the 40 acre parcel directly from the Moxee Company. In 1904 Antoine LaFramboise had purchased the 40-acre plot of land from the Lee Title. Family history notes that it was Antoine who built the house, but this has not been verified through historical records. By 1908 the property was transferred to Antoine's brother, Joseph. Based on the design of the barn, it is believed that Joseph constructed the barn during his years of ownership. In 1915 Joseph officially transferred the farm acreage to his other brother Hugh. Historically images note that Joseph may have never resided on the farm.

Regardless of the chain of title, the farm acreage continued to be cultivated and worked by members of the same family. Benefiting the value of the property was it's location directly next to the Hubbard Irrigation Ditch, which flowed lengthwise across the property in a north-south direction. Quickly Oryphre's farm prospered in the rich irrigated soil. Together with his father, he constructed a large wooden hop kiln on the property in 1920.

As the month of August approached, hop farmers would ready their places for the upcoming harvest. Oryphre was no different. Hops were a very labor-intensive crop. It is estimated that a workforce of as many as 12,000 pickers were employed in the Moxee area during this time. Many of the pickers would bring their own tents, while many farmers like Oryphre provided some housing for workers. Reportedly, Oryphre had three picker houses along the Hubbard ditch (these no longer are extant).

Each year at harvest time workers would ride in on the train in search of work. The man who ran the furnaces of the Oryphre's hop kiln was a migrant worker named Charlie Sumner. Reportedly Oryphre would go to the train every day during the last two weeks of August to pick him up.

Like most farmers of his day, Oryphre grew or raised all that his family would need. Work horses were the farm's main source of power. Oryphre had two teams and rotated them to allow them rest and thus keep their good-natured dispositions. Bill and Sig were Oryphre's first team. They pulled plows, hay cutters and hay wagons. They hauled supplies, ran the hop kiln press, pulled hay up into the barn using the hoist or hay derrick, and completed many other tasks where great strength was needed. On his farm Oryphre grew hops, spuds, and alfalfa. Alfalfa was needed to feed his cows, sheep and horses.

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In addition to his day-to-day activities of maintaining his farm, O.J. became active in outside interests. Between 1915 and 1960, Oryphre was the Water Master for the Hubbard ditch and Selah-Moxee Irrigation district. An important job, O.J.'s responsibilities included driving the length of the canals to make sure there were no animal holes or furrows where water might wash away crops. Perhaps due to O.J.'s position and his desire to have more land, the road which follows the ditch from headwater to drainage ditch is on the wrong side of the ditch when it passes over the Gendron Ranch. This is an inconvenience for current ditch riders as they have to travel the wrong direction along the property to view the ditch from their pickup.

Oryphre was also the local veterinarian. Self-taught, many nights he would be called out to pull a calf or foal. He gave injections, castrated, dehorned, and doctored all of the animals for neighbors near and far. His grandson, Joseph Gendron, currently retains all of Oryphre's veterinary equipment. Joseph tells of his grandpa's great love of animals.

At one point, the farm was like a zoo; O.J.'s favorites were sheep, horses and pigeons. He raised Suffolk and Columbia sheep; he did his own shearing while his grandsons Joseph, Jerry and Bennet stomped the bags of wool. The ring for holding bags of wool still remains in the barn, as does the milking T, a seat used when milking the cow. Oryphre raised horses for both racing and buggy pulling. Each year he organized the horse races for the Moxee Hop Festival, held in August just before hop harvest. Many pictures were taken of Oryphre with his horses. Oryphre's Tumbler and Fantail pigeons were his prized possessions. This legacy continues today with valley residents who are now 80 years old or older, and still raising pigeons. They remember collecting pigeons from under the Oryphre's hop kiln in the late evening.

In 1953, Oryphre's hop kiln was retired. The wooden hop kiln, having served its purpose, gave way to newer, more efficient technology, thus relegating wooden kilns obsolete. The family still farmed hops, but had others pick and process their crop. Oryphre continued to farm until his death in 1968. His widow, Stella, lived to age 95, passing away in 1990.

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As home to one of the last remaining hop kilns in the Moxee Valley, the O.J. Gendron Ranch is historically significant for its direct association with hop farming. During the peak of production, a kiln could be found for every forty acre, however today the Gendron hop kiln is the last extant example from the 1920s. The ranch is a testament to the efforts that made the Moxee Valley into the "Hop Capital of the world" by 1930.

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Geographical Data

Verbal Boundary Description (Describe the boundaries of the property)

The property is a pie-shaped lot identified as Lot 1 of Short Plat filed in book "J" of Short Plats, Page 36, under Auditors File No. 2447805, records of Yakima County, Washington; (Parcel 1 Book J-0036: Parcel # 191202314011) Township 12N, Range 19E, Section 02, occupied by Tax Parcel 31401.

Boundary Justification (Explain why the boundaries were selected)

The nominated property encompasses 2 core acres of the original (120 acre) Gendron Ranch, including all extant buildings (home, wash-house, garage, pigeon-house, out-house, barn, chicken coop, hop kiln) and adjacent agricultural field.

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Photograph Index

O.J. Gendron Ranch
6702 Bell Rd., Yakima, WA 98901
Yakima County, Washington State
Photographer: Terri Towner
Date March 9, 2004

Location of Negatives: Terri Towner-680 Parish Rd. Selah, WA 98942

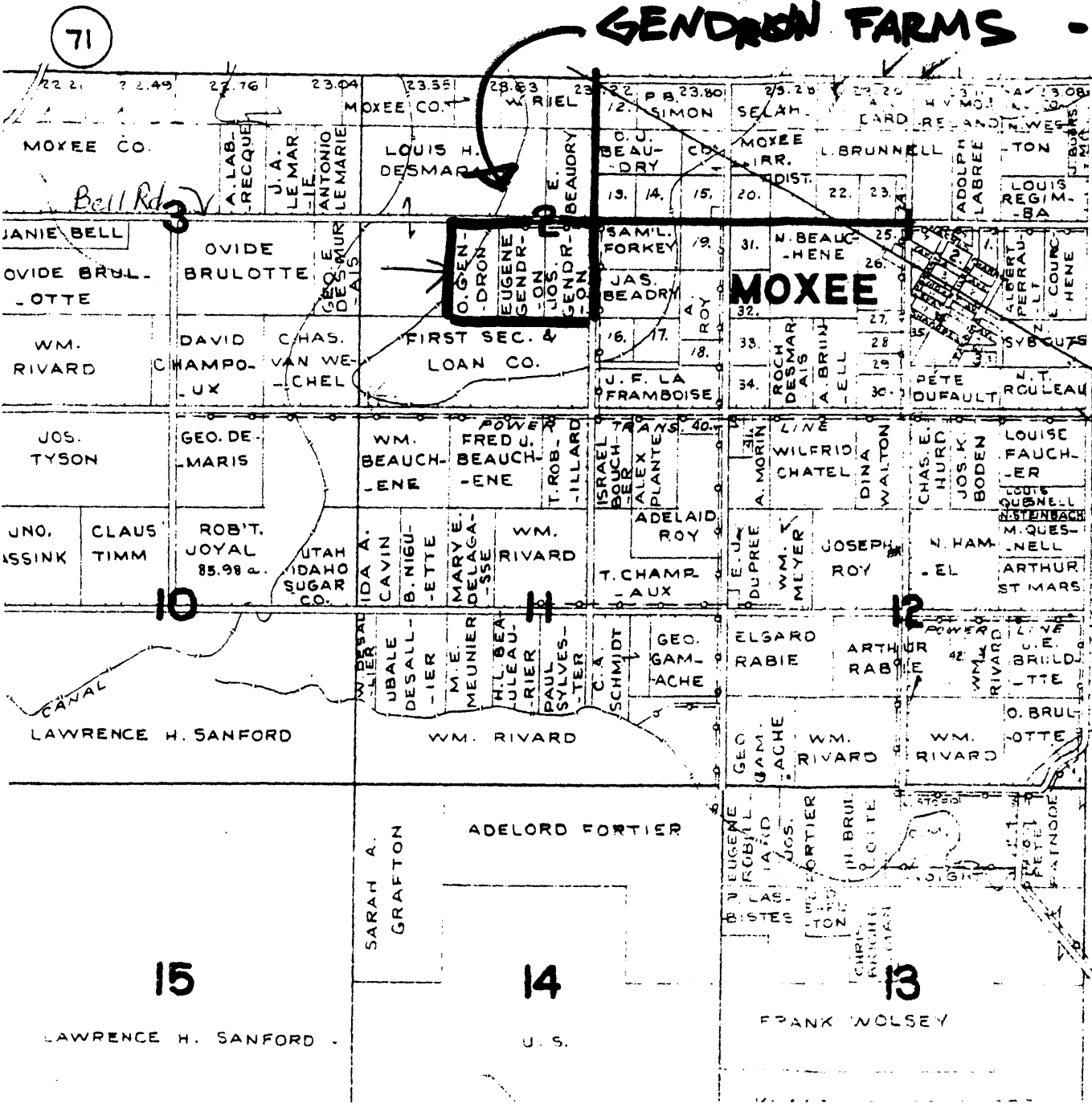
Print

1. Hop Kiln (northwest corner)
2. Hop Kiln (southeast corner)
3. Garage/Shop (east side) & Pigeon House/Tack Room (east side)
4. Barn (east end), Chicken coop-Front (east side)
5. Barn/Hop Kiln/Loafing Shed and Corrals on southeastern side
6. Chicken-Coop southwest corner
7. Barn (west end) and loafing shed
8. House (west side)
9. Wash House/Guest House (north side)
10. House from northeast corner
11. House (south side)
12. Pigeon Coop/Tack Room (west side)
13. Out-House (west side)
14. Property from northeast corner (house, washhouse, garage, pigeon house & barn)
15. Property from southeastern corner (barn & loafing shed, pigeon house, hop kiln, garage)
16. Property from East (out-house, pigeon house, garage, & hop kiln)

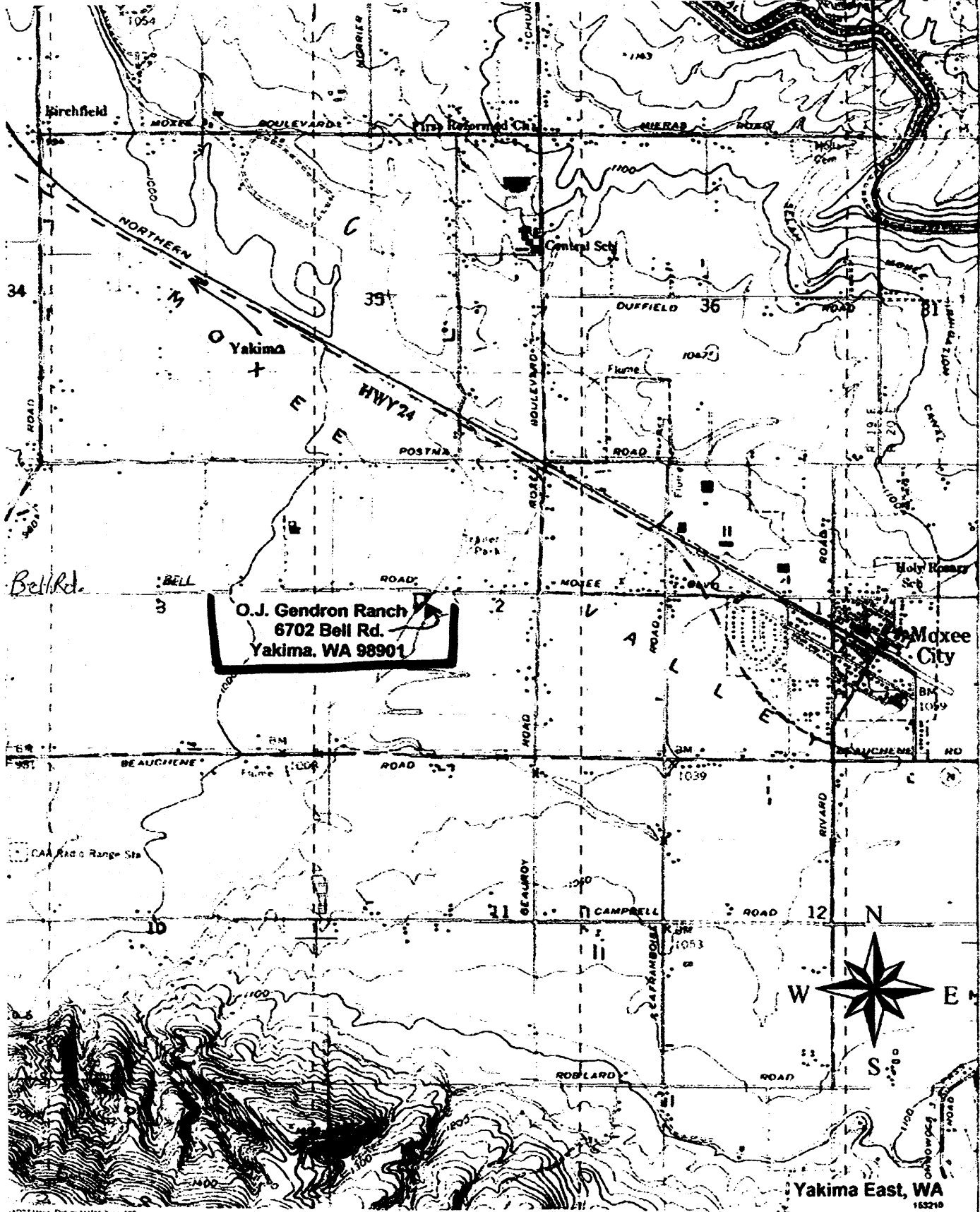
MA COUNTY, WASHINGTON 1934

CHAS. F. METSKER, CIVIL ENGINEER
514 S.W. OAK ST., PORTLAND, OREGON
930 PACIFIC AVE., TACOMA, WASHINGTON

GENDRON FARMS - 120 ACRES TOTAL



- 1- CHARRONS ADD
- 2- DITTERS 1ST ADD. TO MOXEE CITY
- 3- MOXEE CITY PARK CO'S. ADD.
- 4- MOXEE CITY
- 5- R. WADEKAMPER
- 6- FORREST FAUVER
- 7- "
- 8- JNO. G. REMMES
- 9- UTAH - IDAHO SUGAR CO.
- 10- GEO. YASAMURA
- 11- CEMETERY
- 12- A. VAN WYK
- 13- PAUL QUNELL
- 14- DELPHIS BECHARD
- 15- W. J. AUMILLER
- 16- TULLY INVESTMENT CO.
- 17- SELAH - MOXEE IRR. DIST.
- 18- HARRY PATNODE
- 19- JOS. ROY
- 20- M. R. EASTRIDGE
- 21- HENRY WAYENBERG
- 22- SAV. FINANCE CO.
- 23- E. H. PLATH
- 24- X. REGINBAL
- 25- WM. RIVARD
- 26- LLOYD HUGHES
- 27- E. BOUCHER
- 28- E. PHILLIPS
- 29- PAUL BRUNNELL, JR.
- 30- SELAH - MOXEE IRR. DIST.
- 31- ISRAEL BOUCHEY
- 32- JOS. M. LA MOUREAUX
- 33- GEO. HUBENDEAU
- 34- JNO. LA CHANCE
- 35- J. E. PHILLIPS
- 36- W. P. NEIFERT
- 37- EDW. BUFFINCH
- 38- U. F. ANDERSON
- 39- EDW. E. BEAUTROW
- 40- FRANK PELTIER
- 41- GEO ROSS
- 42- ALBERT BRUNELL
- 43- JACOB SEIBER
- 44- G. VALICOFF
- 45- KENWORTHY GRAIN & MILLING CO.
- 46- CHAS. LOCKWOOD
- 47- P. E. MEDARIS
- 48- H. HELMICH
- 49- V. NICKLOFF
- 50- D. N. GEORGEFF
- 51- F. W. DEVEREAUX
- 52- V. D. FANCHER
- 53- WM. FANCHER
- 54- LOMBARD - HORSLEY INV. CO.
- 55- MAUDE S. ZAMZOW



O.J. Gendron Ranch
 6702 Bell Rd.
 Yakima, WA 98901

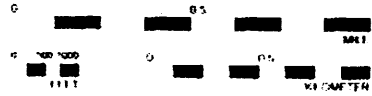
The map was printed from a seamless mosaic of USGS quads that were carried and enhanced by National Geographic Holdings, Inc. As with all maps, inaccuracies may exist and conditions may change. User assumes all risk associated with the use of this map.

USGS NATIONAL GEOGRAPHIC offroute.com

Magnetic Declination: 0° 34' 2005

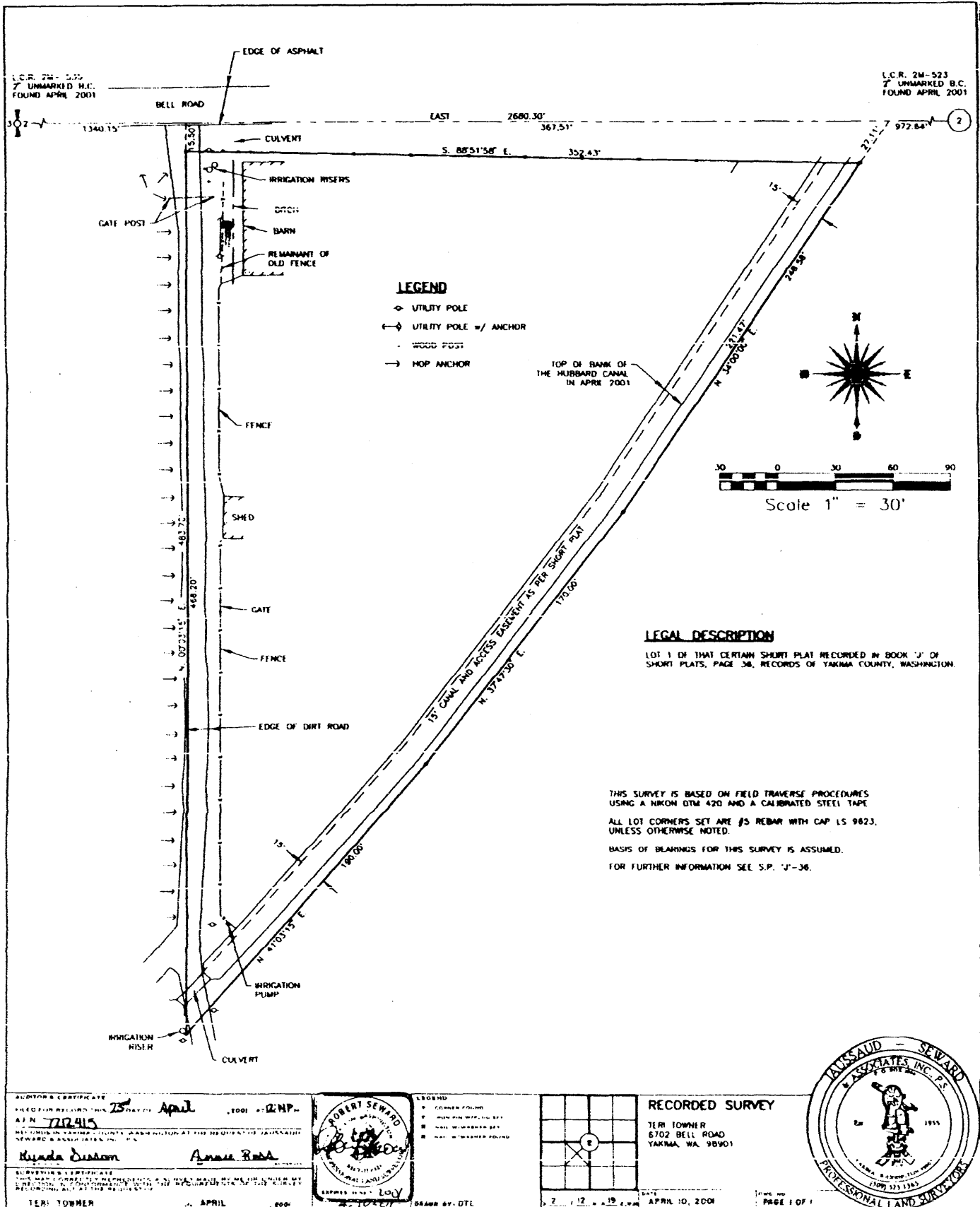
- 1. Siphon WA 30
- 2. Puroser WA 25
- 3. Smith Springs WA 53
- 4. Flaming Wood WA 30
- 5. Yakima East WA 30
- 6. Ephraim WA 30
- 7. Huerfano WA 30
- 8. Wapinitia WA 30
- 9. Tappan WA 30

Scale 1:24,000
 Contour Interval 10'



49° 35' 0" N
 49° 30' 0" N
 49° 25' 0" N
 49° 20' 0" N
 49° 15' 0" N
 49° 10' 0" N
 49° 05' 0" N
 49° 00' 0" N

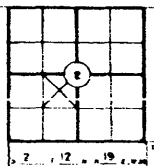
SUR 7212415



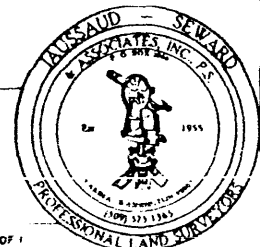
AUDITOR'S CERTIFICATE
 PREPARED BY: **TERI TOWNER**
 DATE: **APRIL 10, 2001**
 PLAN: **7212415**
 REGISTERED SURVEYOR: **Robert Seward**
 REGISTERED SURVEYOR: **Mynda Duxson**
 REGISTERED SURVEYOR: **Annex Roth**
 TERI TOWNER APRIL 10, 2001

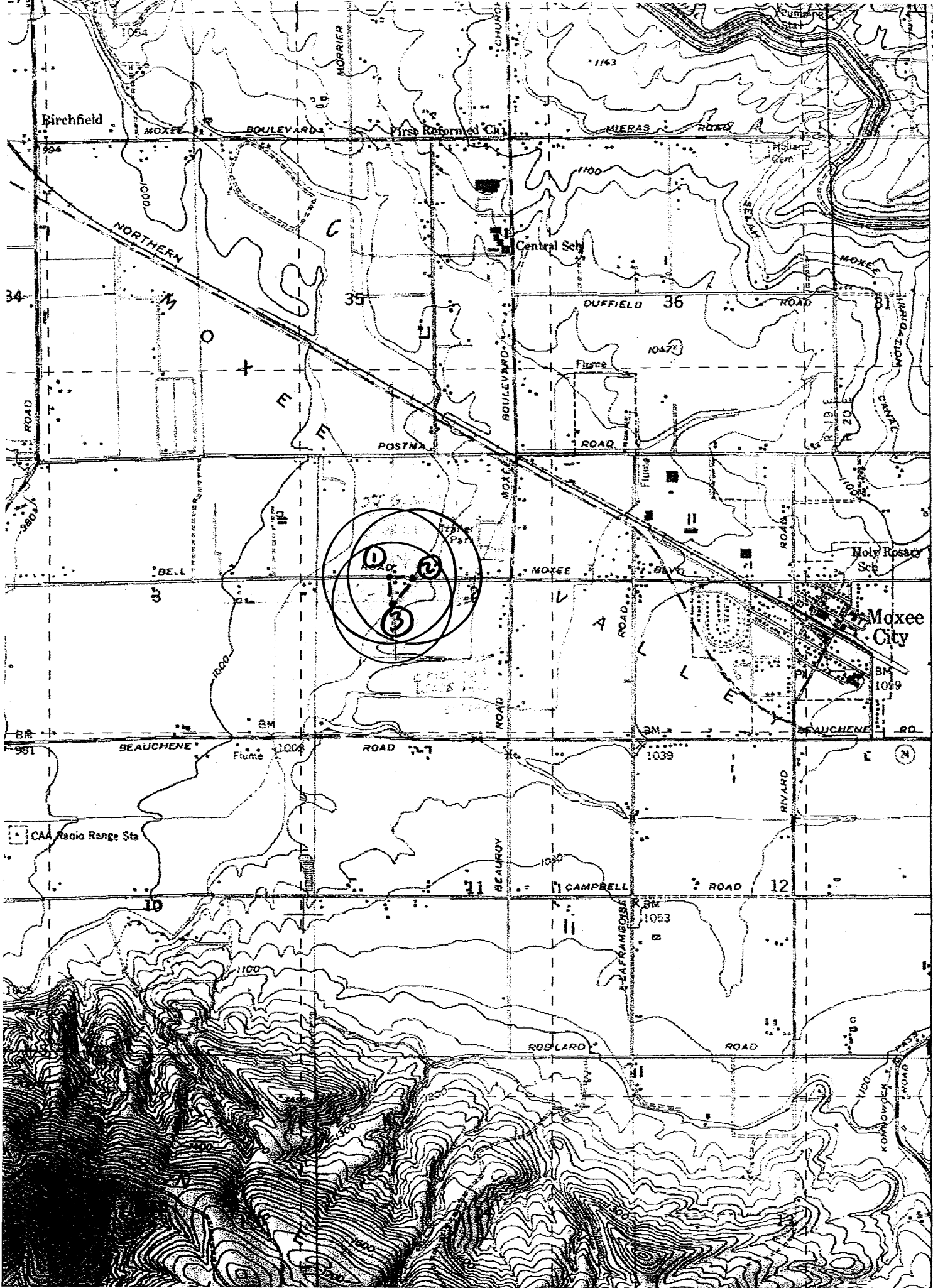


LEGEND
 * CORNER POINT
 * HOP ANCHOR
 * HOP ANCHOR WITH CAP
 * HOP ANCHOR WITH CAP AND ANCHOR
 * HOP ANCHOR WITH CAP AND ANCHOR AND WOOD POST



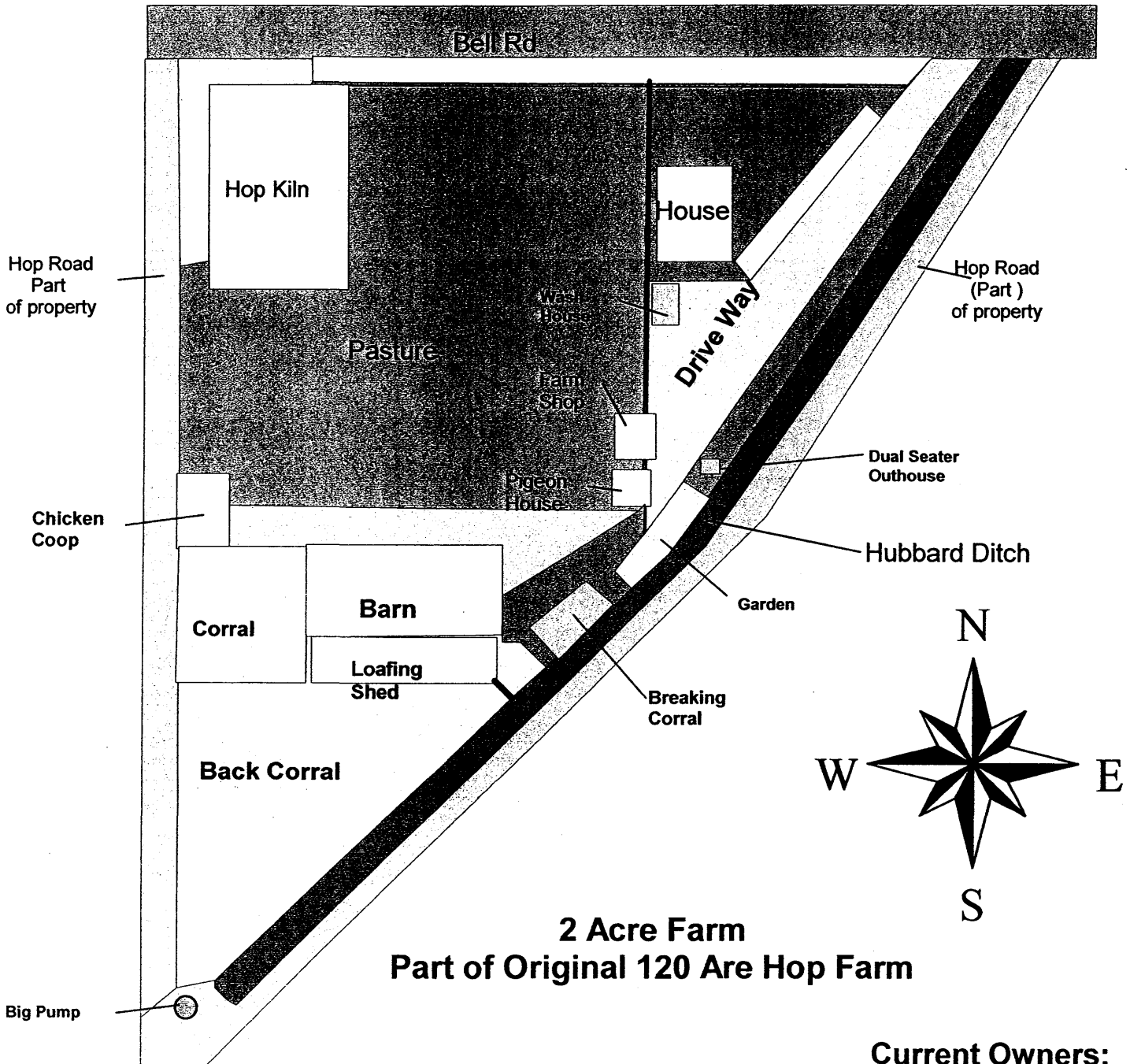
RECORDED SURVEY
 TERI TOWNER
 6702 BELL ROAD
 YAKIMA, WA 98901
 APRIL 10, 2001





15,162' N
148° 33' 0" N
15,161' N
148° 34' 0" N
15,160' N
148° 34' 0" N
15,159' N
148° 33' 0" N
15,158' N
148° 33' 0" N
15,157' N
148° 32' 0" N
15,156' N

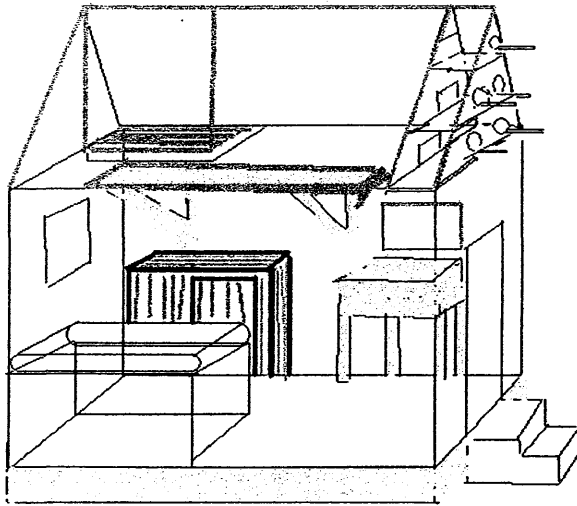
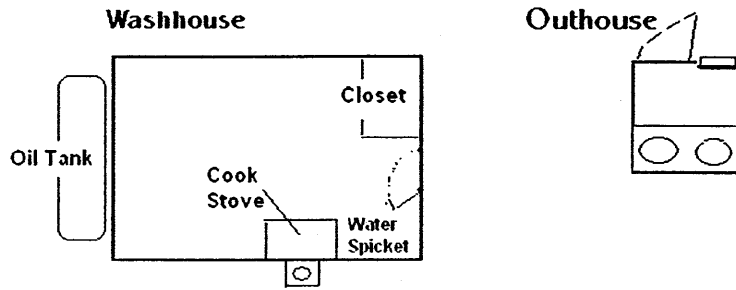
**Site Plan:
O.J. Gendron Ranch
6702 Bell Rd. Yakima, WA 98901**



**2 Acre Farm
Part of Original 120 Acre Hop Farm**

**Current Owners:
Kevin & Terri Towner
680 Parish Rd.
Selah, WA 98942**

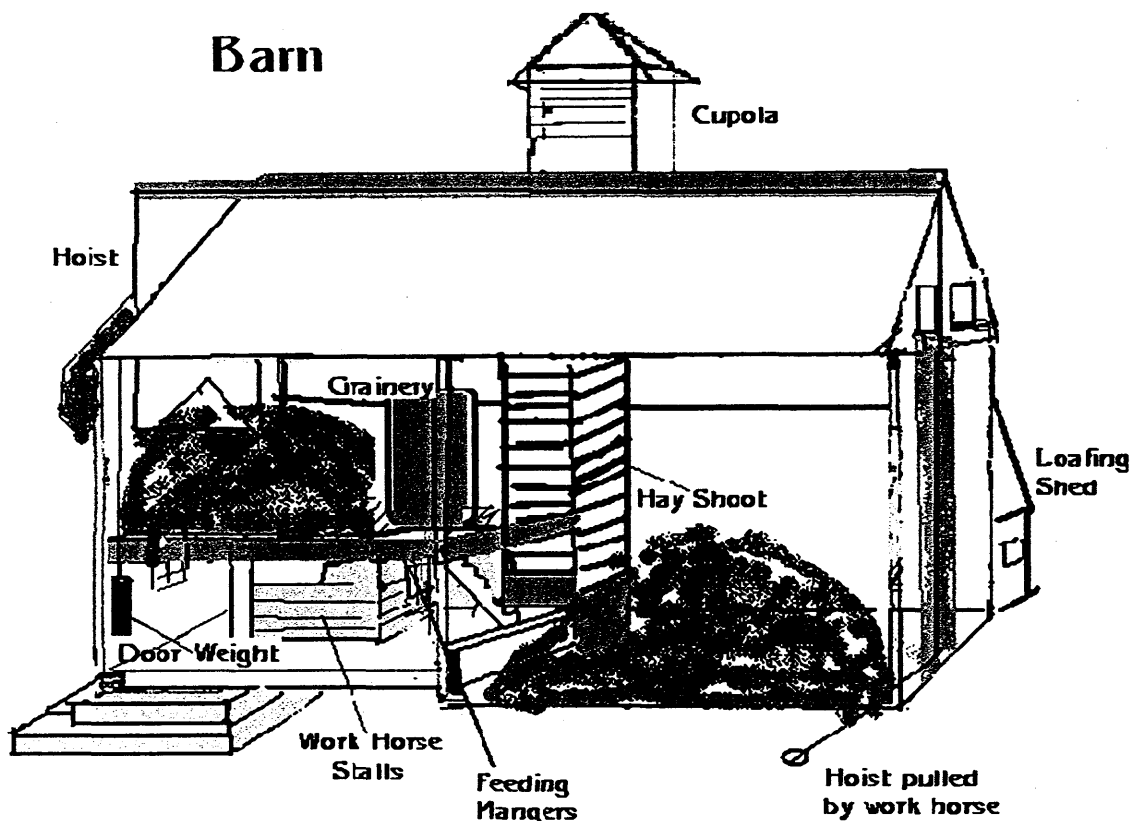
O.J.Gendron Ranch



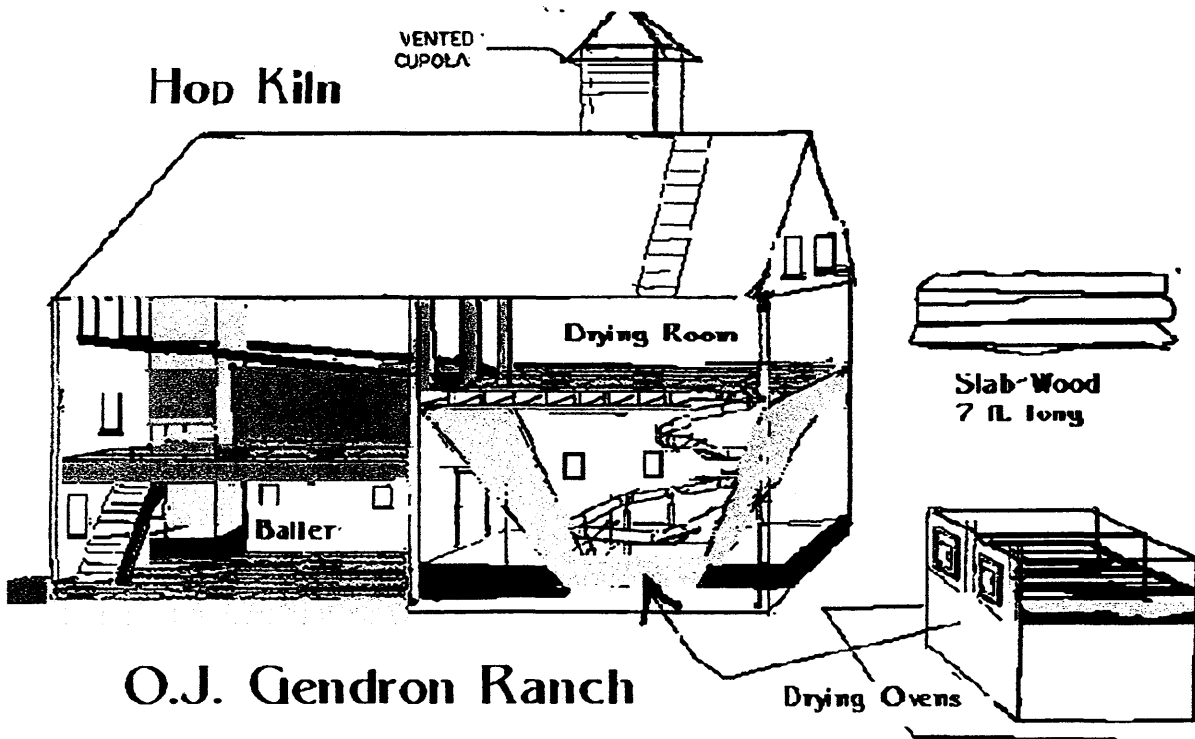
Pigeon House/Tack Room

O.J. Gendron Ranch

Barn



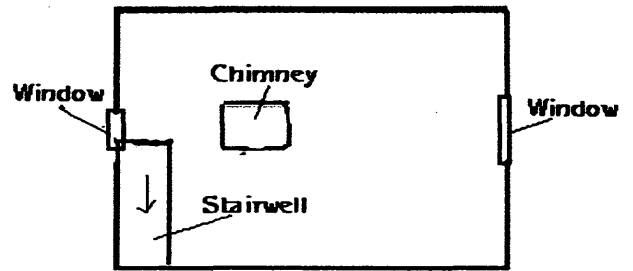
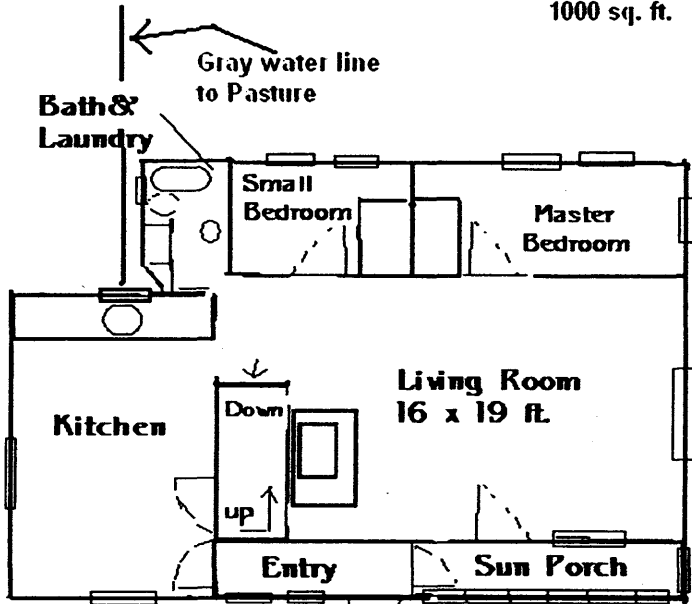
HOD Kiln



O.J. Gendron Ranch

O.J. Gendron Home

1000 sq. ft.



Upstairs Attic/Room
16 x 19 ft.

