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United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Mosier, Jefferson, House other names/site number

2. Location

street & number 704 3rd Avenue city, town Mosier state Oregon code OR county Wasco code 065 zip code 97040

3. Classification

Ownership of Property: private (checked), public-local, public-State, public-Federal. Category of Property: building(s) (checked), district, site, structure, object. Number of Resources within Property: Contributing 2, Noncontributing 3 buildings, sites, structures, objects. Total 5. Number of contributing resources previously listed in the National Register N/A.

Name of related multiple property listing: N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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 (checked) does not meet the National Register criteria. See continuation sheet. Signature of certifying official: Oregon State Historic Preservation Office, Date: January 10, 1990.

In my opinion, the property meets (checked) does not meet the National Register criteria. See continuation sheet. Signature of commenting or other official: Date:

5. National Park Service Certification

I, hereby, certify that this property is: entered in the National Register (checked), determined eligible for the National Register, determined not eligible for the National Register, removed from the National Register, other (explain:). Entered in the National Register 2/23/90. Signature of the Keeper: Date of Action:

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic-Single dwelling

Current Functions (enter categories from instructions)

Work in progress

7. Description

Architectural Classification
(enter categories from instructions)

Queen Anne Style

Materials (enter categories from instructions)

foundation concrete and stone
walls wood; shiplap
roof asphalt; composition shingle
other _____

Describe present and historic physical appearance.

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The Mosier Residence is significant architecturally as the only remaining Queen Anne Style building in Mosier, Oregon. The finely crafted Queen Anne Style home is located at 704 Third Avenue and was constructed for the prominent local entrepreneur, Jefferson Mosier, in 1904. Jefferson Mosier platted the town in 1902 and named the small community after his father, Jonah Mosier, who's Donation Land Claim of 1855 included the townsite. The residence has many distinctive characteristics of a small Queen Anne Style building in its massing and finely crafted details on the exterior as well as the interior. The one and one half story building is cross shaped in plan and has an intersecting gable roof and a rear one story hip roof. Gable ornaments embellish the pedimented gable ends. The wraparound porch features decorative Eastlake woodwork in its spindled frieze, turned posts, balusters and jigsaw brackets. An offset tower, on the northwest corner, accentuates the irregular massing of the building. The exterior is clad with various siding materials including shiplap, and fishscale, rectangular and diamond shaped wood shingles. Bay, diamond, one over one and multi-pane windows punctuate the exterior surface of the building reflecting typical Queen Anne features. Some of the windows are stained glass. Decorative details on the interior include a delicately turned newel post and balusters, four panel doors with porcelain knobs and impressed metal plates, picture rails, wide baseboards, bullseye patterns at the corners of the doors and windows and a large panelled pocket door between the front parlor and the living room. The residence is in fair condition and is in the process of being restored by the current owners.

SITE

The Mosier Residence is located on the south side of Third Street in Block 9 of the Original Town of Mosier in Mosier, Oregon. The building is on a prominent site atop a hillside overlooking the town and the Columbia River to the north. Elevated above street level, the residence is set back approximately 134 feet from the public right of way. The 1.67 acre parcel is L-shaped in plan and is bounded on the west by Oregon Street and on the north by Third Avenue. The eastern property line is defined by a wire fence. A concrete sidewalk, with the inscription "J. N. Mosier, 1904," leads to the residence from Third Street. A gravel driveway extends east from Oregon Street to the back of the house. The driveway was originally east of the residence but has been recently moved to provide an access to the property from Oregon Street.

The residence is situated on the northeast portion of the parcel on a gently sloping site. A small grove of fledgling black walnut trees is located north of the house and several mature black walnuts, intermingled with lilacs and irises, line the west side of the residence.

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Lilacs and a large black walnut tree are located directly to the south behind the residence. Three cisterns, located approximately 125 feet south of the house, historically functioned as the town's water system. The cisterns were filled with water from a spring which was located directly behind the reservoirs on the hillside. The hillside south of the cisterns is covered with Oaks trees, Ponderosa Pines and low shrubs. The spring feeds a small creek which flows south-north through the center of the property, west of the house. A vegetable garden is planted west of the creek. Two small dwellings and an outbuilding, are also located on the property (see site plan and descriptions). Of the ancillary features, only the historic water works, or reservoir building, is contributing.

EXTERIOR

The Queen Anne Style residence is one and one half stories and cross shaped in plan. The overall dimension of the first floor measures approximately 32 feet (east-west) by 50 feet (north-south). The roof is comprised of intersecting gables and a rear one story hip. Composition shingles sheath the roof. The pedimental gable ends on the east, west, and north elevations have wide overhanging boxed eaves. A decorative jigsaw gable ornament is located on the gable ends which are covered with alternating layers of fishscale and diamond shaped wood shingles. Diamond shaped window, tinted with stained glass, punctuate the east and west gables. The front gable has a one over one double hung wood sash window in the center which projects from the wall surface, bisecting the bottom of the gable's pediment. A wide band of alternating rows of fishscale, diamond and rectangular shaped wood shingles extends around the perimeter of the residence directly below the gables. The upper one half story of the building is separated by a bargeboard finished with a molded cap. Cut-away bay windows are located on the north, west and east elevations. Pendants and brackets accentuate the corners of the bay windows. The upper portion of the central window in the bays are decorated with geometrically divided panes which are flanked with one over one double hung wood sash windows. Recessed panels define the bottom of the bays. The body of the residence is covered with shiplap siding.

Wooden stairs in the front of the residence lead to the hexagonal shaped front porch. The porch wraps around the north and east elevations and is supported by turned posts with decorative corner brackets. A knob and spindled frieze accentuates the top of the porch and a turned balustrade embellishes the lower portion. The main entrance door is situated on the west end of the front porch and another porch door is on the east end. The main entrance door has a single pane of glass on the upper portion and recessed horizontal panels below. The two recessed panels are surmounted by two smaller square panels with carved garlands in the center. The side entrance door has a single pane of glass on the upper half and recessed panels on the lower portion. Both porch doors are capped with a transom and projecting cornice. The east end of the porch was screened during the Mosier's residency but was removed during the 1940's due to deterioration.

The rear one story ell houses the kitchen, a bedroom, pantry, utility room and bathroom. The ell is covered with a low hip roof and has a porch extension on the west side. The

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porch is covered with a corrugated metal roof and supported by a combination of turned posts and four by four wooden posts. A balustrade, comprised of a top rail and round balusters, encloses the porch on the north and west sides. Doors, capped with transoms and projecting cornices, on the east elevation of the porch lead to the kitchen and living room. A one over one double hung window and two diamond shaped windows, with stained glass panes, are located on the east elevation of the ell.

An offset tower on the northwest corner of the building is covered with a slightly flared, steeply pitched hip roof. The roof is capped with a turned wooden finial. The upper story of the tower is sheathed with shiplap siding and the lower portion is covered with alternating bands of fishscale, rectangular and diamond shaped wooden shingles. A beltcourse separates the two siding materials. A door, which once lead to the upper deck, is on the front (north) face of the tower and a small window is on the west elevation. The upper portion of the tower flares out slightly where it intersects the lower story. The first floor of the tower has a cut-away one over one double hung window on the northwest corner. The building is supported by wooden posts which rest on concrete or rock bases. The foundation is covered with vertical board skirting, capped with a watertable.

INTERIOR**ENTRANCE HALL AND STAIRWAY**

The door on the west side of the porch leads into a small entrance hall which contains the staircase to the upper floor. The staircase, illuminated by a window at the bottom landing, displays simple elegance in its turned balusters and newel post. The interior wall of the staircase is covered with beaded vertical board siding. A small four panel door accesses a closet under the staircase. The inside of the door is unpainted, revealing the original varnished wood finish. A door at the south end of the hall leads to the living room and a door on the east side leads to the front parlor.

FRONT PARLOR / LIVING ROOM / LIBRARY

The front parlor is a large, open room with a bay window at the north end. The upper portion of the central window in the bay is embellished with multi-panes. The original picture rail and baseboards, capped with a projecting molding, extend around the perimeter of the room. A wide, panelled pocket door separates the front parlor from the living room. The living room has a bay window and a door on the west elevation. The room is a large area with doorways to the hall, front parlor, side porch, kitchen and side parlor. A wide doorway, once housing pocket doors, on the east elevation leads to the library. The library has a bay window on the east elevation and a door in the northwest corner which leads to the front porch. A stove pipe opening is on the north wall. Bookshelves, approximately four and one half feet in height, line the south wall of the room. A door to the downstairs bedroom is directly west of the bookshelves.

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MASTER BEDROOM / BATHROOM

The master bedroom has a window on the east elevation, a door which leads to the kitchen on the west elevation and two doors on the south elevation. The door on the east side of the south elevation leads to a small room, used at one time as closet space. The room was originally divided by an east-west partition; one side served as the closet for the bedroom and the other for the bathroom (a door on the west elevation accessed the bathroom). The room is sheathed with horizontal boards. Two diamond shaped windows with stained glass panes, illuminates the room. The bathroom is furnished with a clawfoot bathtub in the northwest corner and a pedestal sink against the south wall. The ceiling is comprised of wooden boards. A door on the north wall leads to downstairs bedroom which is adjacent to the kitchen.

KITCHEN / PANTRY

Cabinets, dating from the 1940s / 1950s, line the north wall of the kitchen. The original wainscoting, constructed of narrow beaded vertical boards, has been partially uncovered during the restoration process. Two windows and a door to the side porch are located on the west wall. Other doors in the kitchen lead to the living room, bedroom, and pantry. The pantry is a small room on the south end of the kitchen. The walls are covered with vertical boards on the top portion and wide vertical board wainscoting, finished with a projecting cap, on the bottom portion. There are remnants of built-in shelving along the east and south walls and a window punctuates the west wall.

SECOND FLOOR

The L-shaped stairway from the entrance hall ascend to the second floor landing. A small anteroom to the north, has the door on the north wall which once lead to the upper porch deck. A narrow hall is at the east end of the stairway. A door on the north side of the hall leads to the bedroom (originally there was no wall separating the bedroom from the hall; the area was a open space with only a partition next to the upper deck door as a division). The room has sloped ceilings and a window on the north elevation. A door on the south side of the hallway leads into a attic space, once used as a bedroom in the 1930s and 1940s. The attic is an unfinished room with the exception of wood floors and partially installed sheet rock on the walls. Two diamond shaped windows, colored with stained glass, light the room at the east and west ends. The room has sustained several fires over the years.

HARDWARE / WOODWORK

Most of the original door and window hardware is intact. The door plates and knobs are a combination of pressed metal plates with black porcelain knobs or pressed metal plates and metal knobs. The door hinges are pressed metal. All of the original nine and one half inch baseboards with projecting mouldings and picture rails are intact. The door and window trim is embellished with a circular bullseye pattern at the corners. The ceilings are approximately nine feet ten inches.

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OTHER STRUCTURES

CISTERNS

There are three above ground cisterns on the parcel which once functioned as the town's water system, known as the Mosier Water Works. The original cistern, a small rectangular concrete structure, is approximately 115 feet from the back of the house. The cistern was fed from the spring head located on the hill to the south. Two larger cisterns were constructed as Mosier's demand for water grew, replacing the smaller tank ca.1909. The new cisterns were constructed of rough aggregate concrete with approximately one foot thick walls. The tanks are situated perpendicular to one another; the larger tank extends north-south and the smaller east-west. The tanks functioned as a unit; one tank in use while the other was being cleaned. According to a 1915 newspaper article (Scrapbook #51, p.170, Oregon Historical Society), the system had a daily capacity of 120,000 gallons. The system was replaced by a new water system ca.1935. The north-south cistern currently is being used as a work shed and is covered with a corrugated metal roof punctuated by skylights (added ca. 1985). Originally the tank was covered with a gambrel roof. The east-west tank remains uncovered and is in fair condition. An intake valve is located between the original cistern and the later cisterns. Underground wooden, clay and iron pipes extend throughout the property from the reservoirs once dispersing water to Mosier's residence.

BUILDINGS

A house is located in the center of the parcel on the south side of the drive. The one story building has a hip roof and is sheathed with asphalt shingles. The structure was constructed ca. 1935 as a chicken coop and was later converted to a residence. A small barn is located southwest of the house adjacent to Oregon Street. The building has a gable roof and is covered with wide horizontal boards. The Bucses, the second property owners, constructed the building ca. 1942. It is in fair condition. Another small residence is located on the western property line adjacent to the gravel driveway and was built in 1948/49. A gable roof cover the structure and the exterior is clad with wood shingles. None of the three structures are contributing structures although included in the nominated area. The original Mosier barn, sited approximately at the local of the 1948/49 house, was destroyed by a fire in ca. 1937.

ALTERATIONS

The Mosier Residence is virtually intact on the exterior as well as the interior. The primary alteration to the exterior of the building is the side porch extension. The porch extension was constructed in 1985 by a previous owner. Some of the turned posts from the original side porch were retrofitted into the present porch support system. Asphalt shingles have replaced the original wood shingle on the roof. The interior is intact with the exception of linoleum coverings some of the original wood floors and replacement of a some of the door knobs and plates.

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RESTORATION

The current owners plan to restore the residence using historic photographic, oral interviews and physical evidence. Restoration includes: an accurate restoration of the side porch to its original size and configuration (the owner has located a number of the original porch members such as the turned frieze spindles, balusters, and posts); reconstruction of the front porch stairs, newel post, balusters and decking; the restoration of the upper deck and balustrade; the reconstruction of the finials at the apex of the gables; and sheathing the roof with wood shingles and restore the original diamond shaped patterns on the tower roof. Plans for the cistern, which is currently being used as a work shed, include reconstruction of the gambrel roof. The current owners plan to add a second story to the rear ell of the building to accommodate more bedrooms. The second story addition plans depict a gable roof lower in height than the main front and side gables. The second story addition will be compatible with the original building in details and materials and will not be visible from Third Avenue.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Community Development

Period of Significance

1904

1902-1914

1902-1914

Significant Dates

1904

1902

1914

Cultural Affiliation

N/A

Significant Person

Jefferson N. Mosier (1860-1928)

Architect/Builder

Soule, builder

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

9. Major Bibliographical References

Previous documentation on file (NPS):

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

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreeage of property 1.67 acres White Salmon, Washington-Oregon 1:24000

UTM References

A

1	0	6	2	5	0	7	0	5	0	5	9	7	9	0
Zone	Easting				Northing									

B

Zone	Easting				Northing									

C

Zone	Easting				Northing									

D

Zone	Easting				Northing									

See continuation sheet

Verbal Boundary Description

The nominated area is located in SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 1, Township 2N, Range 11E, Willamette Meridian, in Mosier, Wasco County, Oregon. It is described as the whole of Tax Lot 7600, Block 9, Original Town of Mosier. Wasco County Assessor's Map Ref. No. 2N 11 1CB.

See continuation sheet

Boundary Justification The nominated area is comprised of the full urban tax lot presently associated with the historic house and water works developed by town founder Jefferson N. Mosier from 1904 onward. Mosier platted the town in 1902. The nominated property of 1.67 acres encompasses the residence and reservoir building, and the spring head which was the source of the town's water supply is located on the property also. Two small, non-historic dwellings and a non-historic barn are non-contributing features which ultimately will be removed.

See continuation sheet

11. Form Prepared By

name/title Sally Donovan

organization Donovan and Associates with Heritage date August 12, 1989

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city or town Portland state Oregon zip code 97210

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SUMMARY

The residence built for Jefferson Mosier in 1904 in the Wasco County, Oregon farming community of Mosier on the Columbia River is proposed for nomination under Criterion B and Criterion C. It is the only example of Queen Anne architecture remaining in Mosier, and it is the property most importantly associated with the town's founder and most prominent citizen, Jefferson Mosier. In 1902 Mosier platted the town and named it in honor of his father, Jonah Mosier, on whose Donation Land Claim the plat was laid out.

The Mosier House occupies a hillside site at Third and Idaho streets overlooking the town and the Columbia River to the north. It is a squat two stories in height and consists of a T-shaped volume with an ell which makes a cruciform plan of the whole. The house exhibits all the earmarks of high fashion interpreted by local builders and craftsmen. Its scaled-down form is imaginatively decorated by a profusion of spindle work on the wrap-around veranda, by pedimented gables with bellcast eaves, by patterned shingles and drop siding, by bracketed jetties overhanging polygonal window bays, and so on. The building is dominated by a square tower with pyramidal bellcast roof which fills the angle at the southwest corner of the main block. In gable ends and on the east elevation of the kitchen wing, or ell, square windows are turned on point in the spirit of picturesque variety which was so much a part of the style. Originally, the lozenge or diamond shape was echoed in variegated shingling of the tower roof. The roof has since been overlaid with composition material.

The Mosier House is in fair condition and is being restored by its current owners. Most notably, the upper deck balustrade of the veranda is missing, and sections of the porch railing and spindle frieze are badly deteriorated.

Jefferson Mosier (1860-1928) lived in the house from the time of its completion in 1904 to his death in 1928, during the whole of which span he vigorously promoted development of his townsite. He organized the key early businesses such as Mosier Bank, and established the newspaper in 1909. He was the proprietor of the Mosier Water Works, and headed various civic organizations and campaigns for public improvements. No citizen was more prominent than he in the town's formative years.

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The Mosier Residence, built in 1904 in the Queen Anne Style, is significant under Criterion (b) for its association with Jefferson N. Mosier, the founder of the town of Mosier, Oregon. Mosier lived in the residence from 1904 until his death in 1928 and was instrumental in promoting and developing the small valley community throughout his life time. He started the Bank of Mosier and the town's first newspaper, the Mosier Bulletin. The townsite was originally part of Jonah Mosier, Jefferson's father, Donation Land Claim of 1855. After his fathers death in 1894, Mosier bought a portion of the land as a speculative site for a town. The town was first surveyed by Mosier in 1902 then replatted with minor adjustments in 1904, the year his Queen Anne residence was built. The building is also significant under Criterion (c), as the only remaining Queen Anne Style building in Mosier, Oregon. The residence displays distinctive Queen Anne features in its massing, various roof shapes, wrap-around porch with corner tower, varied siding materials and ornamental Eastlake details on the porch including turned balusters and posts, a spindled frieze and jigsaw brackets.

JEFFERSON N. MOSIER

Jefferson N. Mosier was born in The Dalles, Oregon on September 28, 1860 to Jonah H. and Jane Rollins Mosier.¹ Jonah Mosier was an early pioneer in Oregon, arriving in The Dalles ca. 1853. At that time The Dalles was a military outpost and had few permanent structures. Mosier, skilled in carpentry, immediately gained employment erecting more permanent wood frame structures. In 1855, realizing the need for finished lumber in the rapidly growing region, Jonah Mosier staked a Donation Land Claim approximately fourteen miles west of The Dalles and built a lumber mill with Thomas Davis.² The mill was sited at the confluence of the Columbia River and Mosier Creek and was one of the earliest mills in the area. The mill proved successful but met with several natural disaster which included a disasterous fire and three floods. After the last flood (ca. 1868), Mosier decided not to rebuild the mill and pursued his interest in stock raising and real estate.³ He constructed the Mosier Inn which not only served as his home for his wife and twelve children, but was a resting place for many travellers traversing the shores of the Columbia River. Jonah Mosier died in 1894, leaving one thousand acres in the Mosier area to his heirs to develop and farm. The 1905 The Illustrated History of Central, Oregon, refers to the land left by the elder Mosier and his son Jefferson, "The estate of one thousand acres was largely wild land, which has been improved by his son since. At the present time, a

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town is growing up on the old donation claim, called Mosier, the same being promoted by his only living son." ⁴

Jefferson Mosier was educated, along with his brothers and sisters, in a small school house built by his father. His father employed George James Ryan to tutor his children and believed in a rigorous study schedule of school five and one half days a week and only Christmas and the Fourth of July allotted for vacation.⁵ Ryan tutored the children for twelve years before becoming the State Librarian in Salem. Mosier worked with his father in the cattle raising business until 1876, when he moved to Walla Walla, Washington to work in a furniture store.⁶ After a year in the furniture business, he gained employment in a meat market and worked there for two years before returning to Wasco County in ca. 1879 to work on a survey crew for the Oregon Railroad and Navigation Company and the Northern Pacific Railroad.⁷ A year later, Mosier accepted a position as a meat supplier for the Northern Pacific Railroad distributing goods to the boarding houses along the line. He then moved to The Dalles and worked in a meat market for the two years before settling on acreage his father had left him after his death in 1894. At that time Mosier purchased one hundred and twenty acres of his father's Donation Land Claim land from his relatives with intentions of platting the new town of Mosier.

Although plans for the town were being made by Jefferson Mosier as early as 1894, the town was not officially surveyed and filed with Wasco County until June 9, 1902.⁸ Mosier named the town in memory of his father, Jonah H. Mosier, and moved to the new townsite in 1904 and began promoting the its beautiful surroundings, central location and prime agricultural and orchard lands. As the region became more popular, Mosier remained very active selling lots in the new town. He was instrumental in organizing several early businesses including the Mosier Bank, serving as its first President, and the Mosier Bulletin, the town's first newspaper established on March 10, 1909.⁹ Mosier also owned the Mosier Water Works which supplied the town with water. The system consisted of concrete cisterns, originally fed from a spring in back of the house and later from a near by spring, and a series of wooden, clay and metal pipes which dispersed the water throughout the town.

Mosier was very active in the town's civic affairs, serving as President of the Library Board, as the first School Clerk, Vice-president of the Commercial Club and was a member of the Oregon Development League.¹⁰ Membership in various fraternal organizations included the Knights of Pythias, the Benevolent Protective Order of the Elks, the Modern Woodmen of America, the Royal Neighbors and the United Artisans. He was also active during the First World War serving as President of the Red Cross food drive and chairman of the Liberty Loan drive. He received the Victory Liberty Loan Metal by the U.S. Government for his commitment to the war time efforts.¹¹ Mosier also enjoyed hunting, fishing and working in his rose and dahlia garden. The History of the Columbia River Valley states of Mosier. "During all the years of residence here he stood consistently for

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the best things in community life and was a potent factor in the development and progress of the locality in which he lived. As a worthy representative of one of the honored pioneer families of this section and because of the high type of citizenship which was exemplified in his own family life, he commanded the uniform confidence and respect of all who knew him." ¹² Jefferson Mosier died May 5, 1928 in Mosier leaving his wife, Mary E. Mahady and a daughter, Jane. The Mosier family owned the house until 1932.

THE TOWN OF MOSIER

Mosier, Oregon is located in Wasco County on the north bank of the Columbia River and south of the Union Pacific Railroad line (historically the Oregon Railroad and Navigation Company). It is approximately 14 miles west of the Dalles and 6 miles east of Hood River. The town was originally part of Jonah H. Mosier's Donation Land Claim no. 37 established in 1855. Jonah Mosier came to the Mosier area to build a sawmill on Mosier Creek which supplied The Dalles and surrounding areas with needed milled lumber. The area was also important as a stock raising region in the mid to late 1800s. Jonah and his wife, Mary, ran an impromptu stage station in their family home providing a resting palace for travellers on their journeys along the Columbia River.¹³ The railroad reached the small community in 1882, opening the area for more settlement and trade. The first post office was established in 1884 with John J. Lynch serving as the town's first Postmaster.¹⁴ Lynch also operated the general store and was the railroad agent. In 1891, Mosier's population was listed as 100, according to the Oregon and Washington Gazetteer and Business Directory. The population fluctuated little until after the turn of the century.

The town of Mosier was platted and filed with Wasco County by Jefferson and Mary Mosier June 9, 1902. The town was surveyed in May of the same year by J. B. Goit. After Mosier moved to the town in spring 1904, he had a portion of the plat resurveyed with minor adjustments to the original plat. A May 5, 1904 Hood River Glacier states that a surveyor, Mr. Mohr, from the Dalles "commended work laying out the town site of Mosier, Monday. We hope that this will be a permanent work and that lots can be bought on the completion of the work. There is no reason why there should not be a little town here." Jefferson Mosier stated of Mosier in a 1904 Times-Mountaineer, the same year he constructed his fine Queen Anne residence, that the "town of Mosier is showing a good and healthy growth this year. During the coming summer there will be a number of buildings erected, including a hotel, store, hall, and several residences."¹⁵ For the next several years, J. N. Mosier actively promoted the settlement of the area by advertising the town's beautiful surroundings and proximity to one of the richest agricultural valleys in Wasco County.

The Mosier Valley was renowned as a fruit growing region and for its high quality of fruit. The area was conducive to fruit growing as a 1908 Better Fruit article states, "Here Nature furnishes the proper combination of soil, climate and altitude to produce the handsomest, finest flavored and all-around fanciest fruit known to the world, whether it be in fruit

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exhibitions or in the markets." ¹⁶ The area was known for producing excellent apples, cherries and pears along with strawberries and plums. Although Mosier marketed some of its fruit through Hood River County, the town benefited from Hood River County separation from Wasco County in 1907. The town was viewed as a more separate entity which is evident in the population increase over the next few years. The population increased in size by five times, from approximately 100 in 1908 to 500 in 1914.¹⁷ In 1914 the town was incorporated and a Mosier directory published the same year boasted of Baptist, Episcopal, Methodist, Adventist and Christian churches, a bank, a newspaper, a livery, a post office, an hotel, two sawmills, two planing mills, a box factory, a dentist, "an usual number of stores", a blacksmith and a city school.¹⁸ In 1919 there was talk of merging the Mosier fruit growing district with Hood River County to combine the two productive fruit valleys and their growers. A opponent of the merger states in a 1919 Oregonian article, "Mosier has nothing to gain and a great deal to loose if consolidated with Hood River County. The Mosier district now has established markets and a well established reputation for superior apples."¹⁹ After much opposition by the local fruit grower, the plan was rejected. The town maintained a strong fruit grower's association claiming one hundred per cent membership from the area's growers.

The town continued to prosper until a disasterous fire occurred November 26, 1919. The fire rapidly spread through the business district, destroying one half of the structures. Two hundred men were called to help control the blaze.²⁰ The loss was estimated in a 1919 article in the Oregonian "between \$30,000 to \$40,000".²¹ The town never truly recovered, the population dwindling from 500 in 1919 to 250 in 1921. Throughout the years, Mosier has maintained a stable population and its current population listed at 340. The area is still an important fruit producing area and in recent years has benefitted from the influx of sail boarders and associated industries.

THE MOSIER RESIDENCE

The Mosier residence is the only Queen Anne Style building in Mosier and displays many salient characteristic of the style. The Queen Anne Style was "inspired by manor houses of the English architect Richard Norman Shaw (1831-1912) and was introduced to the United States by the Philadelphia Centennial Exhibition of 1876 where the British Government buildings of this style were among the most popular."²² The style was especially popular with wealthy, leading citizens who displayed their wealth by building the most elaborate structures they could afford. The availability of mail order architectural pattern books also helped promote the eclectic style by offering builders individual ornamental members so the houses could be custom built and tailored. The Mosier house is an excellent example of a small Queen Anne Style residence typical in smaller communities. The residence displays many characteristics of the style in its massing, intersecting gables and hips, corner tower, wrap around porch, turned porch posts with brackets, diamond shaped stained glass windows, bay windows, and various siding textures including horizontal shingles,

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fishscale, rectangular and diamond shaped wood shingles. The interior details reflect the style in the wide pocket doors, high ceilings, multiple rooms, wainscotting and picture rails, moulded projecting door and window cornices and circular bullseye trim around the doors and windows.

The residence was constructed in 1904 by the Jefferson N. Mosier family, the same year the town of Mosier was re-platted. Mosier began planning for his new residence in the spring of 1904 as an April 14, 1904 paper states, "J. N. Mosier has moved into the hall, temporarily. We learn he intends erecting a residence in the future."²³ In July, Mosier contracted with Mr. Soule to construct his fine residence and "will commence its construction as soon as the material can be placed on the ground."²⁴ The residence was completed in November of 1904 and was one of the finest residences in town, located on a prominent sit overlooking the town and Columbia River to the north.²⁵

J. N. Mosier constructed the original city water system, known as the Mosier Water Works. The system was located directly south of Mosier's residence and was built shortly after the house was completed. The original reservoir was a single concrete cistern which was fed from a spring located directly south of the residence. The spring water was piped to the cistern and distributed throughout the town through a series of wooden or clay pipes. As the town grew, the original cistern was replaced ca. 1909 by two, larger concrete cisterns set perpendicular to one another.²⁶ The new reservoirs were situated directly behind the original cistern, nestled into the side of the hill. The concrete cisterns were alternately filled so that when one was being used the other one was being cleaned. The daily capacity was 120,000 gallon.²⁷ After the new cisterns were built, Mosier found a new source of water to keep up with the demand of the town. A new spring was tapped which was approximately three miles east of the old head.²⁸ It is said that Mosier travelled to California to obtain used metal piping from the 1909 San Francisco earthquake to use for piping water throughout the town.²⁹ The water works was acclaimed by the State Railway Commission who visited the site in 1915 as "the most sanitary and best arranged systems in the state." The reservoir had a daily capacity of 120,000 gallons. The Buce family, the second property owners, purchased the water works in 1932 and maintained it as the town's water system until ca. 1935 when the town constructed a more modern system. The Buce family converted the main reservoir into a work shed ca. 1937. They also built a smaller reservoir south of the large tanks and used it to generate their own electricity from 1937 until ca. 1945.³⁰

MOSIER FAMILY

Jefferson Mosier was married on February 16, 1889 to Mary A. Sivener, who was born in St. Louis, Missouri. Mary's father, John Sivener, was born in Paris, France and came United States to practice cabinet making. John Sivener retired in Portland, Oregon in 1903 with his wife, Mary A. Mc Namee who was originally from Missouri. Jefferson Mosier

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and Mary had no children of their own but adopted a daughter of Mary's deceased sister, Lizzie A. Kaege. It is not known exactly when Mary Mosier died (ca. 1915), but Jefferson Mosier remarried Mary E. Mahady ca. 1920 in Caldwell, Idaho. The couple had two children; a boy who died at the age of five and a daughter, Jane who was born in 1925. Jane Mosier Lynch currently lives in California. Mary Mosier sold the residence to the Buce family in 1932.

SUBSEQUENT OWNERS

The Bucses occupied the residence for approximately forty years before selling the house to Doug Byrd in ca. 1972. The Byrds owned the property until the current owners, Mathew and Michael Koerner purchased the building in 1988.

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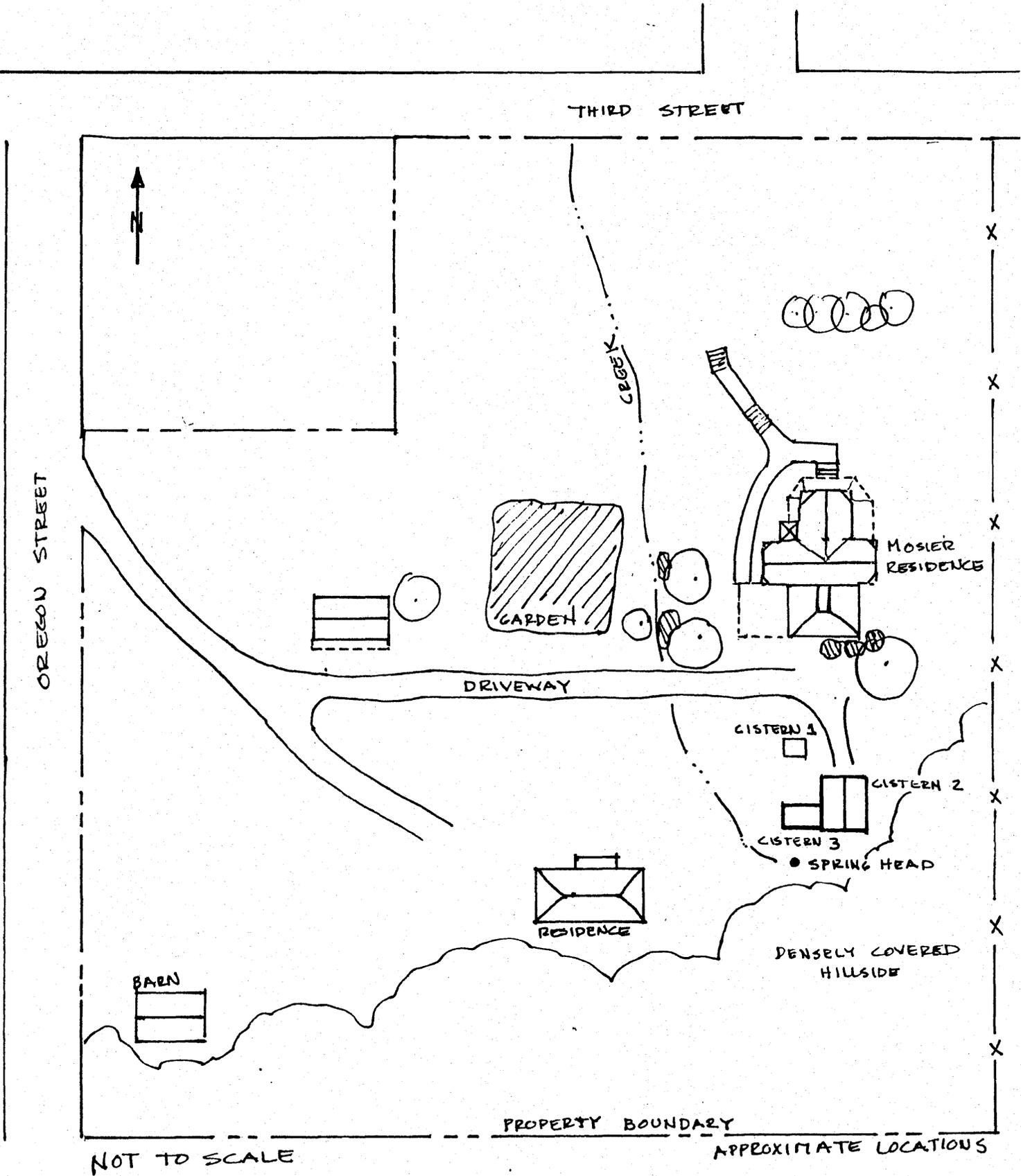
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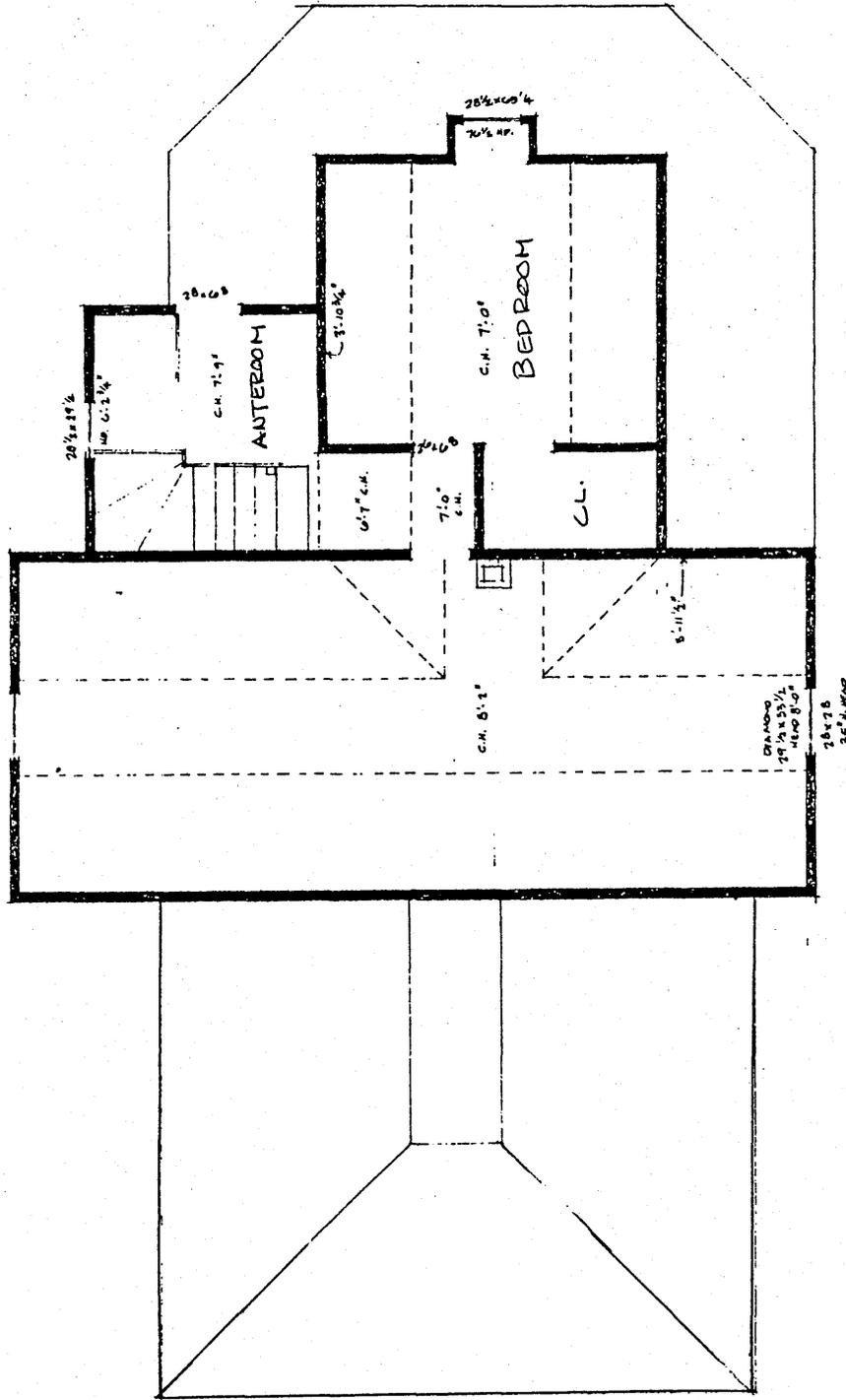
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Wasco County Metsker Map, 1933.



Site Plan



Second Story Floor Plan