

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 for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Columbia Basin Project Irrigation Division Headquarters Office

other names/site number Ephrata Field Office/Columbia Basin Project Building No. 2201

2. Location

street & number 32 C Street Northwest not for publication

city or town Ephrata vicinity

state Washington code WA county Grant code 025 zip code 98823

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
 national X statewide local

Applicable National Register Criteria
 X A B C D

Signature of certifying official/Title Date
WASHINGTON STATE SHPO
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register determined eligible for the National Register

 determined not eligible for the National Register removed from the National Register

 other (explain:)

Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1		Total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

GOVERNMENT/Government Office

GOVERNMENT/Government Office

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

Modern Movement

foundation: CONCRETE, BRICK

Modern Stripped Classical

walls: BRICK, CONCRETE

roof: SYNTHETICS/Vinyl

other: METAL (windows)

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

The U.S. Department of the Interior, Bureau of Reclamation Columbia Basin Project Irrigation Division Headquarters Office building is near the heart of Ephrata, Washington. The building is located one block to the west of the main commercial core of the downtown area. It sits on the northeast corner of "C" Street Northwest and Division Avenue West with the front elevation facing "C" Street, directly across the street from the Grant County Courthouse. The site is flat with minimal landscaping. Plantings are limited to foundation shrubs, lawn and large street trees, located within the sidewalk adjacent to the curb.

At the southwest corner of the site are a modern brick and metal two sided sign for the Ephrata Field Office and flagpole. These two features are located diagonally in-between the building and the sidewalk. The flagpole is a 50-foot tapered aluminum pole with an eight-inch aluminum ball at the top.

The 140 ft. long x 100 ft. wide building is U-shaped, with the open part of the U facing the alley between "C" and Basin Streets Northwest. The 40 ft. tall building utilizes a raised poured concrete foundation and is clad with raked brick veneer.¹ To enhance a strong horizontal aesthetic, the brick veneer is executed in two patterns banded around the entire façade of the building: 1) a band of Flemish bond bricks is found above and below the windows, and 2) fields of common bond brick separate the windows and doors. These bands are defined by a continuous, projecting window header which wraps around the building, and a continuous band of flush header bricks at the window sill level. This course is broken by projecting brick window sills.²

The main façade is also defined by nine window bays. Here original steel windows with a 12 pane configuration can be found. These original windows have a centered awning style operable unit resting on a hopper style two-pane unit. All the windows have a mirrored glazing film applied to the glass.

Entry to the building is via a short rise of six concrete steps which are flanked by a low brick retaining wall. An ADA accessible wheelchair ramp of concrete and brick has been attached to the south side of the stairs. At the top of the stairs is a modern full-height glass entry door system. A large sliding glass/metal sensor doors are offset to the left side of the glass opening. Above is a thin covered entry canopy with a flat roof that projects approximately four feet from the façade of the building. Secondary side and rear elevations have a similar aesthetic quality but the windows are 8-pane and featured only the central awning style window. Some rear windows and all of the basement windows have been replaced. In total the building originally had 188 windows.

The rear elevation has seen the most change. Here two modern metal and concrete fire escapes were installed in 1999. Vestiges of the original rear access garage area can be found at the north wing of the U-plan.

Inside the main entry door is a small airlock vestibule. This space is unadorned and has carpet and simple wall coverings. Another modern storefront entry system allows access to a simple lobby area, also unadorned. Inside, the building is laid out in a U shape with double-loaded corridors. Within each of the U shaped interior hallways are two walk-in safes on each floor of the building including the basement. Stairwells are located on either side of the safes and are designed with simple concrete steps and metal pipe railings. On each floor

¹ U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 46-2.

² The original drawings of this building and photographs denote/show colored mortar in the common bond section. In a visual inspection today this difference is not noticeable.

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there are a myriad of doors to offices, storage rooms, and bathroom spaces. The hallways are carpeted and have modern dropped acoustical ceilings. The interior doors are either laminated natural finish hardwood or hardwood with glass or steel with glass construction.

The major interior walls are 12 inch thick concrete "brick" with partitions between the interior and exterior walls being metal lath and plaster over steel framing. These masonry walls contain all electrical conduit and outlet boxes, plus the plumbing in pipe chases. The interior has retained the original design of the hallways, but the rooms have been reconfigured with permanent partitions. Per original plans, rooms were originally defined by larger, movable prefabricated steel panels. The bathrooms have been remodeled and no longer retain original fixtures, lighting or flooring.

Reinforced concrete floors are found between each floor in the building with the first, second and third floors being "composed of reinforced-steel beam and steel pan construction". Drop ceilings also cover over the original exposed pan formed joists in the office spaces. Per historic images, originally the hallway walls were painted in two tone colors with a chair rail strip in-between them, but are now completely white. The floors are carpeted, but originally had been asbestos tile. Vinyl windows have been installed in the inside of the window openings on each floor.

When built the roof was composed of steel joists spaced on 2 foot centers, covered by 45 degree wood planking that was covered by a four-ply built up asphalt roof that was then "covered by 400 pounds of gravel per hundred square feet".³ Since then the roof has been replaced or redone several times with the most recent replacement covering it in a white Ethylene Propylene Polymers type roof.

Alterations to the building are limited. They consist of the following:

- In 1960 the front entrance swing doors were moved forward 3 feet 9 inches from the original design in a remodel of the vestibule and interior lobby. This involved the removal of sections of the interior walls in the lobby and replacement of them with glass/metal doors on the south side and a glass/metal panel and door on the north side.
- In 1964 the garage on the rear elevation was remodeled to office space for the engineers in the operation of the Columbia Basin Project Main Canal/System. In this remodel the original wood roll up doors were replaced with glass and cinder block in their openings and one window on the interior of the U in the south elevation and three windows on the north elevation steel windows were replaced with glass block.
- Vinyl windows were installed in the inside sill of the window openings on each floor in 1978.
- A wheelchair accessible concrete ramp was added to the front elevation in c. 1982 which caused a window in the basement to be filled in.
- In the basement the steel windows were replaced with vinyl windows in 1999.
- When the two fire escapes were installed in 1999 six windows were taken out on the southeast and four were taken out in the northeast rear elevations. The middle windows on these elevations were filled in and a door placed where the middle window had been located while the other window was just filled in with brick. The first floor door on the southeast rear elevation was also replaced with a solid metal door and one was cut in the cinder block glass wall in the northeast rear elevation in the fire escape addition to the building.
- When the heating, ventilation and air conditioning systems were replaced in 2002 all of the wooden interior doors original metal vents were removed and the openings were filled in with wood. At that time the original florescent and other light fixtures were also replaced in the building with modern lights.
- Original exterior glass/metal swing doors in the vestibule were replaced with sliding glass/metal sensor doors in 2004.⁴

³ U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 45

⁴ Doncaster, 2013, pp. 6-7.

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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

POLITICS/GOVERNMENT

Period of Significance

1951-1959

Significant Dates

1951

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Howard A. Moore [architect]

Walter W. Harfst Company, Inc. [builder]

Could, Donald J. [engineer]

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Narrative Statement of Significance

(Provide at least **one** paragraph for each area of significance.)

The Columbia Basin Project Irrigation Division Headquarters Office in Ephrata is historically significant under criteria A for its direct connection to the Columbia Basin Irrigation project. Completed in 1951 the building served as home for all of the Supply, Finance, Legal, Land, Information, Camp Maintenance, Project Development, and Personnel departments for the Columbia Basin Project.⁵ It also was the headquarters for construction along with the operation and maintenance work at Coulee Dam and throughout the Columbia Basin Project.⁶ During the period of significance all Columbia Basin Project plans were drawn in this building, except the standard or special project plans from Denver. As a building that served as the heart of the Columbia Basin Project, the nominated resource is significant at the statewide level of significance.

Ephrata was chosen as the new location of the Columbia Basin Project headquarters because it made "possible a saving in tires, gas, and automotive wear-and-tear, which would otherwise be occasioned by numerous round trips from Coulee Dam to the now more active irrigation area developments around Ephrata" for Reclamation.⁷ At the time of construction, the building was the largest of Reclamation's administrative building in the Columbia Basin Project and the largest building in the community of Ephrata.

The period of significance of begins in 1951, the year of completion of the building, and ends in 1959, the year construction on the Columbia Basin Project was deferred and curtailed.⁸

Since 1951 the building has continually been the hub of the Columbia Basin Project where the decisions for the project are made, executed and all of the major daily work on the project originates. In 1969 operation and maintenance of portions of the Columbia Basin Project was passed to the East Columbia Basin Irrigation District, Quincy Columbia Basin Irrigation District, and South Columbia Basin Irrigation District, however just as when land was first sold to settlers when the Columbia Basin Project was started, excess land in the Columbia Basin Project is still being managed and then selectively sold out of this nominated building to those who wish to develop it.

History of Columbia Basin Project

The Columbia Basin Project spans nine counties; Adams, Douglas, Franklin, Okanogan, Lincoln, Grant, Walla Walla, Stevens and Ferry Counties. It is a multi-purpose irrigation, power, and flood control project which is feed by the compounded waters behind Grand Coulee Dam. The project turned the 12,700 square mile Columbia Plateau into one of the most productive agricultural areas in Washington. Prior to the project this area of the state was sparsely settled and had little farming. Some of the land was so dry even dry land farming could not make it.

In 1902 the U. S. Reclamation Service (USRS) had investigated this area for possible irrigation development and proceeded to study it along with the State of Washington and the Northern Pacific Railway. The idea was to bring water from the Palouse River or pumping from the Columbia River to the lands in the southern part of the Columbia Basin. By 1913 the USRS had concluded that it was not feasible as the cost per acre were prohibitive for this irrigation plan. The idea surfaced again in 1918 when Rufus Woods published William Clapp's plan to irrigate the Columbia Basin from a dam on the Columbia River.⁹ This scheme was promoted, lobbied, fought over by residents of eastern Washington, studied by the Army Corps of Engineers and

⁵ U.S. Department of the Interior, Bureau of Reclamation, 1951, p. 34.

⁶ U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 46-3.

⁷ "Bureau Men Move to Ephrata." *The Grant County Journal*, March 1, 1951.

⁸ U.S. Department of the Interior, Bureau of Reclamation, 1959, p. 1.

⁹ In 1923 the USRS became the United States Bureau of Reclamation.

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surveyed by Reclamation for over ten years, and then finally in 1933, \$377,000 was allocated from the National Industrial Recovery Act for preliminary work at the site of Grand Coulee Dam to start this massive project.

Construction of the project began in 1946. Functionally the Columbia Basin Project begins at Grand Coulee Dam which spans both Grant and Okanogan County. While it impounds the Columbia River to generate power and created a massive reservoir behind the dam, Franklin Delano Roosevelt Lake, which is used to irrigate the Columbia Plateau. Water is pumped up from behind Grand Coulee Dam then travels down a feeder canal to North Dam and then empties out into the Grand Coulee to be impounded behind Dry Falls Dam, in Banks Lake. Banks Lake stretches for 27 miles in the Grand Coulee which is 500 feet above the Columbia River. At Dry Falls Dam all water goes out the headworks into the Main Canal of the Columbia Basin Project. As much as 13,200 cubic feet per second of water passes out of the Dry Falls Headworks. This water then makes its way down through the system in a series of six main canals and three reservoirs to reach all of the irrigable acreage in the Columbia Basin. This system alone consists of over 300 miles of main canals, approximately 2,000 miles of laterals which are used to bring water to all of the farmland in the project, and 3,500 miles of drains and wasteways. Irrigated lands of the Columbia Basin Project range from over 1,500 feet above sea level at the northern end to 400 feet above sea level at the southern end of the project were the Snake and Columbia River join. This topography made a gravity irrigation system possible. The pumping plant for irrigation of the Columbia Basin Project was started in 1945 with the irrigation works being built out until 1959 when a no vote on the amended repayment contract between the three irrigation districts within the Columbia Basin Project "mothballed construction and development of the project" and it was never finished.¹⁰ Today the Columbia Basin Project only irrigates 670,000 acres today whereas there are over 1,095,000 acres eligible to receive water in the project area.

While irrigation was the main goal, the Columbia Basin Project also had a secondary goal of spurring settlement of new farms for veterans returning from World War II. The plan was to provide 13,000 new farms in the project area that would vary in size from 45 to 160 acres. After World War II the boom experienced in the development of the Columbia Basin Project was highest from 1952-1959 with about 50,000 acres of land a year coming into irrigation, which was the largest growth to date in the planned 1 million acres. The reclamation of the Columbia Plateau was dramatic and forever transformed the area with the largest irrigation project in the Pacific Northwest into an agricultural powerhouse as William "Billy" Clapp said "the Columbia Basin Project was one of the largest and best irrigation projects in the whole world".¹¹

Columbia Basin Project Irrigation Division Headquarters Office:

After World War II was over and work was finishing up on Grand Coulee Dam, the need for a more centralized office closer to the irrigated lands of the Columbia Basin Project became evident. Ephrata was chosen as the new location of the Columbia Basin Project headquarters because it made "possible a saving in tires, gas, and automotive wear-and-tear, which would otherwise be occasioned by numerous round trips from Coulee Dam to the now more active irrigation area developments around Ephrata" for Reclamation.¹² The Columbia Basin Project Irrigation Division Headquarters Office was originally planned to have been constructed starting in 1947 as major construction on the irrigation division of the project had already started, but when Reclamation Specification No. 1685 for the building was put out to bid only two bids were received. The bids were high and due "to the uncertainty of appropriations at that time, and the fact that funds would mainly have to come from the 1948 appropriation" it was decided that the work be re-advertised at a later date and the bids were

¹⁰ U.S. Department of the Interior, Bureau of Reclamation, 1959, p. 1.

¹¹ "Flag Raised Over Bureau Building." *Grant County Journal*, April 26, 1951.

¹² "Bureau Men Move to Ephrata." *The Grant County Journal*, March 1, 1951.

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rejected.¹³ This re-advertising did not occur until 1949 when new specifications were drawn up and ground breaking for the building was held on November 6, 1949.¹⁴

The ground breaking was covered by the Wenatchee Daily World in a front page article titled “*Straus Breaks Ground for New USBR Building in Ephrata...Basin Settlement to Be Second ‘Cherokee Strip’*”. The ceremony drew several hundred townspeople who watching in excitement as Reclamation’s Commissioner Michael W. Straus turned the first symbolic shovel of earth for the “\$750,000” office building.¹⁵ It was a major event with Gale Matthews (one of the early project proponents) being the master of ceremonies. The ceremony included music by the Ephrata high school band and the Veterans of Foreign War’s junior drum and bugle corps, an invocation by the Rev. A. Lynn Robbins and Commissioner Straus speaking to the crowd. Besides speaking of “a race to the irrigated Columbia basin like the race to the Cherokee strip”, Straus also gave credit to Frank T. Bell who doggedly pursued him to locate the Columbia Basin Project headquarters in Ephrata for years and thereby making Ephrata “the capitol of the Columbia Basin Project”.¹⁶

Sanborn Fire Insurance maps show the current location of the Columbia Basin Project Irrigation Division Headquarters Office was occupied by residential dwellings and outbuildings in 1912 and 1922. During this period trees were planted along C Street for shade for the residences, however by 1944 all of the buildings on that parcel had been cleared except for one small outbuilding which was on this parcel and the adjoining one. The removal of the buildings may have occurred after “[t]he citizens of Ephrata did their part to get the [Headquarters] building in this location by purchasing the site”.¹⁷ The shade trees although remained on C Street even though the lots they now shaded were empty.

The 29 original drawings for this building were drafted in Reclamation’s Denver, Colorado Design and Construction Branch in 1949 and 1950. Within this branch drawings were drawn in the Structural and Architectural Division, Administrative Engineering Division, Research and Geology Division, Electrical Division, and the Mechanical Division. Most of Reclamation’s drawings were done by many individuals and there were 17 different draftsmen for the Columbia Basin Project Irrigation Division Headquarters Office drawings alone. The complete names of the people who did the architectural drawings are Howard A. Moore - who has the most attributed to his name, George Zavadil, John E. O’Leary, Melvin M. Roll, Norvel N. Robbins, Ruth M. Beakley, Carl U.T. Starkenberg, John A. Hanson, Robert I. Barry, Robert R. Orcutt, Rudolph R. Zehnder, Samuel A. Lewis, Walden N. Carlson, but the rest are unknown as only initials G.T.L., R.A.B., and H.C.S. are provided on the drawings.

The Columbia Basin Project Irrigation Division Headquarters Office was constructed under three different Reclamation specifications from February 15, 1950 to April 9, 1951. The first one issued was Specification No. 2836, which was won by M. Hoard of Seattle on December 12, 1949 with the winning bid of \$30,654.39 and he was issued contract No. I2r-18781. This work covered the excavation of the foundation along with construction of the concrete foundation and basement for the building. The second was Specification No. 2926 which covered the construction of the building except for the elevator installation. This specification alone had 45 drawings in it.¹⁸ Walter W. Harfst Company, Inc. of Seattle had the winning bid of \$472,192.20 for Specification No. 2926 and they were issued contract No. I2r-18969.¹⁹ The third was Specification No. 2978

¹³ U.S. Department of the Interior, Bureau of Reclamation, 1947, p. 76.

¹⁴ “Bureau Men Move to Ephrata.” *The Grant County Journal*, March 1, 1951.

¹⁵ While this figure was touted in *The Wenatchee Daily World* the final total cost of the building was under this amount costing approximately \$560,826.59.

¹⁶ “Straus Breaks Ground for New USBR Building in Ephrata...Basin Settlement to be Second ‘Cherokee Strip’.” *The Wenatchee Daily World*, November 7, 1949; “Flag Raised Over Bureau Building.” *Grant County Journal*, April 26, 1951.

¹⁷ “Flag Raised Over Bureau Building.” *Grant County Journal*, April 26, 1951.

¹⁸ U.S. Department of the Interior, Bureau of Reclamation, March 30, 1950, p. 3; U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 26-1.

¹⁹ Thomson, 1951, pp. 3 & 5.

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for the installation of an elevator that would be supplied by Reclamation. Sound Elevator Company of Seattle won the contract No. 12r-19012 for Specification No. 2978.²⁰

Construction of the building was planned to start immediately after the contract was awarded in 1949, but it was stalled because of extreme cold weather. Excavation of the building site did not occur until February 15, 1950. The first concrete was placed on March 9th with the footings. The footings had to be protected from excessive water by “draping the walls with burlap strips kept wet by canvas soil soaker house”.²¹ Concrete was brought to the job site by Columbia Concrete Pipe Company’s transit-mix trucks and it was compacted by internal vibration. Construction of the foundation was done in stages so while one wall was finished another was being formed up and another would be in the 14-day water-curing period. Like the footings, the walls were “water-cured by draping the walls with burlap strips kept moist by water slowly dripping from canvas soil-soaker hose”.²²

Work on the building above the foundation started on June 28, 1950 with the placement of concrete in the basement for the interior walls. During this period of time in the Columbia Basin Project there was a severe shortage of manpower, therefore the contractor had to plan his work with this limited number of men “so that the concrete crews, brickmasons, plumbers, and electricians could work simultaneously” to complete this contract on time.²³ This was accomplished with placing only one-half of a concrete floor at a time “so that the brickmasons could work on the half that was placed” and “all brick was laid from the inside of the building” so no outside scaffolding was needed.²⁴ An estimated 950,000 bricks were used in the building.²⁵ The contractor was hiring as many skilled union bricklayers as they could and were paying the highest scale in the state of Washington of \$22 a day, plus \$8 subsistence money, and free room rent. There were about 15 sub-contractors involved in the construction of this building from all around Washington State. They included the Columbia Concrete Pipe Company in Ephrata to E. T. Pybus Company in Wenatchee to Morgan Electric of Seattle to James Smyth Plumbing and Heading Company in Spokane to the Larson Brothers, who were painters from Tacoma to name a few of the firms needed for the job.²⁶

The actual number of workers used by Walter W. Harfst Company, Inc. seems to differ as the official Reclamation report stated that a maximum of 50 men were employed in its construction.²⁷ Although *The Wenatchee Daily World* reported that there were some 60 employees of the contractor and subcontractors working in July 1951 which would increase to 120 workers in September. Needless to say the contractor needed as many men as possible for work was non-stop on the building except for July 27, 1950 when for five minutes a short ceremony was held to place a time capsule in the granite cornerstone. Once again Gale Matthews was chosen for this event. Matthews, an Ephrata abstract title man, was one of the original four men who originally conceived of the idea of the Columbia Basin Project. Columbia Basin Project’s Supervising Engineer H.A. Parker assisted Matthews in placing historical documents and miniature Masonic emblems into a metal box that went into a slot into the cornerstone. While a more elaborate ceremony had been discussed earlier, it was deemed impossible due to the construction schedule, nonetheless the Grand Coulee lodge No. 120, Free and Accepted Masons presented the miniature Masonic emblems at this occasion.²⁸

The exterior walls used Granger red rag brick for the facing with different colored mortar between the bands to make the stripes stand out and concrete “brick” for the backing along with poured concrete floors.²⁹ This

²⁰ U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 45.

²¹ Ibid.

²² U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 46-1.

²³ U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 45.

²⁴ U.S. Department of the Interior, Bureau of Reclamation, 1950, pp. 45, 46-2.

²⁵ U.S. Department of the Interior, Bureau of Reclamation, 1950, pp. 45, 46-1.

²⁶ “Bricklayers Pause for Ephrata USBR Ceremony” *The Wenatchee Daily World*, July 28, 1950.

²⁷ Thomson, 1951, p. 6.

²⁸ “Bricklayers Pause for Ephrata USBR Ceremony” *The Wenatchee Daily World*, July 28, 1950.

²⁹ Thomson, 1951, p. 8.

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Granger brick came from Granger Brick and Tile Company [aka Granger Clay Products] located southeast of the town of Granger, Washington.³⁰ Internal walls were poured concrete in the basement while other floors has concrete "brick" with raked joints for a plaster key or some were clad in Granger red rag brick that was covered in metal lath and plaster over steel framing.

All rooms had florescent lights and the building was heated by forced air from a central heating electrical plant. While the building was the largest of the Columbia Basin Project administration buildings it was much unadorned in its interior. The inside featured plastered walls of "new light-weight perolite aggregate" and "[n]atural-finished hardwood laminated doors [to] carry out the simple design of the building".³¹ Reclamation was very active in photographing the development of their irrigation projects and while there were photographers stationed at Grand Coulee a photographic lab was moved into the basement of this building in room No. 30 and it was "the first "tailor-made" workshop of this type on the project".³²

Extra work order No. 1 was issued for installation of 44 electric clock outlets and installation of a bathroom in Basement Room No. 26. In addition the light fixtures were changed out per change order No. 1 in rooms 111, 113, 202-201, and 222-226. The women's bathrooms in Room No. 115 and 213 were modified and the excess stalls and fixtures were reinstalled in the women's bathroom No. 311.³³ Additional other minor changes were done on the contract during construction.

The final details of the 48,000 square foot building included a stainless steel 50-foot high flagpole and aluminum illuminated sign installed at the corner of C Street and West Division Avenue. The Columbia Basin Project Irrigation Division Headquarters Office's was completed by April 2, 1951 and was accepted as completed by Reclamation on April 9, 1951.³⁴

Prior to the official opening Reclamation undertook as massive moving campaign called "Operation Ephrata". On April 14 eight divisions of the Columbia Basin Project started moving 60 miles from Grand Coulee Dam to Ephrata. These included the Irrigation Construction, the Project Development, and the Irrigation Operation and Maintenance which all originally had been in one Irrigation Division.³⁵ The move was led by 120 men and women with each division having from April 14-22 to get moved to Ephrata.³⁶ Reportedly there were approximately "100,000 pounds of equipment, rapid fire typewriters, and other furniture and files" moved in "Operation Ephrata".³⁷ This was a seamless operation so much so there was not to be more than one working day lost from leaving Grand Coulee Dam to the being in the new office in Ephrata.³⁸ The influx of 120 employees and their families created a housing problem. It was noted that "[s]helters are being procured in Ephrata "bivouac area" by individual families".³⁹ The new building housed the offices for all of the Supply, Finance, Legal, Land, Information, Camp Maintenance, Project Development, and Personnel departments of the Columbia Basin Project.⁴⁰ It also was the headquarters for construction along with operation and

³⁰ Lester, David. "Granger brickyard is one of Yakima Valley's hidden stories" *The Seattle Times*, September 30, 1951.

³¹ "Bureau to Be in New Building by April 22." *Grant County Journal*, April 19, 1951; U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 46-2.

³² "Bureau to Be in New Building by April 22." *Grant County Journal*, April 19, 1951

³³ Thomson, 1951, pp. 3-4.

³⁴ Thomson, 1951, pp. 1-3; U. S. Department of the Interior, Bureau of Reclamation, 1951, p. 43; "Flag Raised Over Bureau Building." *Grant County Journal*, April 26, 1951.

³⁵ "Bureau Announces Reorganization." *Grant County Journal*, October 26, 1950.

³⁶ "Bureau to Be in New Building by April 22." *Grant County Journal*, April 19, 1951; "Bureau Men Move to Ephrata." *The Grant County Journal*, March 1, 1951.

³⁷ "Bureau Men Move to Ephrata." *The Grant County Journal*, March 1, 1951.

³⁸ "Bureau to Be in New Building by April 22." *Grant County Journal*, April 19, 1951; "Bureau Men Move to Ephrata." *The Grant County Journal*, March 1, 1951.

³⁹ "Bureau Men Move to Ephrata." *The Grant County Journal*, March 1, 1951. The Wenatchee Daily World article from April 18, 1951 says the move would bring "about 125 additional families to Ephrata."

⁴⁰ Thomson, 1951, pp. 1-3; U. S. Department of the Interior, Bureau of Reclamation, 1951, p. 43

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maintenance work at Coulee Dam and throughout the Columbia Basin Project.⁴¹ H. H. Parker, who was the first district manager [Irrigation Division Manager] in this building, had his office on the second floor.⁴²

The building was officially opened on April 19, 1951 in a ceremony complete with the Ephrata High School Band that was arranged by the Ephrata Chamber of Commerce in cooperation with Reclamation. This front page event included a flag raising ceremony where at 10:30 am the American flag was hoisted up the flagpole by Queen Ephrata [aka Ms. Hope Glasscock] and H.A. "Happy" Parker, the first Reclamation Columbia Basin Project district manager in the building, while the high school band, directed by Gordon Hogan, played "The Star Spangled Banner". Several speeches were given including one by William "Billy" Clapp who speaking for the mayor "declared that Ephrata is the headquarters for one of the largest and best irrigation projects in the whole world" and said that "[t]he coming of the headquarters of the bureau to Ephrata, should be an inspiration to all who live here to make the city more beautiful, provide cultural attractions, and keep it clean and pure" and he.⁴³ Bruce Eslick, president of the Ephrata Chamber of Commerce, welcomed Reclamation staff to Ephrata and said "we have looked forward to this event for a long time".⁴⁴

⁴¹ U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 46-3

⁴² "Bureau to Be in New Building by April 22." *Grant County Journal*, April 19, 1951.

⁴³ "Flag Raised Over Bureau Building." *Grant County Journal*, April 26, 1951; Ephrata USBR Headquarters to be Opened." *The Wenatchee Daily World*, April 18, 1951.

⁴⁴ *Ibid.*

Columbia Basin Project Irrigation Division
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Name of Property

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9. Major Bibliographical References

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Columbia Basin Project Irrigation Division
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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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property Less than one acre
(Do not include previously listed resource acreage.)

UTM References NAD 1927 or X NAD 1983

(Place additional UTM references on a continuation sheet.)

1	<u>11</u>	<u>307119.19</u>	<u>5244035.24</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

Or Latitude/Longitude Coordinates
(enter coordinates to 6 decimal places)

1	<u> </u>	<u> </u>	3	<u> </u>	<u> </u>
	Latitude	Longitude		Latitude	Longitude
2	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>
	Latitude	Longitude		Latitude	Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated building is located SW ¼ ¼ Section of the NW ¼ of Section 15 , Range 26 East, Township 21 of the Willamette Meridian, in the Ephrata U.S.G.S. Quadrangle in Grant County, Washington, and is legally described as Lots 7-13, Block 3 of the Jesse Cryus 1st Addition of Ephrata, Washington. It is otherwise identified as Tax Lot 130291000 at the said location.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property encompasses the entire urban tax lot (175 feet x 150 feet) that is occupied by the Columbia Basin Project Irrigation Division Headquarters building.

11. Form Prepared By

name/title Kelsey J. Doncaster/Historian
organization U.S. Department of the Interior, U.S. Bureau of
Reclamation date 10/16/2018
street & number Columbia-Cascades Area Office/1917 Marsh Road telephone 509-575-5848 ext. 261
city or town Yakima state WA zip code 98901
e-mail kdoncaster@usbr.gov

Columbia Basin Project Irrigation Division
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Additional Documentation

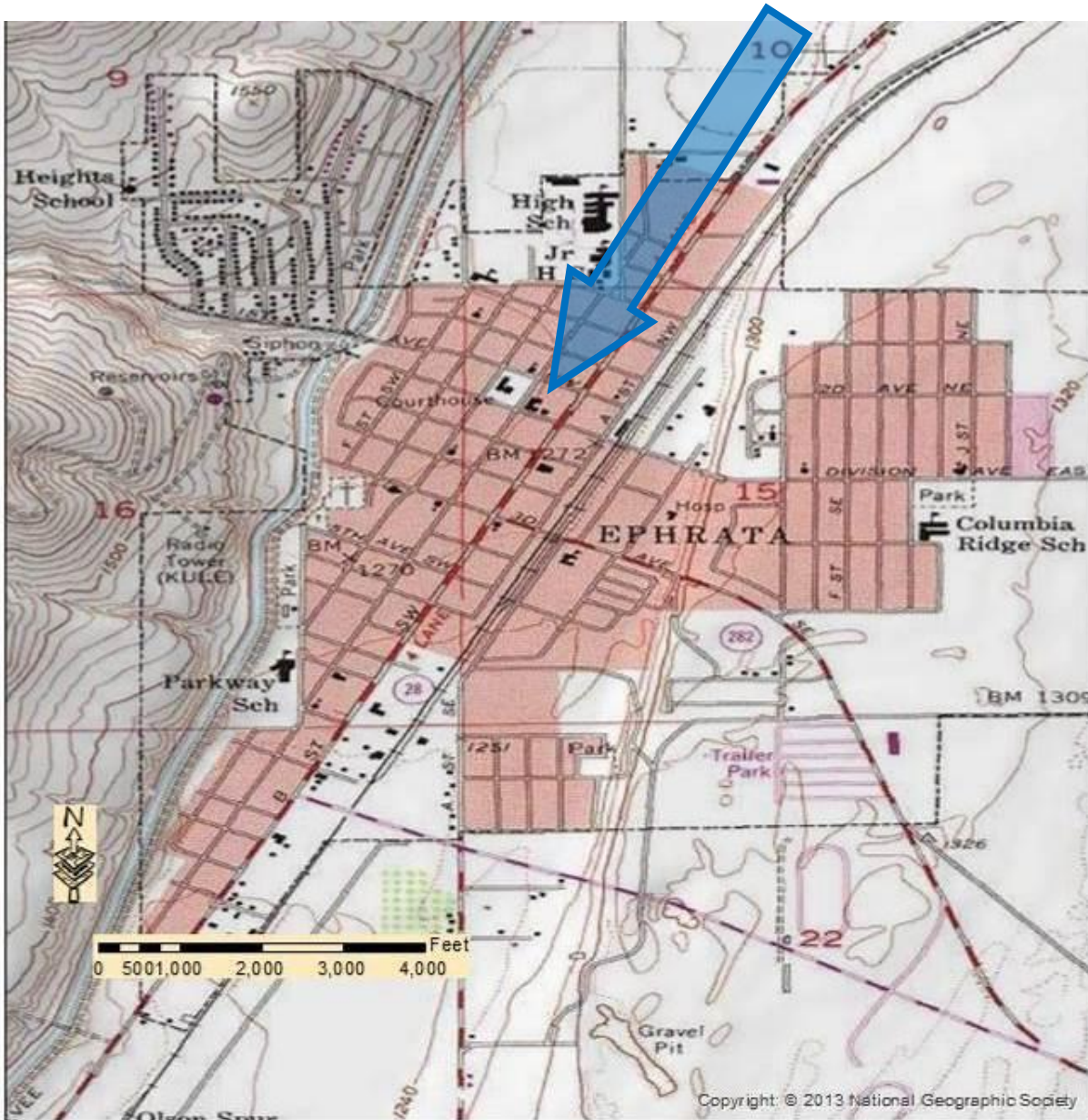
Submit the following items with the completed form:

- **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. Key all photographs to this map.

- **Continuation Sheets**

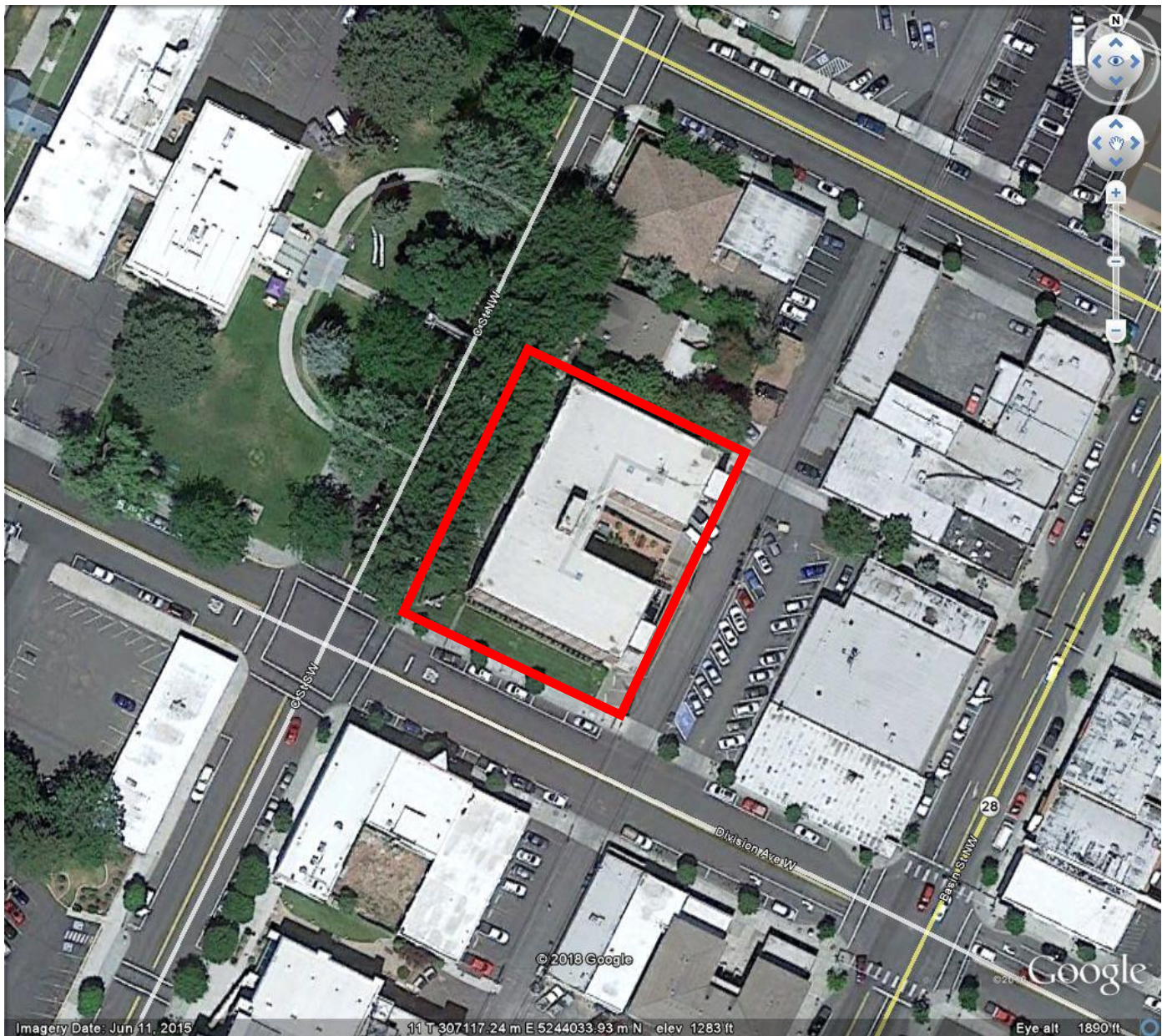
Additional items: (Check with the SHPO or FPO for any additional items.)



Blue arrow pointing to Columbia Basin Project Irrigation Division Headquarters Office on Ephrata USGS Quad. UTM is 11 307119.19E 5244035.24N.

Columbia Basin Project Irrigation Division
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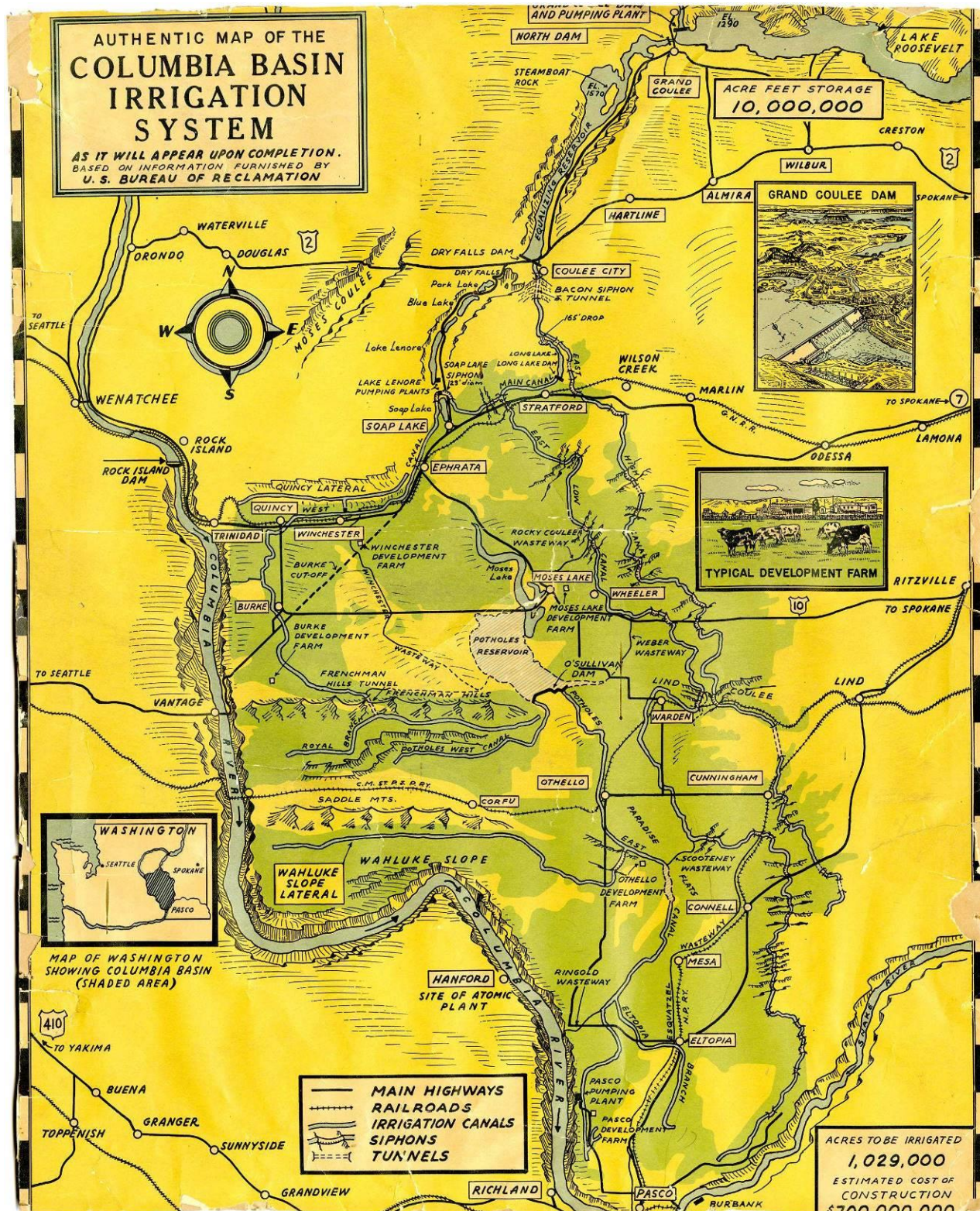
Grant County, Washington
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Columbia Basin Project Irrigation Division Headquarters Office building and lot enclosed in red nomination boundary.

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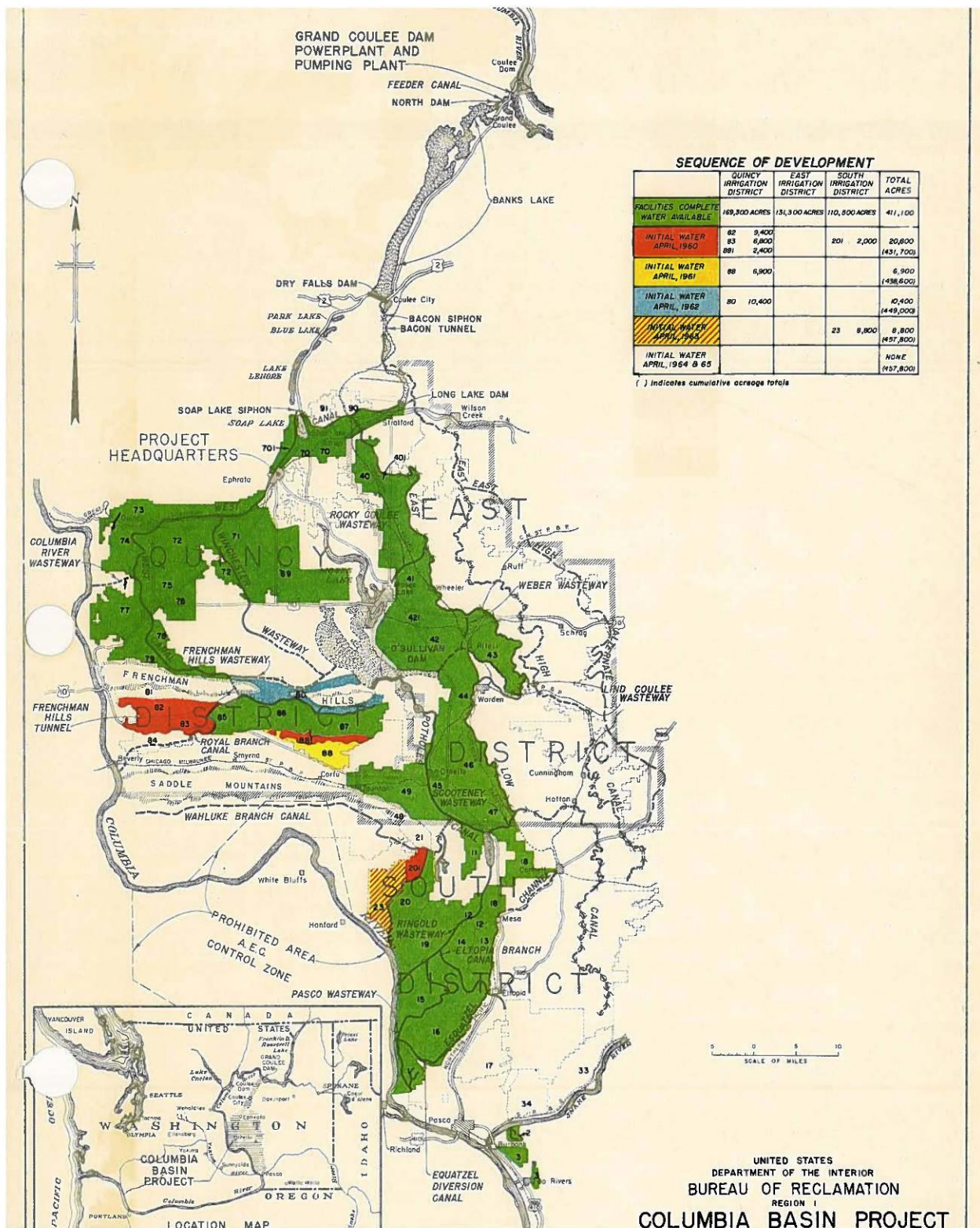
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Map printed by Lindgren-Turner Co. of Spokane in c.1954. From Washington Rural Heritage <http://www.washingtonruralheritage.org> Note while mostly accurate the Potholes West Canal and East High Canals were never built and the Wahluke Slope Lateral was renamed the Wahluke Branch Canal (see next map).

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Reclamation map from 1959 showing the Columbia Basin Project constructed to date and the project headquarters in the middle left [which is the Columbia Basin Project Irrigation Division Headquarters Office]

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Conceptual 1949 drawing by J. Mac Gilchrist included in Reclamation Specification No. 2926.

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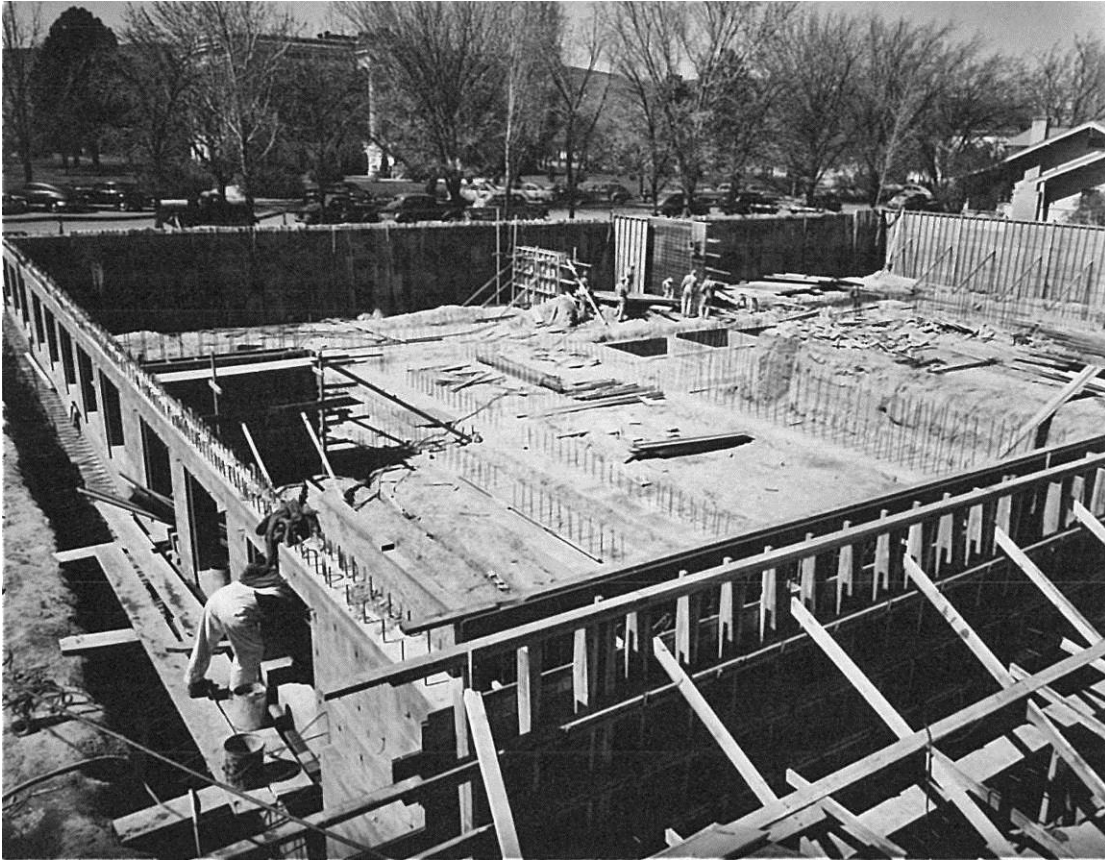
1959 Reclamation photograph of the Columbia Basin Project Irrigation Division Headquarters Office. Photograph located in Reclamation's Ephrata Field Office files.



Columbia Basin Project Irrigation Division Headquarters Office – 2012 digital photograph by Kelsey J. Doncaster.

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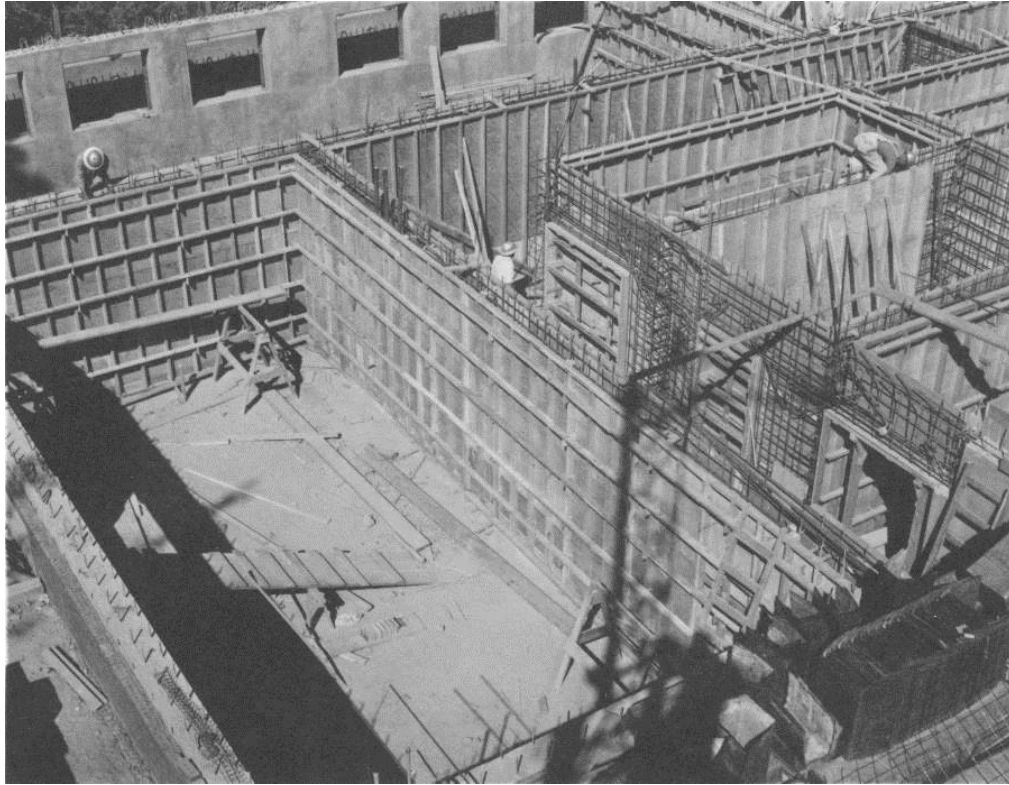
Grant County, Washington
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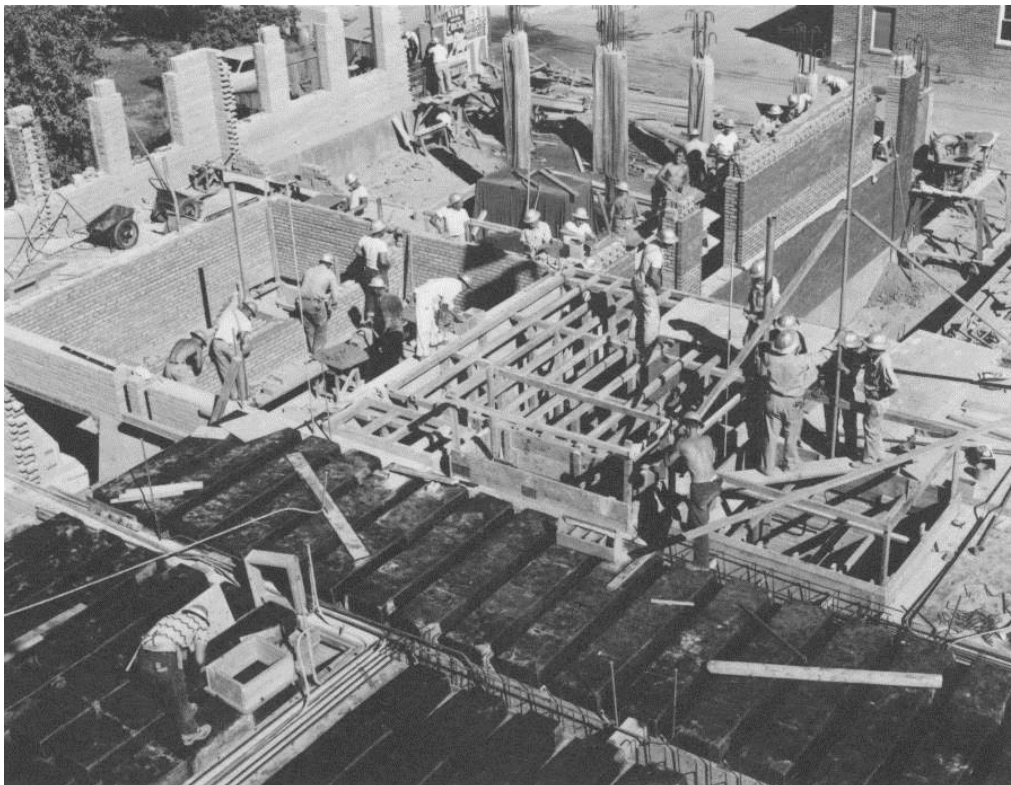
This general view of construction of foundations for the three-story Ephrata Office Building illustrates three stages in the construction of foundations: the wall in the foreground is formed up, ready for placement of concrete; the wall in the background has been poured, the forms removed, and the wall is being water-cured by draping the walls with burlap strips kept moist by water slowly dripping from canvas soil-soaker house; and the wall on the left has completed the 14-day water-curing period. Reclamation Photograph No. 4-3695, April 24, 1950

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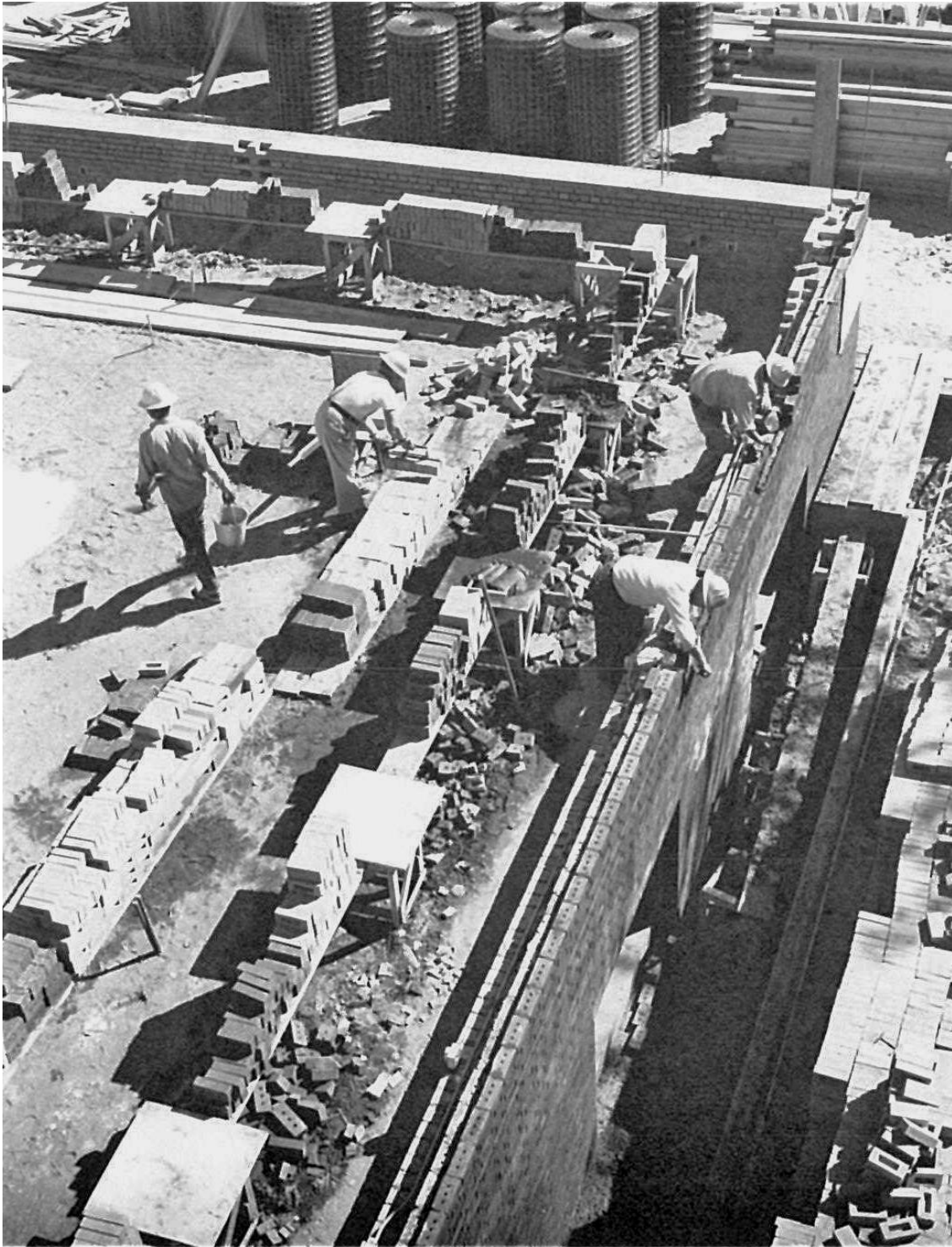
Forms in place for interior basement walls. Note electrical conduit, outlet boxes and reinforcing steel in open section of corridor wall. Reclamation Photograph No. 4-4170, July 31, 1950



In the foreground carpenters are building forms in preparation for concrete placing. In the background brick masons are bringing up the interior and exterior walls between the first and second floor. Reclamation Photograph No. 4-4261, August 30, 1950

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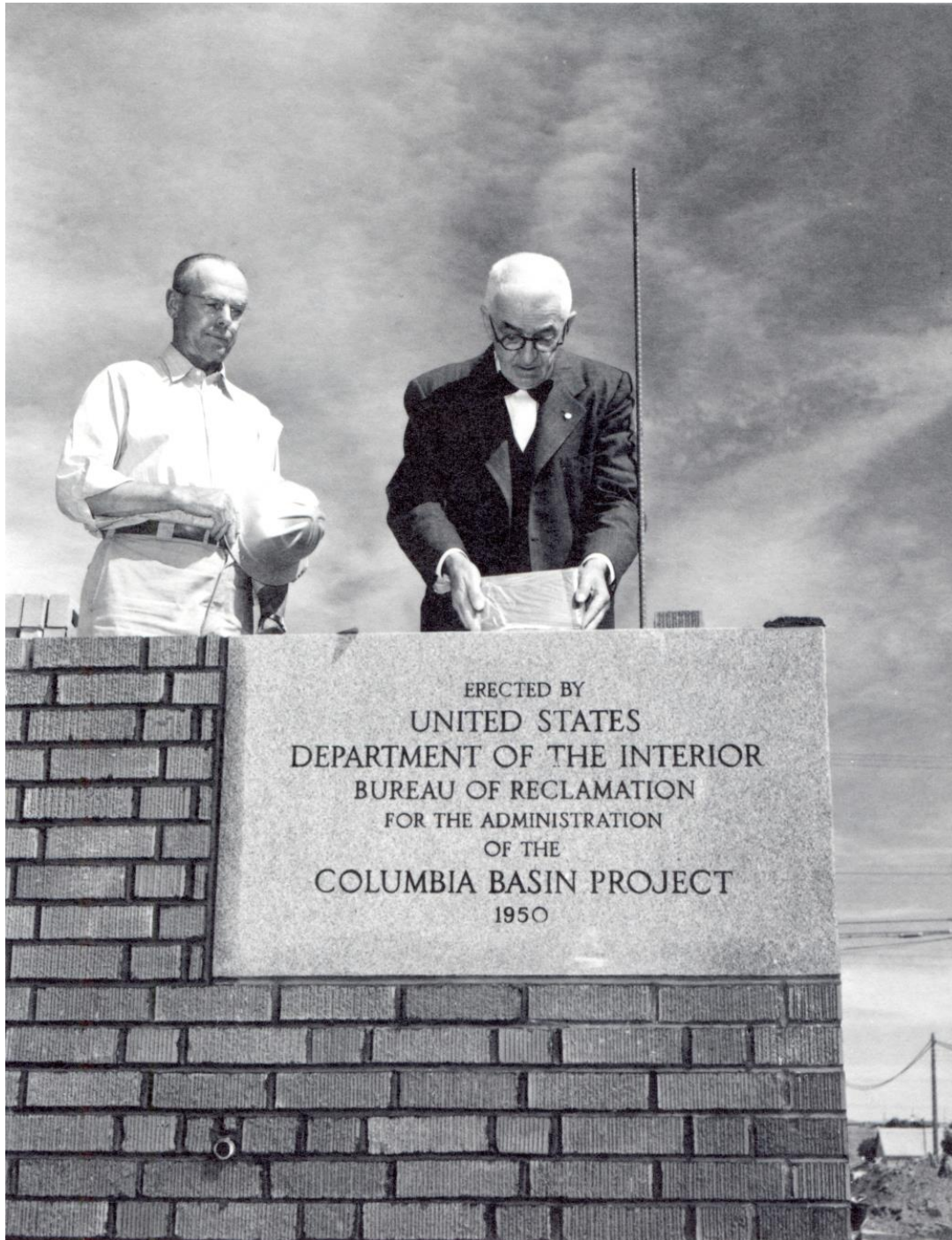
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This photo shows brick masons at work on the front wall of the building. The exterior walls are of reinforced brick masonry, using Granger red rag brick for facing, and concrete brick for facing, and concrete brick for backing. Interior walls are of concrete brick with raked joists for a plaster key. All brick was laid from the inside of the building, eliminating any need for outside scaffolding. All electrical conduit and outlet boxes were embedded in the masonry walls as they were built. All plumbing in the masonry walls was installed in pipe chases. Reclamation Photograph No. 4-4169, July 31, 1950.

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A cornerstone laying ceremony at Ephrata on July 27, 1950, Mr. W. Gale Matthews, long-time resident of the Columbia Basin Project Area, staunch advocate of the project, inserts a package of artifacts of the age in a receptacle in the cornerstone. Supervising Engineer, H.A. Parker assisted in the ceremony. Reclamation Photograph No. 4-4151, July 27, 1950

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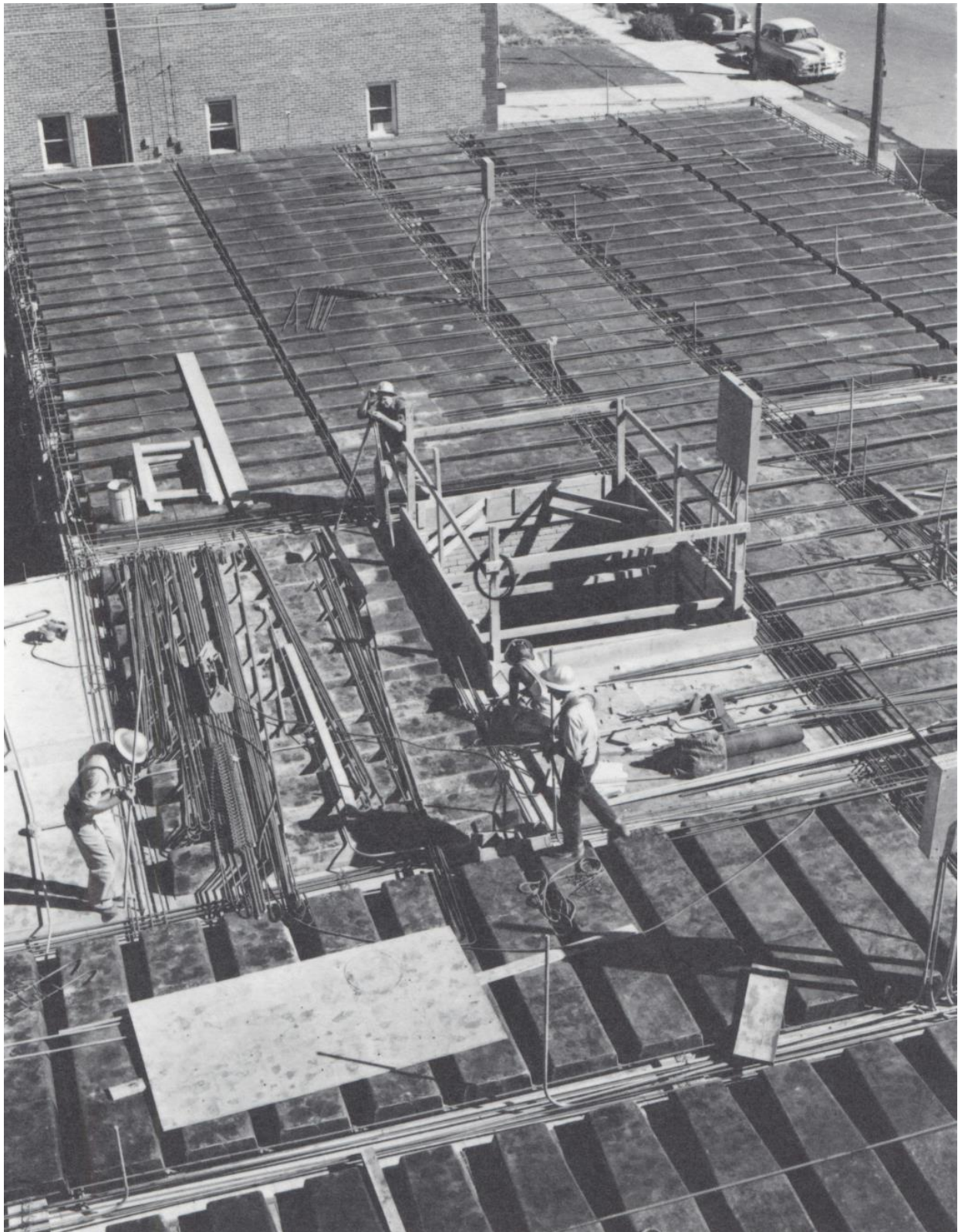
Brick masons working on the first floor of the Ephrata Office Building. Approximately 950,000 bricks are required. Reclamation Photograph No. 4-4183, August 3, 1950.



Third floor framing for pan joists. Reclamation Photograph No. 4-4488, October 10, 1950.

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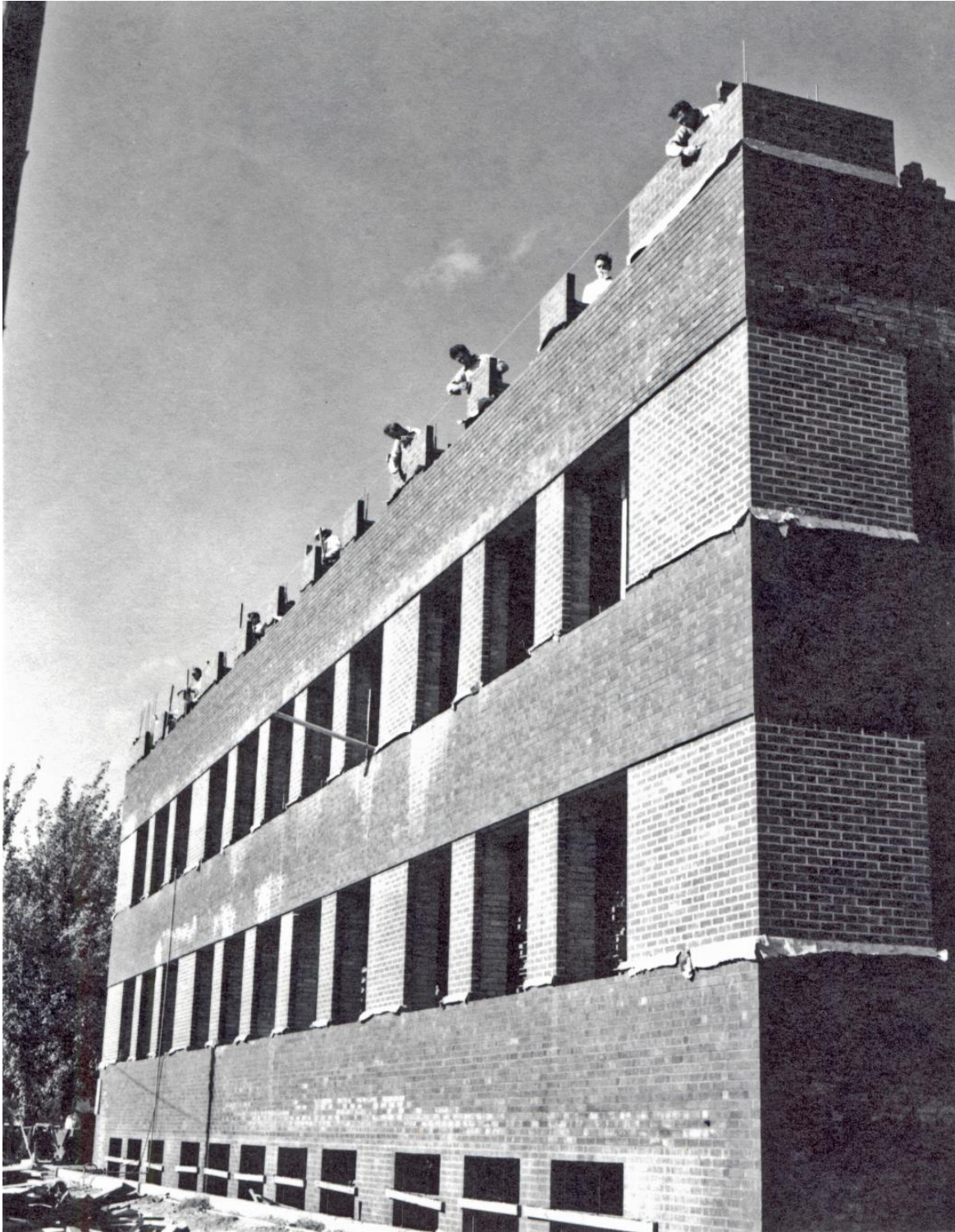
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Instrument man leveling pans and steel men placing reinforcing steel in preparation for concrete placing second floor of the Ephrata Office Building. Reclamation Photograph No. 4-4262, August 30, 1950.

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Brick masons working on the south wall, third floor of the Ephrata Office Building.
Reclamation Photograph No. 4-4485, October 10, 1950.

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Clean-up crew cleaning structural concrete after sandblasting in preparation for placing bonded concrete floor topping in the Ephrata Office Building. Reclamation Photograph No. 4-4681, January 3, 1951.



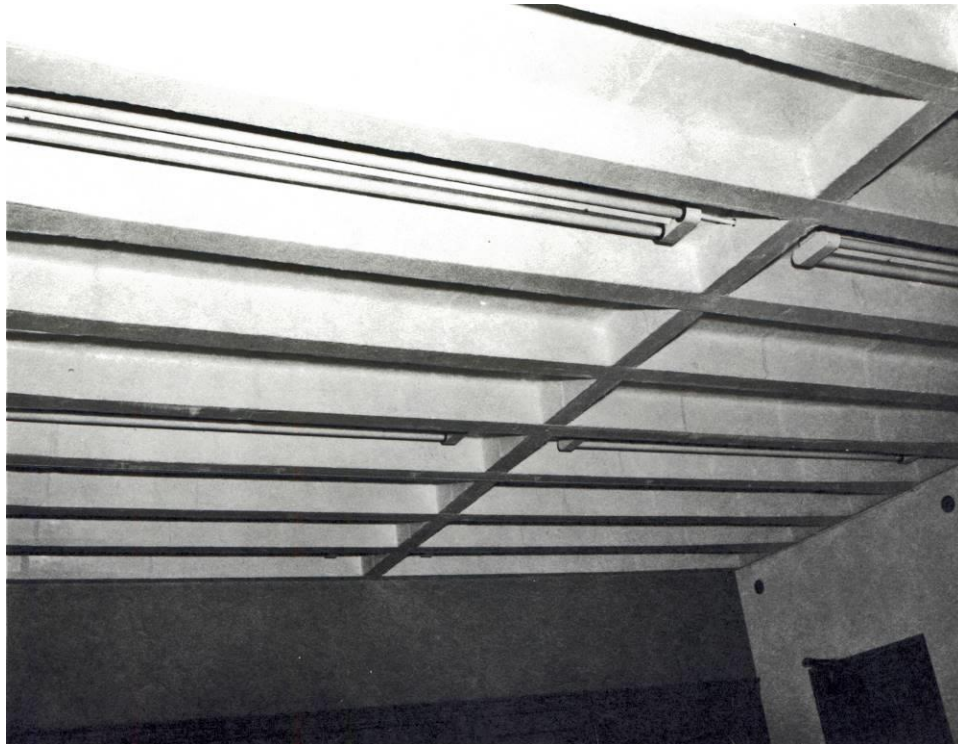
Instrument man leveling screeds in preparation for placing bonded concrete floor topping in the Ephrata Office Building. Reclamation Photograph No. 4-4680, January 3, 1951.

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Concrete finisher operating power troweling machine on bonded concrete floor topping in the Ephrata Office Building.
Reclamation Photograph No. 4-4679, January 3, 1951.



Exposed pan formed joists of Room No. 218, Ephrata Office Building.
Reclamation Photograph No. 3130, December 17, 1951

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Concrete finisher finishing the floor in the basement corridor. Note ductwork at top of picture.
Reclamation Photograph No. 4-4489, October 10, 1950.

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Completed building built to house the District Offices of the Irrigation Division.
Reclamation Photograph No. 30274 July 10, 1951.

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Rear view of the completed Ephrata Office Building. Note the contrast in colored mortar used in masonry.
Reclamation Photograph No. 31300, December 17, 1951.

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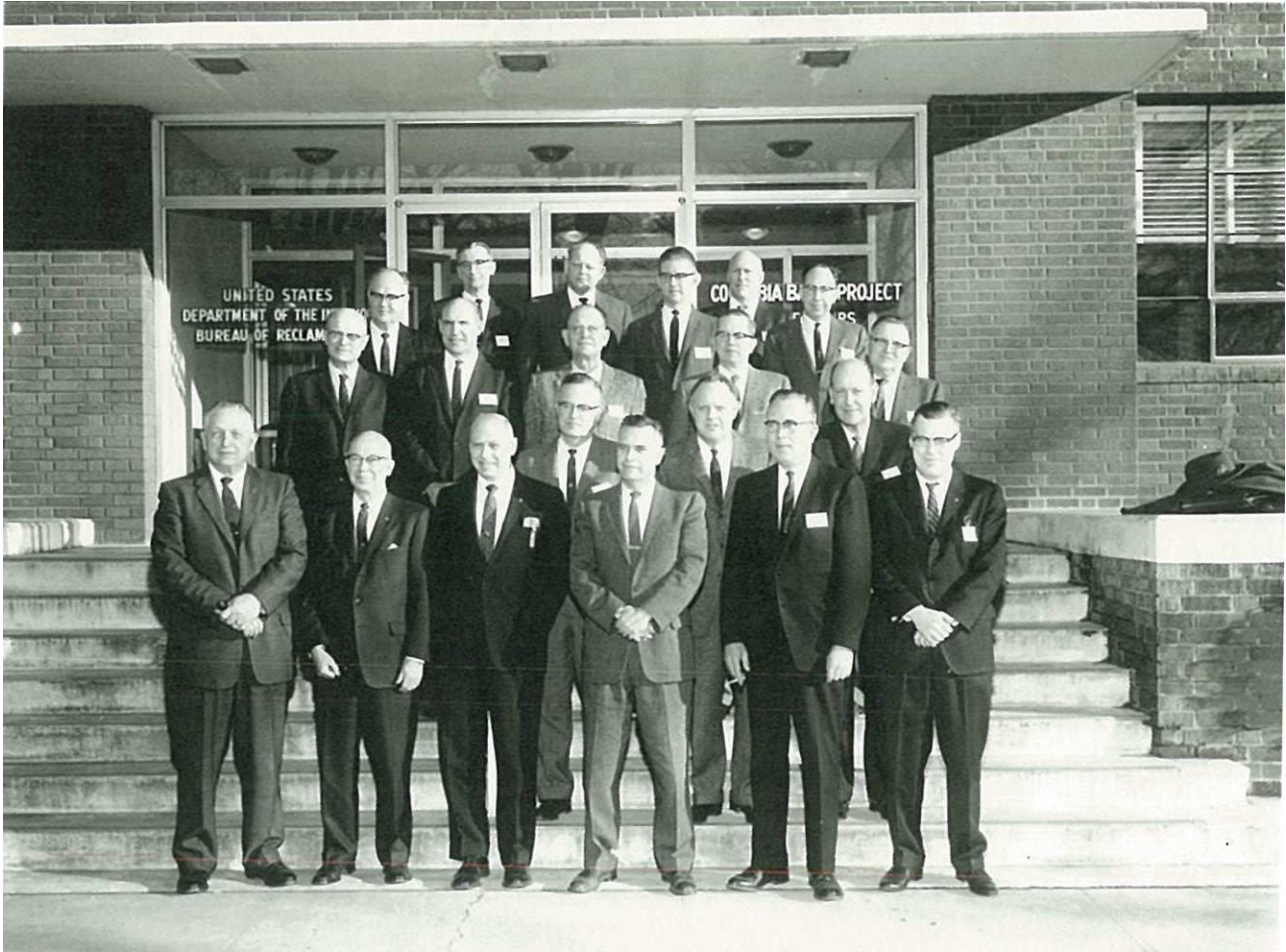
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View of third floor corridor after completion of the building. Note the exposed wire on the ceiling which is a portion of the fire alarm system. Reclamation Photograph No. 31301, December 17, 1951.

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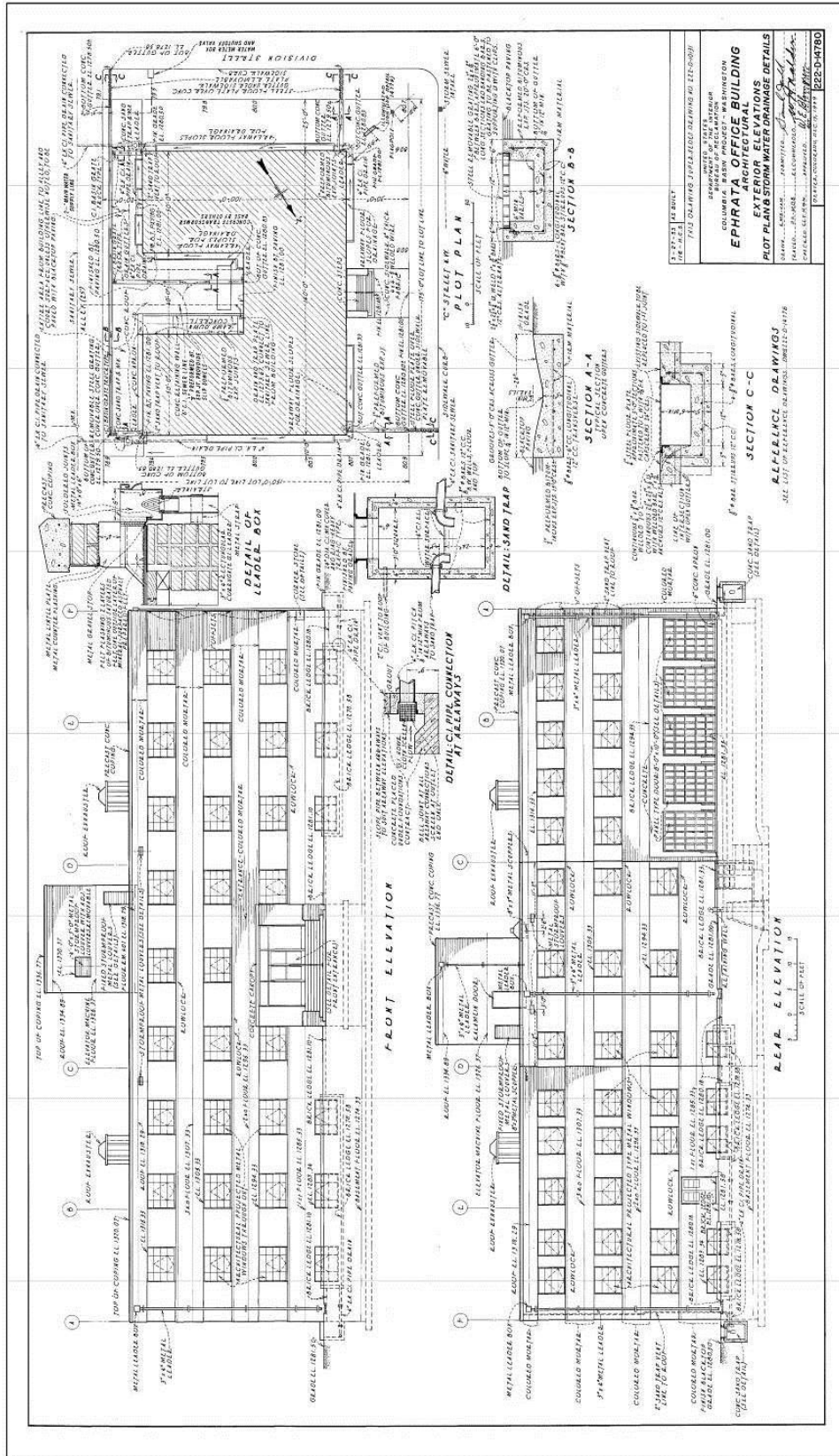
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Reclamation Photograph No. P222-116-43916 showing "Members of the Columbia Basin Project administrative staff and Bureau of Reclamation officials from higher offices ended a three-day staff conference in Ephrata [on] February 15, 1962." In the background is the new configuration of the entrance to the building that was from 1960-2004.

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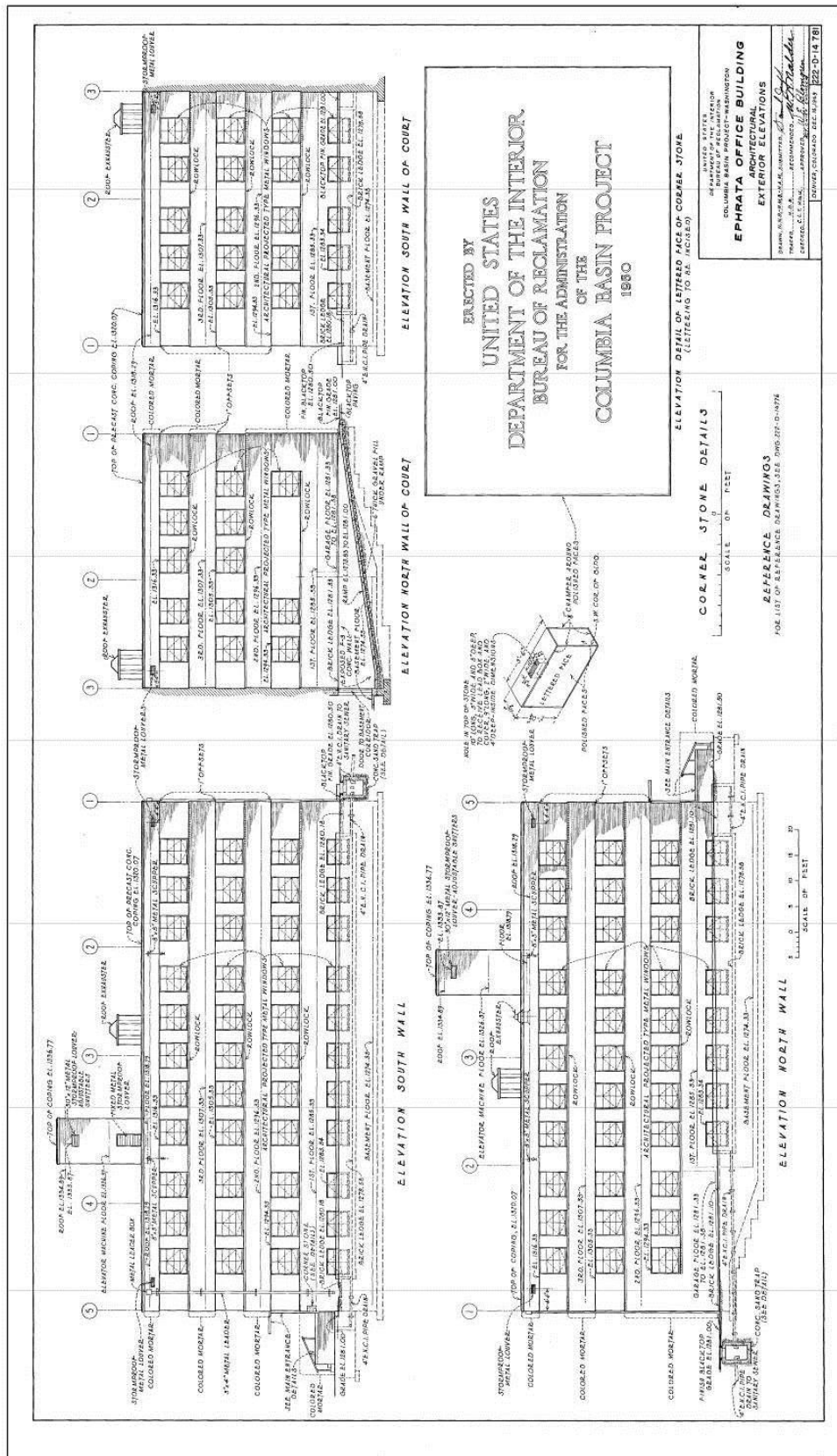
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Ephrata Office Building Architectural Exterior Elevations Plot Plan & Storm Water Drainage Details, Reclamation Drawing No. 222-D-14780, as built dated March 27, 1953.

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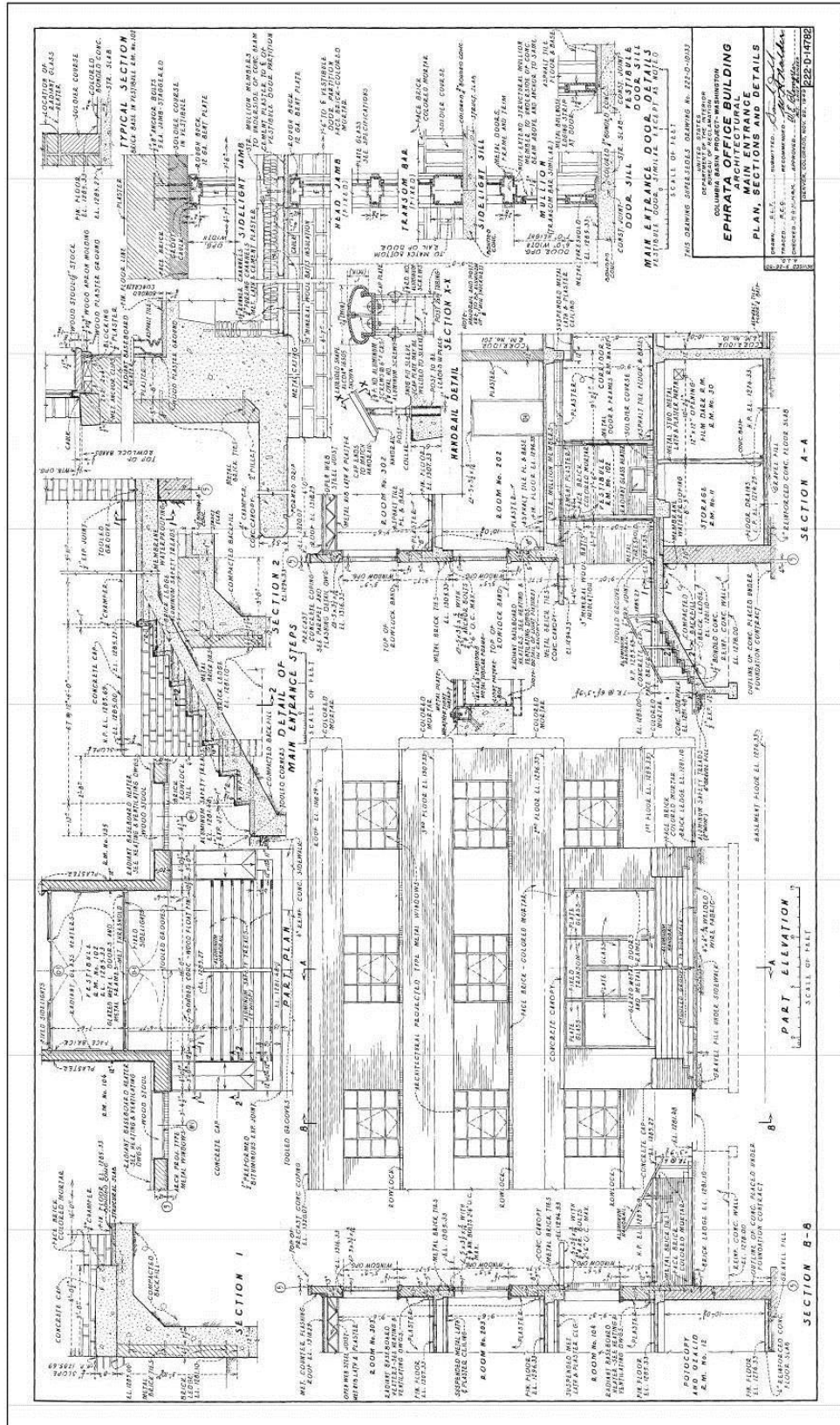
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Ephrata Office Building Architectural Exterior Elevations, Reclamation Drawing No. 222-D-14781, December 15, 1949.

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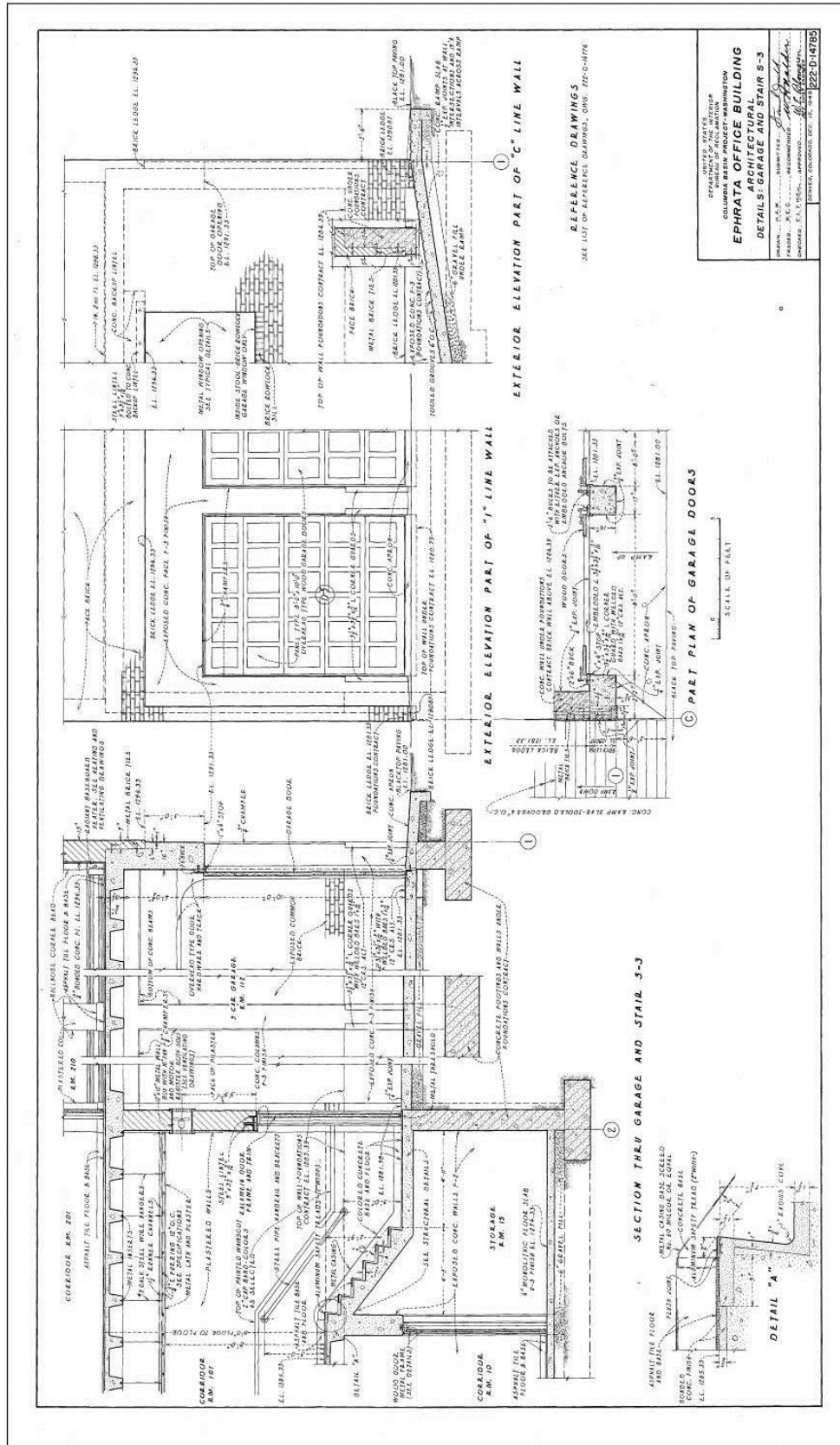
Grant County, Washington
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Ephrata Office Building Architectural Main Entrance Plan, Sections, and Details, Reclamation Drawing No. 222-D-14782, revised September 26, 1950.

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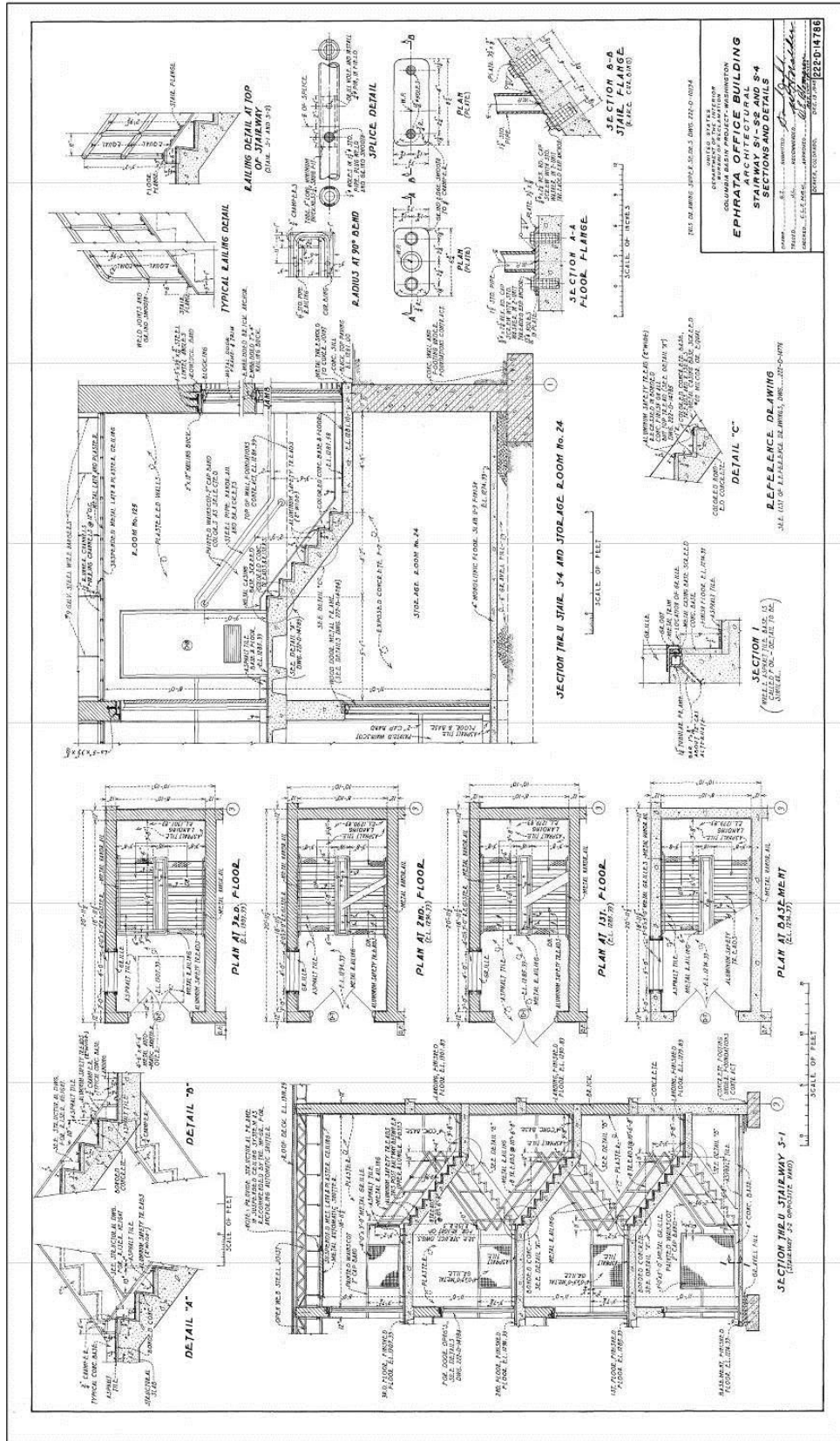
Grant County, Washington
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Ephrata Office Building Architectural Details: Garage and Stair, S-3, Reclamation Drawing No. 222-D-14785, December 15, 1949.

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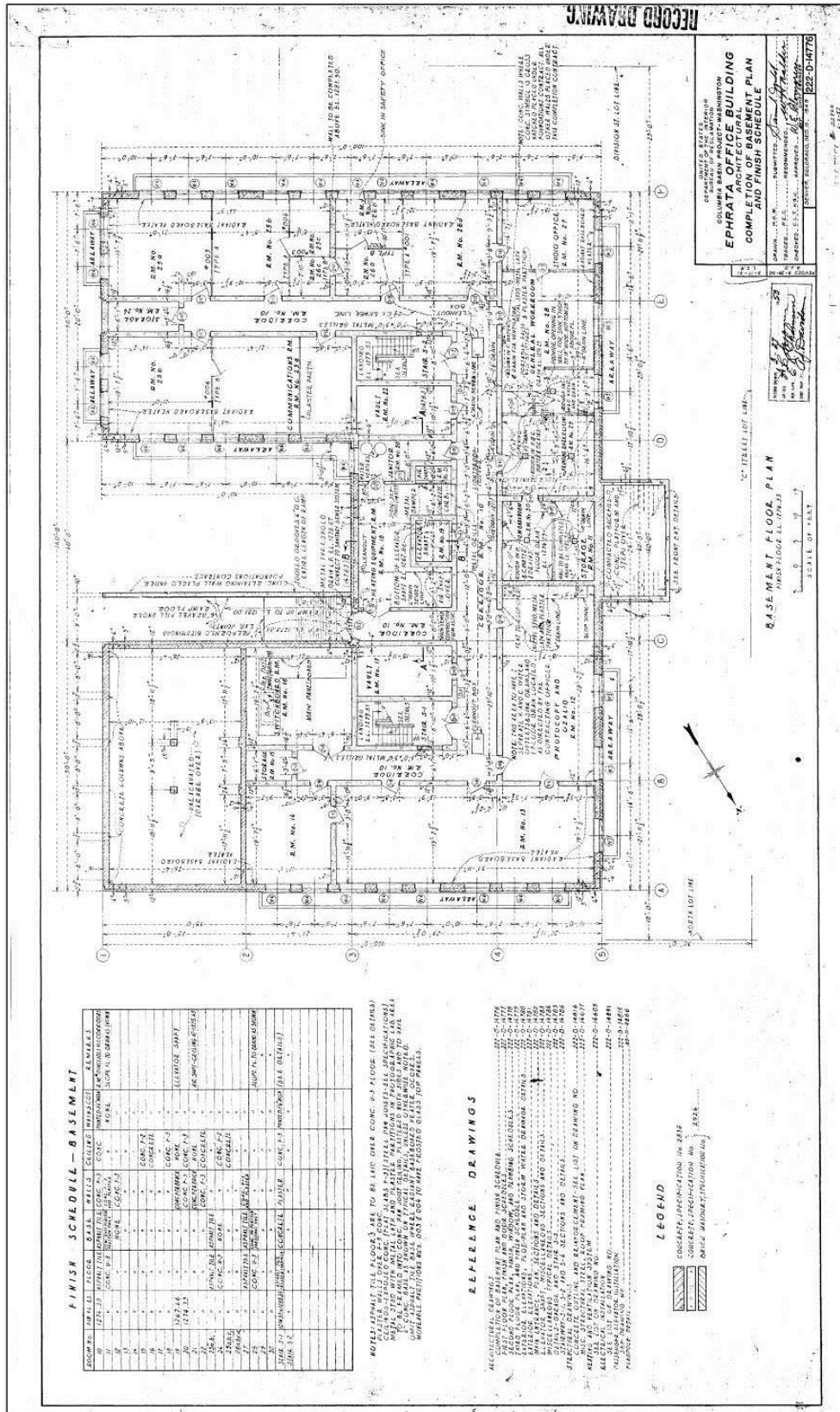
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Ephrata Office Building Architectural Stairway, S-1, S-2, and S-4, Sections and Details
 Reclamation Drawing No. 222-D-14786, December 15, 1949.

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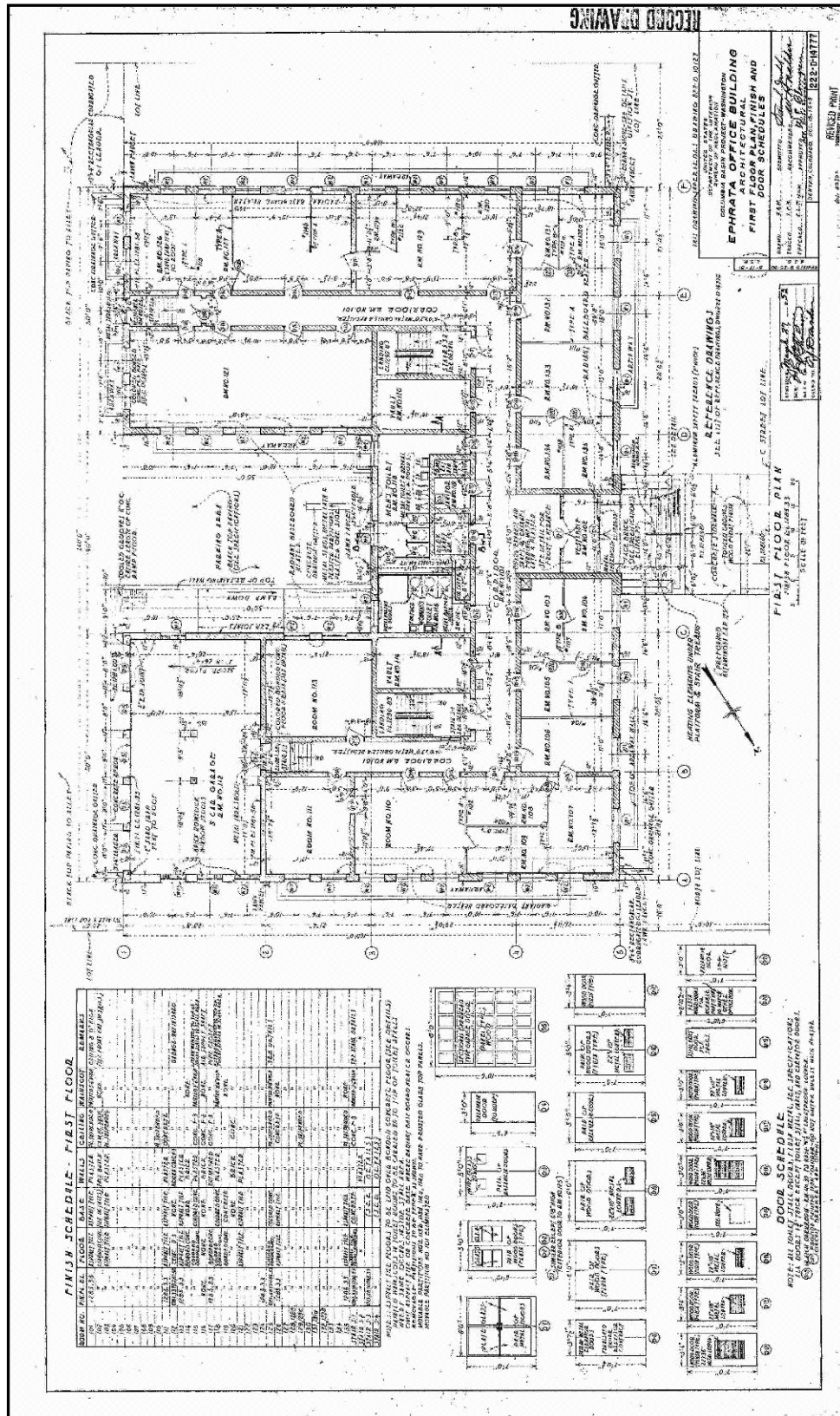
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Ephrata Office Building Architectural Completion of Basement Plan, and Finish Schedule, Reclamation Drawing No. 222-D-14776, May 17, 1951.

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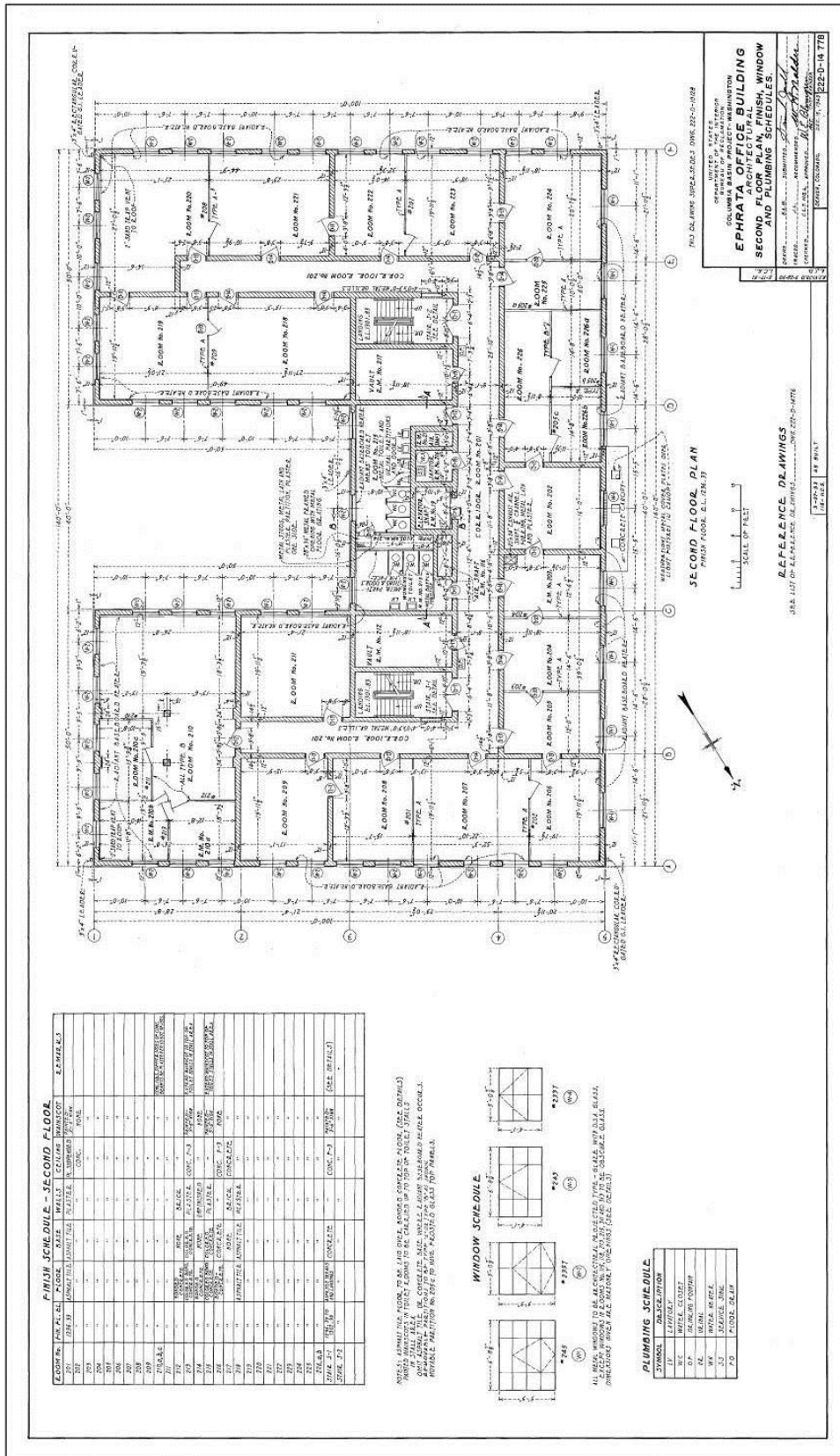
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Ephrata Office Building Architectural First Floor Plan, Finish and Door Schedules, Reclamation Drawing No. 222-D-14777, May 17, 1951.

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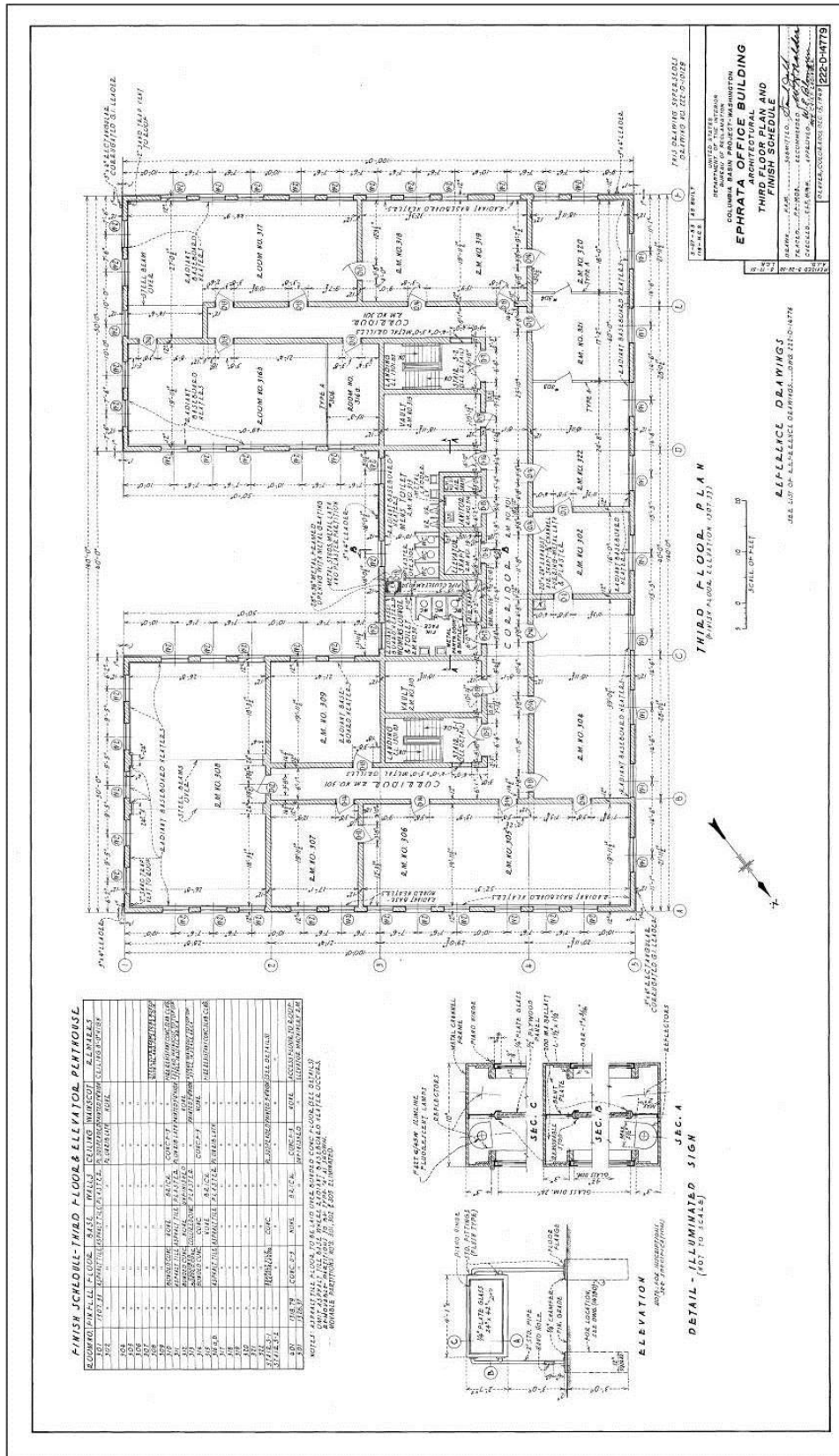
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Ephrata Office Building Architectural Completion of Second Floor Plan, Finish and Plumbing Schedules, Reclamation Drawing No. 222-D-14778, May 17, 1951.

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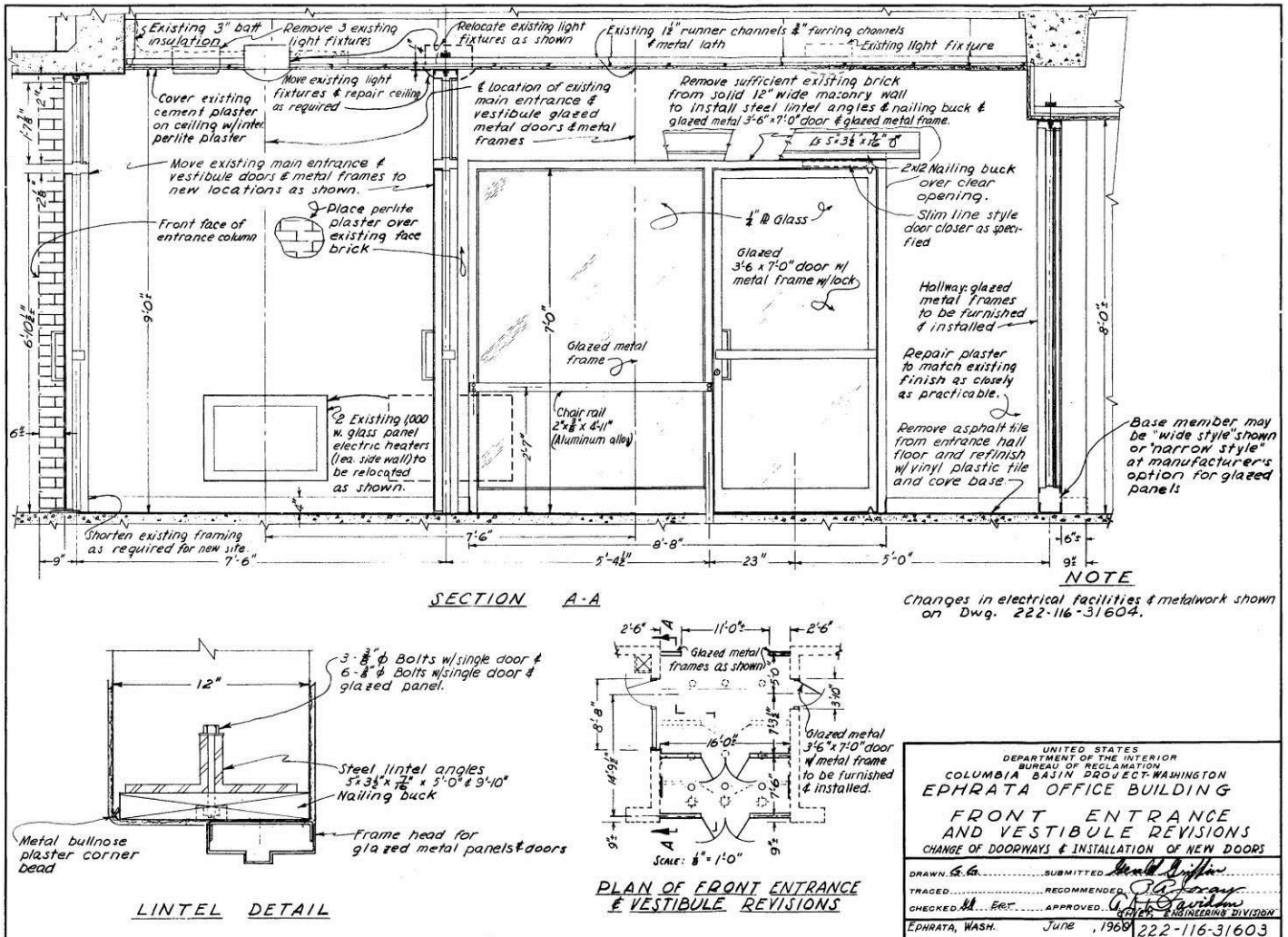
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Ephrata Office Building Architectural Third Floor Plan and Finish Schedule, Reclamation Drawing No. 222-D-14779, as built March 27, 1953.

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Ephrata Office Building Front Entrance and Vestibule Revisions Reclamation Drawing No. 222-116-31603, June, 1960.

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Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Columbia Basin Project Irrigation Division Headquarters

City or Vicinity: Ephrata

County: Grant **State:** WA

Photographer: Kelsey J. Doncaster,

Date Photographed: May 29, 2018.

Description of Photograph(s) and number:

1 of 20.



Photo No. 1 – Columbia Basin Project Irrigation Division Headquarters Office – Front Elevation.

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Photo No. 2 – Columbia Basin Project Irrigation Division Headquarters Office – Oblique view of North and Front Elevations.



Photo No. 3 – Columbia Basin Project Irrigation Division Headquarters Office – Oblique view of South and Front Elevations. Compare with historic photographs and artists drawing.

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Photo No. 4 – Columbia Basin Project Irrigation Division Headquarters Office – South Elevation.



Photo No. 5 – Columbia Basin Project Irrigation Division Headquarters Office – Rear Elevation.

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Photo No. 6 – Columbia Basin Project Irrigation Division Headquarters Office – Oblique view of South and Rear Elevations. Note non-historic emergency exit stairs on the rear elevation.



Photo No. 7 – Columbia Basin Project Irrigation Division Headquarters Office – Detail of the courtyard space within the U of the building's rear elevation.

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Photo No. 8 – Columbia Basin Project Irrigation Division Headquarters Office – Oblique view of North and Rear Elevations. Compare with historic Reclamation photograph from 1951.

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Photo No. 9 – Columbia Basin Project Irrigation Division Headquarters Office – Oblique view of North and a little of the Front Elevations. Photograph taken in 2012 by Kelsey J. Doncaster.

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Photo No. 10 – Columbia Basin Project Irrigation Division Headquarters Office – View looking north at flagpole and modern sign for the building.

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Photo No. 11 – Columbia Basin Project Irrigation Division Headquarters Office – View of cornerstone today.



Photo No. 12 – Columbia Basin Project Irrigation Division Headquarters Office – View in First floor lobby looking north at 1960 remodel of glass and steel where a wall had been.

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Photo No. 13 – Columbia Basin Project Irrigation Division Headquarters Office – View in first floor lobby looking east.



Photo No. 14 – Columbia Basin Project Irrigation Division Headquarters Office – Vault on the first floor south side.

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Photo No. 15 – Columbia Basin Project Irrigation Division Headquarters Office – First floor looking north.



Photo No. 16 – Columbia Basin Project Irrigation Division Headquarters Office – Second Floor

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County and State



Photo No. 17 – Columbia Basin Project Irrigation Division Headquarters Office – Third Floor looking south.

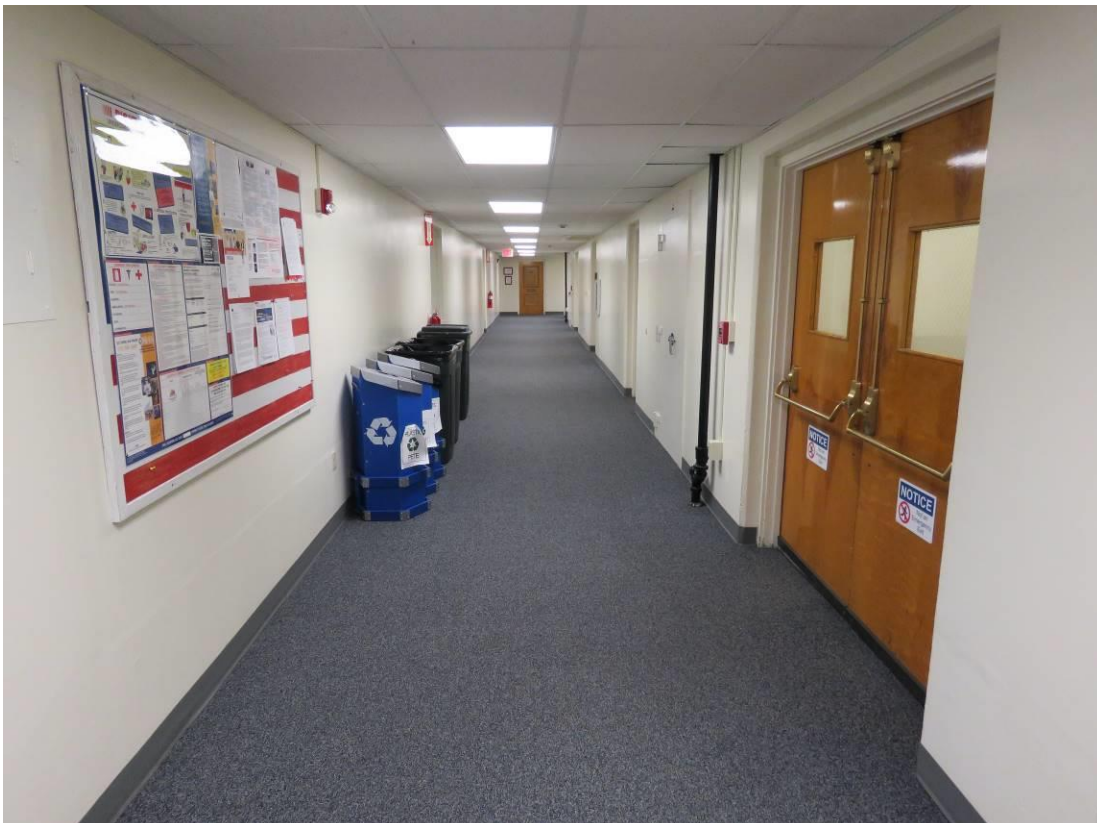


Photo No. 18 – Columbia Basin Project Irrigation Division Headquarters Office – Basement looking north.

Columbia Basin Project Irrigation Division
Headquarters Office
Name of Property

Grant County, Washington
County and State



Photo No. 19 – Columbia Basin Project Irrigation Division Headquarters Office – South stairwell looking down from Third Floor.



Photo No. 20 – Columbia Basin Project Irrigation Division Headquarters Office – Interior of a typical office.

Columbia Basin Project Irrigation Division
Headquarters Office
Name of Property

Grant County, Washington
County and State

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

name U.S. Department of the Interior, U.S. Bureau of Reclamation
street & number 32 C Street Northwest [P.O. Box 815] telephone 509-754-0214
city or town Ephrata state WA zip code 98823

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.