

# HISTORIC PROPERTY INVENTORY FORM

## IDENTIFICATION SECTION

Site No.: 39-W-83  
 Site Name: Historic Cornell Farmstead  
 Common Marble Ranch  
 Field Recorder: RA/AV  
 Date Recorded: 7/24/86  
 Owner's Name: Sue Marble- Old National Bank  
 Street 7602 W. Clearwater #4  
 City/Town Kennewick  
 County Benton  
 Zip Code 99336

Status:  
 National Register ☐  
 State Register ☐  
 Survey/Inventory ☐  
 Determined Eligible ☐  
 Other (NHL, HABS, HAER) Indicate ☐

Classification Date:  
 District ☐  
 Site ☐  
 Building ☒  
 Structure ☐  
 Object ☐

## DESCRIPTION SECTION

### Materials & Features/Structural Types:

Roof Material: Wood Shingle ☒  
 Asbestos/Asphalt Shingle ☐  
 Slate ☐  
 Tar ☐  
 Metal (specify) ☐  
 Other (specify) ☐  
 Roof Type: Gable ☐  
 Flat ☐  
 Monitor ☐  
 Gambrel ☐  
 Shed ☐  
 Hip ☐  
 Pyramid ☐  
 Sawtooth ☐  
 Other (specify) ☒ Domed  
 Foundation: Log ☐  
 Post & Pier ☐  
 Stone ☐  
 Concrete ☐  
 Block ☐  
 Poured ☐  
 Brick ☐  
 Other (specify) ☐

Cladding (Exterior Wall Surfaces):  
 Log ☐  
 Horizontal Wood Siding { Rustic/Novelty ☐  
 Clapboard ☐  
 Wood Shingle { Split Shakes ☐  
 Re-sawn ☐  
 Machine Shingle ☐

Asbestos/Asphalt Shingle ☐  
 Brick Masonry ☐  
 Stone Masonry ☐  
 Stucco ☐  
 Terra Cotta ☐  
 Carrara Glass ☐  
 Vinyl/Aluminum Siding ☐  
 Other (specify) Vertical Wood Siding ☒

Height/No. of Stories:  
 One ☐  
 One and one-half ☐  
 Two ☐  
 Two and one-half ☐  
 Three ☐  
 Other (specify) ☒

Integrity: (include detailed description in 'Additional Description' section)

Additions to house plan.....  
 Changes to windows.....  
 Changes to roof shape.....  
 Changes to interior plan.....  
 Other (specify).....

Intact	Slight	Moderate	Excessive
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## LOCATION SECTION

Street Number Pleasant Rd and Old Prosser Rd.  
 City/Town Grandview Zip Code 98930  
 County Yakima Twp. 9N Range 23E Sect 26 1/4 Sect NE 1/4 Sect see continuation sheet  
 Tax No./Parcel No. 11001  
 UTM References Zone 11 Easting \_\_\_\_\_ Northing \_\_\_\_\_

USGS map: Mabton East, WA (7.5)

Scale: 1:24,000

## PHOTOGRAPHY

Photography Neg. No.: 4-22  
 (Roll No. + Frame No.)  
 View: Southeast  
 Date: 7/24/86



Style/Form: (Check one or more of the following)

<input type="checkbox"/> Pioneer/Homestead	<input type="checkbox"/> Dutch Colonial	<input type="checkbox"/>
<input type="checkbox"/> Greek Revival	<input type="checkbox"/> Spanish Colonial	<input type="checkbox"/>
<input type="checkbox"/> Gothic Revival	<input type="checkbox"/> English Revival	<input type="checkbox"/>
<input type="checkbox"/> Italianate	<input type="checkbox"/> Bungalow	<input type="checkbox"/>
<input type="checkbox"/> Second Empire	<input type="checkbox"/> Craftsman	<input type="checkbox"/>
<input type="checkbox"/> Stick/Eastlake	<input type="checkbox"/> American Foursquare/	<input type="checkbox"/>
<input type="checkbox"/> Queen Anne	<input type="checkbox"/> Classic Box	<input type="checkbox"/>
<input type="checkbox"/> Shingle Style	<input type="checkbox"/> Prairie Style	<input type="checkbox"/>
<input type="checkbox"/> Richardsonian Romanesque	<input type="checkbox"/> Art Deco/Moderne	<input type="checkbox"/>
<input type="checkbox"/> Chicago School/	<input type="checkbox"/> Commercial Vernacular	<input checked="" type="checkbox"/>
<input type="checkbox"/> Sullivanesque	<input type="checkbox"/> Vernacular	<input type="checkbox"/>
<input type="checkbox"/> Beau Arts Classicism	<input type="checkbox"/> Other (specify)	<input type="checkbox"/>
<input type="checkbox"/> Princess Anne		
<input type="checkbox"/> Neo-Colonial		

# NARRATIVE SECTION

Areas of Significance/Study Unit Themes: (check one or more of the following)

Agriculture	<input checked="" type="checkbox"/>	Conservation	<input type="checkbox"/>	Military
Architecture/Landscape Architecture	<input checked="" type="checkbox"/>	Education	<input type="checkbox"/>	Politics/Government/Law
Arts	<input type="checkbox"/>	Entertainment/Recreation	<input type="checkbox"/>	Religion
Commerce	<input type="checkbox"/>	Ethnic Heritage (specify) _____	<input type="checkbox"/>	Science & Engineering
Communications	<input type="checkbox"/>	Health/Medicine	<input type="checkbox"/>	Social Movements/Organizations
Community Planning/Development	<input type="checkbox"/>	Manufacturing/Industry	<input type="checkbox"/>	Transportation
				Other (Specify) _____

Statement of Significance: (Reference names, dates, events, areas of significance/study unit themes)

Date of Construction: C. 1912-1916  
 Architect/Builder: Not known  
 Historical Significance: \_\_\_\_\_

The Marble Ranch is a significant example of a Washington farm complex from the early twentieth century, distinguished by a well preserved round barn and a frame farm house. The house and barn were built for dairy farmer S.D. Cornell between 1912 and 1916. The round barn form, advocated in the early twentieth century by dairy scientists and progressive farmers, was said to have several advantages over the traditional rectangular barn. The round barn, for example, had a central silo with stanchions arranged around it

Additional Description of Physical Appearance & Significant Architectural Features:  
 (Architectural significance; can include interior & site features; address integrity issues specifically)

The Marble Ranch is an agricultural complex located near the south city limits of Grandview. The property includes a frame cottage (constructed about 1912), a round barn (constructed about 1916) and a recent garage (noncontributing). The house and barn are adjacent to extensive orchard tracts and vineyards and only the property immediately surrounding the two buildings is included in the nomination. The Marble House is a wood frame, one and a half story structure with a cross gambrel roof which reflects elements of the Colonial Revival cottage style popular during the era. The house is sided in narrow gauge clapboards, except in the upper gable ends which are sided with shingles. The house has simple corner board trim and boxed cornices. The upper gable end projects beyond the lower roof and the eaves of the roof are flared. A bracketed cornice and skirt roof

Major Bibliographic References: (Include books, periodicals, manuscripts, newspapers, legal documents, maps, photos, oral sources, etc.)

Office of Archaeology and Historic Preservation. Agricultural Study Unit (RPS). Typescript at OAHF, Olympia.

Marble, Susan (Marble Ranch owner). Interview, Grandview, 1986.

Troianello, Craig. "Barn in the Round," Yakima Herald-Republic, April 27, 1986, p.1B.

**HISTORIC PROPERTY INVENTORY FORM**

(Continuation Sheet)

State of Washington  
Office of Archaeology and Historic Preservation  
111 W. 21st Ave. KL-11  
Olympia, WA 98504  
(206) 753-5010

Site No.: 39-W-82

Site Name:

Historic  
CommonCornell FarmsteadMarble Ranch

Date: Sept. 10, 1986

**Description; Cont.**

enclose the gable ends. A broad front verandah has a hipped roof, enclosed railing, Tuscan columns, and boxed cornice with extended brackets. A side bay window projects beneath the side gambrel gable end. Windows are mostly double hung, one over one sash. A grape trellis at the rear of the house is a recent but sensitive addition. The house is surrounded by large trees. The interior has original woodwork and retains much of its historic character. The formal entrance hall leads to a large wooden staircase with turned balusters. The walls are plaster and lath. A small addition, built about ten years ago, extends off the south end of the house and is used as an office.

About 500 feet south of the house is the historic round barn. The barn is 200' in circumference, with a centrally placed silo 50' in circumference. The silo rises through the conical gambrel roof and terminates about 25' feet above the barn. The barn rests on a concrete foundation and the walls are supported by light frame construction. The exterior of the barn and silo is sided with vertical tongue and groove wood boards. Entry to the barn is provided through four sliding wooden doors, symmetrically distributed around the barn. Sixteen fixed sash windows are disposed across the barn. Each window has six lights with wood sash and muntins. The roof is a bellcast gambrel with exposed rafter tails. Four rectangular eyebrow windows are spaced evenly around the circumference of the roof at the intersection of the two sloping planes. The roof is covered with composition shingles which replaced the original wood shingles. The interior of the barn is well preserved. The lower level, accessed through the sliding doors, has original wooden floors and once housed cattle in stanchions arranged around the central silo. A ladder by the silo leads to the second, hay mow level, which has radiating floor joists and flooring. The structural elements of the roof are still visible including the rafters and braces spreading out in fan-like fashion from the central silo. Today, the barn is used only for storage.

Total number of contributing resources: 2 (house and barn); noncontributing: 1 (garage)

# HISTORIC PROPERTY INVENTORY FORM

(Continuation Sheet)

State of Washington  
Office of Archaeology and Historic Preservation  
111 W. 21st Ave. KL-11  
Olympia, WA 98504  
(206) 753-5010

Site No.: 39-W-83

Site Name:

Cornell Farmstead

Historic  
Common

Marble Ranch

Date: 9-10-1986

Verbal Boundary Description: The nominated property is described thusly: Beginning at the northeast corner of the intersection of Pleasant Avenue and the eastern Marble Ranch drive, proceed directly south along the east edge of said drive approximately 750 feet, then proceed west approximately 300 feet, then proceed north 750 feet to the south edge of Pleasant Avenue; then proceed east along Pleasant Avenue until point of beginning.

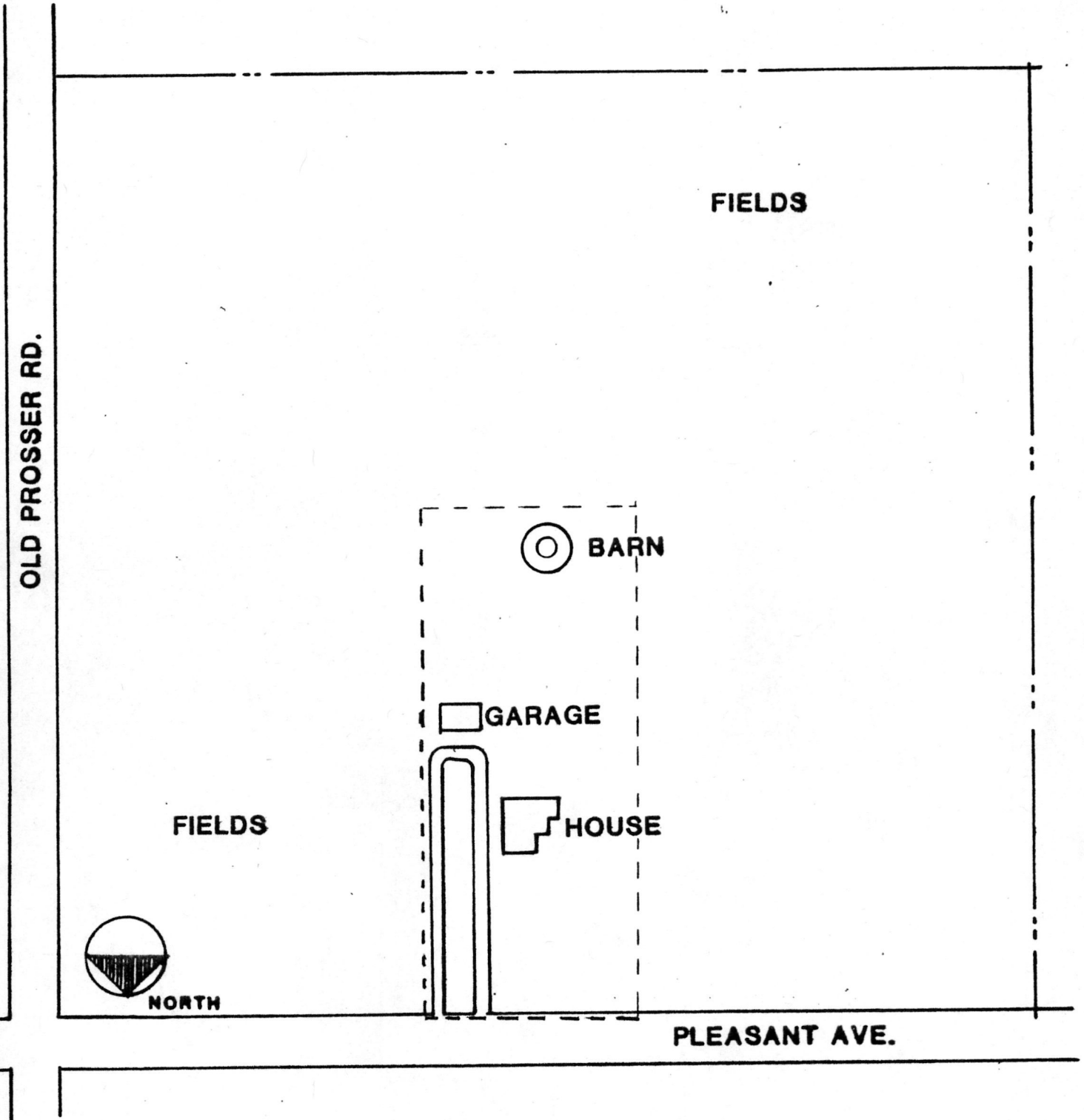
Acreage: 6

UTM References: 11/276880/5124840  
11/276790/5124830  
11/276790/5125020  
11/276880/5125020

## Significance, Cont.

to facilitate feeding, and a single outside alley to facilitate cleaning. Moreover, the round form reputedly took advantage of the cow's wedge-shaped anatomy. Finally, the round barn was reputed to have several structural advantages including a savings in material and a better ability to withstand wind and other stresses. Whatever the advantages, however, the round form clearly had disadvantages including the complexity of construction and the inability to expand. As a result, the popularity of the form was short-lived and few round barns were built after 1920. Currently in Washington, less than a dozen round barns are believed to be extant. Of those, the Marble barn is in comparatively excellent condition and is a fine illustration of the form. The structural elements of the barn are well preserved and include radiating rafters, radiating flooring, exterior tongue-and-groove siding, domical roof, wood silo, sliding doors and wood sash windows. The Marble House, too, retains excellent integrity and is a good example of farm houses of the period influenced by the Colonial Revival as well as by vernacular cottages. After being sold by Cornell, the ranch was owned by John Marble (1945 and after) who at one time was among the world's leading growers of irises.





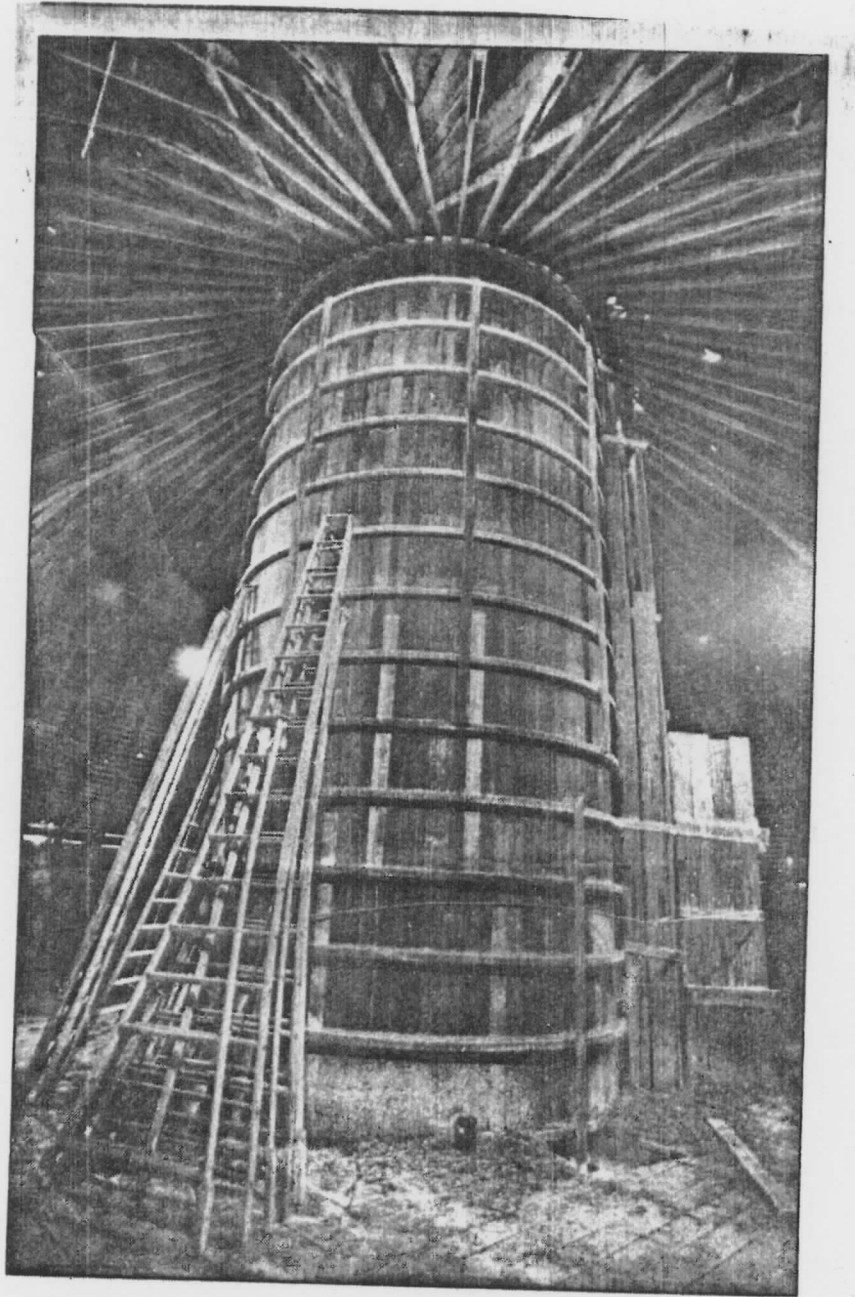
**SITE PLAN**

SCALE:

1" = 200'

----- = Nominated property

**Marble Ranch  
Grandview, WA.**



Cornell-Marble Barn: second floor interior, 1986, photo  
from Yakima Herald-Republic, April 27, 1986, p.1B.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet

Item number

Page

Multiple Resource Area  
Thematic Group

dnr-11

Name Grandview MRA  
State Yakima County, WA

Nomination/Type of Review

1. Cornell Farmstead

Entered in the  
National Register

for Keeper William B. Bushong  
Date/Signature 2/17/87

Attest

2. Grandview Herald Building

Entered in the  
National Register

for Keeper Melrose Byers  
Date/Signature 2/17/87

Attest

3. Grandview High School

Entered in the  
National Register

for Keeper Melrose Byers  
Date/Signature 2/17/87

Attest

4. Grandview State Bank

Entered in the  
National Register

for Keeper Melrose Byers  
Date/Signature 2/17/87

Attest

5. Howay--Dykstra House

Entered in the  
National Register

for Keeper Melrose Byers  
Date/Signature 2/17/87

Attest

6. Morse House

Entered in the  
National Register

for Keeper Melrose Byers  
Date/Signature 2/17/87

Attest

7.

Keeper

Attest

8.

Keeper

Attest

9.

Keeper

Attest

10.

Keeper

Attest

8700055

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Cornell Farmstead (Grandview MRA)  
Yakima County  
WASHINGTON

JAN 13 1997

Working No. \_\_\_\_\_

Fed. Reg. Date: 2/2/88

Date Due: 2/2/87 - 2/27/87

Action: ☒ ACCEPT 2-17-87

☐ RETURN

☐ REJECT

Federal Agency: \_\_\_\_\_

Entered in the  
National Register

- ☐ resubmission  
☐ nomination by person or local government  
☐ owner objection  
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_

Reviewer \_\_\_\_\_

Discipline \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use
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4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- |                                    |                                       |
|------------------------------------|---------------------------------------|
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated |
| <input type="checkbox"/> good      | <input type="checkbox"/> ruins        |
| <input type="checkbox"/> fair      | <input type="checkbox"/> unexposed    |

Check one

- ☐ unaltered  
☐ altered

Check one

- ☐ original site  
☐ moved date \_\_\_\_\_

Describe the present and original (if known) physical appearance

- ☐ summary paragraph  
☐ completeness  
☐ clarity  
☐ alterations/integrity  
☐ dates  
☐ boundary selection



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## 8. Significance

Period \_\_\_\_\_ Areas of Significance—Check and justify below

Specific dates \_\_\_\_\_

Builder/Architect \_\_\_\_\_

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

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## 9. Major Bibliographical References

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### 10. Geographical Data

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

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### 11. Form Prepared By

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### 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

\_\_\_\_\_ national \_\_\_\_\_ state \_\_\_\_\_ local

State Historic Preservation Officer signature

title \_\_\_\_\_

date \_\_\_\_\_

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### 13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_



Cornell Farmstead (House)  
Grandview, Washington

Photographer: Katie Dutcher  
Taken: September 3, 1986  
Negative: OAHP, Olympia, Wa.  
Looking Southwest

# 15 (Roll 8, #9) 1 of 4

HISTORIC RESOURCES OF GRANDVIEW MR







Cornell Farmstead (House)  
Grandview, WA

Photographer: Katie Dutcher  
Taken: September 3, 1986  
Negative: OAHP, Olympia, Wa.  
Looking East  
# 16 (Roll 8, #10) 2 of 4

HISTORIC RESOURCES OF GRANDVIEW MR



Cornell Farmstead (barn)  
Grandview, WA

Photographer: Robin Abrahams

Taken: July 24, 1986

Negative : OAHP, Olympia, Wa.

Looking east

# 17 (Roll 4, # 22) *3 of 4*

HISTORIC RESOURCES OF GRANDVIEW MR





Cornell Farmstead (Barn)  
Grandview, Washington

Photographer: Katie Dutcher  
Taken: September 3, 1986  
Negative: OAHP, Olympia, Wa.  
Detail of Barn window  
# 18 (Roll 8, #13) 4 of 4

HISTORIC RESOURCES OF GRANDVIEW MR



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

HISTORIC RESOURCES OF GRANDVIEW  
Grandview, Yakima County, WA  
UTM References:

ABTON EAST QUADRANGLE  
WASHINGTON—YAKIMA CO.  
SERIES (TOPOGRAPHIC)  
38° 15' QUADRANGLE

Cornell Farmstead (Marble Ranch):

SE: 11/276880/5124840  
SW: 11/276790/5124830

NW: 11/276790/5125020  
NE: 11/276880/5125020

2076 IV  
(GRANDVIEW 1:62,500)



Mapped, edited, and published by the Geological Survey

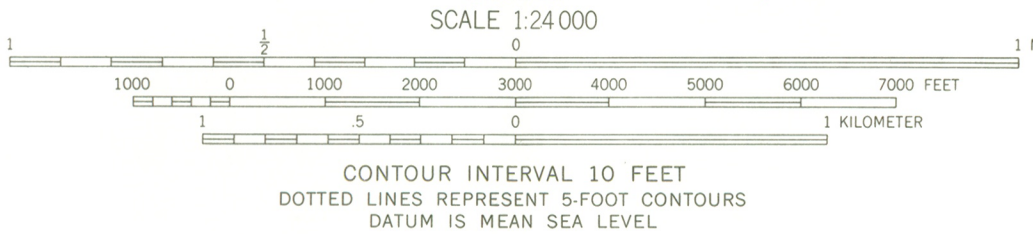
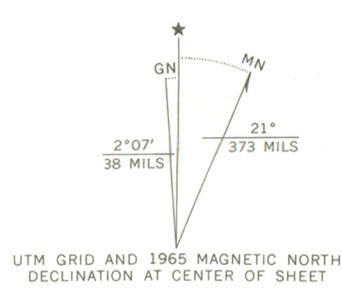
Control by USGS and USC&GS

Topography by photogrammetric methods from aerial photographs taken 1963. Field checked 1965

Polyconic projection. 1927 North American datum 10,000-foot grid based on Washington coordinate system, south zone 1000-meter Universal Transverse Mercator grid ticks, zone 11, shown in blue

Red tint indicates area in which only landmark buildings are shown

Fine red dashed lines indicate selected fence lines



ROAD CLASSIFICATION  
Heavy-duty ——— Light-duty ———  
Medium-duty ——— Unimproved dirt ———  
○ State Route

MABTON EAST, WASH.  
NW/4 PROSSER 15' QUADRANGLE  
N4607.5—W11952.5/7.5

1965

AMS 2076 III NW—SERIES V891

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D.C. 20242  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST