

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PH 0674681

FOR NPS USE ONLY
RECEIVED MAY 10 1979
DATE ENTERED JUN 19 1979

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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

1 NAME

HISTORIC

Seivers Brothers Ranch House and Barn

AND/OR COMMON

2 LOCATION SE of head on

STREET & NUMBER

Providence Road (county-road)

NOT FOR PUBLICATION

CITY, TOWN

Lind

X VICINITY OF

CONGRESSIONAL DISTRICT

5th-Thomas S. Foley

STATE

Washington

CODE

53

COUNTY

Adams

CODE

001

3 CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

___DISTRICT

___PUBLIC

X OCCUPIED

X AGRICULTURE

___MUSEUM

X BUILDING(S)

X PRIVATE

___UNOCCUPIED

___COMMERCIAL

___PARK

___STRUCTURE

___BOTH

___WORK IN PROGRESS

___EDUCATIONAL

X PRIVATE RESIDENCE

___SITE

PUBLIC ACQUISITION

ACCESSIBLE

___ENTERTAINMENT

___RELIGIOUS

___OBJECT

___IN PROCESS

___YES: RESTRICTED

___GOVERNMENT

___SCIENTIFIC

___BEING CONSIDERED

X YES: UNRESTRICTED

___INDUSTRIAL

___TRANSPORTATION

___NO

___MILITARY

___OTHER:

4 OWNER OF PROPERTY

NAME

Nick Seivers

STREET & NUMBER

Box 100

CITY, TOWN

Lind

VICINITY OF

STATE

Washington

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Adams County Courthouse

STREET & NUMBER

210 W. Broadway

CITY, TOWN

Ritzville

STATE

Washington

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Adams County Cultural Resource Survey

DATE

December 20, 1978

___FEDERAL ___STATE X COUNTY ___LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Adams County Planning Department

CITY, TOWN

Othello

STATE

Washington

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SETTING

The Seivers Brothers Ranch House and Barn is located in the Big Bend region of Eastern Washington in Adams County. In Adams County, the Seivers property is located approximately 5 miles southeast of the town of Lind.

The Seivers Ranch House and Barn lie in a unique setting. Approaching the property from the west on Providence Road, the house and barn are not visible until reaching the crest of the hill. The house and barn are located off the south side of the road in sheltered draw. The buildings are bounded by the wheat fields which come close to the edge of the structures. The other out-buildings in the area include a pump house, garage, equipment sheds, storage tanks and barn.

At this general site were the original Seivers homestead buildings which are no longer standing. The homestead cabin (circa 1883) stood on the slope of the wheat field southeast of the present house and east of the barn. The original homestead house (circa 1886) was on the exact location of the present house.

BARN

The expanding operations of the ranch prompted the Seivers Brothers to contract P. Barnum, a retired shipwright, to design and direct the construction of the barn. At considerable expense the tools and materials were hauled to the ranch by wagon from Lind. During 1905 the project was started and completed with every available hand put to task.

The barn is a single detached, rectangular structure 60' by 120'. The two story structure was provided ample stall area for 58 horses or mules. An expansive and sturdy hay loft provided considerable volume for the tons of feed required for the work animals.

A close inspection of the barn indicates the exceptional planning and selection of materials in what remains a very sturdy structure today. The support timbers were precisely mortised and set in place by wood pins. Not a nail was used in the support frame, reflecting the craftsmanship of shipwright Barnum. Barnum's tool chest remains in the barn below the steps leading to the second floor.

The barn rests on a sturdy rock foundation, providing solid support. The condition of the barn at the ground level is good, seldom the situation for most barns which have been standing 73 years. The exterior walls are the original standard horizontal plank. They, too, are in remarkable condition. The Seivers have paid constant attention to repairs over the years and have seen to it that the coats of red paint are applied periodically.

The roof features a broad monitor gable extending the entire length of the barn. The ridge of this monitor forms a generous overhang above the hay loft door. The side stalls also extend the entire length on both sides of the barn and have medium-pitch roofs with projecting eaves. These roof surfaces join the side of the barn about three feet below the eave of the monitor. The entire roof area is covered with sheet metal, the only new material added to the original. The upper roof is adorned with two cupolas and handsome weather vanes.

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The door of the hayloft has a large circle and star emblem trimmed in white. Two round blind window designs are positioned on both sides of the loft entrance and are also in white trim. Topping off the impressive front appearance, painted in large numbers and letters, are the date the barn was constructed and the family name. These are clearly visible from the Providence Road entrance.

Diamond-shaped blind windows trimmed in white flank the front entrance of the barn. The stall section walls are ventilated with 16 single-paned windows which are covered with hinged shutters.

The front entrance is simple double door allowing adequate clearance for most farm equipment; it is the original door.

HOUSE

Work on the Seivers House started in 1908 and was completed in 1910. Two families of Seivers and hired help required larger living facilities than the 1886 homestead house could provide. The Seivers Brothers decided to design a house with 25 rooms, 15 of which were to be bedrooms. The house would also have a full basement.

The house is basically a rectangular structure of two and one-half stories. The original exterior walls are now covered with asbestos shingles. The new materials do not detract substantially from the original appearance. The exterior walls of the gabled attic story are covered with wood shingles featuring fish scale design. It is the original material.

The medium gable roof features a boxed cornice with pediment gable ends and wide finished soffits. On the roof is an offset single stack chimney.

An encircling verandah is supported by ten Ionic columns along the west end of the house. The east end of the house features a second story balcony supported by four braces.

An interesting feature of the exterior work is the trim around the windows and doors. The windows have pedimental surrounds that are typical design features of Washington houses built 30 to 50 years earlier. Hand-carved designs and mouldings appear on windows and door surrounds throughout the house.

INTERIOR

The interior of the Seivers Brothers ranch house exhibits excellent craftsmanship. This kind of work is seldom found in early ranch residences of the area. The flooring on the first and second stories is of high quality white maple reputedly selected seven times to get the perfect flooring. The floors remain in excellent condition.

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The interior trim throughout the house is of high quality oak. The most commonly used entrance leads from the kitchen to the living room. A built-in hutch separates the kitchen from the dining room. Beautifully constructed of quality oak, the shelves slide through, allowing passage between the kitchen and dining area.

An outstanding feature of the interior is a handsome arcade of dark, glossy-finished hardwood separating the main living room from the parlor. The arcade has been artistically decorated with carved designs and was imported from Italy. Much of the furniture in the living room consists of family pieces handed down through three generations and lending further authenticity to the setting.

The parlor has a distinctive turn-of-the-century charm and features a very attractive oval-shaped, bevelled window decorating the door which leads from the parlor to the verandah on the north side of the house. At one time this door was the formal entrance. The door is now locked to prevent passage from the parlor to the verandah.

The bedrooms on the first and second floor have excellent maple floors and oak trim throughout. The furnishings are family period pieces here as well. The doors are of oak, with brass handles and are original to the house.

The main feature on the second floor is the game room, which doubles as a ball room when cleared. The maple floor is an excellent dancing surface. A grand old billiard table sets in the middle of the floor. Through the years the Seivers home housed many lively parties and dances. It was a popular social center in the early days.

The third story has rooms with wood work of lesser quality but entirely adequate for farm help and guests. These rooms are primarily used for storage now.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES Barn 1905
House 1908-1910

BUILDER/ARCHITECT Barn, Mr. P. Barnum
House, Mr. Seivers & Ed Crumbley

STATEMENT OF SIGNIFICANCE

The Seivers Brothers Ranch House and Barn are outstanding examples of rural architecture and construction. The craftsmanship displayed in these two ranch buildings is exceptional compared to most farm construction in the same period throughout the state. The careful planning, construction, and attentive maintenance which has gone into the two buildings results in two structures of distinguished appearance and good condition. Historically, the Seivers Ranch House and Barn are significant because they represent the finest examples of successful wheat farming in the Big Bend region of Washington. The Seivers Ranch was started during the earliest period of wheat farming in the Big Bend. On a larger scale, the success of wheat production in Washington became an important step in the economic growth of the state.

For nearly 96 years the Seivers Ranch has remained in continual operation within the family. The Seivers Brothers, Nicholas and Peter, arrived in the general area of the ranch site in 1882. After selecting the site they set to work planning their ranch development. By 1883 they built a cabin and broke their first ground for a wheat crop. During the first twenty years the farm was operated on lease agreement. During the latter part of the 1880's the first Seivers House was built. Two families of Seivers, through hard work and enterprise, were to carve out a successful operation. By the turn of the century the Seivers families grew, as did their capital farm stock.

By 1902 Nicholas and Peter Seivers had "proven up" their ranch stock and equipment. They contracted P. Barnum, a retired shipwright, to construct a barn worthy of their requirements. The Seivers Ranch merited enough attention in the early 1900's to appear in The Coast Magazine in 1904 and 1908. Photos depicted the plowing and harvest operations. The July, 1908, issue mentioned a gas operated electric power plant installed by the Seivers. This plant was reported to be one of the first rural systems in the Northwest.

In 1908 the ranch expansion plan continued when the Seivers and Mr. Ed Crumbley designed and started construction of the family home which stands today in essentially unaltered condition. The construction started in 1908 and was completed in 1910.

From 1910 to the present time the Seivers Ranch has been in continuous operation by the Seivers family. In 1929 the Peter Seivers family moved, leaving the operations in the care of the Nick Seivers family. The ranch operations survived the depression years of the 1930's and since the 1940's has been one of the most successful wheat ranches in the Big Bend. The operation of the farm is now carried on by the sons of Mr. & Mrs. Nick Seivers. The son's families live in mobile homes which are near the old family house. The old ranch house continues to be the home of Mr. & Mrs. Nick Seivers.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Interview at home of Mr. & Mrs. Seivers, December 12, 1979.

The Coast Magazine, April 1904.

The Coast Magazine, January 1908.

History of the Big Bend, Steele, R.F., Western Historical Publishing Company. Spokane, Washington, 1904.

Letter from Mr. & Mrs. Nick Seivers, November 21, 1978.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 2 3/4

QUADRANGLE NAME Lind

QUADRANGLE SCALE 1: 24,000

UTM REFERENCES 210

11 A 7,0 | 3,8,5 | 1,8,2 | 5,1,9,6 | 3,1,3

B [] | [] | [] | [] | []

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C [] | [] | [] | [] | []

D [] | [] | [] | [] | []

E [] | [] | [] | [] | []

F [] | [] | [] | [] | []

G [] | [] | [] | [] | []

H [] | [] | [] | [] | []

VERBAL BOUNDARY DESCRIPTION

(See enclosed map) Commencing from point A, NW corner of site to point B, NE corner of site, 300 feet; from point B to point C, at the SE corner of the site, 550 feet; from point C to point D, the SE corner of the site, 220 feet; and from point D to point A, 510 feet.

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

STATE CODE COUNTY CODE

STATE CODE COUNTY CODE

11 FORM PREPARED BY

NAME / TITLE

Art Wildey

ORGANIZATION

Adams County Planning Department

DATE

December 20, 1978

STREET & NUMBER

1045 East Main Street

TELEPHONE

(509) 488-9441

CITY OR TOWN

Othello

STATE

Washington

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

James M. Wildey 5/2/79

TITLE

DATE

FOR NPS USE ONLY

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

Charles A. King
KEEPER OF THE NATIONAL REGISTER

DATE 6/8/79

ATTEST: W. Kay Cline
for CHIEF OF REGISTRATION

DATE 6/18/79