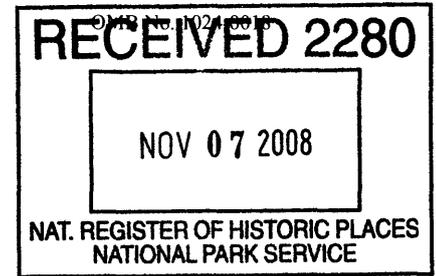


United States Department of the Interior  
National Park Service

### NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

1201



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

#### 1. Name of Property

historic name REIMAN, SAMUEL & KATHERINE HOUSE  
other names/site number SIMMONS, LAUREN R. HOUSE; REIMAN-SIMMONS HOUSE

#### 2. Location

street & number 415 F St. SW not for publication   
city or town QUINCY vicinity \_\_\_\_\_  
state WASHINGTON code WA county GRANT code 025 zip code 98848

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets \_\_\_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)

[Signature] Date 11-4-08  
Signature of certifying official \_\_\_\_\_  
WASHINGTON STATE HISTORIC PRESERVATION OFFICE  
State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria. (  See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_  
State or Federal agency and bureau \_\_\_\_\_

#### 4. National Park Service Certification

I, hereby certify that this property is:  
 entered in the National Register  
\_\_\_\_ See continuation sheet.  
 determined eligible for the National Register  
\_\_\_\_ See continuation sheet.  
 determined not eligible for the National Register  
 removed from the National Register  
 other (explain): \_\_\_\_\_

[Signature] Signature of Keeper: \_\_\_\_\_ Date of Action: 12-17-08  
Edson H. Beall  
\_\_\_\_\_  
\_\_\_\_\_



**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.)

**A** owned by a religious institution or used for religious purposes.

**B** removed from its original location.

**C** a birthplace or a grave.

**D** a cemetery.

**E** a reconstructed building, object, or structure.

**F** a commemorative property.

**G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

See Continuation Sheet

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE \_\_\_\_\_

AGRICULTURE \_\_\_\_\_

**Period of Significance**

1904 – 1920 \_\_\_\_\_

**Significant Dates**

1904 \_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

**Cultural Affiliation**

**Architect/Builder**

**9. Major Bibliographical References****Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**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 # \_\_\_\_\_

**Primary Location of Additional Data:**

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

Name of repository:

\_\_\_\_\_

**10. Geographical Data****Acreege of Property** \_\_\_\_\_ Less than one acre \_\_\_\_\_**UTM References**

(Place additional UTM references on a continuation sheet)

1	11	283656	5234884	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

\_\_\_\_\_ See continuation sheet.

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

See Continuation Sheet

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

See Continuation Sheet

**11. Form Prepared By**

name/title \_\_\_\_\_ Garland H. Pilliar \_\_\_\_\_

organization \_\_\_\_\_ Quincy Valley Historical Society and Museum date \_\_\_\_\_ March 2008 \_\_\_\_\_

street &amp; number \_\_\_\_\_ 25 B Street NE \_\_\_\_\_ telephone \_\_\_\_\_ (509) 787-2732 \_\_\_\_\_

city or town \_\_\_\_\_ Quincy \_\_\_\_\_ state \_\_\_\_\_ WA \_\_\_\_\_ zip code \_\_\_\_\_ 98848 \_\_\_\_\_

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

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

**Property Owner**

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

name \_\_\_\_\_ City of Quincy \_\_\_\_\_

street & number \_\_\_\_\_ PO Box 338 \_\_\_\_\_ telephone \_\_\_\_\_ (509) 787-3523 \_\_\_\_\_

city or town \_\_\_\_\_ Quincy \_\_\_\_\_ state \_\_\_\_\_ WA \_\_\_\_\_ zip code \_\_\_\_\_ 98848 \_\_\_\_\_

**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. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

**United States Department of the Interior  
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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section** 7

**Page** 1 of 4

SAMUEL & KATHERINE REIMAN HOUSE  
GRANT COUNTY, WASHINGTON

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**Narrative Description:**

The two-story wood frame Samuel and Katherine Reiman House stands on the eastern edge of the City of Quincy in Grant County, Washington. The house and surrounding land, is the last remnant of a once-prosperous twenty-acre farmstead. Today the house is largely unnoticed, even to residents of Quincy, due to its deep setback from the highway and partial obstruction by a large evergreen tree in the front yard and a large arbor-vitae hedge on the west property line. Further compounding its visibility, the house is tucked between an auto-body shop and a large climate controlled apple storage facility. The house faces south, fronting F Street also known as Highway 28. The highway is a busy four-lane road, which leads from downtown Quincy to the City of East Wenatchee some 30 miles to the northwest. Despite these surrounds, the home still retains a sense of openness due to the large 200s sq ft. parcel the home sits on. Behind the house is a secluded city-owned park and two large steel water tanks which are part of the city water system. The house sits on the northwest corner of the parcel and is surrounded by an open lawn. On the west property line is a small out-building and newly reconstructed windmill, to the northeast of the house a 1904 church has been moved to the site, part of the ongoing Museum project.

The Reiman House sits on a raised wood foundation which has been parged with concrete, some six steps above grade. Historical images, and on-site evidence indicate the raised foundation was originally covered with vertical tongue & groove boards. The simple square footprint of the building is broken by the attachment of a full-width porch on the main façade, a bay window on the east façade, and a modern, discreet addition on the rear façade.

The Reiman home is capped with a hip roof covered in asphalt shingles. At the center peak is a small corbeled brick chimney. The boxed-in eaves are highlighted by a series of evenly spaced decorative-cut brackets or modillions (six on the east and west, seven on the north and south). The exterior of the home is clad with 4" exposed clapboard siding. The two-story mass is divided at the first and second floor line by a denticulated belt course of wood moldings.

The home has a variety of sized one-over-one double hung wood windows, which are surrounded by simple molding and a decorative crown molding. Above the porch, is a small square hallway window which is distinguished by pedimented crown molding. The most prominent architectural feature of the house is the large bay window on the east façade. Capped with a shallow hipped roof, the bay window boasts both chisels and fish-scale shingles, diagonally laid boards and four one-over-one double hung windows.

Centered on the main façade, facing F Street is a newly restored 6'9" x 18'0" porch. The porch has a shallow hipped roof which is highlighted by a short mansard section holding two rows of fish scale asphalt shingles. In the late 1920s a portion of the porch was enclosed for a new indoor bathroom and

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**Section** 7

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SAMUEL & KATHERINE REIMAN HOUSE  
GRANT COUNTY, WASHINGTON

---

**Narrative Description: (Cont'd)**

the entry steps were moved from the west to the east side (see historic image). Two decorative turned porch posts remained, but the balusters and railing were removed at that time. As a result of the partial enclosure of the porch, a new door was cut into the south façade as a new main entry door. In 2006-07, the original porch configuration was restored using on-site evidence and historic images. Divided into three-bays, the porch features a spindled porch frieze just below the roof which rest on row of decorative cut fleur-de-lis. Porch columns are turned, as well as the porch balusters.

To the rear of the home is a large 18' x 20' one-story addition constructed in 2005-06. The addition serves as a second entry to the building and has clapboard siding and one fixed window with wood trim. The wing replaced a one-story rear porch which matched in detail the features on the main entry porch. Today the space is used as an exhibit room, storage, office and ADA restroom. A wheelchair ramp has been added on the east side to comply with ADA guidelines.

Inside, the main floor of the home is divided into four rooms. Entry to the home, off the porch, is through the foyer on the south side of the home. The 10' x 12' kitchen was remodeled in the mid 1950's with modern cabinetry, since removed. Here, flush maple cabinets and an angled corner sink provided a modern kitchen space for a later family.

The rear of the home contains two large rooms. The 15'5" x 12'0" living room boasts a bay window which faces directly the east. The similar sized parlor, accessed via a large flat arch opening, contains a dogleg stairwell that leads directly to the second floor. Each room has its original window and door trim. Baseboards and picture mold are also intact. The open stairwell is highlighted by ornate turned balusters and newel posts. The southwest corner of the home has a small 10' x 9'4" bedroom. At the rear of the home is the large addition, once used as a laundry/ workroom. It has been newly added to and now contains an exhibit room, office, storage closet and ADA restroom.

Upstairs four bedroom spaces are divided by a central hallway which stretches the full depth of the house. On the rear elevation a half light door opens onto the roof of the addition. Originally the door would have opened to a small balcony space above the rear open porch. The cedar floors are covered with a variety of 1930 style linoleum.

The basement appears to have been dug after the house was built, with the brick work easily identifiable as more modern. The stairway leading down from the kitchen area to the basement was not original, but was probably added when the basement was dug, as was the stairs leading down from outside on the West side of the house. The interior stairs have been removed, with the space above them now used as a foyer. The basement is currently being transformed into an archives work room and museum storage.

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**NATIONAL REGISTER OF HISTORIC PLACES  
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**Section** 7

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SAMUEL & KATHERINE REIMAN HOUSE  
GRANT COUNTY, WASHINGTON

---

**Narrative Description: (Cont'd)**

Alterations

Besides the rear addition, changes to the nominated house are minimal. They include the installation of a new roof and a repainting of the exterior. Since 2002, indoor projects have included complete restoration of the original clear Douglas Fir floors, repair and repainting of the interior walls and ceilings, including custom manufacture of wood door and window trim where needed. Installation of new draperies completed that phase.

When the 1950's era kitchen cabinetry in the South-east corner was removed the aluminum windows were replaced by custom wood frame one-over-one double-hung windows to match the originals. The added bathroom on the front porch was removed and the porch restored to its' original configuration. The original front door was found in a crawlspace beneath the house. It was taken apart, reassembled and repainted, then hung in the original position. All of the siding affected by this project was replaced with new cedar siding. A modern heating and air-conditioning system has been installed, as well as an alarm system.

On site are four non-contributing outbuildings.

Utility Shed:

In the front yard of the home, on the west property line, is a small 6'x 8' storage building. The structure dates circa 1930's and has a gable roof and coursed shingle siding. It has a single two-paneled wood door and 6-pane fixed sash windows. The building is used by the Quincy Beautification Committee for their gardening equipment.

Windmill:

Adjacent to the Utility Shed is a newly restored windmill on a wooden tower. Contemporary to the house, the windmill parts were brought to the site to replicate a previous windmill on site. The recreation/rehab was based on historic photos of the Reiman-Simmons farm. The parts were acquired from two local farms; the tower came from the Ernie Schorzman Family Farm northwest of Quincy, and the windmill itself was donated by the Jake DeYoung Family, northeast of Quincy.

Summer Kitchen:

To the rear of the house is a 12' X 20' "summer kitchen," un-restored but functional, it is used to demonstrate old-time cooking techniques. The kitchen was donated to the museum from a nearby property which was being razed. The location approximates the original location of the Reiman-Simmons House summer kitchen. The building has a side gable roof covered with asphalt shingles. A small unadorned interior end chimney is found at the north end of the gable roof. The building has drop shiplap siding and a single four-panel door with wooden screen on the east façade. Double-hung wood windows, protected by wooden shutters, are found on the north and south facades.

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National Park Service**

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SAMUEL & KATHERINE REIMAN HOUSE  
GRANT COUNTY, WASHINGTON

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**Narrative Description: (Cont'd)**

St. Paul's Lutheran Church

To the northeast corner of the lot is the recently relocated church (2006). The building has a front facing gable roof covered with cedar shingles. On the main façade is a centered steeple capped with a cross-gable roof. The main recessed entry of double doors is highlighted by an arched opening. The exterior of the church is clad with drop shiplap siding.

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SAMUEL & KATHERINE REIMAN HOUSE  
GRANT COUNTY, WASHINGTON

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**Narrative Statement of Significance:**

Reiman House is historically significant under criterion A and C as representative example of a turn-of-the century home in Central Washington. The house was built in 1904 on an unused railroad siding which had been laid across the northern side of the desert in 1892 by James J. Hill of the Great Northern Railroad. At the time the area was considered worthless for agricultural purposes. It was not until much of the choice land in the rest of the State had been taken up, did the settlers begin to turn their attention to the land in Central Washington. The period of significance begins in 1904, the date of construction of the house and ends in 1920, the date when the Reiman's moved to another property.

The Reiman House, once the anchor of a twenty-acre farmstead, is still largely intact, standing on its original site near the highway. On July 28, 1904 Samuel Reiman, Sr. purchased twenty acres from David Richardson, an early banker and real estate speculator. The cost for the lot was twenty-four hundred and fifty dollars. A house was built on the site shortly thereafter. The property served as home for the Reiman family for 15+ years, where fruit, vegetables and livestock were raised for consumption. The mainstay of wheat crops were raised on acreage outside of town.

One of many German pioneer immigrants to Washington, Samuel Reiman, Sr. came to Quincy via Russia. His German parents had migrated from war-ravaged Germany into Russia where they had been promised many opportunities. Disillusioned after he could not acquire title to land his family had worked so hard to put under cultivation, Reiman and his family left Russia for the United States. They came to the United States on the ship "LESSING" arriving in New York harbor on May 26, 1880. In tow was Samuel's brother, John and his family. Together they traveled from New York to South Dakota where they met up with other relatives who had previously settled in Parkston region. The family remained in South Dakota for twenty years trying to make a living from a sod shanty, with dirt floors and straw beds. While there they endured incredible hardships of weather and poverty. When the family heard about free land out West they moved once more. Packing all of their belongings on a train, the family first came to Ritzville, Washington.

After a brief stay in Ritzville, Samuel moved the family to Odessa, Washington where he acquired a parcel of land and built a small house. After two years the family moved again, this time to Quincy in the fall of 1903. Samuel Reiman, Sr., now fifty-three years old, first bought a house from David Richardson to temporarily lodge his family. He sold the home after the nominated house was erected in 1904.

Samuel Reiman, Sr. was known as the strict, devout patriarch of his family. He is best remembered for sitting in the parlor, reading his Bible, while his wife Katherine cooked, sewed and did the washing in the summer kitchen. Heat from a wood cook stove would have been too much inside the house, so a

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SAMUEL & KATHERINE REIMAN HOUSE  
GRANT COUNTY, WASHINGTON

---

**Narrative Statement of Significance: (Cont'd)**

detached "summer kitchen" was built to the West of the main house (as shown in a 1925 photo of the house). Married in 1872, together Samuel and Katherine had fourteen children, eleven of whom lived to adulthood. At the time of their deaths the Reimans had 54 grandchildren and six great-grand children.

Samuel Reiman, Sr. lived in the house with his family until 1920, when he moved into town to be near his brother. His son, Benjamin Reiman resided in the house from 1920 to 1928. Samuel, Sr., passed away on June 6, 1929, almost a year to the day after his wife Katharine. Both are buried in the Quincy Cemetery, where a large monument has been erected, inscribed in German. Many other Reiman names grace nearby stones; all are within sight of Reiman House.

In 1928 the house was sold by Benjamin Reiman to William Calvin Blanchett, son of another Quincy pioneer, who lived in the home with his family until his death in September of 1955. The house then became the property of Lauren Simmons, son-in-law of Blanchett.

When Simmons passed away March 29, 1996 he bequeathed the house and property to the City of Quincy. His will stipulated that the house be used only " for municipal purposes, preferable a museum or a park, and such real property shall not be sold by the TOWN OF QUINCY and in the event it is no longer used for municipal purposes or a sale is attempted, the real property shall revert to my then living heirs."

In 2000, the Reiman-Simmons House was acquired by the City of Quincy and is now being used as a museum under the oversight of the non-profit Quincy Valley Historical Society and Museum, who continues to care for the house and grounds.

The Reiman House is historically significant under Criterion C at the local level because it represents the characteristics of a period, and/or style. The house is a simple vernacular design which features both Queen Anne and Classical Revival detailing, added essentially to an American Foursquare building form. The home represents the social and economic rise of many turn-of-the century farm families in Central Washington. Within the City of Quincy, it is one of a handful of surviving early 20<sup>th</sup> century houses and is the best preserved example of the group.

(8-86)

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 9****Page 1 of 1**SAMUEL & KATHERINE REIMAN HOUSE  
GRANT COUNTY, WASHINGTON

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**Bibliography:**

They Claimed a Desert, by Faye Morris, Ye Galleon Press, Fairfield, Washington, 1976.

The Birth of a Town, by Faye Morris, self-published 1992

The Reiman Family Album, by Irene Simmons, self-published 1998, photocopies of selected pages

Tracing Samuel Reiman in the Quincy Quill, - Selected articles from newspaper The Quincy Quill, 1904, transcribed from microfilm at Quincy Municipal Library.

Warranty Deed David Richardson et ux to Samuel Reimann 13566, pages 588 and 589, from Transcribed Deed Record Book D, Grant County Title Abstract Company, found at Chicago Title Company, Ephrata, WA.

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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 10**

**Page 1 of 1**

**SAMUEL & KATHERINE REIMAN HOUSE  
GRANT COUNTY, WASHINGTON**

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**Verbal Boundary Description** (Describe the boundaries of the property on a continuation sheet.)

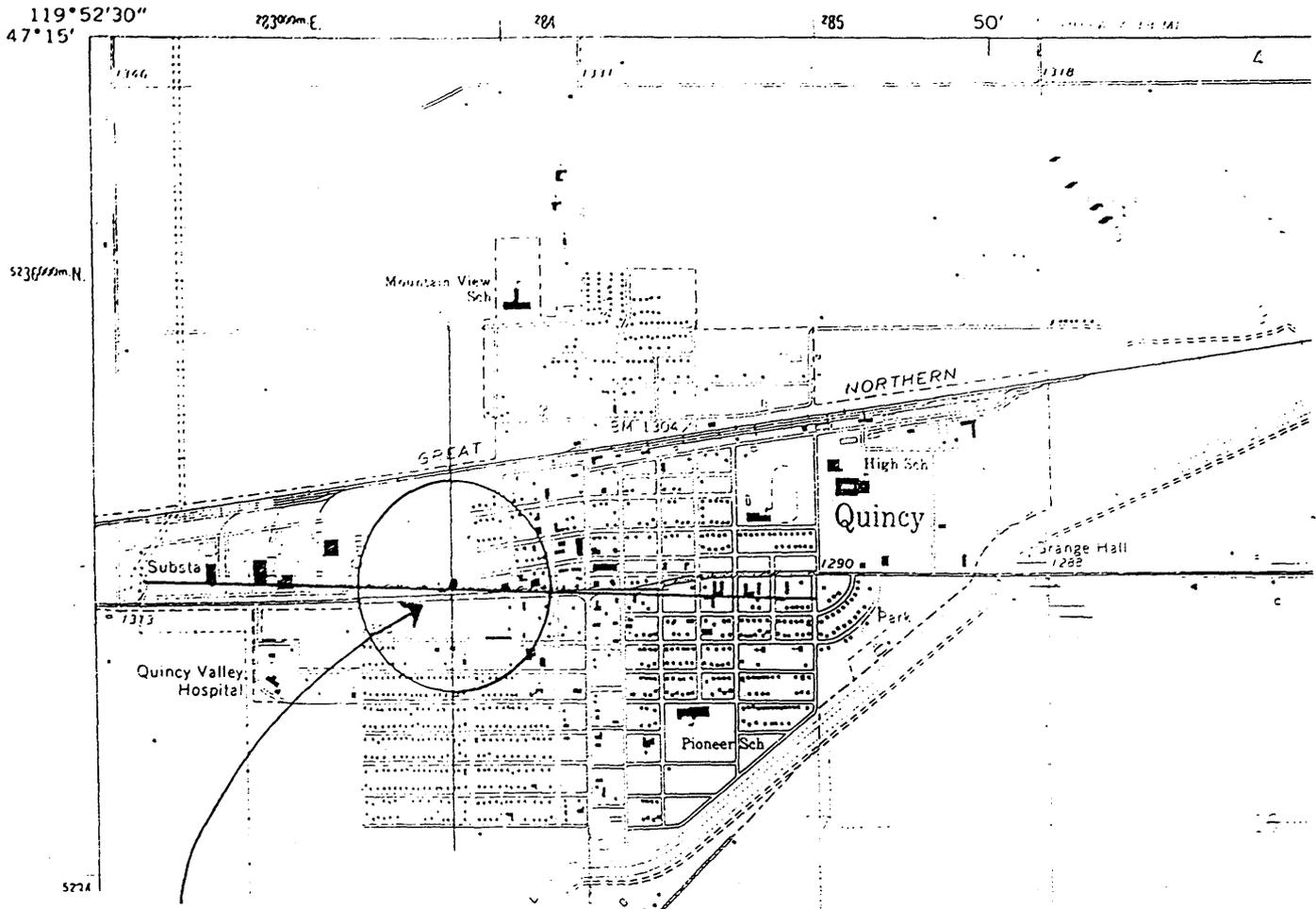
The nominated property is located in the SE ¼ section of Section 7 in Township 20N, Range 24 E in Grant County, Washington, and is legally described as Lot 14 of Block 10 to the Amended plat of David Richardson's First Addition in Quincy, Washington.

**Boundary Justification** (Explain why the boundaries were selected on a continuation sheet.)

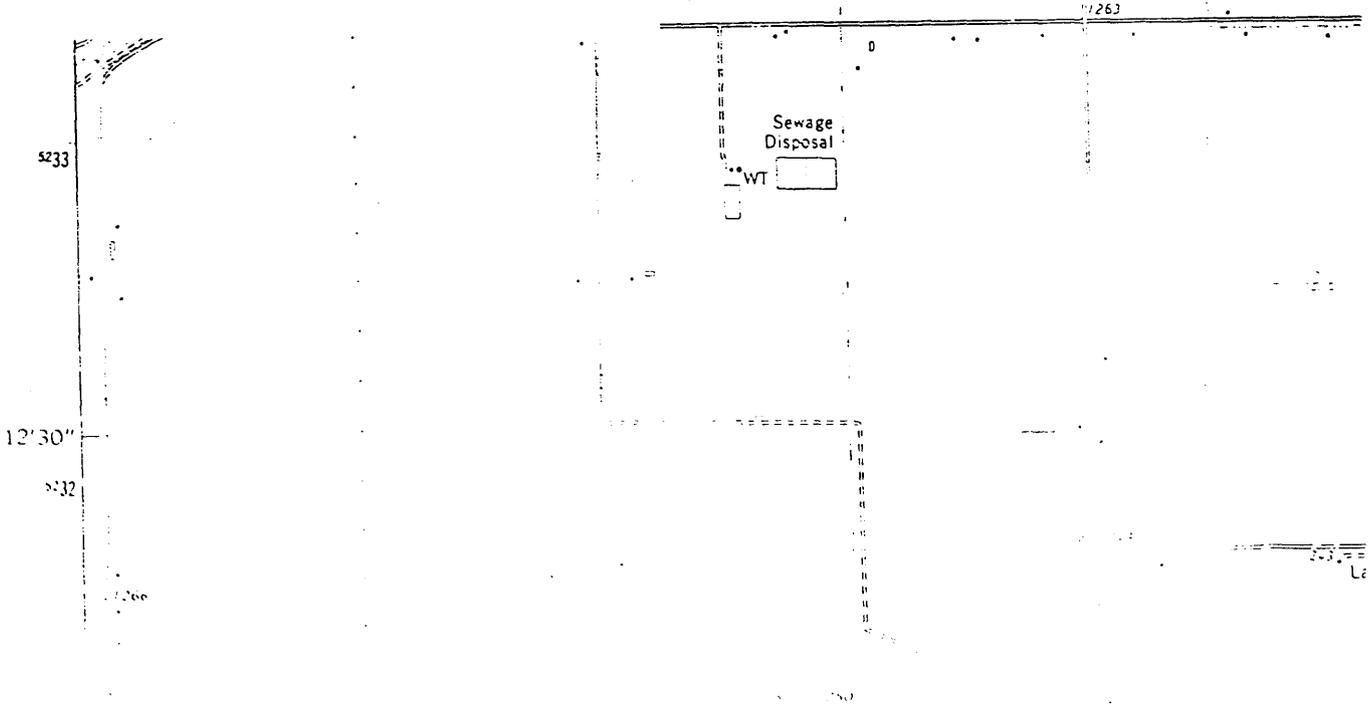
The nominated property encompasses the entire urban tax lot that is occupied currently by the Samuel & Katherine Reiman House.

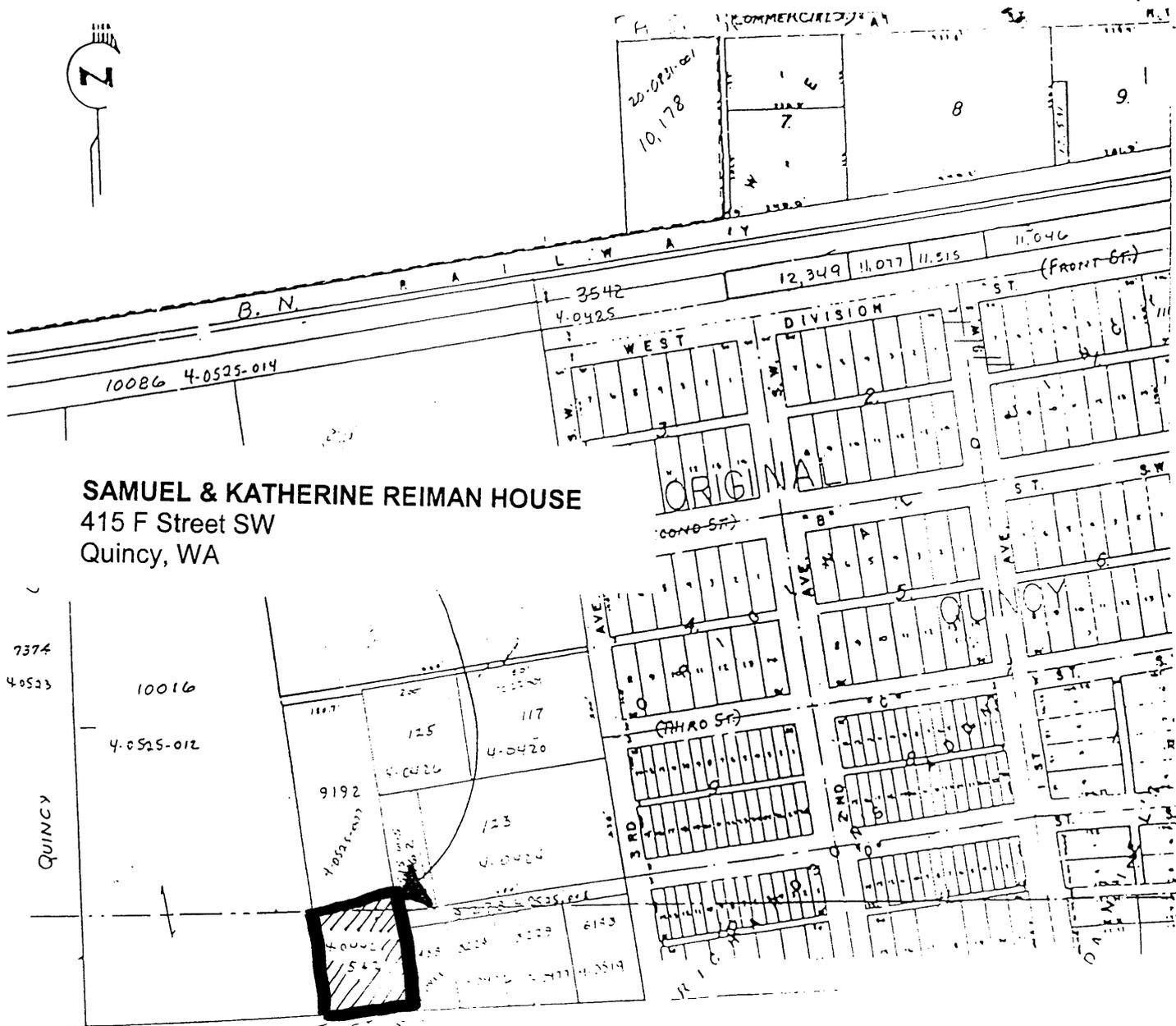
078 N SW  
APPLEDALE

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY



**SAMUEL & KATHERINE REIMAN HOUSE**  
415 F Street SW  
Quincy, WA





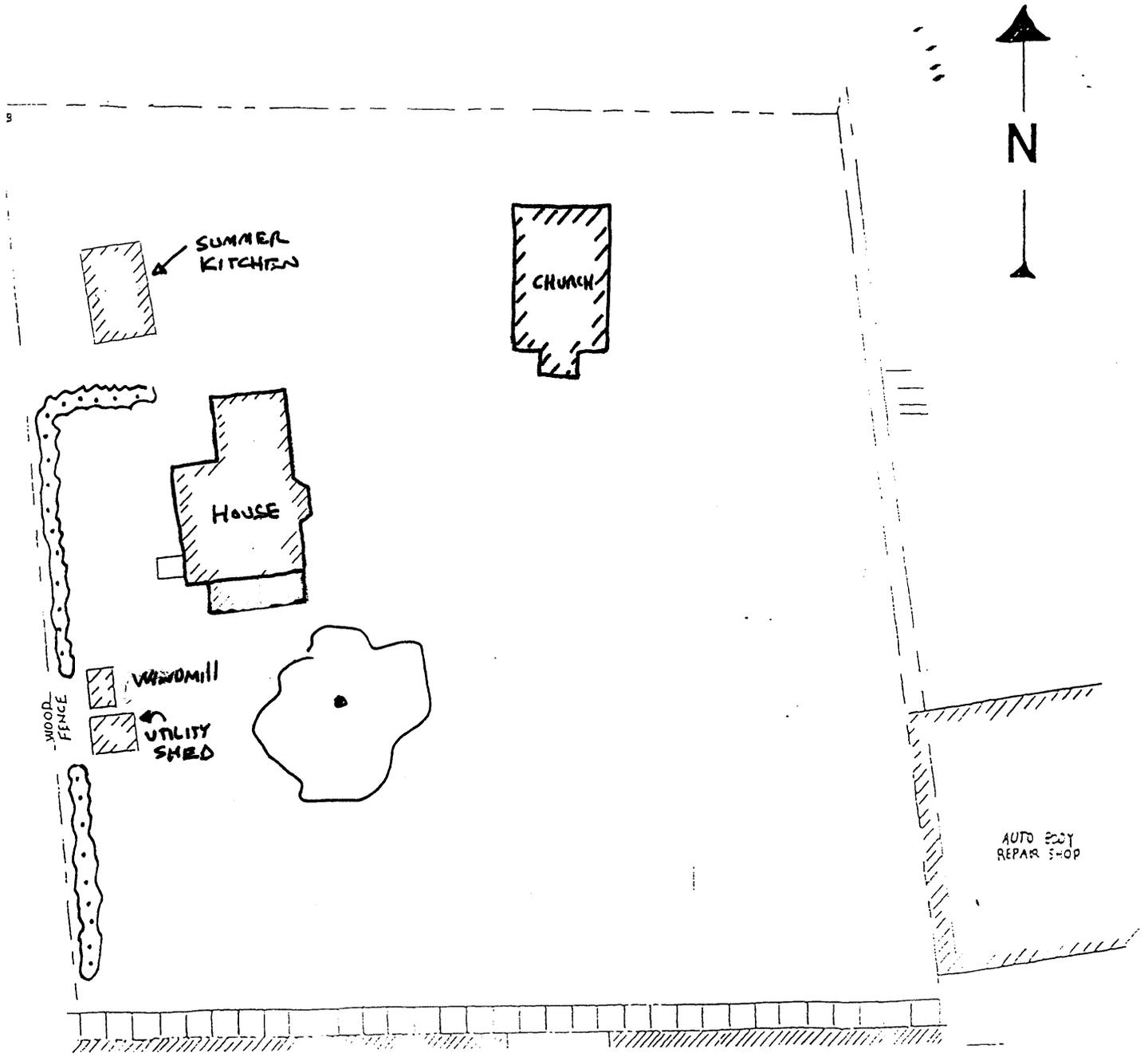
**SAMUEL & KATHERINE REIMAN HOUSE**  
 415 F Street SW  
 Quincy, WA

INDICATED MAP 175 BLOCK 13

THIS MAP IS FOR ASSESSORS STAFF  
 USE FOR LOCATION PURPOSES  
 ONLY. NOT TO BE USED FOR

YEAR	REF
1974	JAN
1976	JAN
1984	JAN
1989	JAN
1991	JAN
1992	JAN
1996	JAN
1998	JAN

CITY OF QUINCY  
 SEC. 7, TWP 20, RANGE 24



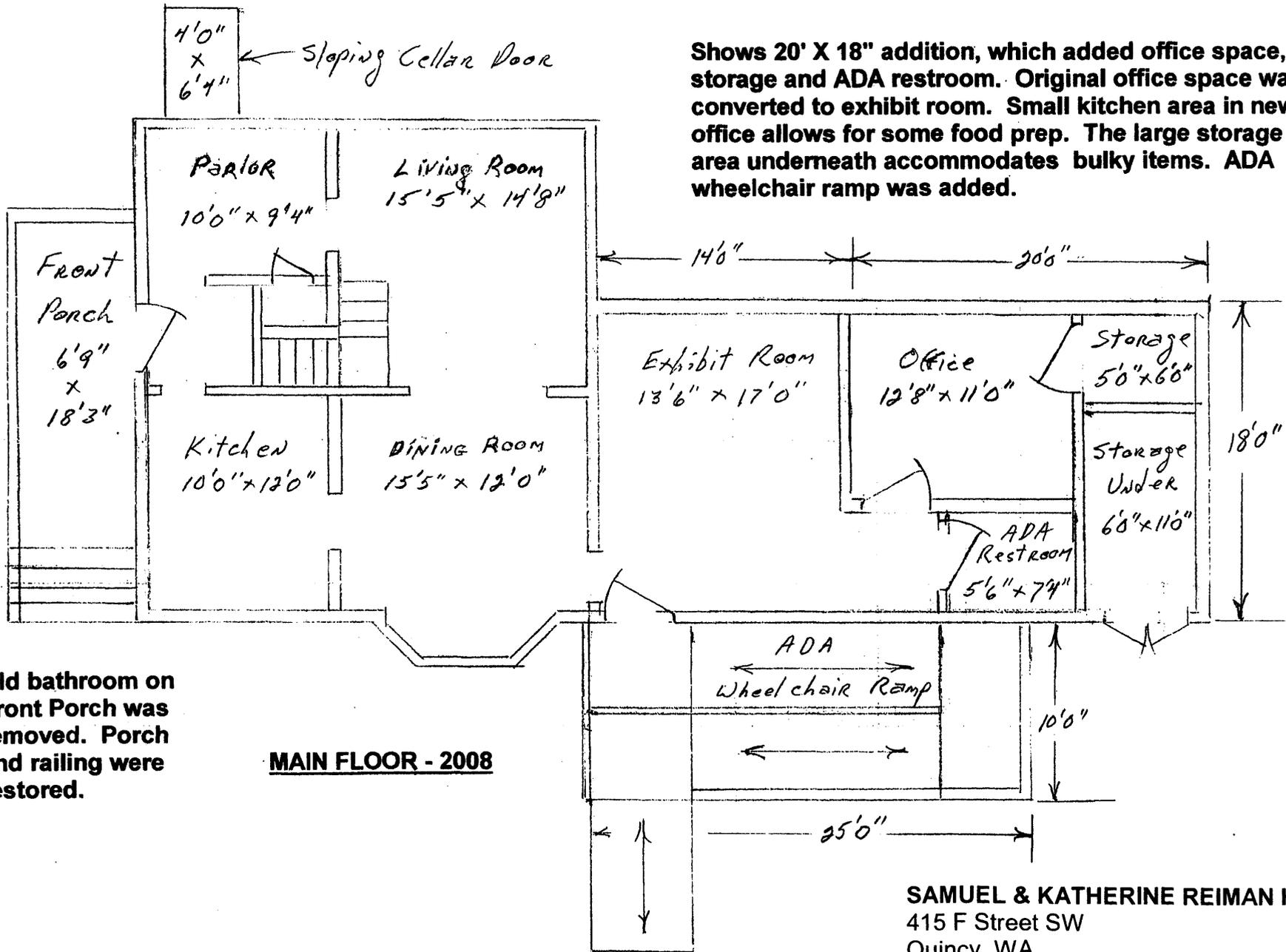
F street

**SAMUEL & KATHERINE REIMAN HOUSE**

415 F Street SW  
Quincy, WA

SITE PLAN  
Not to Scale





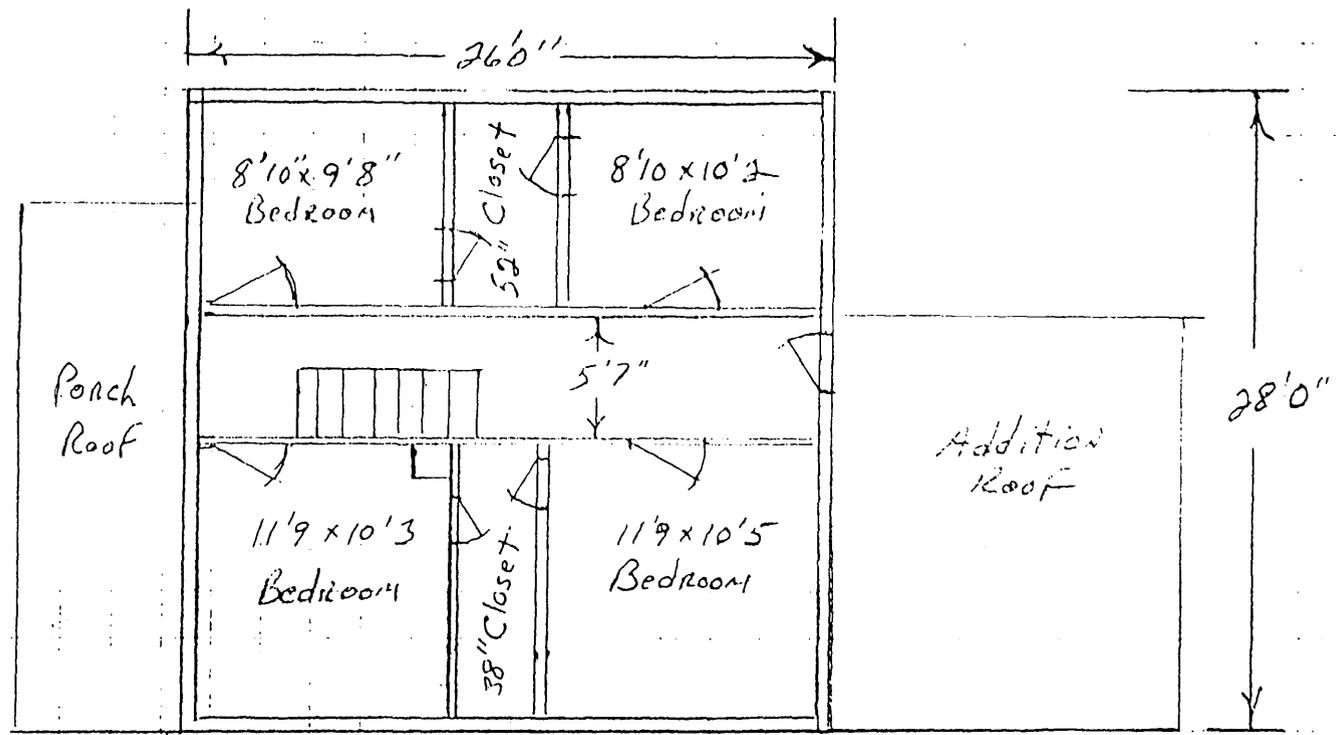
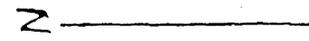
Shows 20' X 18" addition, which added office space, storage and ADA restroom. Original office space was converted to exhibit room. Small kitchen area in new office allows for some food prep. The large storage area underneath accommodates bulky items. ADA wheelchair ramp was added.

Old bathroom on Front Porch was removed. Porch and railing were restored.

**MAIN FLOOR - 2008**

**SAMUEL & KATHERINE REIMAN HOUSE**  
 415 F Street SW  
 Quincy, WA

FLOOR PLAN – First Floor  
 1/8" = 1'0"



**SAMUEL & KATHERINE REIMAN HOUSE**  
415 F Street SW  
Quincy, WA

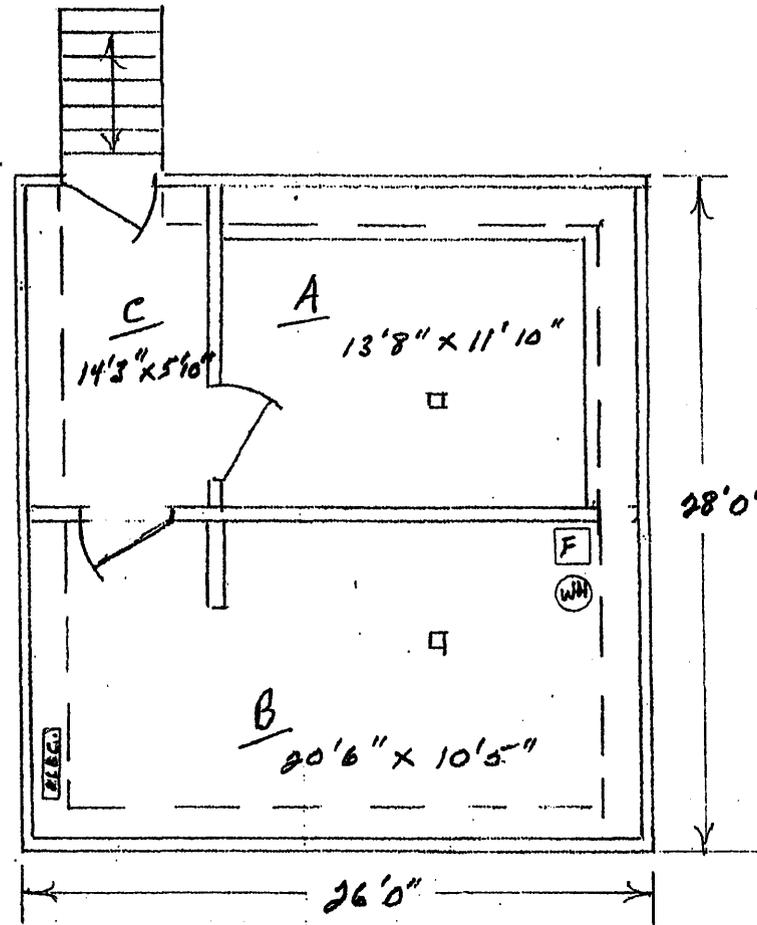
FLOOR PLAN – Second Floor  
1/8" = 1'0"

This shows construction under way in basement to create an Archives Workspace (A), Storage Area (B), and proposed Root Cellar (C). Existing interior stairway was completely removed.

(A) has newly framed, insulated and sheetrocked walls. Lockable door. Heat and air conditioning is scavenged from existing system. New fluorescent lighting and wiring with many outlets. Formica counters to be installed. Wood ceiling remains original, repainted. Floor is painted concrete.

(B) Open area with lockable door. This area contains the furnace, water heater and electrical panel. Storage for artifacts.

(C) Future plans call for this to be a root cellar of early 1900's vintage to show how food was preserved in that time period.



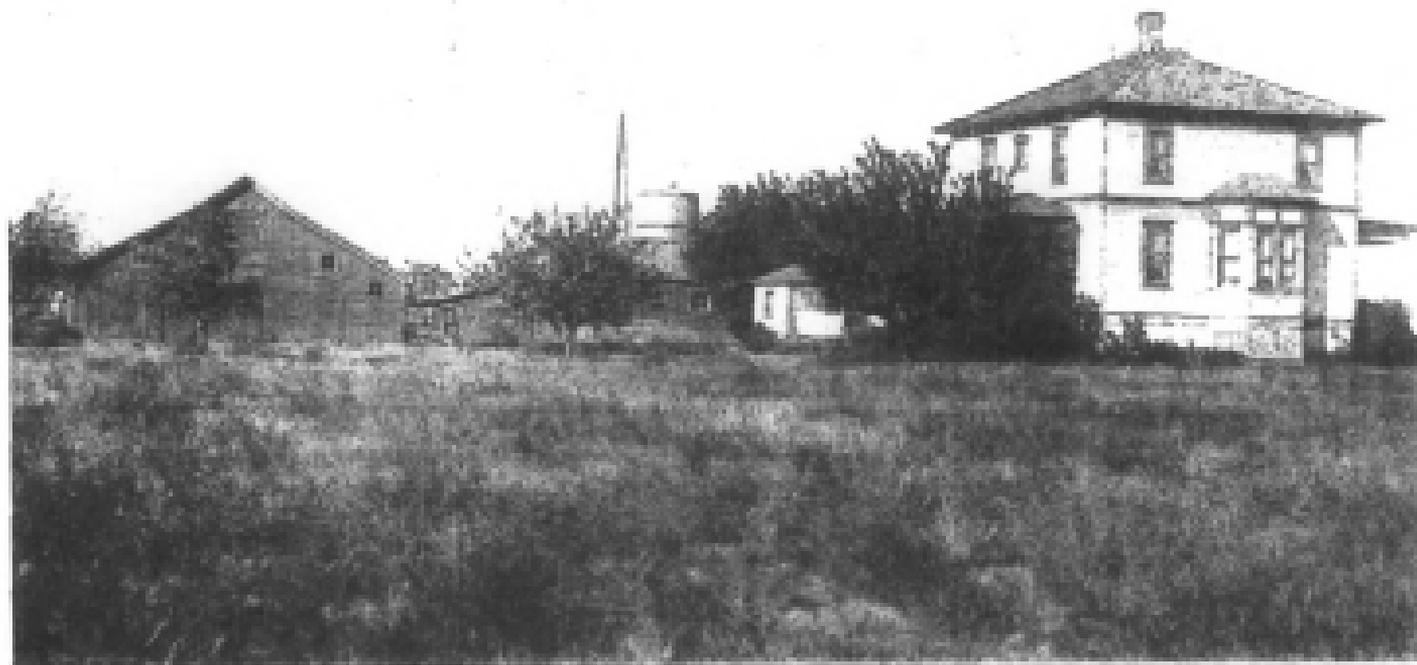
**BASEMENT 2008**

**SAMUEL & KATHERINE REIMAN HOUSE**  
415 F Street SW  
Quincy, WA

FLOOR PLAN – Basement  
1/8" = 1'0"

*Sam Reimann's house in 1925 was purchased by Calvin Blanchet and still stands, occupied by Mr. Blanchet's son-in-law, ~~Levin~~ <sup>Levin</sup> Simmons on the west edge of town facing the Wematchee highway.*

Source: Page 43, THE BIRTH OF A TOWN, by Faye Morris, self-published in 1991.



*The Samuel Reiman House in 1906, photocopy from the original in possession of Richard Zimbelman, a grandson, now the Mayor of Quincy.*

*Shown are Lena, Katherine, Ben and Sig Reiman in the foreground, Samuel Reiman on the buggy in the background. Lettering on the frame at the bottom reads "J. Reiman, Odessa, Wash".*

