

# WASHINGTON HERITAGE REGISTER

## A) Identification

Property Name: **Reed, Briggs F. & Harriet B., House**  
Address: 806 East Tacoma Avenue  
City: Ellensburg County: Kittitas

## B) Site Access (describe site access, limitations, etc.)

Property is located southeast of downtown Ellensburg just off of S. Chestnut Street a major north/south arterial in the city. The home sits on the south side of E Tacoma Avenue.

## C) Property Owner(s), Address and Zip

Name: Ray Clines  
Address: 7651 Prana Lane  
City: MacClenny State: Florida Zip: 32063

## D) Legal boundary description and boundary justification

Tax No./Parcel: 565633  
Boundary Justification: The nominated property's rural legal address is CD 1181; TWN EBURG; SECOND RAILROAD LOTS 4 & 5; BLOCK 30 (source: Kittitas County Assessor records). The nominated property includes all of the current tax parcel and entire rural legal description as referenced above.

## FORM PREPARED BY:

Name: Ray Clines (Edited by Megan Ockerman & DAHP Staff)  
Address: 7651 Prana Lane

# WASHINGTON HERITAGE REGISTER

City / State / Zip: MacClenny, FL 32063  
Phone: 360.570.9019 206.816.5748

## E) Category of Property (Choose One)

- building*                       *structure (irrigation system, bridge, etc.)*                       *district*
- object (statue, grave marker, vessel, etc.) cemetery/burial site*
- historic site (site of an important event) archaeological site*
- traditional cultural property (spiritual or creation site, etc.)*
- cultural landscape (habitation, agricultural, industrial, recreational, etc.)*

## F) Area of Significance – Check as many as apply

- The property belongs to the early settlement, commercial development, or original native occupation of a community or region.
- The property is directly connected to a movement, organization, institution, religion, or club which served as a focal point for a community.
- The property is directly connected to specific activities or events which had a lasting impact on the community or region.
- The property is associated with legends, spiritual or religious practices, or lifeways which are uniquely related to a piece of land or to a natural feature.
- The property displays strong patterns of land use or alterations of the environment which occurred during the historic period (cultivation, landscaping, industry, mining, irrigation, recreation).
- The property is directly associated with an individual who made an important contribution to a community or to a group of people.
- The property has strong artistic, architectural, or engineering qualities, or displays unusual material or craftwork belonging to a historic era.
- The property was designed or built by an influential architect, or reflects the work of an important artisan.
- Archaeological investigation of the property has or will increase our understanding of past cultures or lifeways.

# WASHINGTON HERITAGE REGISTER

## G) Property Description

The Reed house was built in c.1890 and has five bedrooms and two baths and is approximately 2772 sq. feet excluding the basement. There have been no structural changes to the house other than general upkeep and paint.

The Briggs F. Reed House fronts north onto Tacoma Avenue, a middle-class residential area, and sits behind two large elms that have grown up since the house was built. As a wind break, a group of mature Arborvitae trees lines the west side of the front lawn. The house sits on the high point of a hill and occupies two 50 X 150 foot lots (lots 4 & 5; Block 30; Second Railroad Addition).

The house is a two-story frame, Folk Victorian, Upright-and-Wing home with a modified rectangular plan, an intersecting gable roof, and a front porch. It has a landing and partial basement constructed of concrete and red brick. The foundation including the front porch is poured concrete with cement block. The roof over the L-shaped front porch is supported by four square columns with boxed eaves and a decorative fascia with large rectangular open windows. The exterior walls are 1x5 drop shiplap siding. The original wood shingle roof has been replaced with composition shingles.

The main (north) façade has a gable-front-and-wing plan. The west side of the façade has three windows: one with paired, tall and narrow single hung, one a fixed Queen Anne style sash, and a smaller sliding window with a single pane of leaded glass. The windows on the ell, or wing, portion of the home, under the porch, are simple tall and narrow single hung windows. All have wide surrounds with decorative window hoods.

The porch is L-shaped, and supported by four square columns with boxed eaves and a decorative fascia. Filigree work at the column capitals is a later addition.

The east façade (ell or wing portion) has two more windows, the second story window is single hung and the first story single hung with a leaded transom. There is an interior chimney with a corbeled cap.

The west façade has five windows on the first story, all single hung and one is twin single hung. Three of the windows are replaced vinyl windows. The second floor window is also single hung, underneath a small center gable. There is a second interior chimney with corbeled cap.

# WASHINGTON HERITAGE REGISTER

The rear (south) façade extends past the wing or ell portion. The second story has a sliding window and small single hung window. The first floor of the wing has original single hung rectangular windows, with no ornamentation and wide surrounds. Connected to the gable end is a one-story lean-to with a shed roof.

The interior floors throughout are 3 1/4 inch clear, straight-grain fir. There is a newer red-brick fireplace in the den. A dropped ceiling throughout the first floor has added a 36-inch open-space storage area between the first and second floors and is accessible from the second floor. Another unique feature is that the stairway to the second floor is accessible from an exterior door on the front porch and from an interior first-floor door.

Also on sit is a combination garage with separate work room is likely of the same construction and date and sits behind with a gravel driveway leading up to it. The garage itself is a one-story, L-shape front-and-gable plan, with an intersecting gable roof and a single sliding window. The siding is 1x5 horizontal beveled wood. There are garage doors on both gable ends. The doors are of the same material, but in a diagonal pattern.

---

## **H) Significance**

The Briggs F. & Harriet B. Reed House is historically significant for its direct association to prominent pioneer businessman, and civic leader, Briggs F. Reed. Throughout his career as a dairy, hay, and grain operator, B.F. Reed contributed significantly to the community via a variety of businesses and civic roles which helped to shape Ellensburg's regrowth after a fire in 1889 that destroyed most of the city.

The home is also significant as an example of a Folk Victorian home. Found throughout the country, but especially rural areas and small towns (ca. 1870-1910), the Reed House demonstrates the Upright-and-Wing subtype, with some elements of simple Queen Anne ornamentation, such as the spindle work ornamentation under the boxed eaves on the porch.

The property's period of significance begins in 1890, the year the home was built, and ends in 1930, when Reed moved and his daughter and son-in-law inhabited the home.

# WASHINGTON HERITAGE REGISTER

## **Historical Context**

The town of Ellensburg lies near the crossing of the Yakima River and Wilson Creek in the Kittitas valley. In the 1840s and 1850s the first white settlers, Catholic missionaries and cattlemen, arrived to the area but did not permanently put down roots. It was not until 1870 that the first business in Kittitas Valley, a trading post, “Robber’s Roost” was established.

In 1871 John and Mary Ellen Shoudy migrated to the valley from Seattle and bought Robber’s Roost trading post; building a new two-story store building. Recognizing the potential business opportunity of the central location in the valley, in 1875 John Shoudy platted a new townsite, naming the community “Ellensburg” after his wife, Mary Ellen. The town grew quickly and was officially incorporated on January 1, 1884. The “h” in the name was dropped in 1894.

The main industry of the Kittitas Valley was and remains farming and ranching. Ellensburg quickly became the most prominent town in the valley where people came to socialize, buy supplies, and get news. Numerous business, clubs and churches were established, making Ellensburg the hub of the valley. In fact, the town experienced significant growth during the 1880s, especially after 1883 when Ellensburg was named the county seat.

The growth slowed after a massive fire consumed most of the city in 1889. However, visions of grandeur for the city continued. With the intent on capturing the territorial capital, reconstruction of the city commenced immediately thereafter and utilized “fireproof,” high-quality building materials and incorporating many of the latest stylistic features popular in late 19<sup>th</sup> century, aspiring western towns. While they were not successful in gaining the capital, the building boom re-created the city in a cohesive and attractive manner.

It was during this post-fire growth period when businessman Briggs F. Reed and his wife, Harriet arrived in the community around 1890.

## **Briggs F. Reed**

Reed first purchased the Grand Pacific Hotel upon arriving in town. And then established a horse and cattle import business with partner C.I. Helm (Helm & Reed). Reed also organized the Okanogan Stage Company, which operated a continuous line of horse-drawn stage coaches from Wenatchee to Virginia City, Montana and British Columbia. Along the route, Helm & Reed operating a number of stock ranches. While the financial Panic of 1893 ruined the firm’s business, Reed diversified and opened a different business. By 1896 he was solidly rooted in the creamery business. With savings, he purchased the local creamery and gave it a stable financial backing. The

# WASHINGTON HERITAGE REGISTER

business was a huge success; shipping annually over 10 million pounds of milk and 460,000 pounds of butter by 1902. Many of his cattle stock and dairy products (such as cheese and butter) were shipped to the Seattle area where he served as president of the Miller-Reed-Peas Company. The company operated in Alaska, Washington State, and British Columbia. Reportedly he speculated considerably in land and owned several ranches that were well stocked with cattle and dairy cows. Respected by his peers he became director of the State Dairyman's Association.

He also established the Ellensburg Flour Mills, which later became the Ellensburg Milling Co. and was active in its management until he suffered a stroke in 1934. He was also the president of the Cascade Canal Co., the Ellensburg Ice & Cold Storage Co., and the High Line Canal Co., which irrigated over 100,000 acres in the Kittitas Valley. At various points throughout his career in Ellensburg, he was also president of the Ellensburg Chamber of Commerce, was a Washington delegate to the Republican National Convention, became a candidate for State Senator (1905), Mayor (1934), and held shares in the early newspapers of the town. From 1923 to 1945 the Reed family also owned the Caldwell Building (1889, present home to the Kittitas County Museum).

Following the fire of 1889, Reed also began construction in 1910 of a building (413 North Main) in downtown Ellensburg to be used as a showroom for automobiles and became the home of the Ellensburg Auto Co. Its unusual Mission revival style with the shaped parapet top and large arched entrances is unique to the townscape. The dealership was the first auto dealership in Ellensburg, signifying the transition of the time from horse and buggy to automobiles. It housed a Buick dealership and one of Reed's partners was a bicycle dealer named Jack Kelleher, who a year later opened a Ford dealership, which continues in business to this day as Kelleher Motors.

Reed was born in Warsaw, Illinois in 1863. His father was a stockman and merchant who moved his family to Topeka, Kansas when Briggs was six years old. At the age of 16 he began working in the mines of Gunnison County, Colorado. After working the mines years he returned to Kansas for a short time to help his father. Reportedly he came west via San Francisco to Portland where he took a job as a private secretary to a Northern Pacific Railroad official. He served as check clerk, yard agent, and shipping clerk for the Tacoma to Seattle line. By the age of 19, he supervised 90 men.

After the leaving the employ of the railroad, he spent two years in travel; endeavoring to regain his health, which was persistently poor. He first went to British Columbia, from there by water to San Francisco (during the voyage narrowly escaping a shipwreck) then to old Mexico, to St. Louis and then back to Topeka where he again went into business with his father. His dad ran one of the largest furniture stores in the city. At the age of 26 he found it necessary to travel again due to his health and exchanged his interest in

# WASHINGTON HERITAGE REGISTER

the Topeka business for bank stock in Manhattan, Kansas. What brought Reed to Ellensburg is unknown, however his array of business experience and familiarity with shipping was a valuable skill that he brought to the city.

Biographical data published in 1904 indicate that Reed was highly respected for his business knowledge and fair practices. The hay and grain producers of the valley attribute much of their success to his ability to anticipate when the wholesale markets were at their zenith and to share this advantage with them. Active in civic affairs, Reed donated land at the top of Craig's Hill just east of downtown for a park in the 1920s. Today the park is named in his honor.

He and his wife Harriet lived in the nominated house at 806 East Tacoma Avenue from 1890 to 1930. Reed died on January 25, 1946 in Ellensburg at the age of 82, leaving behind his two children and four grandchildren. Harriet died a little over a year later on March 27, 1947. Both are buried in the I.O.O.F. Cemetery in Ellensburg.

Reportedly their daughter Winona and son-in-law William Nelson lived in the house from 1931 to 1956. Winona died in 1976 and is buried in the I.O.O.F. Cemetery in Ellensburg. Their son, Rainier F. Reed, resided in Ellensburg. Rainier Reed died in 1974 and is buried in the I.O.O.F. Cemetery in Ellensburg as well.

## **Architectural Significance**

The overall form of the B.F. Reed House can be classified as an Upright-and-Wing design (sometimes referred to as Temple-and-Wing or Gable-Front-and-Wing). This is a common type of building form which can be found across the United States. While the type was developed for the rural settings, it enjoyed wide usage in both rural and urban settings. To the building form, a variety of ornamentation was applied ranging from Greek Revival, Italianate, and Queen Anne.

The Upright-and-Wing house form consists of a one-and-a-half to two-story wing with a front facing gable roof with a side wing set at a right angle (sometimes known as the kitchen wing or ell). This side wing is typically lower than the upright. However many examples, such as the B.F. Reed House, have a wing which equals the height of the upright portion of the home.

As a type of non-stylistic folk architecture, Upright-and-Wing houses were generally designed and built by tradesmen as opposed to the owners of the house. It is unknown if B.F. Reed built the nominated home himself, or hired a builder. Upright-and-Wing houses were laid out in either an L-plan or T-plan. The wing/ell usually held bedrooms and the kitchen, while the —upright held a parlor, staircase, and additional bedrooms.

# *WASHINGTON HERITAGE REGISTER*

Early examples (c.1830–50) have the main entry on the upright portion of the house and stickwork ornamentation. Post-1850 examples usually shifted the entryway to the wing portion of the house. As is demonstrated by the modesty of the façade of the Reed House, by the 1890s, Upright-and-Wing houses started to have less ornamentation (Gottfried and Jennings 2009: 141).

The Upright-and-Wing enjoyed a lengthy and nationwide period of popularity. Although a systematic survey of Upright-and-Wing houses in Washington State has not been conducted, numerous examples are known to exist throughout the state in a variety of locations. Many Upright-and-Wing houses bear some evidence of a Victorian architectural vocabulary, whether in ornamentation, with asymmetrical façades, dominant front-facing gables, or wooden or slate roofs. Such elements, like a porch covering part of the front façade and square columns supporting the porch, can be found on the B.F. Reed House.

# WASHINGTON HERITAGE REGISTER

## I) Documentation

Xerox and attach any information or evidence that supports the property's significance

### **Written Sources (books, articles, newspapers):**

#### **Newspapers**

##### *Ellensburg Daily Record*

- "An Ellensburg Concern Branches Out," Dec. 7, 1904.
- "B.F. Reed, Kittitas Valley Pioneer, Taken by Death," Jan. 25, 1946.
- "B.F. Reed Building," Jul. 25, 2005: A1, A3.
- "Ellensburg Streets Used to be Worse," May 4, 1978.
- "Early Newspaper Days here Recounted," Aug. 9, 1977.
- "Greater Ellensburg Banquet at Normal Arouses Enthusiasm," Oct. 18, 1919.
- "Irrigation Conference Fruitful to the West," Nov. 26, 1919.
- "Looking Back over the Decades," Feb. 9, 1976.
- "Looking Back," Oct 13, 1972.
- "Looking Back," Sept 4, 1968.
- "Mrs. B.F. Reed Taken by Death," March 27, 1947.
- "Parking Lot," April 4, 1941.
- "They all Contributed," Sept. 3, 1976.
- "Two Creameries of Valley Consolidate," Nov. 13, 1912.

##### *Ellensburg Dawn*

- "B. F. Reed," Apr. 1909. Special edition.

##### *The Ellensburg Capital*

- "An Ellensburg Concern Branches Out," Dec. 7, 1904.
- "Notice," Jan. 30, 1907.

##### *Spokane Chronicle*

- "Reed is Ready to Quit Race," Sept. 4, 1928.

# WASHINGTON HERITAGE REGISTER

## Articles

"Ellensburg – Thumbnail History." *HistoryLink.org*.  
[http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file\\_id=7554](http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=7554). Accessed Jun. 24, 2016.

Houser, Michael State Architectural Style & Forms Guide: 1869-1990 -  
<http://www.dahp.wa.gov/styles/upright-and-wing>

"Notice." *Refrigerating World*. July 1918: 44.

Reed, B.F. "Irrigation and Agriculture." *The Coast*. Vol 15. May 1908.

"Washington Consolidation." *New York Produce Review & American Creamery*. Vol. 46. June 19, 1918.

## Government Documents

"Official Proceedings of the 21<sup>st</sup> Annual Session of the Trans Mississippi Commercial Congress," San Antonio, Texas. Nov. 22-25, 1910.

"Washington State Delegation." 17<sup>th</sup> Republican National Convention. Chicago, 1920.

## Books

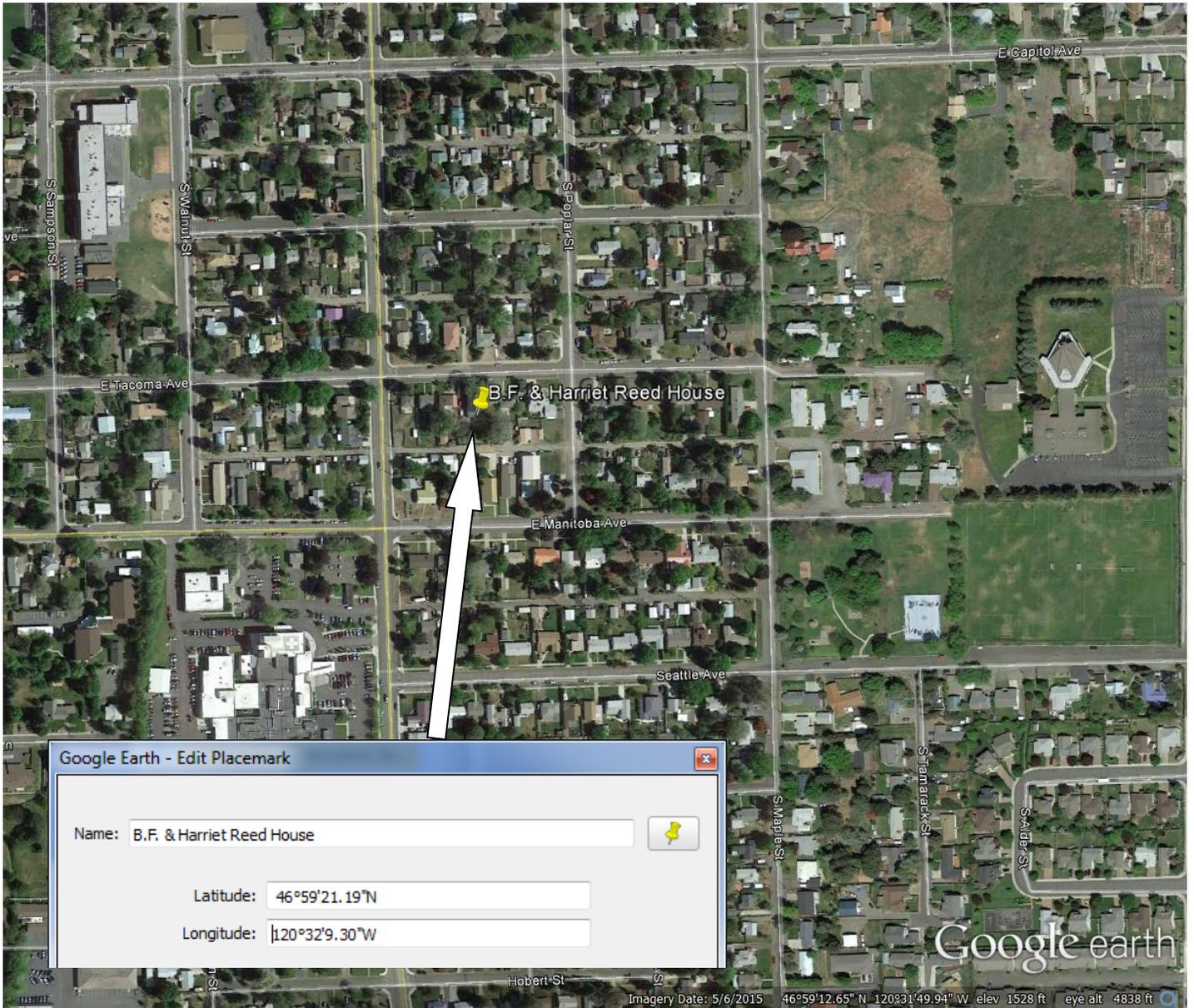
Gottfried, Herbert and Jan Jennings. *American Vernacular Buildings and Interiors*. New York: W.W. Norton & Co., 2009.

Shiach, William Sidney, Ed. *An Illustrated History of Klickitat, Yakima, and Kittitas Counties*. Spokane, WA: Interstate Publishing Co., 1904.

## Collections

The Local History Collection, Ellensburg Public Library, Ellensburg, WA, has an extensive file specifically for this house, which identifies it as belonging to B. F. Reed and his family. The Collection also has another biographical file on B. F. Reed and his family.

## J) Maps and Photograph





B.F. Reed Warehouse, Third St., near the Northern Pacific depot, date unknown. According to the January 25, 1946 *Ellensburg Daily Record* obituary of Reed, the warehouse burned down in 1907. In 1912 operations moved to North Pine St. when the Ellensburg Produce Company absorbed the creamery. Photograph: *Ellensburg Daily Record*, May 4, 1978; information: *Ellensburg Daily Record*, Nov. 13, 1912.



Immense warehouse of B. F. Reed at Ellensburg, Washington, used for storing hay and grain; the dimensions are 80x200 feet.—Photo by Pautzke.

B.F. Reed Warehouse  
The Coast – Vol 15 – May 1908



Briggs F. Reed and his dog – Nov 8, 1941

Image courtesy of WA State Library - Ellensburg Heritage - Fred L. Breckon Historic Portraits Collection; Photo # BPC-2-54



Briggs F. Reed Block - 413 N Main Street, Ellensburg

## REED IS NOMINATED

**Ellensburg Man Named by Republicans  
to Run For Sharp's Old  
Seat.**

At the Diller Hotel yesterday B. F. Reed of Ellensburg was nominated by the Republicans to run for the state Senate for the seat left vacant by the death of the late Senator J. E. Sharp.

The nomination was made by a joint caucus of the central committees of Clellan and Kittitas Counties. There were three other candidates for the place, but Mr. Reed was the unanimous choice of the committeemen. He is president of the State Dairy Association, and is also president of the Ellensburg Creamery Company.

The Democrats have already nominated Arthur Gunn of Wenatchee for the place. A special election will be held next Thursday. The district is Republican, but it is expected that the race between Mr. Reed and Mr. Gunn will be a close one.

Seattle Times: Feb 17, 1905

B. F. Reed, manager of Ellensburg Creamery Company, files his statement covering the past year, November 1, 1901, to November 1, 1902, as follows: Pounds milk received, 10,116,655; pounds butter made, 461,000; valuation of butter, \$124,475; average price per pound for butter, 27c.

Seattle Times: Nov 27, 1902

## Miller-Reed-Pease Co., Inc.

There is probably no line of business so closely allied with the comforts of home living as butter, eggs and cheese, as these goods are a necessity in every home. Fortunately in Seattle we have several first class wholesale houses dealing in the better grades of these commodities, foremost among which is the Miller-Reed-Pease Company, which was established two years ago, and has developed a business of extensive and increasing proportions, which extends throughout Washington, Alaska and British Columbia. The executive of the company comprises B. F. Reed, president; C. A. Miller, vice president; W. M. Pease, secretary, and A. W. Nelson, treasurer, and these are all active, enterprising business men, widely and favorably known to the trade. The company operates four finely appointed butter factories in Seattle and the State. In Ellensburg the creamery is owned by (Mr. Reed) "Ellensburg Creamery Company." They employ the most expert butter makers and these turn out in this city the firm's celebrated "Jersey Lily" creamery butter. In North Yakima the Natchez Valley Creamery, of which Mr. Miller is the owner, turns out the Natchez Valley Brand, absolutely pure and of splendid flavor. The office and salesrooms are located at 912 Western Avenue, phone Main 911, and here they occupy a two-story building, 50x140 feet in ground area, fitted up with splendid cold storage facilities. Dealing exclusively at wholesale, they carry an excellent and constantly renewed stock of butter, fresh eggs and the finest grades of American and imported cheese, and sell to the trade at very close prices. First class butter makers and cheese manufacturers in this State find this progressive company an excellent medium through which to dispose of their product, and they are always open to buy at fair cash prices.

Seattle Times: Feb 7, 1904

## REED IS READY TO QUIT RACE

### Would Withdraw From Running if Chelan Candidates Drop Out.

ELLENSBURG, Wash., Sept. 3.—B. F. Reed, Ellensburg Kittitas county republican candidate for joint state senator from Kittitas and Chelan counties, has offered to withdraw from the race if two of the three Chelan county candidates would do the same in the interests of republican party solidarity.

Kittitas county, although having a smaller republican vote than Chelan, has had the joint senatorship 16 out of the last 20 years, although twice, in response to requests from Chelan republicans, no Kittitas county republican has filed. In each instance where Kittitas republicans stayed out of the race a democrat has been elected, once a Chelan democrat and once a Kittitas county democrat. Kittitas county republicans have managed to capture the nomination

Spokane Chronicle: Sept 4, 1928





1 of 10 Main Façade



2 of 10 Entry Detail showing porch trim



2 of 10 East façade



3 of 10 South / Rear façade



4 of 10 West façade



5 of 10 Carriage House



6 of 10 Stairwell Detail



7 of 10 Living Room



8 of 10 Living Room



9 of 10 Front parlor



10 of 10 Front parlor