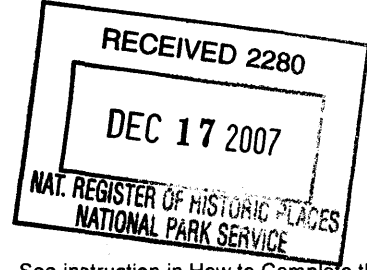


United States Department of the Interior
National Park Service



1506

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instruction 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 an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classifications, 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 Baimbridge-Kanipe Farmstead Historic District

other names/site number _____

2. Location

street & number 16513 Elkhead Rd. not for publication

city or town Oakland vicinity

state Oregon code OR county Douglas code 019 zip code 97462

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 nationally statewide X locally.

[Signature] 12.12.07
Signature of certifying official/Title - Deputy SHPO Date

Oregon State Historic Preservation Office
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
Action

- 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] 1.29.08
Signature of the Keeper Date of

Baimbridge-Kanipe Farmstead
Name of Property

Douglas Co., OR
County and State

5. Classification

Ownership of Property
(check as many as apply)

- private
- public - local
- public - state
- public - Federal

Category of Property
(check only one box)

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

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

Contributing	Noncontributing	
6	3	buildings
1	2	sites
1	2	structures
		objects
8	7	Total

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

N/A

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions
(enter categories from instructions)

- DOMESTIC: single dwelling
- AGRICULTURE/SUBSISTANCE:
- animal facility
- agricultural outbuilding
- agricultural field

Current Functions
(Enter categories from instructions)

- VACANT/NOT IN USE
- AGRICULTURE/SUBSISTANCE:
- animal facility
- agricultural outbuilding
- agricultural field

7. Description

Architectural Classification
(Enter categories from instructions)

NO STYLE

Materials
(Enter categories from instructions)

foundation: STONE
walls: WOOD: droplap and board and batten
roof: METAL
Other: _____

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets)

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INTRODUCTION

The Baimbridge-Kanipe Farmstead is located at 16513 Elkhead Road, Oakland, Douglas County, Oregon, approximately eight miles northeast of the town of Oakland, and twenty miles north of the county seat of Roseburg. The farmstead is situated in an area of large farms called English Settlement, so named for the number of English emigrants to the area.

The almost 1,100 acre farm was left to Douglas County by its last and longtime owner, Mildred Knipe, on her death in 1983, on the stipulation that it be used as a public park; the farm is now known as the Mildred Kanipe Memorial Park. The nominated area consists of 18.61 acres (tax lots 200 and 500) and contains eight (8) contributing resources, including the house (circa 1865), two barns (pre-1900), a sheep shearing shed (circa 1935), a small buggy shed (pre-1900; repairs 1980s), an equipment shed (pre-1900), livestock chute (post-1930) and the historic orchard (no date). The nominated area includes all of these contributing resources and some of the farm fields surrounding the group.

There are seven (7) non-contributing resources, including a manufactured home (caretaker's residence) and wood shed (1987), the paved parking lot (1980s), new public restroom facilities (1988), a newer wooden footbridge, and Mildred Kanipe's grave (1983). A railroad flatcar auto bridge was installed in 2007.

The period of significance for the group is circa 1865-1957, which corresponds to the approximate construction date of the house through the end of the fifty-year age guideline for listing of properties on the National Register. The farm is eligible for listing in the National Register under criterion A for association with the settlement and agricultural development of the Oakland area.

SETTING

The Baimbridge-Kanipe Farmstead is located in northern Douglas County in a region of rolling hills traversed by several streams that drain into the Umpqua River. Several miles northeast of the community of Oakland, this area was historically used as farmland, and it continues to function as an agricultural community. In 1884, A.G. Walling described the English Settlement area as

A tract of land six miles long by two wide [that] lies eight miles north of Oakland, and is called English Settlement because of the nationality of its first occupants. Three creeks, Oldham, Bachelor and Pollack, traverse it, the land along the streams being level, while that between is rolling prairie. The best of grain, fruit and vegetables are produced, and the valley is stocked with fine breeds of cattle, horses, sheep, and swine.¹

Most of the farms remain in pasture or hay fields, grazing cattle and/or sheep. The Baimbridge-Kanipe Farmstead buildings are situated on the west side of Elkhead Road, in a north-south draw just east of an unnamed tributary to Bachelor Creek. The creek, until recent years, flowed year round and teemed with fish,

¹ A.G. Walling, History of Southern Oregon..., (Portland, Oregon: A.G. Walling 1884), 441.

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mainly cutthroat trout. The creek now runs dry during the summer months after the headwaters were logged. Trees line the creek, and from the farm group the land opens into grass fields to the south.

The buildings of the multi-unit farm complex arranged in a linear fashion along the creek, utilizing the available level space in the flood plain; the outbuildings string out to the north and east from the house. The current paved drive off of Elkhead Road, winding down between the horse barn and carriage house follows the original dirt or gravel lane to the house; the lane continues beyond the current parking lot, across the creek to the land beyond. The landscape in the immediate vicinity of the farm group consists of expanses of grass and trees, with little formal landscaping. Foundation plantings around the house include some annual and perennial plants, roses and other ornamental plants around the historic house and the caretaker's residence. Of particular note are five mature cedar trees planted around the farmhouse: two pairs located off the southeast and southwest corners of the building at ten-foot intervals, and another by the porch at the east elevation.² Mildred Kanipe's grave is located south of the house and is surrounded by a picket fence.

Review of aerial photographs from 1939 through 1982 indicate that the landscape of the nominated area remained virtually unchanged during that period. Circulation and land-use patterns, vegetation and building arrangements established by previous generations remained intact throughout Mildred Kanipe's ownership of the farm. (Figures 1 – 4)

Intrusions on the historic setting are primarily associated with the conversion of the site from working farm to public county park. The placement of the Caretaker's residence between the house and the horse barn encroaches on the historic landscape visually and physically. The grading and paving of the historic lane and the creation of a paved parking lot encircling a public restroom facility intrudes on the visual and physical integrity of the open meadow immediately outside the front door of the house. Other small changes on the landscape – addition of picnic tables, new flat span foot- and auto-bridges, and an irrigation pond located outside of the nominated area - do not negatively impact the physical or historic integrity of the setting, feeling or design of the farm group.

HOUSE DESCRIPTION

House Exterior

The Baimbridge-Kanipe house is a good example of the type of vernacular buildings that were constructed during the settlement era in rural Oregon. The one-and-a-half story house is irregular in plan and sits on a stone pier and hewn beam and log foundation. The building was constructed in phases with a hewn frame and vertical and horizontal plank walls. The main volume of the house measures approximately 25 foot by 44 foot, and appears to have been the first phase of construction. This was followed by the smaller kitchen addition to the north. (Photos 2 and 4) Exact dates of construction for the house, kitchen addition and woodshed have not been definitively established, but appear to fall in the range of circa 1865-1880. (Photos 18 and 19)

² These trees were reportedly taken from nearby Ben Moore Mountain and transplanted by Thomas Baimbridge sometime before the turn of the century.

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The house displays a variety of sidings, including vertical board and batten (west elevation and northernmost addition), horizontal drop-lap siding (south and east elevations) and flush horizontal boards (east side kitchen wall and east addition). The original siding appears to have been board-and-batten (as seen on the east elevation), given the condition of the siding and the depth of the window trim reveal. (Photo 1 through 5) At some point the battens on the south and east elevations were removed and a secondary layer of horizontal drop-lap was applied.

Fenestration is irregular, and the primary window type is six-over-six double hung wood sash with simple flat board surrounds. There are three exterior doors – two on the front porch and one from the kitchen - and a fourth that now opens onto an unfinished addition on the east elevation. (See floorplan) The side-gable roof has approximately 18 inch eaves with exposed rafters and purlins, and is covered in corrugated sheet metal roofing over older wood shingles and wide waney-edge skip-sheathing. The house has one fireplace and three flues.

Decorative features include a wide frieze board on all elevations of the original portion of the house and simple flat board door and window surrounds. Stylistic categorization of the house is difficult; from the exterior it exhibits no clear leaning toward either the Classical Revival or the Gothic Revival styles that were sometimes employed during the early years of Oregon settlement.

The front, or east elevation of the house is marked by a recessed corner porch supported by a newer four-by-four post which replaces the original hewn post. (Photo 3) A section of the smooth-sawn porch ceiling boards is patched, which may indicate the location of a former stair or ladder providing access to the attic space. Within the porch are contained two entrance doors - both with paired vertical recessed panels - one opening into the living room and the other into the dining room, which likely served as the kitchen prior to the construction of the kitchen addition. The kitchen door is a four-panel wood door that has been altered to accommodate a half-light. Windows are six-over-six double hung wood sash, many with original or very early glass. Siding consists of horizontal drop-lap (main house), horizontal board (kitchen) and newer board-and-batten (northernmost addition).

The north elevation is dominated by the kitchen, a storage room addition to the north of the kitchen, and an open wood shed; according to family recollections, the storage room and woodshed were constructed prior to 1920.³ Due to the setback of the kitchen section, a portion of the gable end of the original house is visible, displaying the wide frieze/argeboard and a partially obstructed six-over-six window. Siding is secondary drop-lap.

The west elevation has board-and-batten siding; windows are six-over-six double hung wood sash, with a smaller fixed four-pane window in the pantry, adjacent to the kitchen. Near the center of this elevation is a 1960s addition that was reportedly to be made into a bathroom, but was never completed (the house

³ John Howard to Lois Eagleton, personal communication, August 2007. John Howard is Mildred Kanipe's nephew (her sister Leah's son), and was born in 1930.

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currently has no indoor bathroom facility). The addition is set on a pier block foundation, clad in horizontal board siding and has no windows.

The south elevation displays the gable roof with wide frieze/argeboard detail. Siding is secondary horizontal drop-lap, and there is a six-over-six double hung window in the living room and the attic. The fireplace box, constructed of stone and repaired with red brick, is exposed on this elevation, though the red brick chimney stack itself is on the interior, piercing the roof just east of the ridge.

House Interior

The older portion of the house consists of three rooms divided by single-wall construction: a living room with fireplace, a small bedroom to the west, and a dining room to the north. The dining room likely served as the kitchen prior to the construction of the kitchen addition. The kitchen addition, attached to the north wall of the main house, consists of one room from which there is access to the root cellar (under the main house) and attic sleeping rooms. There is a small pantry on the north wall of the kitchen. The woodshed is attached to the north end of the kitchen, with access from the exterior of the building. There are exterior doors from the living room, dining room and kitchen. (Figures 5 and 6)

The living room has a secondary narrow-width fir floor that is severely buckled due to foundation settling. Original flooring was probably wider. The walls are hewn frame clad on the interior with varying width (approximately 12 to 20 inches) rough sash-sawn boards set vertically, and covered with muslin and wallpaper. There are no baseboards. Window and door surrounds are simple flat boards with no molding. On the center of the south wall is a fireplace flanked by a closet and cupboard on one side, and a six-over-six window on the other. (Photo 6) The fireplace and storage design and detailing is typical of those found in settlement-era houses of the 1840s through about 1865, which often displayed Classical Revival stylistic tendencies. The hearth, firebox walls and firebox lintel are stone, and the back of the firebox is brick. The wood surround and mantel display simple but elegant pilaster and molding designs reminiscent of those found in builder's guides of the period. The wall above the fireplace is finished with vertical painted wood board-and-batten paneling – probably a later application - which was subsequently covered with wallpaper. The ceilings are smooth-sawn, tightly fitted painted boards that were also later covered with wallpaper.

A small bedroom to the west of the living room is similarly finished. The partition wall separating the living room from this bedroom is about one inch thick.

The dining room has a narrow-width fir floor, laid perpendicularly to that in the living room. Walls are finished in either varying width smooth-sawn painted vertical boards or vertical board-and-batten paneling. The ceiling consists of smooth-sawn, tightly fitted painted boards. In the southeast corner is a paint shadow indicating the former location of a large cabinet, possibly the one that is now in the kitchen. On the west wall is a six-over-one window and a raised panel door with two vertical panels. Based on the patch pattern around the window, it appears that this was original the location of an exterior door. The doorway into the kitchen is framed with a slightly peaked door head, and includes a four-panel door with a wide lock rail.

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To the north of the dining room is the kitchen addition. (Photo 7 and 8) The hewn-frame is covered with horizontal planks of regular dimensions, or horizontal board-and-batten paneling, either painted or displaying remnants of wallpaper or linoleum. The kitchen floor displays wider plank fir floors, and very wide base- or mop-boards. The ceiling is clad in painted drop-lap siding similar to the secondary siding on the exterior of the building.

A flue indicates the former location of the stove on the west wall. A tall wood cabinet, which may have originally been in the dining room, is now in the kitchen, and may be original to the house. A circa 1960s counter, sink with running water, cabinets and built-in ironing board are the newest additions to the kitchen. The wood doors have four recessed panels and rimlocks (or shadow lines of rimlocks) and windows are six-over-six double hung. Surrounds are flat wood boards with either flat or slightly peaked door and window heads.

Access to the root cellar and the attic are provided through the kitchen, which also has an exterior door to the east and a doorway into the pantry on the north.

Wooden stairs provide access down to the root cellar, which is constructed of dirt only, and is partially collapsed. The attic is reached via a narrow wooden staircase, which leads to a small landing. The partially blocked window on the north wall of the original house is visible from the staircase. Several steps up from the landing is the larger attic sleeping area in the attic of the original house, which is lit by a six-over-six window in the south wall. (Photo 9) The smaller area over the kitchen was originally lit by the window in the south gable end, which was later covered by the woodshed addition. The upstairs is completely unfinished. The hand-hewn plates with mortis-and-tenon joinery held with large wooden pegs are visible. The roof structure consists of a combination of poles and rough-sawn rafters covered with waney-edge wide-board skip-sheathing.

Alterations

The house retains a high degree of historical integrity, in spite of its poor physical condition. Exterior alterations to the original house include the addition of the kitchen, the north woodshed addition, addition of an exterior stove chimney in the living room (unknown date), a rear unfinished addition (unknown date), corrugated metal roofing (1980s), and application of secondary droplap siding (unknown date). Interior alterations include application of board-and-batten paneling (post-1878), installation of electricity (date unknown), a kitchen counter and sink with running water (c. 1960), and a built-in ironing board (c. 1960). None of these changes significantly affect the building's historic integrity.

CONTRIBUTING FARM BUILDINGS

Dates for most of the outbuildings are elusive, and many are based on materials and structural analysis of each building. All of the subject buildings appear on aerial photographs in 1939, the earliest air photos available for this area.

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Buggy Shed

The gable roofed buggy shed measures 12 foot by 20 foot with two 4-foot wagon doors in each gable end for "drive through" ease of parking. (Photo 10 and 20) This building was the subject of a major renovation by the Douglas County Park department in 2001. Work included rebuilding the entire structural system and then re-installing the historic board and batten siding and doors on the new frame. The roof rafters metal roof are also new. These changes have not sufficiently compromised the building's integrity to warrant categorization as a non-contributing resource. Individually, the building retains integrity of location, setting, association, feeling, design and much of the original material. Perhaps more importantly the buggy shed contributes to the overall sense of completeness of the farm group as a whole, and its removal or a less sensitive rehabilitation would negatively impact the physical and historic integrity of the farmstead. Historic photos show that the building's orientation was changed from an east-west orientation to a north-south orientation at an unknown time. (Photo 20)

Horse Barn

The Horse Barn is the largest building in this grouping. It has a medium-pitched asymmetrical gable roof oriented north-south, and measures 76 feet by 54 feet. (Photos 11, 12, and historic photo 21, Figures 7 and 10) Built on stone foundation piers, the hand-hewn frame has mortise-and-tenon joinery with wood pegs. It appears to have been constructed as a transverse plan with six bays, the two central bays being slightly narrower; the floor consists of heavy wood planks. The northern and southern ends of the barn interior contain several stalls with narrow hay lofts above. The central section, which may have originally been used as a threshing floor, now combines open space with grain/feed binds, and is covered with a hay loft.

Dirt-floored sheds run longitudinally along the east and west sides of the barn. The building is clad in wide 1 inch by 8 inch circular-sawn planks set vertically. The barn contains a mixture of wooden pegs, hand wrought nails, square machine made and wire nails. There is one remaining wrought gate hinge remaining on one of the posts.

The construction date of the barn is unclear. The interior framing configuration and a circa 1930 historic photograph showing the barn with a lower roof pitch both suggest a construction date prior to 1900, possibly as early as the 1860s.⁴ (Photo 21 and Figure 10) Alterations to the barn include complete replacement of the roof, including rafters. Based on analysis of aerial photographs and the building itself, it appears that the east side shed was added sometime between 1939 and the mid-1950s; it is likely that the roof pitch was also changed at this time.⁵ Throughout the building various deteriorated hewn frame members have been replaced or have newer members married to them. The original floor plan configuration is difficult to discern

⁴ Referring to the categories listed in Mary Gallagher's work on Linn County (Oregon) Barns (Table 4: Distinctive Characteristics of Linn County Barns 1850-1945, pp 38-40), the Baimbridge-Kanipe horse barn retains many characteristics that place it in the 1850-1899 time bracket. In addition, the 1870s Thomas Baimbridge diary alludes to farm activities that would require a barn on the property, though specific discussion of the barn design is not included.

⁵ A 1938 aerial photograph seems to show the barn with an asymmetrical roofline, the longer slope being the west slope. By 1952 the roof appears to have been altered, and the alignment of the drive from Elkhead Road appears to have been altered slightly to accommodate the wider barn.

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due to changes made over time to accommodate a diversity of uses. The barn is currently being used as a shop and storage by the property caretaker; the south end stalls are being developed as a ranch museum display.

The changes to the horse barn occurred within the historic period, and reflect continued but changing uses on the farm. These alterations do not detract from the significance of the barn or from the overall integrity of the farm group.

Sheep Shearing Shed

The Sheep Shearing Shed was built circa 1935 by Romie Howard (Mildred Kanipe's brother-in-law), and is located approximately 25 to 30 feet west of the horse barn.⁶ (Photo 13) The rectangular building measures 20 foot by 40 foot and was used for handling sheep when they were brought in for shearing. The shed sits on a wood post foundation, has sawn lumber framing and a gable roof which is covered with corrugated metal sheets. The exterior walls are clad in 12 inch rough-sawn vertical boards, with 24 to 36 inch opened screened section of the building in the upper section of the walls. There are sliding doors on the north and south ends of the building to facilitate the movement of animals through the building. The interior space has wood floors, and is divided into pens and work areas by low wood partitions. Local tradition holds that the building may also have been used as a chicken house at some time in its history.

Dairy Barn

The large Dairy Barn is the northernmost building in the farm group. The construction date is unknown, but is presumed to be pre-1900. The barn measures approximately 55 feet long by 49 feet wide. It has a medium double-pitch gable roof oriented east-west, with a hay hood on the east gable end; the north and south sidewall eaves are very low to the ground. (Photos 14, 15, historic photo 22, and Figure 8) The building is framed with a combination of rough hewn-log and pole framing, with some more finished hand-hewn elements and sits on a field stone foundation. Log post supports are visible on the exterior of the north elevation. The sash-sawn 1 inch by 8 inch board siding is set vertically on the gable ends and the north elevation, and 12 inch boards are applied over vertical boards on the south elevation.

The barn has a longitudinal plan with a central dirt floor wagon drive flanked by a row of stalls with stanchions and deteriorated wood floors on one side, and stanchions, feed bins and storage space on the other.

The framing of the barn is very deteriorated, and many of the original structural components appear to be missing, as evidenced by notches and mortises with no corresponding pieces attached. The roof structure is newer, with sawn rafters and skip-sheathing covered with corrugated metal.

Mildred Kanipe ran a dairy from about 1941-1948, and circa 1940 she built a 14' by 20' addition on the southwest corner of the barn for use as a milk room. This small addition has a post and stone pier foundation

⁶ John Howard to Lois Eagleton, personal communication, August 2007.

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with a poured concrete floor. It is framed with dimensional lumber and has aluminum panels applied to the interior of the framing for ease of cleaning. The upper 12 to 24 inches of the wall is screened for ventilation. Access to and from the barn is provided through a door at the end of the south aisle of the barn. Equipment in the milk room includes a chiller, metal sinks, a water heater and storage racks.

As with the horse barn, this building was altered during the historic period, and these changes also reflect evolving activities and needs on the farm. The changes do not detract from the significance of the individual building or negatively affect the overall integrity of the farmstead.

Equipment Shed

The Equipment Shed is located approximately 200 yards south of the house, away from the primary grouping. The shed measures approximately 60 feet long and 25 feet wide. The building is rectangular in plan, with structural framing consisting of rough hewn vertical posts, poles and dimensional lumber; the building has a gable roof. (Photo 16) The north and west walls are open, and the south and east walls are clad in random-width, circular-sawn vertical boards. The building currently houses an interpretive display of horse-drawn equipment that was used on the farm, and there is an associated fenced area to the north of the building that displays two farm machines. The date of construction of the equipment shed is not currently known, but it does appear on 1939 aerial photographs.

Orchard

The remnants of the historic orchard are located south and west of the farm buildings. (Photo 17) The orchard consists of a number of fruit trees arranged in rows aligned on a north-south axis. As planned and planted the orchard had approximately eighty-two trees, including apples, peaches, prunes and nut trees and spread on both sides of the creek.⁷ Although a few trees remain on the west side of the creek, the plan of the orchard is most evident on the east side where several rows are still evident. Approximately 20 trees are extant; the age of the trees is not currently known. However, the orchard does appear in fragmented form on both sides of the creek in aerial photographs from 1939. By the 1950s some newer infill trees on the east side of the creek are clearly visible in air photos, and these – both older and infill - remain in place today.⁸

Lost and Non-contributing Resources

At least one outbuilding has been lost due to deterioration. The Rabbit Shed was located north of the Sheep Shed, and the outline of its location is still visible. An outbuilding (perhaps an outhouse) is visible near the house in historic photographs, but is now gone. All historic wooden fencing around the house and outbuildings has also been removed.

⁷ Orchard Map, Personal Papers of Mildred Kanipe, Douglas County Historical Society, nd. Map does not indicate when trees were planted or who planted them.

⁸Aerial photographs 1939-1982, University of Oregon Knight Library, Aerial Photography Collection.

Baimbridge-Kanipe Farmstead
Name of Property

Douglas Co., OR
County and State

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OMB Approval No. 1024-0018

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Non-contributing features on the property are largely related to the County's ownership and operation of the property as a public park. These resources include the caretaker's house and pump house, the parking lot, the public restroom facility, a large irrigation pond, and two bridges across the creek.

FUTURE PLANS

The Douglas County Parks Department in cooperation with the Friends of Mildred Kanipe Memorial Park Inc. are currently assessing the needs of the property in order to take steps to stabilize the buildings. The intention is to further develop the park as an outdoor museum. Currently, interpretive panel displays are placed around the park and in several building describing the history of the property, and the equipment shed houses a collection of historic horse-drawn farm implements.

Baimbridge-Kanipe Farmstead
Name of Property

Douglas Co., OR
County and State

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).

Areas of Significance
(Enter categories from instructions)

- 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.

AGRICULTURE
SETTLEMENT

Period of Significance
c. 1865-1957

Significant Dates
None

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 of age or achieved significance Within the past 50 years

Significant Person
(Complete if Criterion B is marked above)
None

Cultural Affiliation
None

Architect/Builder
Unknown

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets)

9. Major Bibliographical References

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

- Previous documentation on file (NPS):
- preliminary determination of individual listing (36CFR67) 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, OR State Library
 - Federal agency
 - Local government
 - University, University of Oregon Library
 - Other
- Name of repository: _____

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INTRODUCTION

The Baimbridge-Kanipe Farmstead is locally significant under National Register criterion A for its association with the settlement and agricultural development of Douglas County. With initial development starting in the 1850s, the farm was in continuous active agricultural use until 1983 when it was deeded to Douglas County for use as a public park by the last owner, Mildred Kanipe. The period of significance for the farm group is circa 1865-1957, which corresponds to the probable construction date of the current house to the fifty year mark, and includes all of the historic resources in the farm group. These resources include the house, horse barn, dairy barn, sheep shearing shed, carriage house, implement shed, livestock chute, historic orchard and circulation patterns. These features collectively represent a timeline of the history and variety of agricultural activity on the site over a period of over one-hundred years.

The Baimbridge-Kanipe Farmstead retains a high degree of integrity of location, materials, design, feeling and association as evaluated within its defined period of significance. The site's integrity of setting is largely intact, though it has been compromised by the siting of a manufactured home between the house and the horse barn, and by nearby park improvements including construction of restroom facilities and the creation of a circular paved drive and parking lot. Within the period of significance, integrity of workmanship is largely intact; many of the outbuildings were altered over time (within the period of significance) as needed to allow for continued farm uses. Many of the buildings have been re-roofed with metal roofing. (See Figures 1-4)

The house is virtually intact, and remained without electricity or running water until the 1960s. The horse barn roof was altered sometime after 1930 to its current configuration, but does not appear to have been altered since. The dairy barn was most recently altered circa 1940, and has not sustained any obvious alterations since. Other buildings or structures have been updated and repaired as necessary and as expected for working farm buildings. Historic landscape features include the orchard and circulation features (roads). The historic fencing and the rabbit hutch seen in historic photographs have been removed.

EARLY DOUGLAS COUNTY HISTORY

The Umpqua/Douglas County region was initially explored by members of the Northwest Company and others in the early 1800s, and McKay's Fort is generally accepted as having been the first non-native structure built in the region.¹ The Hudson's Bay Company (HBC) later established Fort Umpqua along the Umpqua River in 1836, and maintained this post as a trade center until the early 1850s, in spite of the fact that the British had ceded their interests in the region in the mid-1840s.

American settlement of the area now known as Douglas County began in the 1840s, encouraged by the Organic Act (1843) and the Donation Land Claim Act (1850), which initially granted up to 640 acres of land for a husband and wife who lived on and worked their claim for four years. Early settlement buildings throughout western Oregon included an initial log cabin, constructed quickly to provide shelter, usually

¹ Terry R. Harbour and Stephen Dow Beckham, Douglas County Cultural and Historic Resource Inventory (1981-82), 2.

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followed by a barn, and later a hewn log or perhaps a sawn-lumber house. The construction of the barn often preceded that of the permanent frame house.²

In 1846 the Oregon-California Trail, a portion of which was also known as the Applegate Trail, was established by Levi Scott, Lindsay and Jesse Applegate and others. The wagon road extended from southern Oregon north through the Willamette Valley, and was inspired by the need for a route less treacherous than the Columbia River or the Barlow Road. With improved access to the region, settlement in Douglas County (initially known as Umpqua County) began in earnest. While some emigrants came directly to the Umpqua Valley area, many made initial claims in the Willamette Valley before selling and removing south into the northern portion of the county.

The low-lands of the Willamette Valley were settled first, with later settlers forced to take up claims in the foothills or adjacent smaller valleys. Small communities grew around milling operations or commercial centers which served the needs of the new settlers. Enclaves of extended families, religious, or ethnic groups often gravitated in to neighborhood groupings. "More than half of Oregon's pioneers were accompanied by relatives or former neighbors and examples of clan migrations are numerous."³

Although not incorporated until decades later, communities such as Oakland, Wilbur, Winchester, and Drain formed as early as the 1840s, followed by Sutherlin, Yoncalla, Myrtle Creek, and Roseburg in the 1850s. The offer of "free" land and the discovery of gold led to a population surge, and Umpqua County was organized January 24, 1851.⁴ "Douglas county, named after Stephen A. Douglas, was created January 7, 1852 out of that part of Umpqua county which lay east of the Coast Range. In 1864 the remainder of Umpqua county was joined to Douglas, and Umpqua ceased to be."⁵ The county of Douglas as we know it today was established in 1915 after several debates and boundary changes.⁶

As the available land diminished, the Donation Land Claim Act was amended several times, and was eventually replaced by the Homestead Act of 1862 that gave settlers up to 160 acres of land. Federal subsidy of railroad companies through the 1866 Oregon and California Railroad Land Grant and other initiatives continued to encourage the establishment of prosperous farming communities throughout the County.

² Under the Donation Land Claim Act of 1850 single men could obtain 320 acres, while single women were not eligible to receive land. Other conditions also applied.

³ Lou Ann Speulda, *Oregon's Agricultural Development: A Historic Context 1811-1940*. (Salem, Oregon: Oregon State Historic Preservation Office, 1989), p. 7-8.

⁴ On January 7, 1852, the Territorial Legislature created Douglas County from the eastern part of Umpqua County. In 1853 Umpqua County lost its northern part to Lane County. Finally, in 1862, the remainder of Umpqua county was incorporated into Douglas County.

⁵ Hubert Howe Bancroft, *The Works of Hubert Howe Bancroft Volume XXX, History of Oregon Vol. II 1848-1888* (San Francisco: The History Company, Publishers, 1888), p. 711.

⁶ "Douglas County History," Oregon Historical County Records Guide, <http://arcweb.sos.state.or.us/county/cpdouglashome.html>, accessed July 2007.

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OAKLAND AND ENGLISH SETTLEMENT AREA

The community of Oakland is located in northern Douglas County about 20 miles north of Roseburg, along old Highway 99. Prior to the arrival of the early settlers, the area was occupied by the southernmost band of the Kalapuya Indians. Diseases brought by European and American explorers in the late-eighteenth and early-nineteenth centuries, and later skirmishes between the natives and the first settlers and trappers had already greatly reduced the native population by the 1850s. In 1855, treaties were negotiated with the remaining Kalapuya villages giving the land to the United States government. The Kalapuya were forcibly moved to the Grand Ronde reservation in Western Polk and Yamhill Counties in 1856.

A few early and short-lived residences in the Oakland area appeared in the 1840s, but more permanent settlers came in the early 1850s. One of the first was Dr. Dorsey S. Baker, who established a grist mill along Calapooya Creek in 1851. Reason Reed and L.H. Crow were other early land claimants in the vicinity. Soon a hotel, stores and a school were built. "Development of the town continued until 1872 when the Oregon and California Railroad bypassed the site. Aware of the potentials of drawing merchants and investors to a location on the rail route, A.F. Brown purchased several different land parcels, including the Donation Claims of L.H. Crow and Reason Reed, to lay out a 'new' Oakland."⁷ Many of the original buildings of old Oakland were relocated to the new town site, and were joined by new buildings housing depots, warehouses, livery stables and numerous other business and industrial enterprises. As a result of this strategic move, Oakland developed into an important commercial shipping center for the rich farmlands that surrounded it.

A wilderness settlement in the 1850s...Oakland grew slowly as a market and supply center for the area's farmers and ranchers. With its relocation in 1871-1872, planned and promoted by Alonzo Brown (whose home remains), more rapid growth occurred. By the time Oakland was incorporated as a city in 1878, several passenger trains stopped there each day... With new markets open to them, farmers diversified their plantings to such cash crops as barley and hops, and sheep, cattle, turkeys and other livestock were shipped to distant regions on Oakland's new avenue of trade.⁸

As a railroad town Oakland became, in the words of a turn-of-the-century reporter, a 'civilized community.' It served the varied needs of a broad area, providing goods from furniture to fencing, and services from those of the church to those 'of the evening.'⁹

Oakland was the terminus of the railroad for six months, and then it was put through to Roseburg in 1872, and finally completed on to the California border in 1887. By the 1880s Oakland was a prominent community in northern Douglas County, and continued to grow economically and agriculturally. Farmers "...came from all around to Oakland to get their mail and do some trading. They nearly always had eggs

⁷ Stephen Dow Beckham, *Land of the Umpqua: A History of Douglas County, Oregon* (Roseburg, Oregon: Douglas County Commissioners, 1986), p. 132.

⁸ Joseph M. Quinn and Terrence J. Parker, *Oakland Historic District National Register Nomination Form* (Oregon State Historic Preservation Office, 1978), Section 8.

⁹ *Ibid.*

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and butter to trade for groceries. They didn't need much, as they had gardens, dairy products and fruit, and they took their grain to the grist mill to have the wheat made into flour and graham...' " ¹⁰ A large portion of the area's wealth came from sheep farming, and in "...1880 Douglas county shipped a million pounds of wool...and sold 27,000 head of sheep...." ¹¹

The town of Oakland was heavily damaged by a fire in 1899, an event that caused a stall in the community's development. Agricultural production did not seem to diminish, however. By 1907 the town served as a major distribution point for agricultural produce between Portland and San Francisco. In that year 175 carloads of livestock were shipped, with turkeys being one of the area's major crops. Other products such as grains, dried fruits, wool, venison and salmon were also shipped from Oakland. ¹² By the 1930s Oakland was known for its turkey exports, and through the 1950s lumber was a thriving industry. Ranching, particularly sheep ranching, was and continues to be a major factor in the local economy. ¹³

The English Settlement area is located several miles north and east of Oakland. It is not known when this name began to be attached to the region, but the English Settlement is named and described in Walling's 1884 *History of Southern Oregon* as "...a tract of land six miles long by two wide [that] lies eight miles north of Oakland, and is called English Settlement because of the nationality of its first occupants." Early settlers – of English extraction and others - included Sid Oldham, the Halls, Winslow Powers, and William Hanna, soon followed by the Deardorffs, James Smith, Elizabeth Johnson and others. Most arrivals to this area settled their claims between 1853 and 1854. ¹⁴

The prime soils and rolling hills of the English Settlement area made it excellent farm and ranch land. Agricultural pursuits in the 1850s consisted of subsistence farming for the family's consumption, and small-scale wheat production. Stock raising soon followed as did crops (vegetable and grain) for sale at market. Sheep raising was popular and successful early on. Sheep were introduced in the Oregon Territory by the Hudson's Bay Company; starting in the mid-1840s settlers were also importing and began successfully breeding sheep in western Oregon. ¹⁵ By the arrival of the railroad in the 1870s the area's agricultural production potential had been clearly established. Although the English Settlement community never grew to a town, the residents did maintain their own continuously operating school district, from the 1860s until 1934. ¹⁶

¹⁰ Beckham, *Land of the Umpqua*, 134.

¹¹ Hubert Howe Bancroft, *The Works of Hubert Howe Bancroft Volume XXX, History of Oregon Vol. II 1848-1888* (San Francisco: The History Company, Publishers, 1888), p. 711.

¹² *Historic Douglas County, Oregon* 1982, 13; Harold Avery Minter, *Umpqua Valley Oregon and its Pioneers* (Portland: Binford & Mort, Publishers, 1967), pp. 130 -132; Quinn and Parker, "Oakland Historic District," Section 8.

¹³ Quinn and Parker, "Oakland Historic District," Section 8.

¹⁴ "Genealogical Material from Oregon Donation Land Claims" (Portland, Oregon: Genealogical Forum (?), 1957), www.ancestry.com, accessed July 2007

¹⁵ Charles H. Carey, *General History of Oregon* (Portland, Oregon: Binford & Mort Publishers, 1971), 684-687.

¹⁶ Larry Moulton, "Douglas County Schools: A History Outline," (Oakland, Oregon, nd).

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AGRICULTURE IN NORTHERN DOUGLAS COUNTY

While settlement agriculture in Oregon began with the arrival of Europeans and European-Americans in the 1830s, these activities were largely limited to the Willamette Valley, and were often short-lived due to the hardships of isolated living. Once the "problem" of land ownership in the Oregon Territory was resolved politically, settlement of the fledgling state began in earnest.

The richness of the alluvial soils of the Willamette, Umpqua and Rogue Rivers meant that early agricultural activity was primarily focused in the Willamette Valley and the Umpqua and Rogue Valleys of southwestern Oregon. Initially engaging in subsistence farming for survival, early settlers relied heavily on hunting and the foraging of wild food for much of their early sustenance. Cereal crops such as wheat, barley, oats and corn provided grain for flour, feed for livestock and currency for the purchase of additional seed or supplies.¹⁷ Most harvesting in the mid-nineteenth century was done by hand labor; cutting, binding, threshing (or "thrashing") and fanning were all often accomplished without the use of machinery. Threshing floors were created either outside by pounding a selected piece of ground smooth and hard, or under cover by laying heavy planking in a section of the barn.¹⁸

Barns were among the earliest buildings to appear on the agrarian landscape. Although stock animals usually free-ranged, the use of the barn for feed, equipment storage and sometime-shelter for stock was critical to the survival and success of the emigrant families. Early barns served these multiple purposes until more specialized buildings such as equipment sheds, hay barns, chicken, sheep and dairy barns, fruit dryers and other building types were added to the farmstead. For the first years settlers were focused on establishing homes and communities on the frontier, more concerned with survival than profit.

The discovery of gold in California (and later in Oregon and regions northeast) created a market for agricultural goods (as well as lumber), and helped transform this subsistence agriculture into one of production for export. As grist- and sawmills appeared and transportation routes were established, much-needed supplies were shipped to the California mines. This in turn encouraged greater diversification in agricultural pursuits.

The Hudson's Bay Company had brought livestock to Fort Umpqua in the 1830s, and subsequent settlers increased both sheep and cattle herds, making stock raising a dominant undertaking in Douglas County. Again, mines both to the south and north provided ready markets for sheep, wool and cattle exports. Dairying as an industry first became lucrative in the northwestern Oregon counties, but individual farms commonly had dairy cows which provided products for family consumption and local sale of milk, cheese and butter. "Horse raising was tied to the production of farm work, oxen were favored into the 1850s, with draft horses, such as Clydesdales and Percherons more useful to pull the field machinery of the later periods."¹⁹ Honey bees appeared in Oregon in 1850s.

¹⁷ Speulda, 6-10; Beckham, *Land of the Umpqua*, 208-209.

¹⁸ Beckham, *Land of the Umpqua*, 209; Philip Dole, "Farmhouses and Barns of the Willamette Valley," *Space, Style and Structure: Building in Northwest America*, Vol 1 (Portland, Oregon: Oregon Historical Society, 1974), 89-90; Mary Gallagher et al, *Historic Context: The Barns of Linn County, Oregon 1845-1945* (Albany, Oregon: Linn County Planning Department, 1997), pp. 9-10.

¹⁹ Speulda, 10.

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Seth Luelling was the first to successfully import grafted fruit trees to Oregon in 1847, and soon fruit was being grown in the Willamette, Umpqua and Rogue River valleys and sold in both local and California markets.²⁰ Prunes and apples were dominant orchard crops in the region, and by 1919 prunes were "...the largest industry in the county."²¹ Agricultural production in northern Douglas County was abundant enough by 1860 to hold the first annual Umpqua Valley Agricultural Society meeting in Oakland that November.

Toward the end of the initial phase of settlement, the population increases and transportation improvements contributed to agricultural growth. "Connection by rail to the national marketplace established a consistent demand for Oregon products. In the counties west of the Cascades, the widely dispersed family farm was being encroached upon by commercial centers, forcing the intensification of farm lands for specialized crops."²²

In 1867 Alonzo Brown purchased a Marsh Harvester... The machine was primarily a horse-drawn mower, which cut the grain stacks, leaving the grain head and short stock for hand-binding... The equipment imported by Alonzo Brown ... heralded the dawning of a new era in Douglas County farming. In the 1870's farmers, in order to compete, rushed to purchase laborsaving devices. The advent of this machinery and the use of the steam-powered tractors in the 1870's and the 1880's signalled that commercial farming had commenced in Douglas County. The prospect for its success seemed bright when in 1872 the O&C Railroad [Oregon and California] reached Roseburg.²³

Farm machinery continued to improve, and through the first twenty years of the twentieth century horses continued to be used as the primary "engine" of the farm until they were eventually displaced by motorized equipment. As farm production increased and diversified, so did farm buildings. Barns that were initially used for multiple purposes were altered, moved or razed and replaced with buildings designed for specific functions such as carriage houses, sheep sheds, implement sheds, dairy barns and horse barns.

Northern Douglas County farms continued to produce grains and livestock for market, and fruit and vegetable production increased. Hops were a lucrative crop in Oregon between the mid-1860s and the early 1900s; the Calapooya Creek watershed was particularly productive, and hop dryers and warehouses began to appear on the landscape.²⁴ In 1884, A.G. Walling wrote "As a fruit region, the Umpqua valley shares with the Rogue river region the honor of producing the finest quality and greatest abundance of Oregon fruit. Apples, pears, plums, cherries, peaches, apricots and grapes grow in profusion."²⁵

As mechanized equipment became more commonplace, horse raising diminished, but cattle continued to be a common undertaking. Sheep and wool production in Douglas County preceded the establishment of the railroad, and persists today as a significant industry.

²⁰ Speulda, 8-9.

²¹ "Umpqua Valley, Oregon," promotional pamphlet (Roseburg, Oregon: Roseburg Chamber of Commerce, 1919), 13.

²² Speulda, 13.

²³ Beckham, *Land of the Umpqua*, 210.

²⁴ Beckham, *Land of the Umpqua*, 212.

²⁵ Walling, 395-96.

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In 1865 Douglas County had 48,507 sheep and produced 109,826 pounds of wool. Three years later...17 wagon loads of wool [were shipped] to Scottsburg for export to San Francisco. Although wool growers attempted to organize in 1873, their permanent association emerged in 1931 when they began sponsoring the Douglas County Fat Lamb and Wool Show. These growers took advantage of the abundant, well-watered grass of the Umpqua region."²⁶

After the turn of the century, turkeys raising emerged as an important industry, augmenting the already-successful sheep and cattle industries. "Between approximately 1920 and 1950, turkeys were one of the most important agricultural products in Douglas County. Oakland...hosted the Northwest Regional Turkey Show in the 1930s and 1940s."²⁷

With only nineteen people per square mile, it is clear that northern Douglas County continues to be dominated by agricultural, range and timber lands.²⁸ Recent economic success has centered around timber and winemaking.

THE BAIMBRIDGE-KANIPE FARMSTEAD

Ownership History

The Baimbridge-Kanipe Farmstead, with its arrangement of historic buildings dating from circa 1865 to circa 1935, represents a continuum of agricultural development and activity in Douglas County. Located in Township 24S Range 4W Section 18, the farm group is sited on the west side of County Highway 50, also known as Elkhead Road, in a draw along an unnamed creek.

Deardorff Ownership 1854-1859 / Occupancy 1854-c1868

The site was first occupied by Euro-Americans with the arrival of Joseph and Elizabeth Deardorff in 1854.²⁹ Records indicate that Joseph came from Indiana or Iowa, and his wife Elizabeth from Illinois. The two were married in Iowa in 1840, and by the time they arrived in Oregon they had seven children, aged one through eighteen years. They settled their claim in 1854, a parcel that consisted of almost 328 acres.³⁰ The claim

²⁶ Beckham, *Land of the Umpqua*, 214; Alfred Lomax, "History of Sheep Husbandry in Oregon," *Oregon Historical Quarterly* Vol. XXIX No. 2 (June 1928), 142. Lomax cites sheep population in 1864 at 80,000 head. Regardless, by the mid-1860s sheep farming was a successful undertaking in Douglas County.

²⁷ Fred Reensjerna, *Life in Douglas County, Oregon: the western experience*, (Roseburg, Ore.: Douglas County Museum, 1993), 14.

²⁸ 2000 Census data, <http://quickfacts.census.gov/qfd/states/41/41019.html>, accessed August 2007.

²⁹ This date is derived from a combination of sources including "Genealogical Material from Oregon Donation Land Claims" (Portland, Oregon: Genealogical Forum (?), 1957), www.ancestry.com, accessed July 2007; 1860 U.S. Census records that indicate a 7-year-old child born in Iowa (hence born around 1853), and a five-year-old child born in Oregon (born circa 1855), from U.S. Census, District 5 Umpqua County, Oregon, 1860, page 30. Additional genealogical data at <http://www.gencircles.com/users/familyhunter2/5/data/48508>. Accessed July 2007.

³⁰ "Genealogical Material...", accessed July 2007.

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does not appear on the General Land Office maps, but the road that would later become Elkhead Road/County Road 50 is visible and terminates at the site of this farm in 1855.

In 1859, the Deardorffs sold the claim to neighbor Winslow Phelps Powers for the sum of \$1,000. However, it appears that the Deardorffs may have continued to live on the claim, as they are listed in the area in 1860 U.S. Census, where Joseph's occupation was that of a farmer; \$500 of personal property is indicated, but no real property value is listed for them. In 1865 Elizabeth died, several months after the birth of the couple's last child.³¹ Joseph remarried to Emma Day in 1868 or 1869 in Douglas County, and by 1870 the Deardorffs had left Douglas County, and were listed in census records as living in Pleasant Hill, Lane County, Oregon.³² The family then moved to a ranch along Deardorff Creek in Grant County sometime around 1872.³³

Powers Ownership 1859-1880

Winslow Powers, who was born in 1821 in Vermont, came to Oregon in 1847, settling on a claim in the Willamette Valley. Not long after his arrival, he traveled to the California mines, and ultimately removed to the Oakland area sometime in 1853.³⁴

Deciding that he preferred farming and stock raising to mining, Powers passed on to the Umpqua Valley where he took a donation land claim... Here he erected a log house, cultivated the soil and surrounded himself with various kinds of stock... In 1853 he met an amiable young girl Miss Harriet N. [Newell] Tower who had crossed the plains with her parents in 1852 and was now located within four miles of Powers' home.³⁵

Genealogical data indicates that he married Harriet Tower in December of 1854 in Umpqua County, and their first child was born one year later.³⁶ Powers' house is mentioned in government surveyor's notes from 1855, and he apparently "...constructed a sawmill in the English settlement east of Oakland. He built the first frame house in the area from lumber cut at his mill."³⁷ Based on the surveyor's description, it appears

³¹ Kanipe Collection, Douglas County Museum, Roseburg, OR; Douglas County Land Records, Douglas County, Roseburg, OR; Interviews of Kanipe family members John Howard, Cathryn Howard Weathers, Oakland, OR.

³² James Burke (great-great-grandson of Emma McDaniel Day Deardorff), personal communication, July 24-28, 2007; U.S. Census records 1860-1880; General Land Office Donation Land Claim records; "Genealogical Material..." Emma Day's brothers-in-law Nicholas and Henry had adjoining land claims along the Umpqua River, several miles west of the Deardorff claim.

³³ James Burke, personal communication, July 24-28, 2007; <http://www.gencircles.com/users/junesmelter/1/data/5716>, accessed July 2007.

³⁴ "Genealogical Material..." accessed July 2007; Powers, James W, *Frontier Days: The Life of Winslow Powers and the Early Settlement of Eastern Oregon* (Wallowa, Oregon: Bear Creek Press, 2004), p. 18. Powers settled his claim in November 1853.

³⁵ James W. Powers, *Frontier Days...*, p. 18.

³⁶ U.S. Census, 1860; genealogical data from www.ancestry.com and <http://www.gencircles.com/users/eburgblue/1/data/7>. Accessed July 2007.

³⁷ Harold Avery Minter, *Umpqua Valley Oregon and Its Pioneers* (Portland, Oregon: Binford & Mort, 1967), p. 131; County Surveyor's Record, Douglas County Oregon, Subdivisions of T24S, R4W, page 3051. Douglas County Surveyor's documents online, accessed July 2007.

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that the house mentioned is on the southern part of Powers' original claim (prior to his purchase of the Deardorff claim).

It seems unlikely that the Powers' ever lived on the Deardorff claim, since census and genealogical data indicates that the Deardorffs were still living in the vicinity – presumably on their claim southeast of the subject property – until the mid-1860s.

Sometime between 1871 and 1874 the Powers family moved to Wallowa County, Oregon, renting the subject farm (the old Deardorff claim) to Thomas and Emily Baimbridge. Baimbridge family documents indicate that Powers was renting the property to the Baimbridges by June of 1872, and sold it to them in 1880.

Baimbridge Tenancy c 1872-1880 / Ownership 1880-c1902

The Baimbridge family emigrated from Derbyshire, England in 1870. "George Hall, who owned a ranch east of Oakland [in English Settlement], was a relative and they first wintered in a cabin on his ranch. They then leased the Thomas place in near-by Driver Valley..."³⁸ By 1872 they were renting and living on the land owned by Winslow Powers; they purchased the farm in 1880.³⁹ One source states that the purchase price was "...\$3,000 and 1,000 young ewe sheep..." which suggests that the land was used for sheep ranching from at least the 1870s.⁴⁰ The family resided there until both Thomas and Emily had passed away, in 1891 and 1896 respectively, at which time the farm (that portion including the house and outbuildings) was inherited by their youngest daughter Sarah, who was born in 1876.⁴¹

Kanipe Ownership c 1902-1983

Sarah married John A. Kanipe around 1902, and together they had two daughters, Leah and Mildred. John Kanipe was born in either North or South Carolina around 1871, and was living in Tennessee in 1880 before moving to Oregon with his parents sometime between 1880 and 1900.⁴²

According to Mildred Kanipe,

About 1876 the Kanipes with their only son John [Mildred's father], aged 5, came to Oakland, Oregon, for a new start in ranching. They raised grain on different ranches in the area and about the time John got old enough to do a man's work they rented the Doc

³⁸ Mildred Kanipe, "The Family History of the Baimbridges & Kanipes," *Historic Douglas County, Oregon 1982* (Roseburg, Oregon: Douglas County Historical Society, 1982), 64.

³⁹ Baimbridge Diary/Account book, Douglas County Historical Museum files; Douglas County deed records, W.P. Powers & wife to Thos. Baimbridge, 13 March 1880, page 322.

⁴⁰ Kanipe Collection, Douglas County Museum, Roseburg, OR; Douglas County Land Records, Douglas County, Roseburg, OR; Interviews of Kanipe family members John Howard, Cathryn Howard Weathers, Oakland, OR.

⁴¹ Mildred Kanipe, "The Family History..." (1982), 64.

⁴² U.S. Census records 1870-1900. www.ancestry.com accessed July 2007.

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Hall place east of Oakland where my father [John] raised grain and Percheron horses. He would raise the colts and break teams to work and sell them.

About 1902 John Kanipe and Sarah Baimbridge were married. They lived on the original W.P. Powers claim. John Kanipe bought the adjoining farm from Mary Baimbridge [Sarah's sister] and she lived with them. He later bought most of what had been the Baimbridge ranch. He owned a share in and helped run a threshing machine; it was powered by a J.I. Case steam engine and he used his teams of horses to pull the water wagon. He continued raising horses and grain but in later years turned mostly to sheep. John and Sarah Kanipe had two children, Leah and Mildred.⁴³

Sarah died in 1907, and John and their two young daughters continued to live on the property along with Mary Baimbridge until John's death in 1940. Census records indicate that the family farmed the land (listed as "general farmer" in 1920, and "stock farmer" in 1930). John Kanipe was locally known for breeding and training Percheron horses for use on area farms. It is likely that the alterations to the horse barn were done around the turn of the century by John, to accommodate his horses.

Mildred, who never married, "inherited just over 290 acres of the Deardorff land claim in 1940 when her father died. Her Aunt Mary lived with Mildred until she passed away in 1955."⁴⁴ Augmenting her holdings by purchasing the adjacent Underwood farm, Mildred ultimately owned nearly 1,100 acres that included the Deardorff and Powers donation land claims. She was the sole owner and operator of the farm for over forty years, and continued to raise sheep and cattle, grow hay for winter feed, and keep goats, rabbits and poultry in a manner much as those before her had done. She worked the farm until poor health forced her to leave the land in 1980, and she died in 1983.

Agriculture was the primary endeavor of most of the settlers coming to Oregon in the mid-nineteenth century. On arrival, construction of shelter and subsistence farming was as much as a family could handle. After several years, production increased and marketable crops in the form of grain, fruits, livestock, poultry, wool and dairy products became the economic foundation of these rural communities. This appears to be the pattern of development on the Baimbridge-Kanipe farmstead as well. This property has always functioned as a working farm; all owners and occupants of the property are listed in various census records as farmers, from 1860 to 1930. The variety and span of age of the buildings are evidence of its continuing and varied use over its 150 year life.

⁴³ Mildred Kanipe, "The Family History..." (1982), 64.

⁴⁴ Kanipe Collection, Douglas County Museum, Roseburg, OR; Douglas County Land Records, Douglas County, Roseburg, OR; Interviews of Kanipe family members John Howard, Cathryn Howard Weathers, Oakland, OR.

The land inherited by Mildred was part of the original Deardorff Donation Land Claim; the land inherited by her sister Leah was the Powers Donation Land Claim, located on the other side of Elkhead Road; Mildred Kanipe already owned 167 acres at the time she inherited the land. The parcels were unconnected until the purchase the Underwood Farm.

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CONSTRUCTION HISTORY

The sequence of construction of buildings on the Baimbridge-Kanipe farm is difficult to discern. Dating of the outbuildings is particularly difficult due to the heavy use the buildings are subject to, and the subsequent deterioration, repair and remodeling to accommodate new uses. All buildings appear on the earliest aerial photograph available for the area, taken in 1939.

It seems likely that the house, probably the oldest building in the farm group, was built either during the ownership of the Deardorffs (1854-1859) or the earlier years of the Powers' ownership (1859-1880), perhaps as late as 1870. While this area (T24S R4W) was surveyed and documented by the General Land Office in the years 1856, 1860 and 1897, no land claims are indicated on any of these maps for the section (Sections 18 and 19) in which the Baimbridge-Kanipe farm is located. Further, no survey notes were found for claims owned by either Deardorff or Powers, although Powers' house is mentioned as a point of reference in another survey.

Two clues suggest the existence of a house (though not necessarily the current one) here in the 1850s. First, the 1856 GLO map shows the terminus of the future Elkhead road at this farm site. Second, Joseph and Elizabeth Deardorff did submit a notification for their claim, and a certificate for the claim in their name was issued in 1866.⁴⁵ Requirements for receiving a certificate on a claim included living on and working the land for at least four years from the time of notification. The fact that the Deardorffs did not receive a certificate until 1866 does not necessarily suggest that the farm or any part of it did not exist until that date. It seems that most certificates were not issued until the mid-1860s.

Once settlers had filed their notices of entry for ... claims, they were extremely slow to take title. The reluctance of the pioneer generation to procure a record of ownership for their lands was that once the land was patented, it was subject to taxation. As long as it was registered as a claim at the land office in Winchester or Roseburg, however, the property was protected as theirs. The only inducement to move a parcel toward patent was if the "owner" wished to subdivide or dispose of the lands. In many instances donation land claims and "preemption" lands in Douglas County did not go for patent until the original settler died.⁴⁶

Regardless, land ownership records and the location of the house do not support the contention that the house was built as early as 1851-52 by Powers as suggested by Kanipe family and local lore. Most arrivals to the English Settlement area settled claims in 1853-54, and Powers did not own the land until 1859. Further, it is likely that the initial residence was a log cabin, followed later with a more substantial house. The physical features of the Baimbridge-Kanipe house coupled with land records and genealogical information support a potential construction period of perhaps the late 1850s to mid-1860s, though no direct historical documentation to confirm a specific date of construction has been found. For the purposes of this document, the construction date is set at circa 1865.

⁴⁵ Bureau of Land Management, General Land Office records for "Deardorff, Joseph," <http://www.glorerecords.blm.gov/>. Accessed July 2007. Notification number 639, Certificate number 802; no claim number has been found.

⁴⁶ Beckham, *Land of the Umpqua*, 162.

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The few pages of the 1872 diary/account book available from the Baimbridge family clearly suggest the existence of an established farm by that time. Payment of rent to W. Powers implies there is a house; sale of livestock, hay and grain suggest not only that the farm is producing these things but that there may also be a barn on the property. Dates extrapolated from newspapers on the walls of the house suggest that some portion of it may have been built prior to 1878. This construction – if it occurred as late as the mid-1870s - was likely either an addition (kitchen), a remodel or an interior refinishing project. This contention is supported by Leah Kanipe-Howard, Mildred Kanipe's sister who in her personal memoirs said that her grandfather, Thomas Baimbridge, completed the addition.⁴⁷

Of the five outbuildings on the property, the horse barn appears to be the oldest. (See Figure 7) This transverse-plan barn contains mortise-and-tenon hand-hewn framing of a configuration that suggests an early construction date – perhaps as early as pre-1870s – and the Baimbridge diary entries 1872 do suggest the existence of a barn though the barn roof has since been altered.⁴⁸ Hand-wrought nails and remnant hand-wrought gate hardware also support this dating. While the current roof pitch points to a later construction date – possibly as late as 1920 - a historic photograph shows the barn in the background with a lower pitch roof than the current configuration.⁴⁹ This same photo also shows wood fencing and the Buggy Shed. (See Figure 10).

The only building for which there is a somewhat definitive construction date is the Sheep Shearing Shed. According to the recollection of John Howard, Mildred Kanipe's nephew, the Shed was built in 1935 or 1936 by Mr. Howard's father Romie Howard.

COMPARATIVE ANALYSIS

According to the Cultural and Historic Resource Inventory of Douglas County, a survey initially conducted in 1981-82 and revised in 2002,

Historic resources associated with agricultural pursuits are distributed throughout most valleys in the County. The few early surviving resources such as barns and houses are located in the broad valleys that were taken by Donation Land Claimants in the late 1840's and the first half of the 1850's. Some early farm buildings have survived with buildings from a later period, but none have survived in the company of another from the same period.⁵⁰

⁴⁷ Kanipe, Leah. "Settlement Began in Early Forties," manuscript loaned to Douglas County Museum by Mrs. Homer Trusty, January, 1975, n.d.

⁴⁸ Entries refer to barley, hay, oats and existence of livestock, all of which would require the use of a barn in some fashion for shelter, storage, threshing, etc.

⁴⁹ Gallagher et al, 38-40; Dole, 89 and 120.

⁵⁰ Harbour and Beckham, 6. The Baimbridge-Kanipe Farm may in fact be a farm with a house and barn that are contemporaries. While both barns have been altered, the framework of the horse barn could to date to approximately the same period as the house.

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For the purposes of the 1981-82 survey two types of farms were identified: the basic farm was comprised of "...at least one surviving house and barn or other major agricultural building. A multi-unit farm was made up of the basic house and barn, plus at least one other historic resources such as a second barn, granary shed..." etc.⁵¹ The Baimbridge-Kanipe Farm, with its eight contributing features, falls into the latter category.⁵²

According to preliminary analysis of Oregon State Historic Preservation Office historic inventory data for Douglas County, twenty-two (22) multi-unit farms were identified in the County survey. Of these twenty-two, twelve (12) included at least one main building (usually the house or a barn) constructed prior to 1900, and only seven (7) included at least one main building constructed prior to 1880. While integrity was not evaluated in the survey, condition of the resources is indicated.

The Baimbridge-Kanipe Farm is perhaps unusual in that it retains such a variety of buildings each intended for a specific agricultural use. The horse barn, dairy barn, sheep shearing shed, equipment shed and buggy shed each illustrate distinct activities or functions that were integral to farm operations, and they collectively tell a story of life on the farm. The house, which is probably the oldest of the buildings on the property, remains virtually unchanged from the time of its last major addition (the kitchen) which was over one-hundred years ago. This fact adds to the significance of the farm group as it enhances authenticity of the site as a true pre-1900 farm.

Oregon Statewide Inventory - Douglas County – Multi-Unit Farms built prior to 1899

Name/Location	# of Resources	Date(s)	Condition
Redfield, John, Farm Azelea-Glen Road, Glendale	8 (house, 2 barns, 5 sheds)	c 1856-57	Good condition
Krogel, Charles F., Farm Dixonville Rd., Roseburg	3 (house, barn, dam)	c 1865	Good condition
Dunnavin, James S., Farm N. Myrtle Creek Rd., Myrtle Creek	3+ (house, granary, barn, other outbuildings)	c 1870	Fair-poor condition
Hurst, David, Farm Fort McKay Rd., Sutherlin	3 (house, 2 barns)	c 1870	Good condition; NR listed
Long, Robert W., Farm John Long Rd., Oakland vic	3 (house, barn, other outbuilding)	1872	Good condition/ altered

⁵¹ Harbour and Beckham, 6.

⁵² The Baimbridge-Kanipe Farm was not included in this survey, or in the 2002 update of the survey.

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Oregon Statewide Inventory - Douglas County – Multi-Unit Farms built prior to 1899 Cont'd

Name/Location	# of Resources	Date(s)	Condition
Weaver, Adam Jr., Farm Tiller Trail Hwy., Canyonville	4 (house, summer kitchen and dining room, 2 barns)	c. 1873	Good-poor condition
Springer, Rudolph, Farm Azelea-Glen Rd., Glendale	4 (house, barn carriage house, irrigation ditch)	c 1885	Fair condition
Clough, Joseph L., Farm Days Creek Cutoff Rd., Canyonville	6+ (house, barn, wash house, bunkhouse, smokehouse, orchard, other outbuildings)	c 1885; c 1922	Good condition
Douglas County Poor Farm Melqua Rd., Roseburg	5 (housing, school, granary, barn, ferry site)	c 1886-95	Good condition
Kemp Farm Iverson Rd., Umpqua	3 (house, 2 barns)	1894	Good condition
Quine, George, Farm Canyonville-Riddle Rd., Riddle	8 (house, cooler house, wood shed, shop, garage, 2 prune dryer furnaces, orchard)	c 1895	Good condition

Few other documented farms in northern Douglas County retain the collective integrity and breadth of resources found on the Baimbridge-Kanipe property. Having operated nearly continuously from the mid-1850s to 1980 as a working farm, the property presents a unique window on agricultural development over 100+ years in northern Douglas County. Little change seems to have occurred here, other than the addition or alteration of outbuildings to suite changing needs. In fact, the group of outbuildings seems to have been updated and augmented with more regularity than the residence. Each building, with its specified purpose, represents an aspect of the farming life that endured on this property for over one-hundred years; these activities continue today on surrounding farms in the area. Visitors to the site have the unusual opportunity to see many of the elements of an early farm, and the progression of agricultural growth and diversity all confined to a single site.

CONCLUSION

The Baimbridge-Kanipe Farmstead is an excellent example of an early pioneer farmstead and is locally significant under National Register Criteria A as it was one of the earliest remaining intact farms in northern Douglas County. It retains a high level of integrity in its buildings and landscape in spite of recent intrusions that facilitate its use as a County park. It is unusual in that few farms in Douglas County that date to the settlement era contain the number and age range of buildings that are found on this farmstead; it retains

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representative buildings from many of the predominant agricultural endeavors that took place in Douglas County from the 1850s to the present day.

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10. Geographical Data

Acreage of Property 18.61

UTM References

(Place additional UTM references on a continuation sheet)

1 10 482225 4814444
Zone Easting Northing

3 10 482219 4814140
Zone Easting Northing

2 10 482314 4814426

4 10 481940 4814204

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Lois Eagleton, Chair, Friends of Mildred Kanipe Memorial Park Association, Inc.; Liz Carter, Historic Preservation Consultant; Oregon SHPO Staff

organization Friends of Mildred Kanipe Memorial Park Association, Inc. date March 1 2007

street & number PO Box 105 telephone (541) 459-9397

city or town Umpqua state OR zip code 97486

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

name Douglas County

street & number PO Box 800 telephone (541) 440 4500

city or town Winchester state OR zip code 97495

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 18.1 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 Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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VERBAL BOUNDARY DESCRIPTION:

The nominated area is located in Township 24S, Range 4W, Section 18 of the Willamette Meridian in Douglas County, Oregon. It is the same as tax lot 200 (14.21 acres) plus tax lot 500 (4.40 acres), totaling 18.61 acres.

BOUNDARY JUSTIFICATION:

The boundary encompasses the entire tax parcel described in the Verbal Boundary Description and includes all important historic resources related to the property including the described house, agricultural outbuildings, heritage orchard, associated features, and several acres encompassing the view sheds from the buildings that convey the property's historic rural setting.

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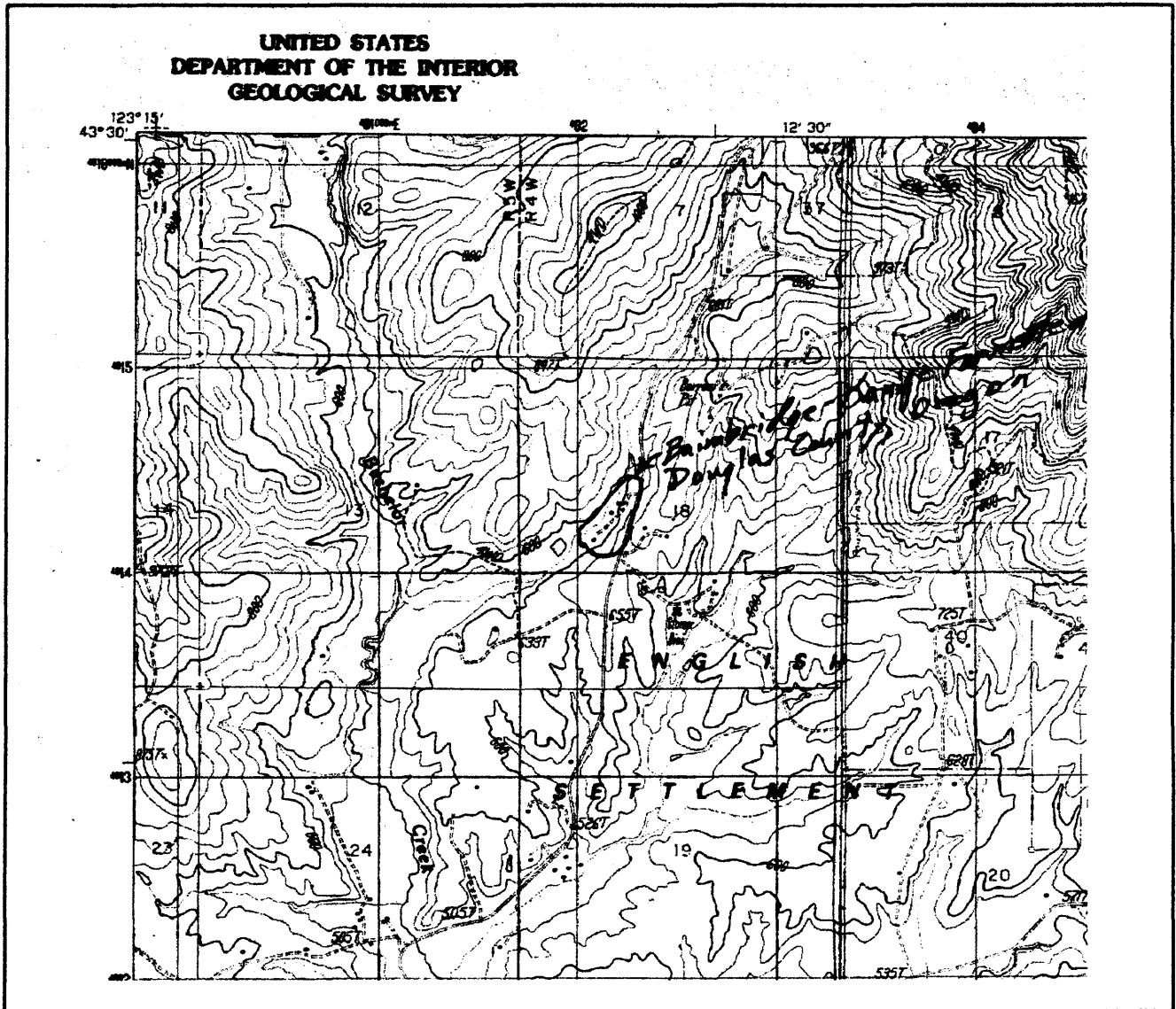


Figure 1. Portion of United States Department of the Interior Geological Survey Map, Oakland Quadrangle, Baimbridge-Kanipe Farmstead circled and labeled.

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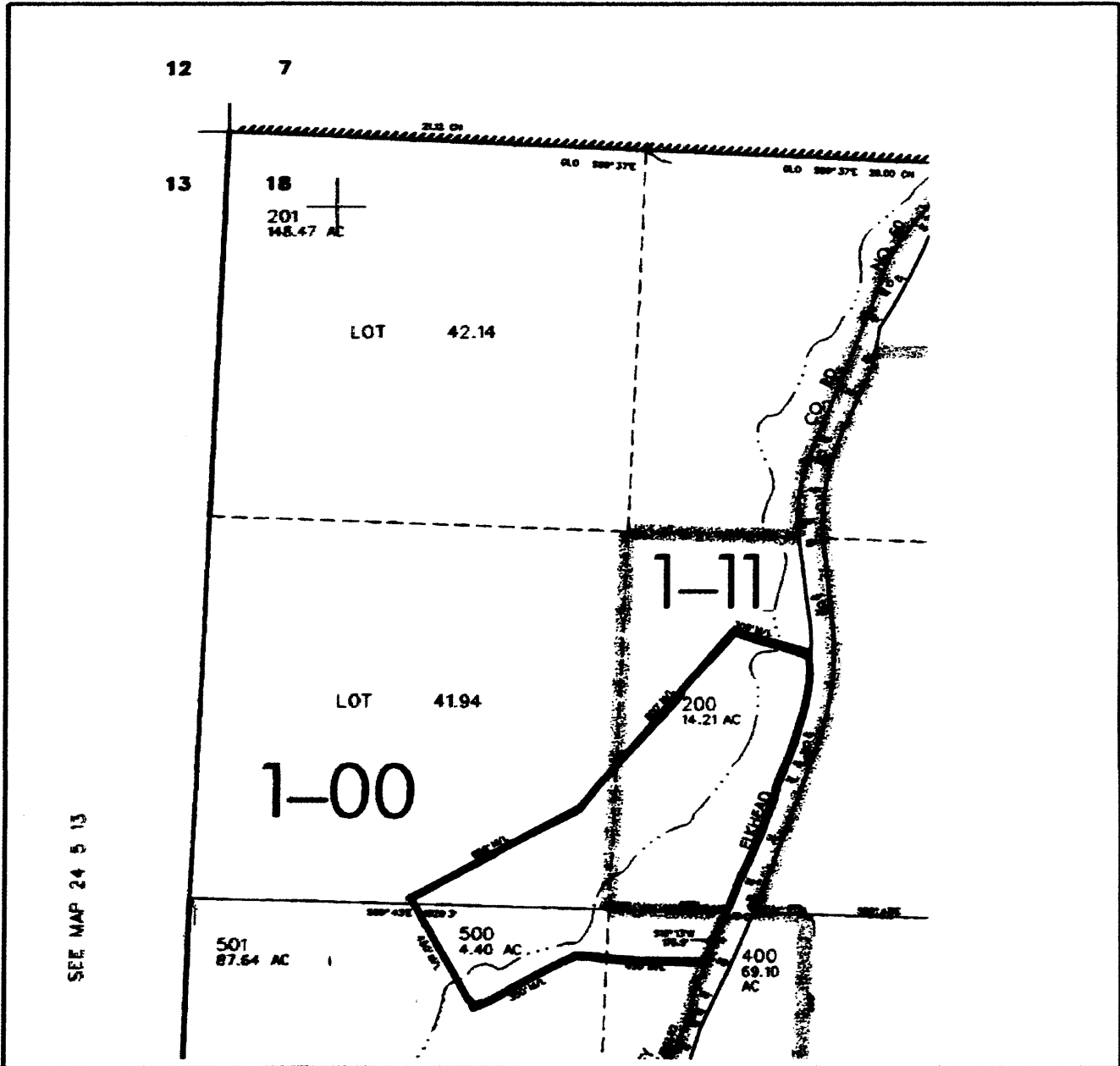


Figure 2. Section map showing the boundaries of the proposed nomination, bold line. Courtesy of the Douglas County Clerk's Office.

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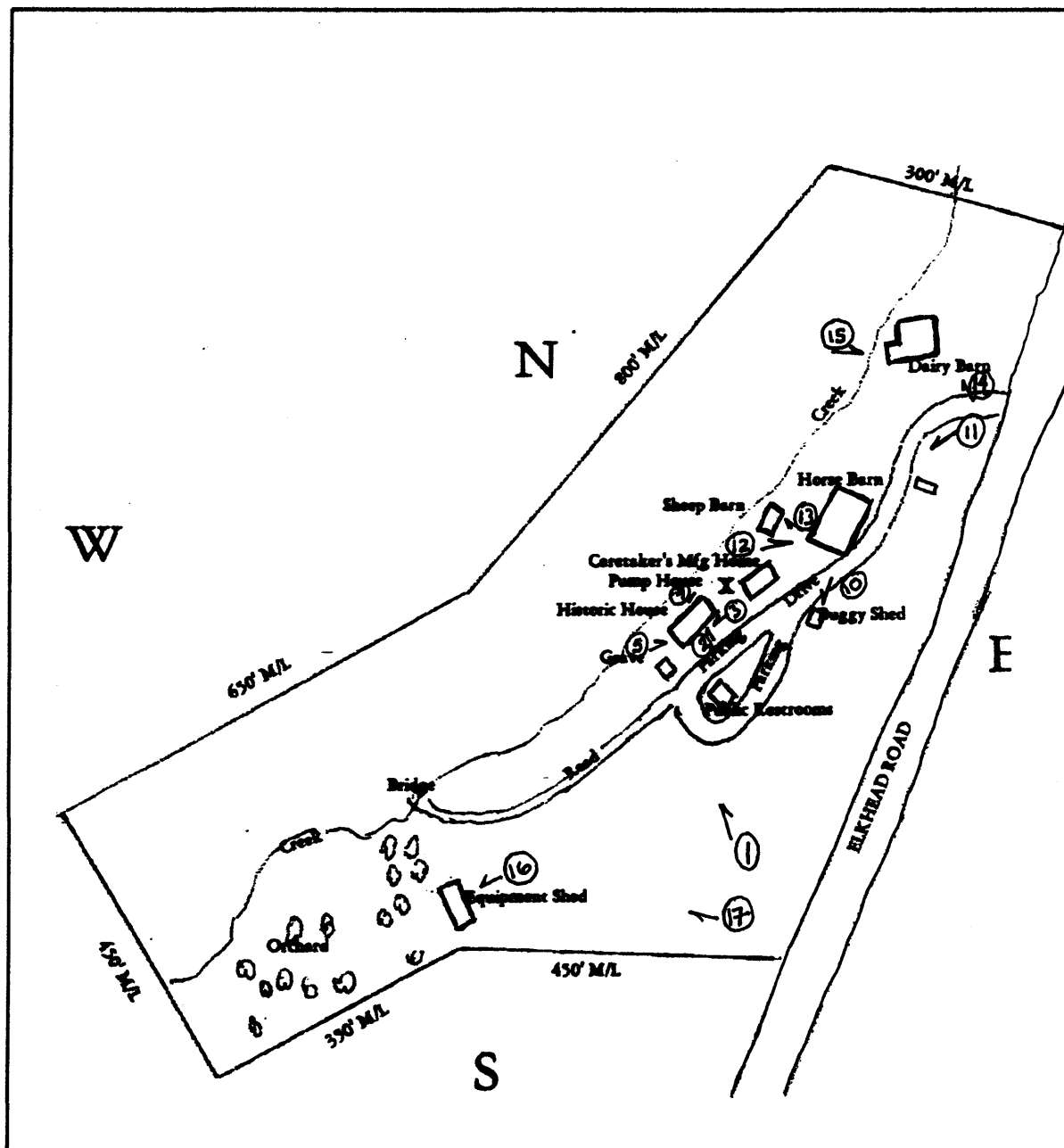


Figure 3. Sketch map of the Baimbridge-Kanipe Farmstead. Drawn by Lois Eagleton, Chair of the Friends of Mildred Kanipe Memorial Park Association Inc., 2006.

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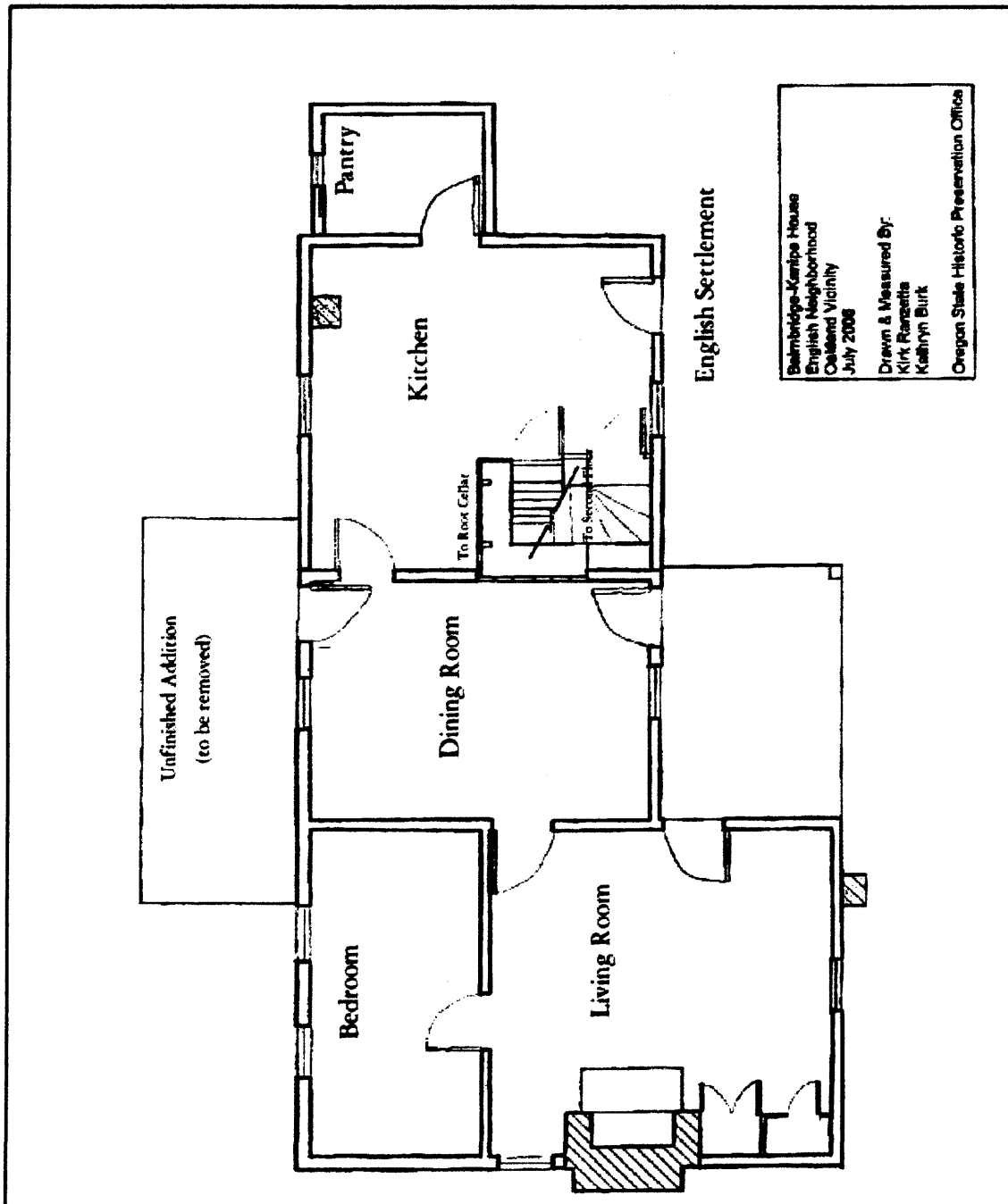


Figure 5. First-floor plan for the historic house, drawn by Kirk Ranzetta and Kathryn Burk, Oregon SHPO Staff, July 2006.

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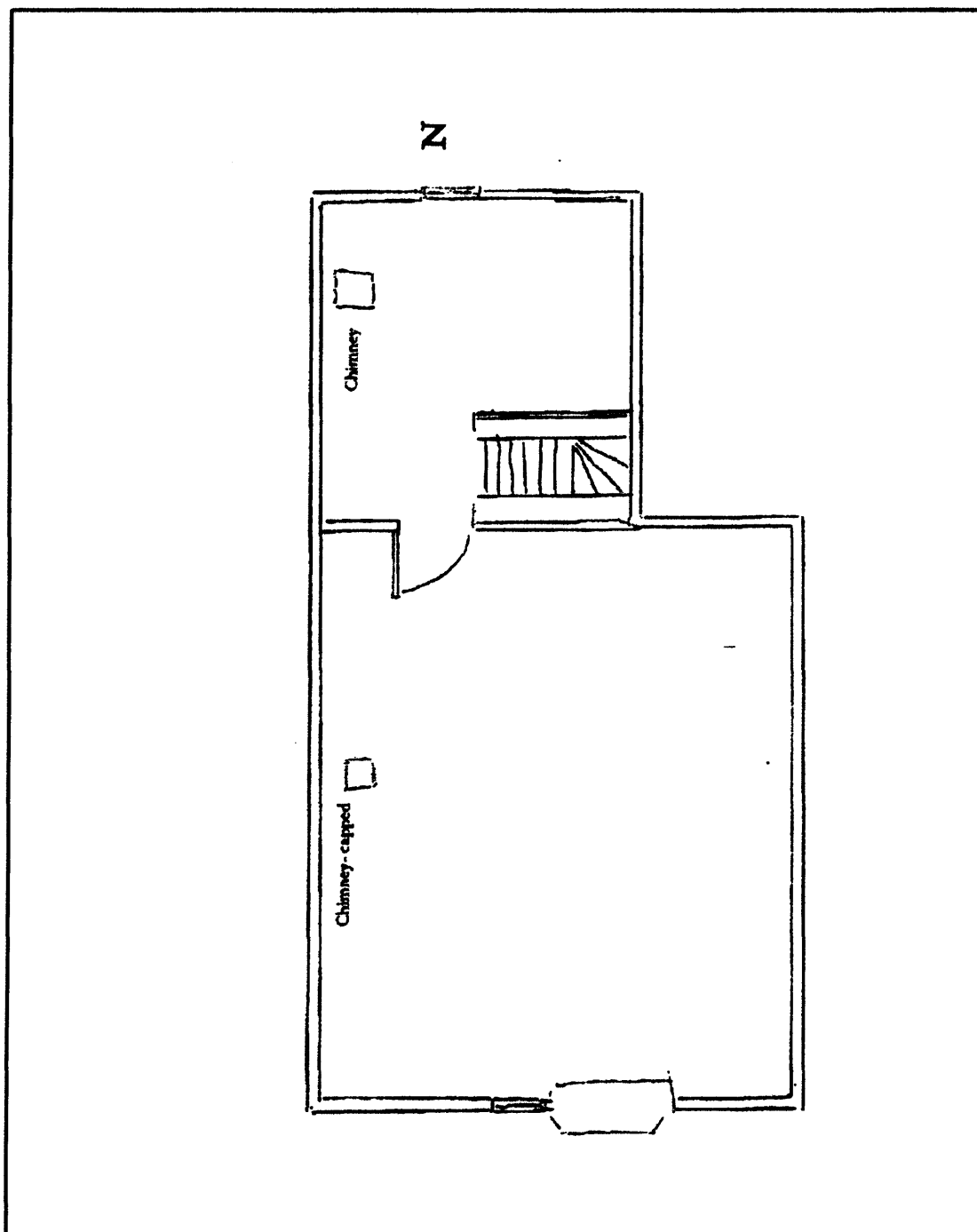


Figure 6. Second-floor plan for the historic house, drawn by Kirk Ranzetta and Kathryn Burk, Oregon SHPO Staff, July 2006.

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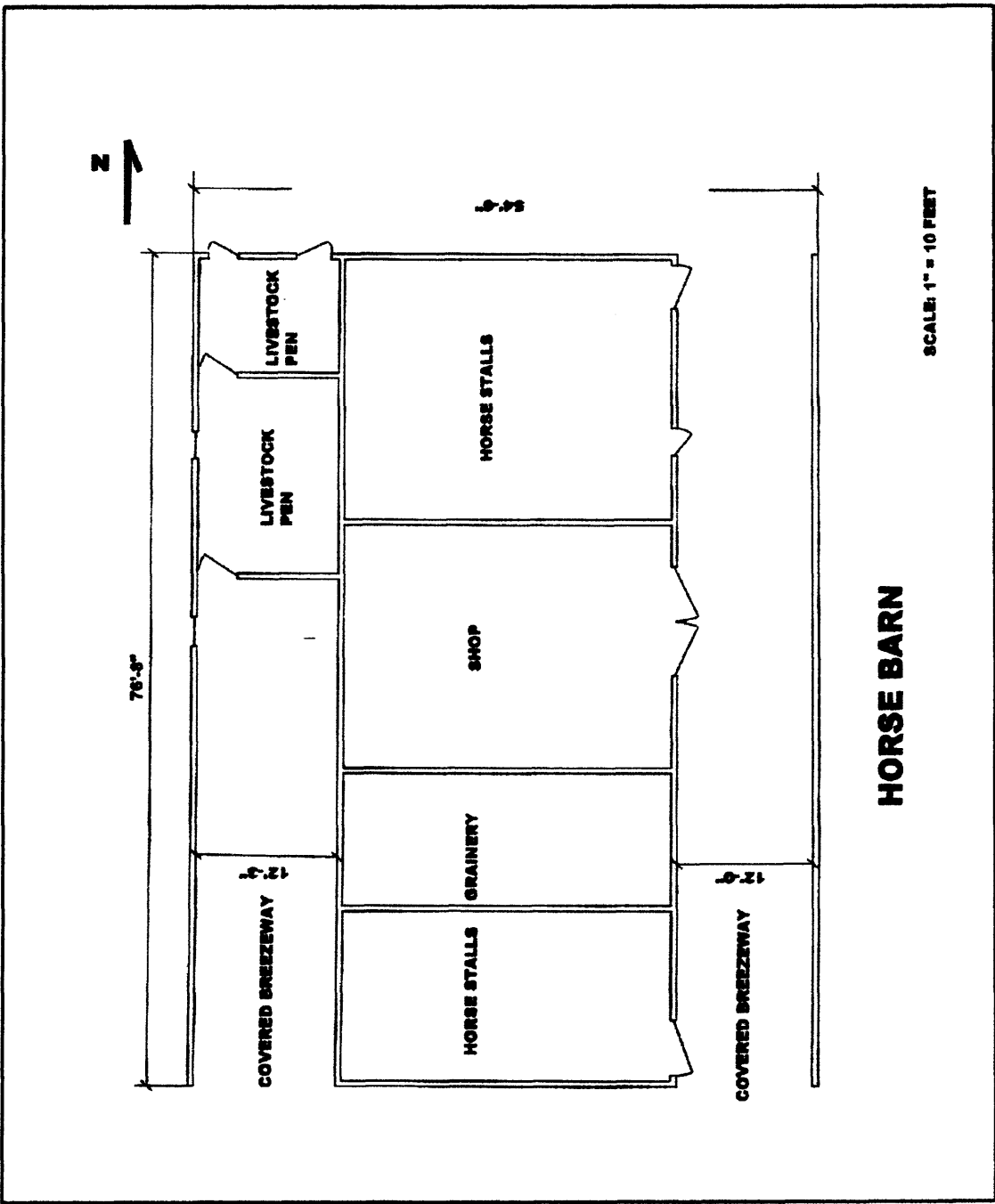


Figure 7. Horse barn plan, drawn by Kirk Ranzetta and Kathryn Burk, Oregon SHPO Staff, July 2006.

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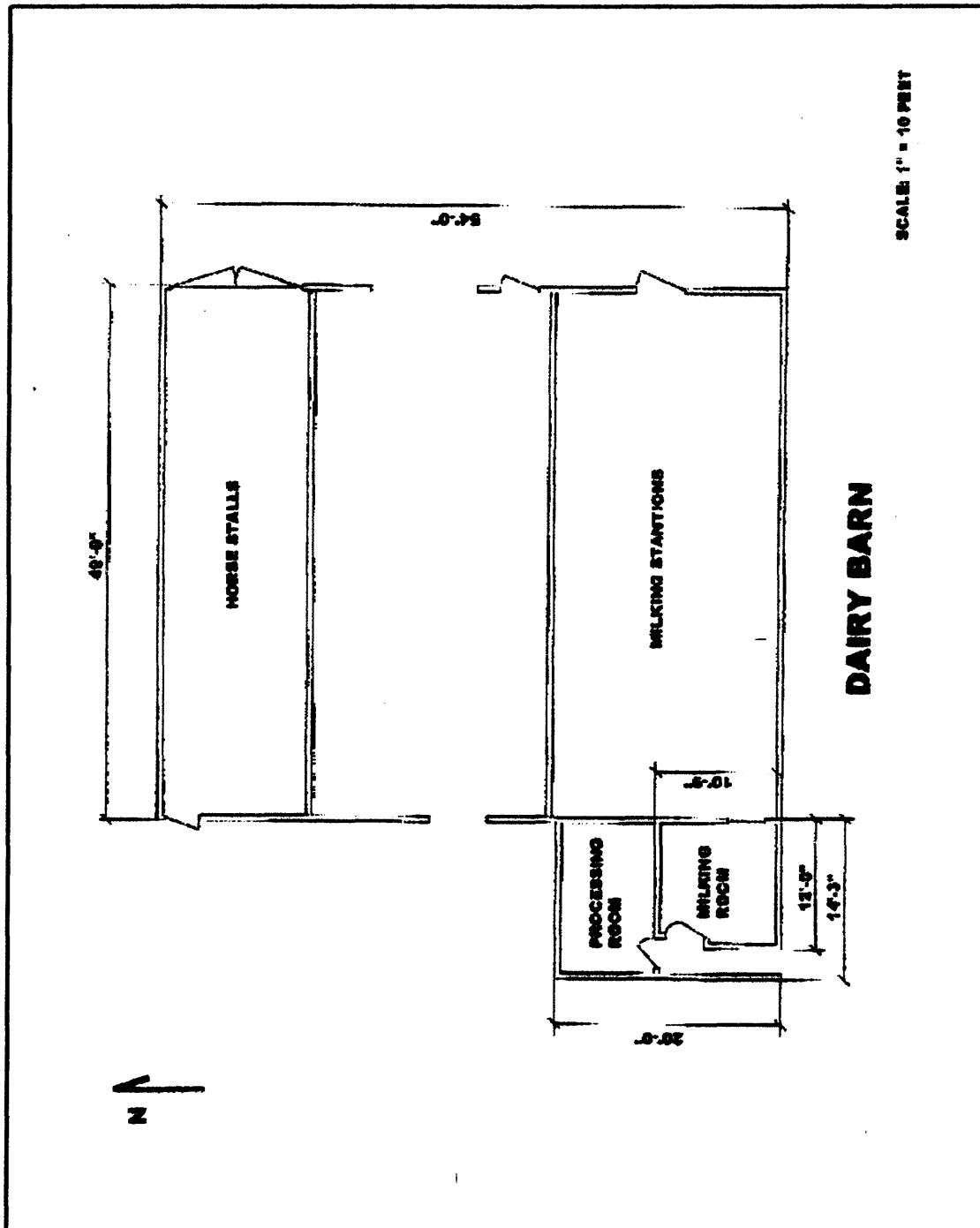


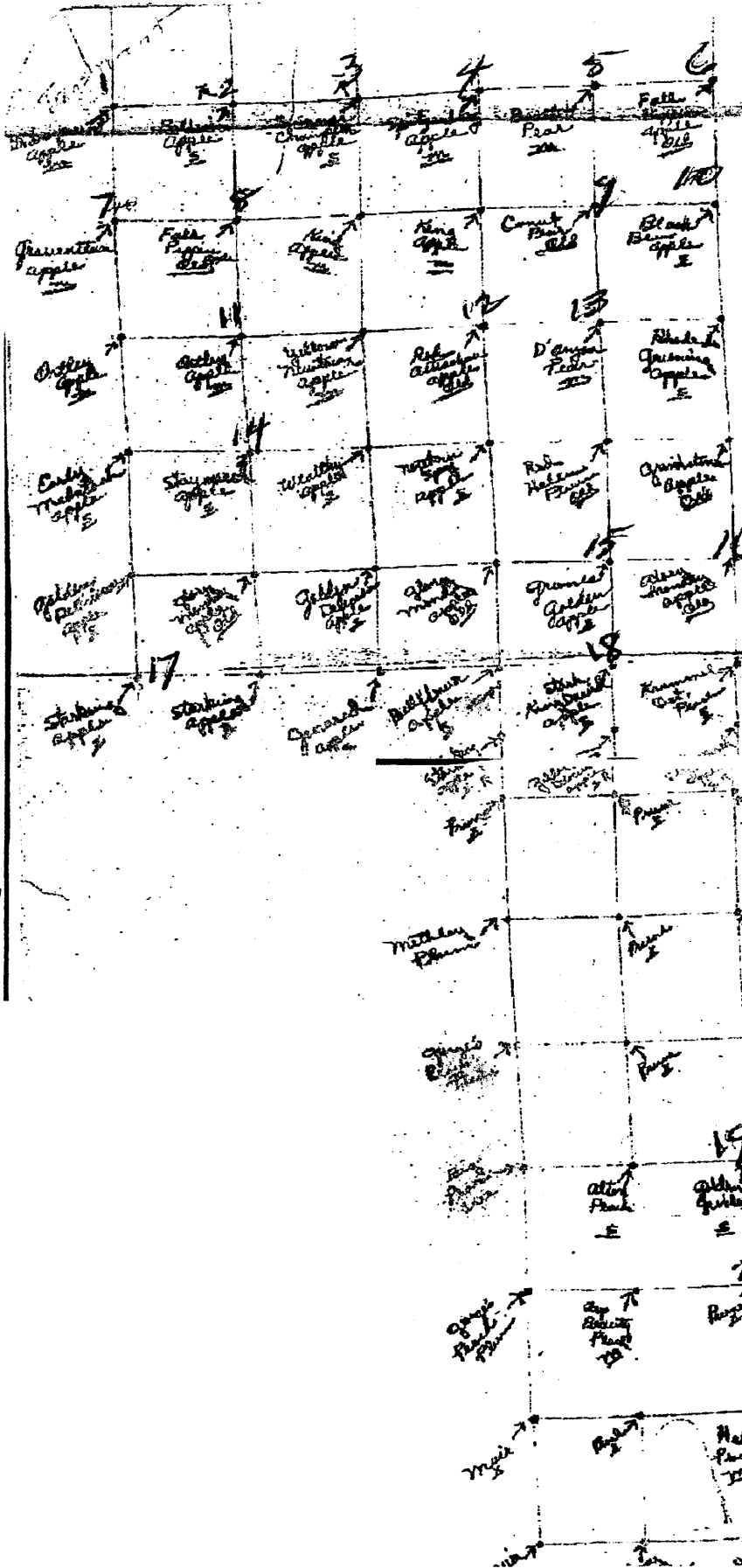
Figure 8. Dairy barn plan, drawn by Kirk Ranzetta and Kathryn Burk, Oregon SHPO Staff, July 2006

S

Bainbridge-Kanipe Farmstead

ORCHARD

Douglas County, Oregon



From Mildred Kanipe's notes found at the Douglas County Museum. Many of the trees are gone in 2007. Numbered trees remain.

(Does not include trees on west side of creek)

E

W

N

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PHOTOGRAPHS:

Baimbridge Kanipe Farmstead
17455 Elkhead Road
Douglas County, Oakland, OR

Photographer: Lois Eagleton, nomination preparer, 1081 Tyee Road, Umpqua, OR
97486, unless otherwise noted.
Ink and paper: Hewlett-Packard Viverra inks and Premium Plus and Premium Photo
papers
Location of Negatives: Original images held by nomination preparer

Note: Only current exterior photos and the direction of the image are noted on Supplemental Document 3, Sketch map of the Baimbridge-Kanipe Farmstead.

- 1 of 22 Residence exterior, looking northeast from Elkhead Road at the east and south facades, January, 2006.
- 2 of 22 Residence exterior, looking west at the east façade, March, 2006.
- 3 of 22 Residence exterior, looking south at the north wall of the front porch showing the two sections of the house, January, 2006.
- 4 of 22 Residence exterior, looking southeast at the west façade, view of footbridge in right corner and woodshed in left, January 2006.
- 5 of 22 Residence exterior, looking north at the south façade, January 2006.
- 6 of 22 Residence interior, looking south at the fireplace on the south wall in the living room, January 2006.
- 7 of 22 Residence interior, looking west at west dining room wall, January, 2006.
- 8 of 22 Residence interior, looking northeast at north and east kitchen walls, January 2006.
- 9 of 22 Residence interior, looking northwest at attic detail, 2005.
- 10 of 22 Buggy shed, looking south at north façade, December 2006.

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- 11 of 22 Horse barn, looking southwest at north and east facades, livestock chute visible to left of frame, January, 2006.
- 12 of 22 Horse barn, looking northeast at south and west facades, May 2005.
- 13 of 22 Sheep sheering shed, looking west at east facade, December, 2006.
- 14 of 22 Dairy barn, looking northwest at south and east facades, December, 2006.
- 15 of 22 Dairy barn, looking northeast at south and west facades, December 2006.
- 16 of 22 Equipment shed, looking southeast at north facade, February, 2006.
- 17 of 22 Overview of equipment shed and heritage orchard, behind shed, looking southwest, February 2006.
- 18 of 22 Historic photo, residence exterior, looking northwest, photographer and date unknown, one of oldest known photos of residence, scanned from Kanipe family album owned by Kathryn Weathers, Crooked River Ranch, Terrebonne, Oregon.
- 19 of 22 Historic photo, residence exterior, looking northwest, photographer and date unknown, one of oldest known photos of residence, scanned from Kanipe family album owned by Kathryn Weathers, Crooked River Ranch, Terrebonne, Oregon.
- 20 of 22 Historic photo, buggy shed and Mildred Kanipe, looking northeast, c. 1925, photographer unknown, scanned from Kanipe family album owned by Kathryn Weathers, Crooked River Ranch, Terrebonne, Oregon.
- 21 of 22 Historic photo, horse barn, looking east, c. 1938, date unknown, scanned from Kanipe family album owned by Kathryn Weathers, Crooked River Ranch, Terrebonne, Oregon.
- 22 of 22 Historic photo, dairy barn, looking northeast, photograph reversed, c. 1920, date unknown, scanned from slide held by the Douglas County Historical Society.

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Figure 10. Hay Aunt Mary and John Howard, horse barn and buggy shed, looking north at the south facades, c. 1930, scanned from Kanipe family album owned by Kathryn Weathers, Crooked River Ranch, Terrebonne, Oregon.

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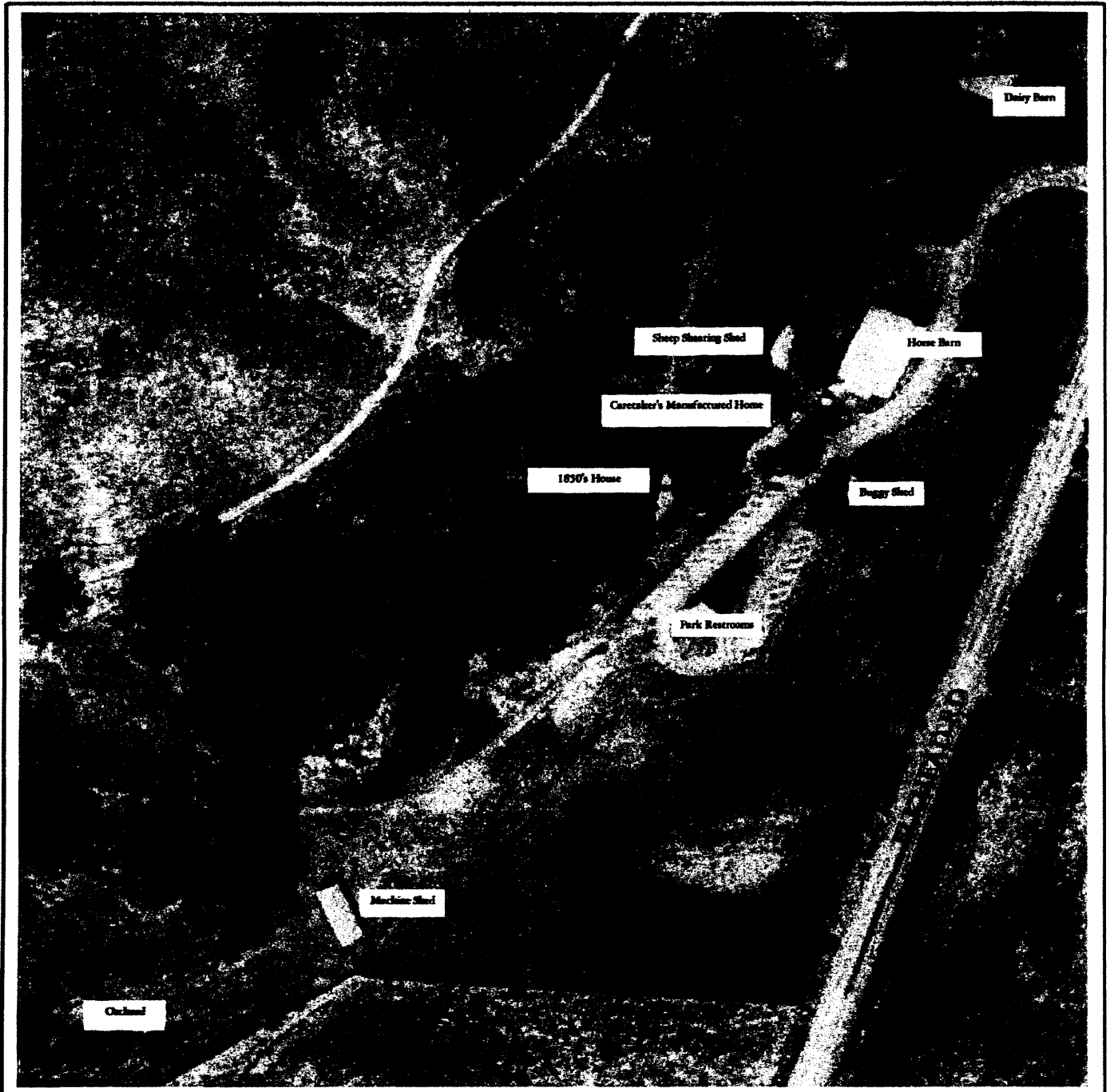


Figure 4. Aerial Photograph the Baimbridge-Kanipe Farmstead, Courtesy of the Douglas County Clerk's Office, Nd.