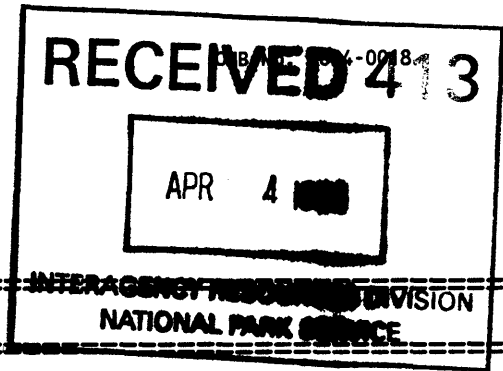


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



418

1. Name of Property

historic name: WINNINGHAM FARM

other name/site number: JACOBUS LOG HOUSE, WINNINGHAM/BIRCHMAN FARM

2. Location

street & number: 3214 - 228th Street SE

not for publication: NA

city/town: Bothell

vicinity: NA

state: WA county: Snohomish

code: 061 zip code: 98021

3. Classification

Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing	
<u>3</u>	<u>2</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>3</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register: NA

Name of related multiple property listing: NA

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. See continuation sheet.

May M. Simpson
Signature of certifying official

3/29/88
Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

=====

5. National Park Service Certification

=====

I, hereby certify that this property is:

- entered in the National Register
See continuation sheet.
- determined eligible for the
National Register
See continuation sheet.
- determined not eligible for the
National Register
- removed from the National Register

Edson H. Beall

5/13/94

Entered in the
National Register

other (explain): _____

for

Signature of Keeper

Date of Action

=====

6. Function or Use

=====

Historic: DOMESTIC
AGRICULTURE

Sub: single dwelling
agricultural outbuilding

Current : DOMESTIC

Sub: single dwelling

=====

7. Description

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Architectural Classification:

Late 19th and Early 20th Century American Movements

Other: Log House
Other: Rustic Style
Other Description: NA

Materials: foundation: concrete roof: asphalt shingle
 walls: log other: stone
 wood

Describe present and historic physical appearance. X See continuation sheet.

=====

8. Statement of Significance

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Certifying official has considered the significance of this property in relation to other properties: LOCAL

Applicable National Register Criteria: B and C

Criteria Considerations (Exceptions) :

Areas of Significance: Architecture, Agriculture

Period(s) of Significance: 1925 - 1944

Significant Dates: 1925

Significant Person(s): Dr. Marlot A. Winningham

Cultural Affiliation: NA

Architect/Builder: Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.
X See continuation sheet.

=====

9. Major Bibliographical References

=====

X See continuation sheet.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: James A. Birchman, Sr., Owner

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10. Geographical Data

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Acreage of Property: less than one acre

UTM References: Zone Easting Northing Zone Easting Northing

A	10	561280	5293180	B	_____	_____
C	_____	_____	_____	D	_____	_____

____ See continuation sheet.

Verbal Boundary Description: ____ See continuation sheet.

Tax parcel number 322705-1-002-0002. Map attached.

Boundary Justification: ____ See continuation sheet.

These boundaries coincide with current lot lines and represent the surviving parcel of the Wunningham Estate on which buildings retaining integrity survive.

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11. Form Prepared By

=====

Name/Title: Marilyn Sullivan (with research assistance by Jim Birchman)

Organization: Preservation Consultant Date: June 14, 1993

Street & Number: 4004 NE 46th Street Telephone: (206)522-6686

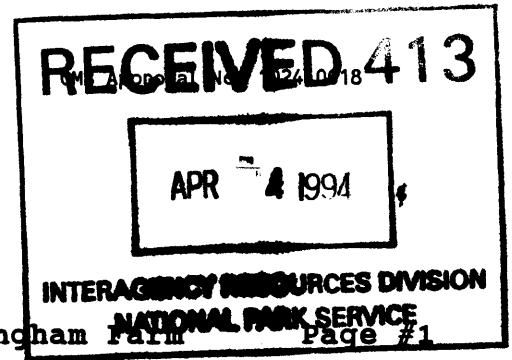
City or Town: Seattle State: WA ZIP: 98105

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CONTINUATION SHEET

Section number 7

Winningham Farm Page #1



The Winningham Farm faces north from a sloped site on the south side of 228th Street SE (old Canyon Park Road). It is east of 31st Avenue SE. Originally a multi-acre farm, the property was subdivided in the early 1970s leaving the house and four accessory buildings on the current parcel.

The setting and landscape features contribute greatly to this romanticized American homestead which consists of a log house and pump house, a log-faced garage and shed and a modern car shed. Stone and brick paths, steps, barbecue pit, retaining walls and pools as well as old fruit trees, roses and other plantings complete the setting. (Four other accessory buildings are located on an adjacent lot but were not included in this nomination because of age and integrity considerations.)

The main mass of the house has a gable roof and full-width shed porches in the Southern tradition found on both the front and rear. Exterior walls are composed of peeled, horizontal logs with overall measurements of approximately thirty-one feet by thirty-six feet, including porches. Both porches are supported by log columns and have exposed pole rafters. The Winningham's rustic furniture is still on the front porch.

Chinking between the logs is cement. The gable ends of the house are clad in flush-mounted vertical boards with sawtooth ends.

A one-room addition to the west (ca. 1933) is frame construction with half-round timbers on the facade made to appear as log construction to match the house. A similar treatment is used on the garage and shed.

Windows in the Winningham House are generally six-over-six, double hung wooden sash in plain wooden frames. A storm door covers the solid wood cottage entrance door.

The only significant exterior changes to the log house are a kitchen window replacement on the east side of the house and a renovation of the back porch. Originally enclosed with multipaned sash, the porch was recently reglazed with modern sash and re-sided due to weather damage. It will be stained to match existing siding.

The focal point of the interior is the log room which extends the width of the house. The log walls and log and plank ceiling are varnished to a sheen and the walls are chinked in concrete in the manner of the exterior. The flooring is composed of refined, three-inch hardwood boards.

A massive, natural river rock fireplace and chimney dominates the west end of the room. A six-light casement window is found at each side. Original fire-dogs made of railroad spikes hold logs in the firebox.

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Winningham Farm Page #2

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The two bedrooms are finished with plaster walls and are joined by an opening hung with a multilight door. A bath, with curvaceous 1920s bathtub, and a narrow stair to the attic are located between the bedrooms and a galley kitchen. The kitchen has been altered several times and has 1950s knotty-pine paneling.

To the south of the house, is a brick terrace with river rock barbecue pit and wood grape arbor. Both were damaged in the January 1993 windstorm but are reparable. The land slopes south from the terrace offering a pastoral view.

To the southwest corner of the house is a shed, which, like the garage to the southeast, is frame construction with half-round log facing to mimic the house. The shed is in deteriorated condition, perhaps beyond repair and is thus counted as noncontributing. The garage is stable. The other noncontributing structure is a modern car shed to the northeast of the house.

An important accessory structure is the small log pump house which stands next to the road east of iron entrance gates. Water was pumped from the resort and trout farm (Canyon Park) across the road for use on the farm.

The sloping front lawn of the Winningham house is terraced midway by a stone wall with steps leading down to a serpentine pool. The pool is still extant and visible but is filled with dirt. Originally, the stone steps lead to an arched wooden bridge across the pool. To the east side of the garden is a rectangular goldfish pond with lily pads.

Aged fruit trees dot the property as do old-fashioned roses, ferns and grasses.

According to historic photographs of Canyon Park, the Winningham Farm is consistent with the rustic design of that resort. The Farm readily conveys the rustic charm idealized by this popular style of the period by virtue of its integrity of location, design, setting, materials, workmanship, feeling and association.

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Winningham Farm

Page #1

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Significance:

Criterion C: Architecture

The Winningham Farm (ca. 1925) is significant as an excellent local example of rustic style architecture popularized during the 1920s and 1930s. As an idealized American homestead it represents one of the romantic period styles that characterized residential and resort architecture during this time. The farm includes features such as whole log and pseudo-log construction; gable roof with full-width shed porches; river rock chimneys and fireplace; natural, unpainted surface materials and landscape features reminiscent of the Arts and Crafts Movement.

The Farm was built by Dr. M.A. Winningham in conjunction with the development of a rustic inn, trout farm and auto park on adjacent property to the north. It is the only surviving reminder of his developments and the only known local example of the rustic style.

Criterion B: Agriculture

The Winningham Farm is significant as the only remaining structure in Bothell, Washington, associated with the productive life of Dr. M. A. Winningham, a dentist, sportsman and farmer who was instrumental in the agricultural development of the community. Dr. Winningham was responsible for developing the Winningham Trout and Game Farm and the Winningham Mink Farm. He was a pioneer and leader in mink farming and was responsible for organizing cooperative efforts among regional fur farmers. This was Winningham's country home from ca. 1925 until 1933 and his permanent residence from 1933 until 1950.

The Farm is an exceptionally important local resource because it is the only remaining evidence of Dr. M. A. Winningham's importance to the area's twentieth-century development, specifically his contributions to trout and mink farming which are significant at least through the National Register, fifty-year benchmark. Up until his death in 1950, Winningham's refinement of mink breeding stock enabled local fur to dominate the market and to galvanize Bothell's economy. The farm is highly vulnerable to rapid commercial development and road improvements in an area of metropolitan Seattle which has already suffered significant loss of cultural resources.

Dr. Marlot A. Winningham is characterized in the 1929 yearbook of the "Kind Words Club" as a dentist and sportsman. To be exact, club members chided the doctor saying that his dentist practice was "a mere mechanical device for grubstaking hunting expeditions." Aside from being active in his dental profession and twice president of the King County Dental Society, Winningham was also a member of the King County Game Commission.

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Winningham Farm

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M. A. Winningham began entering into agreements for portions of land along Pearl Creek including a " one half mile canyon through primeval forest" in the early 1920s. A section of Bothell, Washington, known today as Canyon Park, was preserved because of Dr. Winningham's love of the outdoors.

There was also once a thriving mink farming community in the area, largely because of Dr. Winningham. Very little remains today as evidence of that heritage except a portion of the nominated farm he developed adjacent to a trout and game farm and auto park resort he called Canyon Park. Located in a rural setting that is threatened by rapid development and accompanying road improvements, this locally significant resource is very fragile.

The farm is significant for its associations with Winningham and it is also important as an excellent local example of idealized rustic style architecture popularized in the 1920s, particularly in residential and resort construction. Canyon Park is now a mobile home park but historic photographs document that the rustic style was carried out on an ambitious scale at the Park including a log inn, a seventy-five foot log bridge and monumental metal backdrop of mountains to augment nature! The Winningham Farm is consistent with Canyon Park in design and construction.

Presumably because of the inconvenience of travel some of his purchase agreements were recorded at the county seat in Everett long after the fact but an affidavit documents Dr. Winningham's activities as early as August of 1923. A former resident who was a teenager at the time recalls that Dr. Winningham began work on his fish hatchery about 1921 and a copyright photograph documents the farm's completion by 1925. A ca. 1925 promotional flyer advertised Canyon Park's attributes including its "Rustic construction."

The pioneer Jacobus family from whom Winningham purchased part of the land for the trout and game farm, also sold him land across the road to the south. This became the location of his personal residence. The sale is recorded in 1925 but appears to have been included in the Jacobus agreement referred to in 1923. Tradition holds that there was a log house on the property when Winningham purchased it but there is no physical evidence or architectural indication that Winningham's log house was built prior to the early 1920s.

At any rate, Winningham tamed the rushing Pearl Creek through a series of falls and ponds and started the Winningham Trout and Game Farm. The first trout hatchery in Washington had been established in 1903 and depended on the capture of fertilized eggs from the wild. Fish production as a "farming" operation did not flourish until fertilization methods were perfected in the 1910s and emphasis was placed on raising not just the young fry but fingerlings up to legal sized fish. This change made trout hatcheries into farms and

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Winningham Farm

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incidentally created recreational attractions. Canyon Park promotional literature bragged of "trout on hand, up to 20" in length and it is said that the Inn would cook a day's catch for the fisherman's dinner.

A man of imagination and energy, Winningham also seized on the rising popularity of automobile touring and overnight auto camps and combined this attraction with his trout farm.

A 1989 newspaper feature quotes Bob Barnes, son of the owner of Colby - Dickinson Lumber Company, as remembering that his father provided the logs used to construct the trout ponds at Canyon Park. He also recalled that his brother's contracting company, Barnes and Dederick, constructed huge scenic backdrops for the project. It is tempting to assume then that lumber for the park buildings and bridges as well as for the farm were provided by Colby-Dickinson and that Barnes and Dederick were involved in all aspects of the construction.

It is interesting to note that simultaneous to the development of Canyon Park and the Winningham Trout and Game Farm, the area's first fur farm opened for the breeding of fox and muskrat. In reporting the opening of the Pacific Fur Farm, later called Crystal Lake Farm, the Bothell Sentinel declared "there is no reason why Bothell should not be the local center for fur farming. The climatic conditions are ideal, the land well-drained and the water supply pure."

In 1923, fur farming was limited primarily to fox breeding and the Puget Sound Fur Farmers Association, begun in 1925, was for fox farmers. The Association's publication reflects a budding interest in mink farming during late 1926 and 1927 and added "mink hints" to its March 1927 edition. One writer predicted that mink would be the future money-maker in the fur business, its only hindrance being the acquisition of good breeding stock.

We do not know what kind of game Winningham raised on the trout and game farm but we do know that by 1939 he was farming mink across the road. A 1935 promotional publication for Snohomish County stated that fur farming was one of the specialty crops growing in importance in the county and a 1953 Everett Herald feature attested to the importance of fur farming to the county. It reported that there was very little trapping being done and that "most fur bearing animals are being scientifically bred and raised on specialized farms." These, it said "are increasing at a tremendous rate in the south end of the County."

A major reason for the thriving fur farms in south Snohomish and north King Counties was the fox and mink pool begun by Dr. Winningham in 1941 under the auspices of the Puget Sound Fur Farmers Association. Interesting letters from the association and its members attest to Winningham's leadership in "forming and perfecting the pool."

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The fur pool allowed small farmers to combine pelts into lots large enough for advantageous marketing and sale. According to its first annual report in September of 1942, the Northland's Fur Pool, despite the coming of war, sold larger quantities at better than average prices for the season of December, 1941 through May of 1942. Such was the success that an expansion of the pool was announced in the report.

Dr. Winningham apparently suffered his first stroke about 1945 as letters of that date commend his work and wish him well. He continued farming however until 1950. His last season on the farm in 1950 produced 1400 mink. That year he and his wife moved back to Seattle and in 1952, the farm was sold to James A. Birchman who continued the operation until 1974. Dr. Winningham's obituary indicates that he was ill for eighteen years before he died in a nursing facility in 1963.

Today, only Dr. Winningham's farm remains as witness to his role in the heritage of this community.

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