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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

JAN 26 1990

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Cate, Asa F., Farm Ensemble
other names/site number _____

2. Location

street & number 16900 NW Baker Creek Road N/A not for publication
city, town McMinnville vicinity
state Oregon code OR county Yamhill code 071 zip code 97128

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>3</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>3</u>	<u>0</u> Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official [Signature] Date January 10, 1990
Oregon State Historic Preservation Office
State or Federal agency and bureau

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

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. Entered in the National Register 2/23/90
 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 of the Keeper [Signature] Date of Action _____

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling
secondary structure
Agriculture/Subsistence: animal facility

Current Functions (enter categories from instructions)

Domestic: single dwelling
secondary structure
Agriculture/Subsistence: animal facility

7. Description

Architectural Classification
(enter categories from instructions)

Late Victorian
Other: Vernacular

Materials (enter categories from instructions)

foundation wood: post and beam
walls wood: shiplap
roof asphalt: composition shingle
other _____

Describe present and historic physical appearance.

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The Asa Cate Farm Ensemble--including a primary dwelling, wood shed and barn--is believed to have been constructed between approximately 1880 and 1910. The builder was probably long-time owner Asa Cate. The house and wood shed are in good condition retaining integrity of design, materials, and workmanship; the barn is deteriorated but is in the process of being restored. Constructed to support a family run farm operation, the dwelling retains its use as a primary residence; the woodshed is used for storage; and the barn is vacant. A small, wood storage shed located adjacent to the woodshed was constructed after the historic period.

The ensemble is located on the south face of a hillside overlooking Baker Creek, a minor stream which empties into the Yamhill River approximately four miles downstream from the subject property. The area surrounding the ensemble is rural in character with scattered small farms and single-family residences.

The ensemble is entered Baker Creek Road via a long, narrow dirt driveway which terminates at the front of the primary dwelling. This driveway was originally part of Hill Heaven Road which at one time continued further up and over the hill to the north of the house, eventually connecting with another early wagon road. This early road provided access to Cate's quarry--located approximately 200 feet above the house to the west--an early source of rock used for road construction in Yamhill County.

The primary dwelling is oriented to the east facing the former road. The wood shed is located off the northwest corner of the dwelling, and the barn is located several hundred feet to the northeast of the house. Two immense poplar trees shade the house from the southwest. A windbreak of smaller poplars is located to the northwest of the wood shed. An old fruit tree is located off the southeast corner of the house.

The woodshed, believed to be more or less contemporary with the house, is a wood-frame building, rectangular in plan, capped with a gable roof. It rests on a post and beam foundation. Exterior

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walls are clad in horizontal shiplap siding. Alterations include the addition of sliding doors in the south gable end; and a window on the west (side) elevation.

The barn--estimated to have been constructed between 1900 and 1910--is of wood-frame construction with a gable roof covered with wood shingles. The walls are board and batten, and primary entrances are located in the sidewalls. There is no foundation. The present owner is currently restoring the barn to include in kind replacement of all deteriorated materials including roof shingles and wall boards, and the addition of a foundation.

The two-story, balloon-frame Cate House is constructed in a T-plan. The house rests on a post and beam foundation and there is no basement. The gable roof has boxed eaves. There are two simple brick chimneys: one on the interior of the base of the T; and, one on the exterior of the south elevation. The latter chimney was added since the end of the historic period. Exterior walls are sheathed in horizontal shiplap siding with corner and rake boards.

There is a small single-bay, hipped porch on the facade. The roof of the porch is supported by slender, chamfered posts with small decorative brackets. A delicate turned balustrade encloses the porch deck. The single-leaf door consists of four vertical, molded panels. The porch deck is wood. A second porch extends across the west (rear) elevation. This is a later addition which was probably added at the same time a porch on the north elevation was enclosed (c. 1940). The enclosed porch is sheathed in horizontal shiplap siding in a different cut than that of the house and it also has two sliding windows. A large wood deck off the south elevation of the house was constructed after the historic period and will be removed when the house is rehabilitated next year.

Windows are narrow, one-over-one double-hung sash with simple surrounds, with the exception of the windows on the south elevation which have architrave molding. A small bulls-eye window is located above the porch on the facade.

Restoration plans for the house include stabilizing the post and beam foundation; securing exterior finish boards which have loosened over time; and, removing the above-noted deck. The

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woodshed will be rehabilitated for use as a studio. The sliding glass door will be replaced with a single-leaf wood door characteristic of the historic period.

Interior

The spatial arrangement of the first floor of the dwelling consists of two large rooms--living room and sitting room--in the head of the T; and a dining room in the stem of the T. A porch on the north side of the stem has been enclosed for use as a kitchen and bath. There are three large bedrooms on the second story.

Woodwork is simple and unadorned throughout the house with the exception of the living room and sitting room which has coved picture molding. Doors are the four-panel type typical of the period. Walls consist of horizontal boards. Floors consist of four inch fir boards.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

c. 1880 - c. 1910

Significant Dates

c. 1885

c. 1900

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

9. Major Bibliographical References

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 2.3 acres Muddy Valley, Oregon 1:24000

UTM References

A

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5	0	0	8	4	5	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

The Asa Cate Farm Ensemble is located in NE $\frac{1}{4}$ Section 15, Township 4S, Range 5W, Willamette Meridian, in rural Yamhill County, Oregon. The nominated area of two acres is that portion of Tax Lot 400 at said location containing the ensemble of three historic farm buildings. The boundary is more particularly described as follows:

See continuation sheet

Boundary Justification

The bounds of the nominated area of approximately two acres are drawn to include all remaining structural features of the farm historically developed by Asa Cate from 1878 onward and their immediate hillside setting. The three contributing features are the house and detached wood shed of c. 1885 and barn of c. 1900.

See continuation sheet

11. Form Prepared By

name/title Jane Morrison and Jule Koler
organization Koler/Morrison Consultants date August, 1989
street & number 4053 SE Jennings Avenue telephone (503) 654-2786
city or town Jennings Lodge state Oregon zip code 97267

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The Asa Cate Farm Ensemble is locally significant under criterion "c" as a rare, intact example of an early multi-unit farm in Yamhill County associated with subsistence farming activity. It is also the finest example of an early farm complex in the Happy Valley area. In addition to the main dwelling, believed to have been constructed in approximately 1885, the ensemble includes a large woodshed, and a barn. The woodshed appears to be more or less contemporary with the house; however, the barn was more likely built around the turn-of-the-century.

Although the exact date of construction has not been determined for any of the buildings, architectural and other clues suggest that the main dwelling was probably extant as early as 1885. Title records indicate that prior to 1878, the year in which Asa Cate purchased the property, ownership changed hands a number of times, an indication that no one had made it the site of a permanent residence. In that year Cate bought 89.3 acres each from Thomas J. and Martha Shadden, and John C. and Mary Jameson. The Shaddens were early settlers in Happy Valley, and two Shadden family dwellings (c. 1859 and 1907) still exist to the east of the subject ensemble.

The property which Cate purchased was originally part of the John C. Johnson donation land claim. An 1852 Surveyors Map shows Johnson's dwelling close to the site of the subject property. It is possible that Cate lived in this earlier residence after purchasing the land in 1878 and built the subject house a few years later. Architectural evidence suggests that the subject house was probably not built earlier than 1880. It employs the balloon frame building technique which was not in widespread use in this area before this time. Buildings built prior to 1880 were generally constructed on a heavy timber frame. If, however,

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the dwelling was built immediately after Cate purchased the property it would make the Cate House one of the earliest, if not the earliest, balloon frame building in the area.

Asa Cate's parents came across the plains to Oregon from Arkansas in 1853. They first settled in Marion County where Asa was born in 1854. A former owner of the property, John R. Waugaman, reported that Cate's father died in 1856 and that his mother remarried into the McPhillips family which owned property in the Happy Valley area. In the 1870 Census, Cate is listed as a farm worker for Bernard McPhillips, presumably his step-father. Eight years later, at the age of 24, Cate purchased the subject property.

Census records indicate that Cate and his sister Sarah were living on and farming the subject property in 1880. According to Polk's Yamhill County Directory, Cate was farming the land as late as 1913, and presumably farmed it until his death in 1936. John Waugaman also indicated that a large quarry on the property was used as the source for early road construction materials and that Cate was active in road building in the later years of the 19th century.

Sometime prior to 1900 Cate married a woman named Jennie. The couple is believed to have had at least two children: Leroy G. and Fayette Eugene. Deed records show that F. Eugene Cate transferred the title to Leroy G. Cate in 1939. Over the next ten years Leroy G. Cate subdivided the property and sold it off.

By the time Cate established his farm in Happy Valley, the period of initial settlement of Oregon's fertile western valleys had come to a close. The most desirable land, adjacent to transportation routes and waterways such as the Yamhill River, had been settled, pushing later settlement into the smaller, more rugged river valleys which fed into the main river corridors such as the Yamhill River. Although settlers had taken up residence in the Happy Valley area in the 1850s, the rugged nature of the land was not suitable for large scale farming and the farms in the Happy Valley community, as in other similar areas throughout Yamhill County, remained small, generally family run operations throughout the historic period.

Yamhill County, one of the oldest settled areas in western

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Oregon, retained its rural, agriculturally based economy throughout the historic period; however, in the last few decades development pressure and technological advances have had an appreciable effect on agricultural resources. Many farm-related outbuildings have become obsolete and have either been razed altogether or replaced with pre-fabricated metal buildings. Those farm buildings which have survived generally have been significantly altered over time, or have deteriorated to a point where preservation is infeasible.

In 1988 the Yamhill County Planning Department conducted an evaluation of historic properties throughout the unincorporated areas of the County. Thirty-four farm groups were evaluated for landmark designation. Of these resources, 21 were determined to have sufficient integrity to convey the agricultural history of Yamhill County and were designated as landmarks. The Cate farm was among those which were designated.

The Cate Ensemble falls under the category of a multi-unit farm as defined in the State Historic Preservation Office's Agricultural Context document. A multi-unit farm is distinct from a "basic farm" in that it consists of at least two or more outbuildings in addition to the primary dwelling. A "basic farm" consists of a dwelling and one outbuilding--usually a barn. The Cate complex is the only remaining example of a multi-unit farm in the Happy Valley area. Within the County's Cultural Resource Inventory it is one of sixteen multi-unit farms, only seven of which pre-date 1900. Of these seven, two of the farms are diminished by lack of physical integrity in the primary dwelling. Two more of the farms are included in the pre-1900 construction date only because the primary dwelling dates to the 19th Century; the outbuildings in these examples were constructed much later in the 20th century. The remaining three units varying in their size, configuration, and construction dates.

The three remaining ensembles include the Kelty Farm (I-74); Mesner Farm (I-94); and, the Olds Farm (I-64). The Kelty Farm is located approximately ten miles north of the subject property near the community of Carlton. The house, constructed in approximately 1866, is a good example of a Vernacular style farmhouse in relatively good physical condition. Outbuildings include a woodshed and barn. The complex is of interest because it is basically intact as built; however, relative to the subject property it is considerably deteriorated.

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The Mesner Farm is located just to the north of the Kelty Farm, between the communities of Carlton and Yamhill. It consists of a large, and quite grand Gothic Revival style dwelling with several sheds which appear to date to the historic period. Like the Kelty Farm, the sheds are in relatively poor condition, and overall the ensemble falls into a different category than the subject building. It is associated with a much larger farming configuration and not the small, family run type characterized by the Cate Ensemble.

The Olds Farm, southwest of McMinneville approximately eight miles, consists of a house, barn and shed. The dwelling (c. 1864) is a large Vernacular style building, embellished with both classical and Victorian-era decorative motifs. The board and batten barn, constructed c. 1870, is in fair to poor condition. A small shed of unknown use is believed to date to the historic period.

Overall the Cate Ensemble remains one of the best-preserved examples of a multi-unit farm which pre-dates 1900 in Yamhill County.

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Cate, Rosetta Mae. Unrecorded interview with Jane Morrison, August 1989.

State Historic Preservation Office, Oregon's Agricultural Development: An Historic Context, 1811-1940.

Waugaman, John. Unrecorded interview with Jane Morrison, August 1989.

Yamhill County, Department of Planning and Development, Cultural Resource Inventory, 1984.

1/26/90

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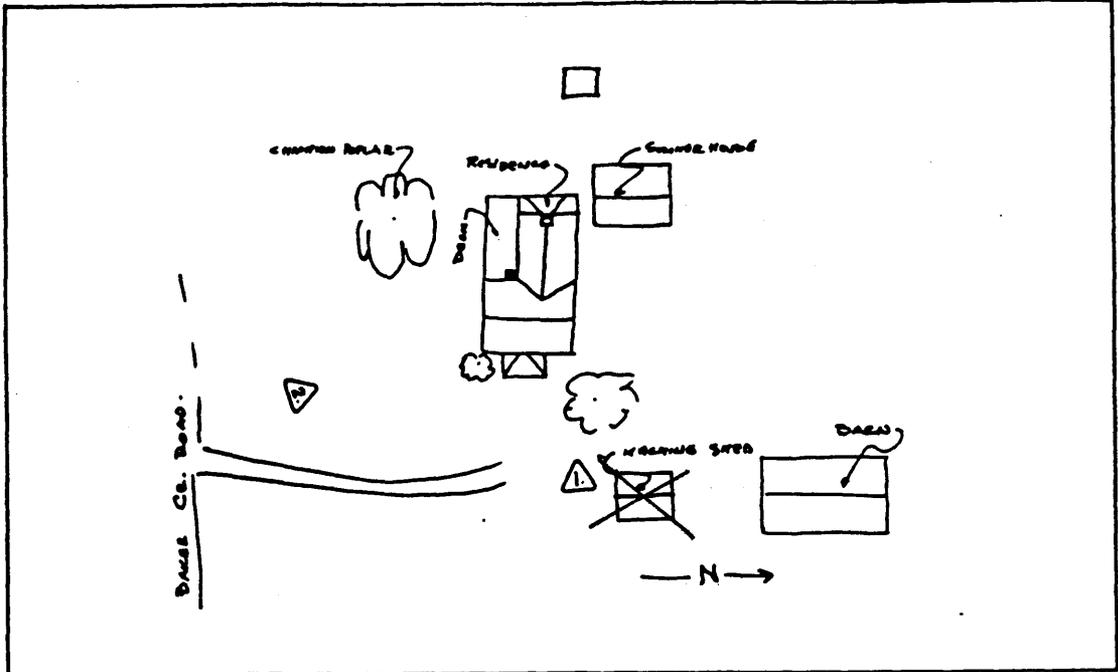
Beginning at the northeast corner of Yamhill County Tax Lot 400 in Section 15, Township 4S, Range 5W, Willamette Meridian; thence from said point of beginning North 0°0'E, 298 feet; thence North 90°0'E, 335 feet; thence South 0°0'W, 298 feet; thence North 0°0'E, 335 feet to the point of the beginning, containing in all 2.3 acres, more or less.

YAMHILL COUNTY CULTURAL RESOURCES INVENTORY

T 4S R 5W Sec 15 1/4 NE

Resource No. B4515/8
I-134

COMMON/HISTORIC NAME: Waugman/Cate Place



3/26/90

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CATE, ASA F., FARM ENSEMBLE
16900 NW Baker Creek Road
McMinnville vicinity
Yamhill County
Oregon

Control number: 90000285

Listing date: 2-23-90

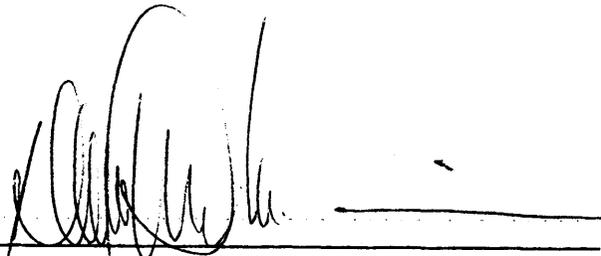
The purpose of this continuation sheet is to correct an error in the verbal boundary description relating to the above-named property.

It has been discovered the Yamhill County Cultural Resources Inventory mistakenly located the farm ensemble in NE $\frac{1}{4}$ Section 15, Township 4S, Range 5W, Willamette Meridian, whereas the nominated features lie entirely within Section 10, the adjoining section to the north.

The correct verbal boundary description reads as follows:

The Asa Cate Farm ensemble is located in SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 10, Township 4S, Range 5W, Willamette Meridian, in rural Yamhill County, Oregon. The nominated area of approximately two acres is that portion of Tax Lot 1600 at said location containing the ensemble of three historic farm buildings. The boundary is more particularly described as follows:

Beginning at the southeast corner of Yamhill County Tax Lot 1600 in Section 10, Township 4S, Range 5W, Willamette Meridian; thence from said point of beginning North along the east boundary of Tax Lot 1600 approximately 298 feet; thence west approximately 335 feet; thence South 298 feet; thence East 335 feet to the point of beginning, containing in all 2.3 acres, more or less.


Deputy State Historic Preservation Officer

March 20, 1990

