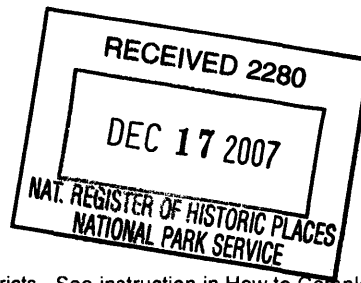


United States Department of the Interior
National Park Service



1505

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 Shipley-Cook Farmstead
other names/site number _____

2. Location

street & number 18451 SW Stafford Road not for publication
city or town Lake Oswego vicinity
state Oregon code OR county Clackamas code 005 zip code 97034

3. State/Federal Agency Certification

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

[Signature] Signature of certifying official/Title - Deputy SHPO 12.13.07 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] Signature of the Keeper 1.29.08 Date of

Shipley-Cook Farmstead
Name of Property

Clackamas 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	
<u>3</u>		buildings
		sites
		structures
		objects
<u>3</u>		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

0

6. Function or Use

Historic Functions
(enter categories from instructions)

DOMESTIC: single dwelling
AGRICULTURE/SUBSISTENCE:
agricultural outbuilding
AGRICULTURE/SUBSISTENCE:
animal facility

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling
AGRICULTURE/SUBSISTENCE:
agricultural outbuilding
AGRICULTURE/SUBSISTENCE:
animal facility

7. Description

Architectural Classification
(Enter categories from instructions)

MID-19TH CENTURY
OTHER: cross-wing farmhouse

Materials
(Enter categories from instructions)

foundation: BRICK, STONE
walls: WOOD
roof: ASPHALT
Other: _____

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

Shipley-Cook Farmstead
Name of Property

Clackamas 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
ARCHITECTURE

Period of Significance

1862-1945

Significant Dates

1862, date of construction (house)
1900, change in ownership

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)

N/A

Cultural Affiliation

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
- Federal agency
- Local government
- University
- Other: Cook family day books

Name of repository: Oregon State Archives

Shipley-Cook Farmstead
Name of Property

Clackamas Co., OR
County and State

10. Geographical Data

Acreeage of Property 6.1 acres

UTM References

(Place additional UTM references on a continuation sheet)

1 10 524250 5026380
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____

4 _____

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 Sally Donovan, Historic Preservationist, and Kim Lakin, Historic Preservationist

organization Donovan and Associates date July 2007; rev. Nov. 2007

street & number 1615 Taylor Street telephone (541) 386-6461

city or town Hood River state Oregon zip code 97031

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 Richard Cook

street & number 18451 SW Stafford Road telephone (503) 704-7034

city or town Lake Oswego state Oregon zip code 97034

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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DESCRIPTION

SETTING AND LANDSCAPE

Located in what is now known as the Stafford Basin, in unincorporated Clackamas County, the Shipley-Cook Farmstead is north of Interstate Highway 205, west of West Linn, east of Tualatin, and south of Lake Oswego. More precisely, the farmstead is located on the southwest corner of Stafford Road and Rosemont/Atherton Roads, immediately outside the city limits of Lake Oswego. In 2006, a circular turn-around was built at this intersection. Stafford Road is one of the major thoroughfares between Lake Oswego, Interstate-205, and the surrounding communities.

The land around the 6.1-acre farm complex is a combination of sloping farmland mixed with new suburban residential dwellings. Cook Butte, west of the farm, was once part of the Shipley-Cook farm but was sold to the City of Lake Oswego and private interests in 1975. The city-owned portion of Cook Butte is dedicated parkland and protected from development. Diagonally across Stafford Road to the northeast is Luscher Farm, a former dairy, now owned by the city and designated as Open Space. The City is in the process of developing Luscher Farm as a public park with opportunities for recreation and education.

The majority of the farm buildings at the Shipley-Cook Farmstead are on the south half of the acreage, with the barn and fields on the north half. Pecan Creek borders the property on the west, Atherton Road on the north, Stafford Road on the east, and a residence (Cook family member) on the south. The Shipley-Cook farmhouse is setback about 100 feet from Stafford Road, and is screened from the busy road by numerous mature trees planted during the period of significance. A long driveway extends west from Stafford Road and turns either north towards the barn or south to the house. The topography slopes down to the south and west from the house, which is sited on a slight knoll.

The Shipley-Cook farmstead is sheltered by mature trees and shrubs planted by Adam Shipley and the Cook family. Trees on the property include Oregon laurel, mulberry, madrone, lavender, ash, yew, elm, cedar, black locust, redwood, beechnut, poplar, Spanish chestnut, oak, pine, hickory, and maple. Shrubs planted immediately around the house include a mature camellia and magnolia tree. The south side yard has a defined area for a garden. Fruit trees, located southwest of the house, are remnants of an original orchard, and include a cherry, crabapple, and plum. A holly tree is near the fruit trees. A row of lilacs extends north from the house towards the barn, mature deciduous trees are between the house and the barn, and a grassy field surrounds the barn and chicken coop. Four-acres of grapes are planted north of the barn and west of the house. A Concord grape vine, by the south porch, was started from grapes planted by Adam Shipley.

THE FARMHOUSE

Built in circa 1862-63, the one and one-half story farmhouse has a steeply pitched, intersecting gable roof covered with asphalt composition shingles, a wide frieze board, boxed eaves, narrow lap siding finished with corner boards, and three, tall corbelled chimneys. Irregular in plan, the house is built of box frame

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construction, and has a combination of six-over-six and four-over-four double-hung wood-sash windows, simple wood trim, and a rock and brick foundation. Porches are on all sides of the house.

The interior of the main volume of the house includes two bedrooms, a parlor, living and dining rooms, den, utility room, and bathroom on the first floor, and three bedrooms on the second floor. The woodshed is attached to the west facade of the house and the milk separating building is on the north side of the woodshed. The kitchen is in the small addition on the north side of the house. The house has a cellar and attic. Though there have been some modifications to the plan over the years, the basic layout is original to the historic period. The main volume of the house measures approximately 35 feet by 54 feet.

Exterior

East Facade (Front)

The east facade is comprised of two main volumes that include the living/dining rooms and parlor. The porch is situated on the north side of the apex of the two volumes, set back from the projecting parlor wing. The wooden front door has an oval glass window in the center with a transom above.¹ The small front porch has a hip roof, simple frieze, slender square posts capped with wood capitals that project from the porch roofline, and a tongue and groove porch floor. Altered in the 1940s, the front porch was restored using historic photographs and physical evidence in 1995-96.²

The gable roof on the east facade of the north-south volume is steeply pitched. The parlor wing is 5 feet wider than the north-south volume, and has a less steep roof pitch. According to Cook family members, the parlor was the first portion of the house constructed followed a year later by the north-south volume.

The windows on this facade are six-over-six double-hung wood-sash windows trimmed with plain wood frames and have a slightly projecting lintel cap. The parlor wing has a broad wall punctuated by four, symmetrically placed original windows, two on the first floor and two on the second. Two windows are north of the front door (these were restored in 1995-96) and another window is on the north wall of the parlor wing east of the front porch. A single, hinged six-light window is at the second floor above the front porch.

North Facade

The north facade is composed of a tall, one and one-half story volume, and lower volumes that extend west containing the kitchen, utility room, bathroom, woodshed, and separator building. A small single-story, hip roof addition is attached to the eastern end of the north facade. This addition, most likely pre-dating 1900, was used historically as a pantry and meat storage room, and remodeled into the kitchen during the mid-1940s. The exterior of the kitchen has hinged eight-light windows, clapboard siding, and simple window

¹ This front door was most likely not the original door but installed at a later date (pre-1900) during the historic period.

² The porch was reconstructed one foot larger in length than the original porch.

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trim. There is no frieze board. The original tall volume of the house, above the kitchen addition, has a steeply pitched roof, wide frieze board, and four-over-four double-hung, wood-sash windows.

The one-story utility/woodshed addition is west of the single-story kitchen addition. This long gable roofed woodshed wing is lower than the main volume of the house and has a shallower roof pitch. The north facade of the wing has a single, six-over-six double-hung window, and an entrance door sheltered by a pent roof supported by brackets.

The cream separator building is on the north side of the woodshed. The small square structure is faced with horizontal V-groove siding trimmed with corner boards, and has a pediment on the north gable end, boxed eaves, and one-over-one double-hung wood-sash windows with simple wood trim. An original five-panel door is on the east side of the building and the door on the west side has been covered with plywood. A concrete foundation covered with wood decking is located on the north side of the separator building. This was the original location of the water tower that was destroyed during the 1962 Columbus Day storm. The well for the house is located under the deck.

West Facade

The west facade includes the gable side of the cream separator building, the gable end of the woodshed, the rear elevation of the main north-south house volume, and a single-story shed roof addition. The ground drops away from the house at the northwest corner of the woodshed, leaving the rock foundation exposed. The gable end wall of the woodshed is faced with unpainted horizontal boards. Three different openings have been closed or patched over in the center of the wall. The random rubble basalt foundation under this wing has been patched with red bricks where a coal chute was located.

At the southern end of the main house volume is a single-story shed roof addition. The addition has wood lap siding finished with corner boards and a wide frieze board. The two six-light windows are framed with simple wood trim and crown moldings. This portion of the house has a brick foundation. Above this addition on the second floor are two, small, three-light windows with simple wood trim. This addition, constructed after the original house, was a very early addition to the house (built pre-1900).

A shed roof covers a small porch north in the juncture between the woodshed wing and the main volume of the house. A door and 6/6 double-hung, wood sash windows are under the small porch. The door replaced a window that was originally in this location (1995-96).

South Facade

The south facade includes a shed roof covered porch on the utility/woodshed wing and the south facade of the main house volume. The south side of the woodshed/utility room has a shed roof covered porch that extends along the entire elevation. Simple square posts support the porch roof. The porch has a wood deck floor, board and batten siding, and a newer window. The porch and siding were rehabilitated during the 1995-96 restoration.

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The south facade is composed of the central one and one-half story main volume flanked by a shed roof porch on the east and the shed roof addition on the west. The main volume of the house has a steeply pitched gable roof and a six-over-six double-hung, wood-sash window centered over the lower story bay window. The bay window has a hip roof, four-over-four double-hung, wood-sash windows, and inset wood panels above and below the windows. The bay window may have been added to the house at a slightly later date (four-over-four double-hung windows were generally used later than the six-over-six double-hung wood-sash windows, and bays were often added when the Italianate style became popular in the 1870s). The original bay was removed in the 1940s and reconstructed in 1995-96 using historic photographs and physical evidence.

A single-story shed roof covered porch is east of the bay. The porch has square posts finished with wood capitals, a tongue and groove floor, a door that leads into the parlor wing, and a single six-over-six double-hung, wood-sash window. A wide water table extends along the base of the south elevation.

Interior

First Floor

Living Room/Dining Room

The front door on the east facade opens into the dining/living room. Originally, a wall divided these two rooms in half; the dining area to the north and the living room to the south. A hallway along the east wall of the living room leads to the south bedroom. The original fireplace, on the south wall of the living room, has a cedar wood mantel, newer bricks framing the firebox, and stone footings. The Colonial style mantel is in keeping with the building date of the early 1860s. West of the fireplace is a period built-in bookshelf, and east of the fireplace is an L-shaped stairway leading to the upper story. The stairway has a turned banister. A door at the top of the first flight of stairs closes off the rest of the stairway. Originally, these stairs were open (enclosed in the 1940s). A built-in "gun cabinet" is located on the wall next to the stairs. The door on the west wall of the living room leads into a small den.

The dining room is north of the living room. A wood stove was, at one time, located on the north end wall (stove pipe evident). A built-in bookshelf and drawers are east of the stovepipe. Windows along the east wall light the room, and a door on the north side leads into the kitchen. The kitchen was originally used as a pantry and meat storage room (moved from the current utility room to this location in the 1940s). The kitchen is a small room with windows on the north and east sides. Doors on the west wall of the dining room access the utility room and south side porch.

Parlor

The single, French door leads into the parlor that is located off the east side of the living/dining room. The parlor is a 20 foot by 12 foot room with a fireplace on the west wall, and windows on the east and north sides. A door on the south elevation leads to the south porch. The cedar fireplace mantel is very similar to the living room mantel and, most likely dates from the 1860s. Modifications to the fireplace include the

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installation of granite tiles around the firebox. On either side of the fireplace are two built-in storage cabinets. The fireplace is supported by rock footings.

Bedrooms

The main bedroom on the first floor is at the south end of the house. The room has lath and plaster, and wood plank walls. A bay window is located on the south wall of the main bedroom. A door, on the west side of the bedroom, opens into a small bedroom and den. These two rooms are located in the shed roof addition (circa 1910) on the west side of the house.

Utility Room and Bathroom

The current utility room was originally the kitchen. The original kitchen was a large room with seven doors leading outside and to other rooms of the house. A cook stove was originally on the east side of the room. The door to the bathroom, woodshed, and cellar are on the west wall, doors to the side porches are on the north and south walls, and doors to the pantry and dining room are on the east wall. The bathroom, located on the west wall of the utility room, was remodeled in the late 1950s, but retains the original beaded board wainscoting.

Woodshed/Separator Building

The woodshed, now used for storage, is connected to the main house by the utility room. A door on the west wall of the utility room leads into a narrow hallway that opens into the rustic woodshed. The walls of the room are made of wide wood planks and the floors are composed of thick, worn wood planks. A ladder on the east side of the room accesses an upper floor, which functioned as a room for Chinese laborers (later a play space for the Cook boys). A pull cord on the south wall of the small entry hall is attached to the Cook dinner bell. This bell is still operational and sits above the roof. A door on the north side leads into the separator building. This building is also unfinished revealing the wood frame construction and horizontal board siding. The Cooks used this small building to separate cream from milk.

Finishes

All the fir floors on the first floor are covered with carpet, and the cedar wood trim around the windows and doors are painted (1930s). The door and window trim have deep reveals due to the box frame construction (with square nails). The original four panel doors have ceramic knobs and metal rimlocks. The wide baseboards throughout the rooms have a base shoe and molded cap. The exterior walls throughout the house are constructed of box (plank) constructed finished with painted lath and plaster.

Second Floor

The stairs leading to the second floor has a turned wood baluster and railing. The second floor has three bedrooms grouped around the stair landing. One bedroom is located at the south end of the house, south of the stair hall. The east bedroom has a period potbelly stove that is the only heating source for the room.

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The third bedroom is located at the north end of the east-west hallway. Each room has built-in closets, painted plank fir floors, and original four panel wood doors with original ceramic knobs and lock boxes. The wide baseboards are finished with a cap and base shoe, and the sloped ceilings have wide trim boards where the sloped ceiling meets the wall.

Cellar

The cellar is accessed through a door on the west side of the current utility room. Steep wood steps lead down to the cellar. At the base of the steps is a boarded over coal chute. The stone foundation is visible throughout. The walls are lined with open wood storage shelves. The natural gas furnace, located under the dining room above, is accessed through an opening in the east side of the stone foundation. This opening was constructed when the furnace was added. This wall defines the original building footprint.

OUTBUILDINGS

Barn (circa 1862/1934)

The barn, north of the house, is a large rectangular structure that measures approximately 40 feet (east-west) by 60 feet (north-south). The western facade is built into the hillside, exposing the stacked rock pier foundation system. The barn has corrugated metal over the gable roof. The original portion of the barn – the northern section – is sheathed with rough-cut board and batten siding evident on the north, east, and west facades. The 1934 lean-to addition (approximately 20 feet wide) on the south elevation is sheathed with horizontal V-groove siding. The east elevation of the barn has two, four-pane windows on either side of the central hay mow. The hay mow, located on the upper story, has a swinging wood door that drops open to allow for hay to be delivered and stored above the stock pens. There is a small boarded-over opening at the center of the second floor on the west facade. The south lean-to sits on wood and concrete posts.

Currently, access to the barn is through a large opening in the south side lean-to. The main structural system is of hand-hewn posts and beams that are pegged with mortise and tenon joints. The hand hewn structural frame indicates an early construction date – possibly preceding the house construction; however its moderately high roof pitch is similar to stock barns of the 1870s rather than the 1860s, suggesting possible modifications at a later date.³ The floor joists for the hayloft floor extend east-west. In the center of the barn are enclosures/stalls used for grain storage and, and formerly, livestock. The lower area of the barn was used at one time to store potatoes. Another barn and a sheep shed were located north of the present barn but were removed after the historic period because of deteriorated condition.

³ Philip Dole. *Space, Style and Structure*. "Farmhouses and Barns in the Willamette Valley." (Portland: Oregon Historical Society, 1974), 210-211.

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Chicken Coop (ca. 1928-29)

The chicken coop is near the southwest corner of the barn. The small building, measuring approximately 12 feet by 20 feet, has a gable roof covered with corrugated metal and horizontal V-groove siding on three facades. The south elevation is sided with new siding (T-1-11) installed in 2006. The structure rests on a concrete foundation and has a wire-fence enclosure on the south side.

MAJOR ALTERATIONS

Although some of the historic additions have been described in the text above, this paragraph describes the major alterations to the house outside the period of significance. Interior alterations undertaken in the 1940s/1950s include moving the original kitchen to the pantry (circa 1945), remodeling the bathroom (circa 1959), removing the wall between the living room and dining room (1940s), closing off the open stairway to the upper floor with a door (1948), and converting a window on the west wall of the dining room into a door that leads to the south porch (1995-96). Over the years, the heating system has been converted from wood, to coal, to natural gas. These alterations have not compromised the architectural integrity of the house since the majority of the finishes, materials, workmanship, and interior room configuration are intact.

RESTORATION

A substantial restoration was completed in 1995-96 by preservation craftsman Andrew Curtis of Portland. The 1995-96 project included reconstruction of the south bay window (removed in the 1940s), removal of asbestos siding (installed in the 1940s), restoration of the east entrance porch (removed in the 1940s), repair and replacement of the front dining room 1940s windows, and repairs to the south wall of the woodshed and porch. The house exterior was also painted at this time. All restoration work was performed using historic photos, physical evidence, and in-kind replacement of materials.

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STATEMENT OF SIGNIFICANCE

SUMMARY

The Shipley-Cook Farmstead meets National Register Criterion A for its association with the agricultural development of the rural area known as the Hazelia District, outside the City of Lake Oswego. The farm complex, one of the first built in the area, represents the efforts of early settlers who farmed the land and established communities. Hazelia once included a grange and school, whose development was largely due to the continued support of both the Shipley and Cook families. The Shipley-Cook Farmstead also meets National Register Criterion C as a well-preserved farmstead that represents distinctive characteristics of a type, period, and method of construction that dates from the early Euro-American settlement period of Clackamas County. The house type, outbuildings, and surrounding landscape features represent a pattern of agricultural development, which characterized rural Oregon landscapes in the second half of the nineteenth century. The complex includes an 1862-63 farmhouse with attached woodshed and cream separator building, a barn dating from the 1860s or 1870s, a chicken coop (1928-29), driveway, gardens, orchard (remnant), fields, and a variety of historic trees and shrubs that represent the strong horticultural skills and interests of the Shipley and Cook families. The Shipley-Cook Farmstead is significant as an intact example of a farmstead in continuous use since it was established in the early 1860s.

Individually, the farm buildings are distinctive examples of a type and method of construction typical of the early Euro-American settlement period. The cross-wing farmhouse is an excellent example of this architectural type in its steeply pitched gable roof, attached perpendicular volumes, lap siding, six-over-six double-hung, wood-sash windows, multiple porches, and stone foundation. The farmhouse is also significant as an intact example of box construction, a method of construction that was used in the initial Euro-American settlement period in Oregon. The barn also represents an early building method. Constructed with hand-hewn members with mortise and tenon joints, the barn is one of the oldest structures of this type in Clackamas County. The number and variety of plantings around the farmstead also adds to the significance of the Shipley-Cook Farmstead. The 6.1-acre historic nucleus of the farmstead has been maintained over its 145-year history.

The period of significance dates from 1862 to 1945. The beginning date represents the construction of the house and, most likely, the barn. The end date represents a period when the Cooks began altering some of the exterior and interior. The property was listed on the Clackamas County and Lake Oswego Historic Inventories in the mid-1980s, designated a Clackamas County Landmark in June 1992, and recognized as a Century Farm in 2000. The Shipley-Cook Farmstead retains integrity of design, location, setting, feeling, association, and materials. The majority of the original materials, finishes, farm complex layout, landscape features, and design have been maintained through its long agricultural history.

THE KALAPUYAS

The Atfalati, a subgroup of the Kalapuyas, lived on the floodplains of the Tualatin River, including the area around present-day Lake Oswego. The Atfalati gathered camas and wapato, and hunted deer, elk and waterfowl in what is now known as the Tualatin Valley. In the warmer months, the Kalapuyas moved in small family groups to gather provisions for the winter, and then reunited into larger groups later in the year, settling

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in pit or plank houses.¹

Diseases brought by European trappers and settlers decimated a majority of the Atfalati along with the other native populations in the Northwest. In 1855, the remaining Kalapuyas signed treaties, effectively giving up their traditional ways of life. The Kalapuyas were removed to the Grande Ronde and Siletz reservations in Yamhill and Lincoln counties, respectively, living with other Oregon tribes.

EURO-AMERICAN SETTLEMENT AND CLACKAMAS COUNTY

By the 1840s, Euro-American settlers began the long overland trek on the Oregon Trail, drawn to the region by the abundance of wildlife, natural resources, and fertile land. The Donation Land Claim Act (DLC) of 1850 brought another surge of settlers to the Oregon Territory in hopes of claiming free land and starting new lives.

On July 5, 1843, the Provisional Government of the Oregon Territory created four districts, of which one was Clackamas County. At that time, the county covered portions of four present-day states and one Canadian province. Oregon City, the county seat of Clackamas County, was founded on a portion of Dr. John McLoughlin's DLC, and was the first incorporated town west of the Rocky Mountains (1844). This region was the terminus for water transportation on the Willamette River and had been a gathering place for Native Americans, hunters, trappers, and Hudson's Bay Company voyagers for years. After Washington Territory was established in 1853, and Multnomah and Wasco counties were carved out of Clackamas County in 1854, the present-day Clackamas County boundary was established.²

After the Civil War, Clackamas County experienced slow, but steady, growth. Subsistence farms were established throughout the area, in addition to growing market-oriented farms. Livestock, grains, and lumber were the most common cash crops. Saw mills dotted the area especially towards the north. Market roads were improved and the houses along the roads often became stopping points for travelers transporting goods to and from Portland. By the 1860s and 1870s, market-oriented farming had replaced subsistence farming in the area.

During the late nineteenth century, the population of Clackamas County tripled. As most of the land near the rivers was already claimed, new settlers farmed interior lands, especially land along roadways. There were changes in agriculture and a trend toward urbanization. Hops and prunes became major cash crops and lumber was sold to paper manufacturers at Willamette Falls. Towns such as "Oswego" were established as new businesses started.

"OSWEGO"³

Until the mid-1800s, Lake Oswego was a small assembly of homesteads and farms between the Willamette and Tualatin rivers in Oregon. Albert Alonzo Durham, who secured the first Donation Land Claim, and named

¹ Three Rivers Land Conservancy and the National Park Service. *Stafford Basin Pathway & Trail Systems, Concept Plan*, 2002, p. 16.

² "The History of Clackamas County." <<http://arcweb.sos.state.or.us/county/cpclackamashome.html>>

³ Taken directly from "A Brief History" of Lake Oswego compiled by the Lake Oswego Public Library (www.ci.oswego.or.us/ABOUT-LO/HISTORY.HTM)

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the town after his birthplace in New York, founded the town of "Oswego" in 1847.⁴ Durham built the town's first industry -- a sawmill on Sucker Creek (Oswego Creek). Although iron ore was discovered in the Tualatin Valley in 1841, it was not until 1861 that entrepreneurs developed the resource. In 1865, the Oregon Iron Company was incorporated in hopes that large amounts of cast iron could be manufactured locally. It was the first of three companies that hoped to make Oswego an industrial center, or the "Pittsburg of the West."

The first iron smelter went into production in 1867, and continued to operate intermittently under a second corporation, the Oswego Iron Company, until 1881. It was succeeded by the Oregon Iron & Steel Company. The owners purchased large tracts of land believed to be rich in iron ore. The new company operated in the old plant until 1885. Three years later, its operators built a larger smelter. The construction of the narrow gauge railroad from Oswego to Portland in 1886 aided transport of the iron ore; prior to that, the town could only be reached by riverboats and narrow dirt roads such as present-day Stafford Road.⁵ By 1890, production reached 12,305 tons of pig iron, and the iron industry employed some 300 men. The town of Oswego was booming, and boasted of a growing population and many new businesses.

In 1893-94, during the national depression, iron prices plummeted and production slowed dramatically. The plant closed and after that operated only intermittently until 1910. With the demise of the iron industry, Oregon Iron & Steel turned its attention to land development. The company built a power plant on Oswego Creek from 1905 to 1909, and after the incorporation of the City of Oswego in 1910, erected power poles to provide electricity to the community. The company sold its land holdings to developer-built residential developments. The completion of the new electrified railroad from Portland to Oswego in 1914 further stimulated residential development in Oswego in the 1920s and 1930s. The town continued to grow as did the outlying areas. The rich agricultural lands continued to contribute to the local economy, however, and farms like the Shipley-Cook farm remained the backbone of the county.

THE SHIPLEY FAMILY

Born on October 14, 1826 in Uniontown, Pennsylvania, Adam Randolph Shipley was raised in Mt. Vernon, Ohio where he studied law. He worked in Ohio until 1852, when he joined hundreds of people that traveled to the Oregon Territory on the Oregon Trail. At the end of his journey, Shipley settled in Portland with his wife Mary. Tragedy struck the young couple, however, when Mary (at the age of 28) and their only son died on August 19, 1853 at Clatsop Plains near the coast. One year later, on September 30, 1854, Shipley married Celinda Eliva Hines in Portland. Celinda, the daughter of Obahiah and Lucina Chapin Hines of New York, was born on October 4, 1826 in Otsego County, NY. At the time of her marriage, Celinda was teaching at the Portland Academy and Seminary.

Shipley worked many odd jobs including cutting wood for George Flanders, a prominent Portlander. By the mid-1850s, Shipley went into business with C.S. Kingsley, opening a wholesale book and stationary business. The book and stationary store prospered, and by 1860, Shipley's real estate and personal assets totaled

⁴ In 1959, the residents of Oswego and those of Lake Grove (at the west end of Oswego Lake) decided to combine names hence the current city name of "Lake Oswego."

⁵ The Southern Pacific Railroad acquired the line before the end of the 19th century and widened it to standard gauge.

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\$17,766, a substantial sum for that period.⁶

Shipley was appointed the 5th Postmaster of Portland, serving from November 1854 to July 15, 1861. The Shipley's lived in Portland until about 1862 when the family moved south of Portland to an area known as "Oswego," (now Lake Oswego in the Hazelia District). Early deed records indicate that Shipley moved from Portland between late August 1861 and March 1863⁷.

Shipley purchased 100 acres for \$330 from Elijah Davidson in the southwest quadrangle of Section 16, T1E R2S on May 1, 1861. This acreage was originally part of Jesse Bullock's 618.90-acre DLC No. 46, and included the land where the couple built their home. Later that year, Shipley paid \$900 to Allen Smith of Spokane for additional land that was claimed by Ronald C. Crawford (part of his DLC No. 73). This acreage was in Section 21, south of where the family built the house, and contained 320 acres. Shipley expanded his land holdings again on March 1863 when he purchased an additional 100 acres from Edward A. and Mary Ann Wilson's DLC No. 72, which encompassed part of Sections 16 and 21, T1E, R2S.⁸ This land was south of the land he purchased in 1861. Over the next few years, he acquired a total of about 1000 acres that extended south to the Tualatin River.

The Shipley family built their farmhouse in circa 1862-63 at the intersection of present-day Stafford and Rosemont Roads. The area around the Shipley Farm became known as the Hazelia District.⁹ The Shipley farm became a respite for many travelers, as present-day Stafford Road was a major transportation route from the "Tualatin Plains to Oregon City."¹⁰ Maude Grimm described the Shipley's farm in a 1958 history of Lake Oswego:

The farm extended to the Tualatin River. What a show place was the ten-acre house with bath, pantry, and woodshed, topped with two rooms above for the hired help. Some were Chinese. The favorite servant of the family was Chung who insisted on living by himself in a little place by the creek. The children loved to play croquet on the front lawn and skate in the great barn when it was empty of hay.¹¹

Always interested in the newest agricultural methods and horticulture, Shipley was one of the first to import and grow grapes in the area. A 1906 article in the *Oregon Historical Quarterly* stated:

A.R. Shipley, some time in the sixties, imported from the Eastern States forty-five varieties of grapes, American and European varieties. For some years he grew quite a vineyard, was an enthusiast in grape culture - a business man retired to the country for love of horticulture. A close observer and a good cultivator, he did valuable work for the grape industry, and was the acknowledged authority on the subject. He discarded all European varieties, and advised the cultivation of only the American varieties for the Willamette Valley. In answer to my request to name the three best varieties

⁶ 1860 United States Census, Portland, Oregon.

⁷ Clackamas County Clerk's Office, Oregon City, Deed Book D, p. 201 and Deed Book D, p. 453.

⁸ Ibid. Book D, p. 453.

⁹ This area is presently referred to as the Stafford Basin.

¹⁰ The 1852 General Land Survey Map, T1E R2S Section 16.

¹¹ Mary Goodall, M. *Oregon's Iron Cream: A Story of Old Oswego and the Proposed Iron Empire of the West*, (Portland: Binford & Mort, 1958), p.122-3.

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of the market, he said, 'If I were setting out three hundred grapes today, I would first set one hundred Concords, then another one hundred Concords, then another one hundred Concords,' adding, 'that is, to make money.'¹²

The Shipleys became active in the Hazelia community, working with other settlers to provide basic services and amenities for the area's residents. In 1875, Adam Shipley helped organize the Oswego Grange No. 175, which was formed to protect farmers' economic interests and provide a place for social events.¹³ Shipley served as the first Grange Master and was the State Grange Master from 1875 to 1880. He also traveled as a lecturer for the State Grange, giving talks on the most current farming practices and crops. A small house on his acreage served as the grange hall, the building was halfway up the Butte (presently known as Cook Butte) directly west of the Shipley House. Recollections in a 1958 history of the area recall the Oswego Grange and Shipley's involvement:

The only way for the grange members to reach their meeting place in 1875 was by climbing a narrow footpath, which led up the hill on the Shipley farm. The enthusiastic group which formed Oswego Grange No. 175 felt lucky that A. R. Shipley had donated the little building for this use."¹⁴

The Oswego Grange became the center of the Hazelia district where residents gathered for educational events, dances, auctions, dinners, programs, fundraising events, and meetings. The grange served the community until 1890 when it was relocated to Oswego.

Adam and Celinda Shipley had a good relationship with the native people in the area who used the springs on the farm and had a burial ground on top of the butte west of the Shipley farm. Adam Shipley was mindful of the native burial ground and instructed anyone working on present-day Cook Butte not to disturb the graves.¹⁵ One incident, relayed by descendants of the Shipley family, recalled how Celinda Shipley helped a Kalapuyan with the birth of her child. Maude Grims, granddaughter of the Shipleys, recalled the story:

My grandmother Shipley told me many things about their early days and the happenings of the Indians. But they weren't afraid of them at all. Grandmother used to tell us about one evening the chief came up from the tribe and he knocked on the door and he said that his wife was very ill. She was in child labor and the chief wanted grandma to come down. And she said, 'Oh no, I'll go.' So she went down and she took care of the mother and baby until it was born and she saved them both. And grandma said that after that they never cut any more wood. Each morning an Indian came up and cut their wood and piled it.¹⁶

¹² Clarence L. Eaton. *Oregon Historical Quarterly*, Vol. 7. "First Fruits of the Land." (Portland: Oregon Historical Society, 1906), pp. 30-31.

¹³ The Patron's Husbandry or the Grange was a farmers' association founded in the United States in 1867 and quickly spread throughout the United States.

¹⁴ Mary Goodall, p. 122.

¹⁵ James P. Cook, the second owner of the farm carried on Shipley's care of the Indian burials on the Butte; workers were instructed not to disturb the graves.

¹⁶ *In Their Own Words, Reminiscences of Early Pioneers of Oswego, Oregon*. Maude Grimm's interview, p. 14.

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Adam Shipley was also instrumental in the construction of a new school building on Stafford Road. Prior to that time, school was held in the Shipley home. Beside the Shipley's six children (Milton, Cora, Lester, Celinda, Alphonso, and Randolph), other area residents sent their children to the Shipley farm to study. In 1884, Hazelia residents voted to construct a new school building in the district. By a one-vote margin, the community voted to locate the new school on Shipley's property. The Hazelia School District 37 built the new structure with donated time, money, and land. In 1888, the Oswego Methodist-Episcopal Church later used the school building twice a month for their services until a new church building was erected in the town of Lake Oswego. Shipley was one of the first to conduct Sunday school services for the church and was an active member of the church.¹⁷

Shipley was also a charter member of the Oswego Odd Fellows Lodge No. 93, formed in 1888, and helped organize the Odd Fellows Cemetery in Lake Oswego. In circa 1891, Shipley was appointed to the Board of Regents at the State Agricultural College (now Oregon State University), and selected to fill the office of treasurer and also worked as the librarian for the college. Celinda and Adam Shipley moved to Corvallis after his appointment, and their son, Randolph Shipley, took over management of the farm. Over the years, Shipley sold portions of this acreage, including land to his children.

A resident of Corvallis until his death on July 14, 1894, Shipley was remembered for his "unselfish deeds which helped in community life" and gave "him the affectionate title of Father Shipley."¹⁸ His obituary in the *Morning Oregonian* on July 15, 1893 stated:

Few indeed are the men who have led so useful and honorable a life, enjoying the universal esteem of all who met him. He knew no class distinctions among men; all were equal in his eye. Whatever success be gained in life was due to his own exertions.

Celinda Shipley died on March 10, 1905. The Shipleys are interred in the Odd Fellows Cemetery in Lake Oswego.

THE COOK FAMILY

On June 12, 1900, James Preston Cook purchased the Shipley farm after working on the property for many years. Born on August 21, 1858, James P. Cook was raised in Bloomswich, Ohio, and came to Oregon in 1883 after hearing of the large iron works in Oswego. He settled about three miles from the Shipley Farm and worked burning wood to make charcoal for the iron company. A few years later, James returned to Hales Creek, Ohio and married his wife, Susie L. The couple returned to Oregon where Cook worked at many jobs before purchasing the Shipley farm. These jobs included working on the construction of the railroad from Portland to Dundee (Cook Station is named after him), hauling wood for the iron company, and working on the Shipley farm. Cook saved his money, and in 1900 was able to buy the 131-acre farm from Randolph Shipley.

¹⁷ In 1916, a new school built on this site. When the Hazelia School District was discontinued, the Shipley heirs gave the property to the Oswego Grange (circa 1948).

¹⁸ In *Their Own Words, Reminiscences of Early Pioneers of Oswego, Oregon*. Maude Grimm's interview, page 14.

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Adam and Celinda Shipley's son.¹⁹

Cook continued to improve the acreage, adding to the farm buildings and planting additional shade trees.²⁰ Along with raising cattle for their own use, Cook started J.P. Cook and Sons which specialized in breeding Chester White swine. He later raised sheep on his property as well. James was active in the grange started by Adam Shipley and the Hazelia School. The butte west of the farm complex was coined Cook Butte after the Cook family. The Cook farm was often a gathering place for the community, and James and Susie started a 4th of July gathering with homemade ice cream that is still celebrated by the Cook family today.²¹

An Oregon City *Banner-Courier* article of May 1, 1930 talked about the Cook farm and the variety of plantings:

One of the noticeable features of this Pioneer home place are the unusually large number and variety of trees planted years ago by the Shipley family, and one of the peculiarities is the growth of some of these, which are growing in clusters. There are 21 Oregon native cedars growing in one cluster from a single root . . . In the collection of trees you will find vine maple, Oregon laurel, mulberry, elm, native maple, persimmons, Alaska cedar, rock oak, black locust, Shelbrook hickory, wahoo, Port Orford cedar, mountain ash, yew, sequoia (redwood of California), Mt. Hood cypress, eastern sugar maple, eastern chestnut, beech nut, poplar, native oak, willow of three varieties, eastern elderberry, Lombarda, mountain ash and among the smaller trees you will find even the fig tree. There are various kinds of shrubbery including purple lilac and other flowering shrubs. Even the eastern Oregon sage is thriving in the ground at the Cook Farm.

The article continues, discussing the merits of the modern, yet historic farmstead:

Referring back to the old home of the Cook family, you will find 12 rooms and two fireplaces. The fireplaces, built on the lines of the early days, are of artistic design and in perfect condition, and you will find no "smoking with these fireplaces"²². . . The home is equipped with a modern water system. The water, secured from the well of purest water, is enclosed in a new well house. "Every time I take a drink I thank the Lord," says J.B. Cook . . . There are so many interesting features about the home that one's mind could be occupied for an entire day and then see all, for there are the hand-quilted bed coverlets of the most exquisite designs, which like other quilts, are named . . .

Susie and James Preston Cook had one child, William B. Cook, who was born October 15, 1885. William moved with his parents to various homes near Lake Oswego until the family purchased the Shipley farm. He remained there until January 1, 1906 when he began working on the survey of the new railroad from Banks to Tillamook. Cook later became a registered engineer and worked on many jobs until he was hired as the

¹⁹ Several houses were built on the original farm for the Shipley children. One is on the corner of Childs and Stafford Road. It belonged to Linnie Shipley Miller.

²⁰ James and William Cook along with their father William B. planted a Ponderosa pine and Blue spruce in the yard in the 1940s. Current owner, Rick Cook, planted two buckeye trees (yellow buckeye) in the yard in memory of his great-grandparents, James Cook, a native of Ohio, the Buckeye state.

²¹ James Cook interview. Lake Oswego, Oregon, June 2007.

²² According to the family, Andy Curtis (historic preservation building contractor) explained that the stylistic details, the fireplaces and built-in bookshelves are original to the house. These fireplaces were the main heating source for the house. The fireplace footings are stone.

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Clackamas County Chief Deputy Assessor. By 1920, William was living with his parents on the farm. A year later, on July 31, 1921, William married a neighbor, Sarah Ethel Baker.

William and Sarah Ethel lived with William's parents on the farm after they were married. The young couple had two sons, William B. Jr. and James Hugh. Like his father, William Cook was active in the grange, Odd Fellows, and the school district. He was also a member of the Al Kader Shriner, a local historian, and a charter member of the Oswego Fire Department. Ethel was active in the grange and loved to quilt, often taking part in quilting bees.

The senior Cooks continued to farm, raising a variety of crops including a few acres of Concord grapes on the south side of the farmhouse and Cook Butte. They also planted blue grapes, good for jelly, and Warden grapes. The family cultivated fruit trees on the property including pie cherries, Bing cherries, apples, and figs. The Cooks used a two-acre pasture on top of Cook Butte to grow different crops over the years. They grew feed grain for their stock, raised oats and clover for seed, and sold cream to the dairy in Lake Oswego. The family continued to ring the bell to call in the family and hired help for meals. The Shipley-Cook bell on top of the farmhouse was also used as a community clock, as neighbors always knew what time it was when they heard the bell ring. James P. Cook stated, "The old bell will always ring while the Cook family resides in here."²³ William took over the farm after his parents, James and Susie Cook, died in 1931 and 1947.

William and Sarah Cook began to sell parts of the 131-acre farm in the 1950s because of the change in agricultural practices and high taxes for their farmland. In 1960, William Sr. died and his wife, Sarah Ethel died in 1967. After their parent's death, William and James inherited the farm, each owning a half interest. William Cook sold his part of the acreage to James who received the 6.1-acre parcel with the farmstead. James rented the farm while living in California. In the mid-1990s, James deeded the farm to his son, Rick Cook, who currently lives on the Shipley-Cook Farmstead and has an active four-acre vineyard with Pinot Marchael Foch wine grapes. Rick is carrying on the Shipley and Cook family tradition of growing grapes on the property.

THE FARM COMPLEX

The Shipley-Cook Farmstead has been a gathering place in the Hazelia community since its construction in the 1860s. Built along Stafford Road, originally a major transportation route from Oregon City to the Tualatin Plains, Adam and Celinda Shipley sited their farm in the traditional orientation taking into account the proximity to natural springs and creeks, drainage, shelter from the prevailing winds, location to the fields, and topography.²⁴ The layout of the farmhouse buildings is in a linear pattern, a tradition Shipley may have carried with him from Pennsylvania and Ohio. Constructed on a slight knoll, the house is oriented to the east, which made the house cooler in the summer and easier to heat in the winter. The main windows and doors were placed out of the prevailing wind and weather, and the covered porches provided protection from the elements. A creek, known as Pecan Creek, was west of the farm buildings and a source of water for the farm. The Shipleys and Cooks established an orchard southwest of the house near the creek, and had a garden on the

²³ *Banner-Courier*. Oregon City. 1 May 1930.

²⁴ Vaughan, Thomas, Ed. *Space, Style, and Structure, Building in Northwest America*. (Portland: Oregon Historical Society, 1974). p. 132-33

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sunny south yard of the farmstead.

As is typical with many Oregon farmsteads of the period, the driveway was north of the farmhouse.²⁵ Originally, two barns and a sheep shed were north of the east-west entrance drive, but the northern-most outbuildings (barn and shed) were demolished because of deterioration over the years. The other major farm buildings, including the woodshed, cream separating building, and watertower (destroyed in 1962), were attached to the house for easy access.

Adam Shipley's long-standing and intense interest in horticulture during his lifetime is evident today at the farm. A majority of the trees and shrubs he planted are still around the farmhouse, most notable are the tall cedars, beautiful magnolia, and flowering shrubs. The nucleus of the farmstead is a shaded oasis in contrast to the four-acres of vineyard.²⁶

The Shipley-Cook Farmhouse

One of the few farmhouses in Clackamas County that dates from the early 1860s, the Shipley-Cook farmhouse was built in 1862-63, and subsequent additions were made as the family grew and the farm developed.²⁷ These early Oregon cross-wing farmhouses, once common in rural areas throughout Oregon, were designed for comfort and utility using available materials. These intact farmhouses are slowly disappearing because of changes in agricultural practices, alterations, and urban encroachment.

The Shipley-Cook farmhouse displays distinctive characteristics of these early farmhouses in its asymmetrical massing, pitched gable roof, prominent corbelled chimneys, boxed eaves, wide frieze board, slight eave overhangs, horizontal lap siding finished with corner boards, and rectangular volumes placed at right angles giving the impression of separate wings. The original house volume is basically T-shaped in plan with connected wings. The front wing of the house contains the parlor, and the attached perpendicular wing has the living room, dining room, the staircase to the upstairs, and first and second floor bedrooms.

The original kitchen, now the utility room, served as the connection between the main volumes of the house and the service/utility areas (bathroom, woodshed, original pantry, cellar, and porches). The woodshed is perpendicular to the living/dining room wing and is more utilitarian in nature with board and batten siding and interior plank walls. The cream separator building is connected to the north side of the woodshed, and was also originally connected to the water tower. These more utilitarian additions, were lower in height and had moderately-pitched gable roofs.

²⁵ Philip Dole. *Space, Style and Structure*, p. 228.

²⁶ See "Setting and Landscape" in Section 7 for list of trees and shrubs on the property.

²⁷ The house construction date is based on date Shipley purchased the land and moved his family from Portland to the Hazelia District near Oswego. By 1863, Shipley does not appear in the Portland City directory. Newspapers found in the walls during the 1930s remodeling date from April 1859, thus indicating an early construction date (although the papers could have been several years old). The 1862-63 construction date has also been passed down through the Shipley and Cook families-the only two owners of the house.

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The cross-wing farmhouse has some influences of the Gothic Revival style, popular in Oregon from the 1850s to the 1890s.²⁸ The steeply pitched gable roof, asymmetrical massing, and tall multi-pane windows are characteristics of the style. The bay window, common to Italianate houses, is also found on the Shipley-Cook farmhouse. The bay may have been a slightly later addition as evident in the four-over-four double-hung, wood sash windows, as these window types often post-dated six-over-six double-hung, wood sash windows.

Construction Method

The Shipley-Cook farmhouse is an excellent example of one of the earliest construction methods used by Euro-American settlers in the region. Adam Shipley built the house using a box construction structural system (cedar planks). The structural system is revealed on the interior by the deep window and door moldings, and lack of insulation. The wood was most likely cut from the Shipley property and milled in nearby Oswego. Box construction was one of the three most common structural types in Oregon in the early settlement period. As described by Oregon preservation architect Philip Dole in *Space Style and Structure*:

Box construction, as it is called in Oregon, may be the most remarkable of the three types . . . It is a plank system with many antecedents on the East Coast of the United States. The wall structure consists only of planks about two inches thick, which are set vertically, one beside the next. Each plank is nailed to the sill below and at top to the plate. There are no posts or studs; its total finished thickness is only about three inches. Economy recommended its use because the wall requires one-third less material than any other system, and half as many nails. Its only disadvantage, due to the lack of an air space, is that it makes a colder building. It is remarkable for its strength and durability.²⁹

COMPARATIVE ANALYSIS

The Shipley-Cook Farmstead was listed as a Clackamas County Historic Landmark in 1992. The farm complex was included in historic surveys conducted in the 1980s by Clackamas County and the City of Lake Oswego. Other historic buildings were identified as part of the historic inventory conducted by the city and county, and later registered by the city and county as a historic landmark. The Clackamas County Historic Inventory, the basis for the landmark designation, was divided into study areas, and the Shipley-Cook Farmstead was part of geographic study area known as Stafford/Pete's Mountain/Wilsonville Study area.

The following is a brief comparative analysis identifying similar farmsteads found in the area around the Shipley-Cook Farmstead. These buildings compare in use, the number of intact outbuildings, theme, and style of the farmhouse. Only farm complexes that date from the early settlement period, 1850s, 1860s, and 1870s, were cited in this comparative analysis. See thumbnail photos of each of the properties listed at the end of Section 8.

²⁸ Rosalind Clark. *Architecture Oregon Style*. (Portland: Professional Book Center, 1983), pp. 45-46.

²⁹ Philip Dole. *Space, Style, and Structure*. p. 98-99.

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Robbins-Meicher-Schatz Farm, Stafford, Clackamas County, Oregon (listed in the NRHP 02/19/1993):

The Robbins-Meicher-Schatz Farm, located approximately four miles from the Shipley-Cook Farmstead, consists of a Classical Revival style farmhouse, barn, water tower, and four outbuildings. The house was constructed around 1860/1890, and the outbuildings, including the barn chicken coop, milk room, shed, machine shop, and brooder house, date from circa 1900 to 1909. Although similar in date to the Shipley-Cook farmhouse, the farmhouse was built with Classical Revival style details.

John Kruse Farm, Wilsonville, Clackamas County, Oregon (not listed in the NRHP):

The John Kruse Farm, located approximately ten miles from the Shipley-Cook Farmstead, consists of a Classical Revival style farmhouse constructed in 1857, a Bungalow form dwelling (ca. 1910), and a barn (ca. 1880). The 1857 farmhouse has been modified by the addition of a dormer (1989), window alterations, and the addition of a new front porch. Unlike the Shipley-Cook Farmstead, the house does not reflect the historic style and the farmstead has few remaining outbuildings associated with the historic period.

Hughes-Macintosh Farm, Wilsonville, Clackamas County, Oregon (not listed in the NRHP):

Located approximately fourteen miles south of the Shipley-Cook Farmstead, the Hughes-Macintosh Farm has a vernacular farmhouse style, barn and hops dryer. Newer modifications to the house include window changes, chimney addition, and porch alterations. The alterations to the house have diminished the architectural integrity of the original farmhouse design; however, the barn and hop dryer, constructed around 1890, are impressive building and reflect the agricultural history of the area.

Sharp Farm, Wilsonville, Clackamas County, Oregon (not listed in the NRHP):

The Sharp Farm consists of a circa 1870 farmhouse, barn, and stock barn. The house is a good example an early farmhouse built in the vernacular tradition. The building has been modified somewhat by the alteration of the upper story balustrade, additions on the rear, and some window replacements.

Koellermeier Century Farm, Wilsonville, Clackamas County, Oregon (not listed in the NRHP):

A circa 1879 farmhouse, barn, and shed make up the Koellermeier Century Farm. Newer modifications to the house include vinyl siding, shutters, front porch altered, and porch enclosed on north elevation. The changes have diminished the architectural integrity of the original farmhouse design; however, the shed and barn are relatively intact. This house represents a somewhat later farmstead development period.

Aden Farm, Lake Oswego, Clackamas County, Oregon (not listed in the NRHP):

The Aden Farm consists of a 1876 Vernacular style farmhouse, barn, and later Bungalow style house. This house is similar to the Shipley-Cook farmhouse. The Aden House has a similar steeply pitched gable roof, intersecting volumes, multi-pane windows, and several porches. The integrity of the farmhouse complex is not as intact as the Shipley-Cook farm that has retained the historic plantings and spatial arrangements.

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Eperly-Stephens Farm, Butteville vicinity, Clackamas County, Oregon (not listed in the NRHP):

The property consists of a circa 1870 Vernacular style farmhouse and non-historic house. The siding on the house has been restored to its original condition and the original 6/6 double-hung, wood sash windows are intact. No other farm buildings are associated with the house. The house lacks the architectural distinction of the Shipley-Cook house.

Moore Farm, Molalla, Clackamas County, Oregon (not listed in the NRHP):

The Moore Farm contains a circa 1870 Vernacular style farmhouse and woodshed. Modifications to the house include a porch replacement, shutters, and an addition. These alterations have somewhat diminished the architectural integrity of the original farmhouse design. The farmhouse and shed are the only remaining building associated with the farm.

Albright Farm, Herman vicinity, Clackamas County, Oregon (not listed in the NRHP):

Located south of the Shipley-Cook Farm, the Albright Farm contains an 1872 Vernacular style farmhouse and barn. Modifications to the house include a door installation on the upper story balcony and some window replacements. The farmhouse and shed are the only remaining building associated with the farm. The house lacks the architectural distinction that the Shipley-Cook house has retained; however, it is a contributing building in the Molalla Prairie Rural Historic District.

Sanders Farm, Molalla, Clackamas County, Oregon (not listed in the NRHP):

The Sanders Farm consists of a Second Empire style with Gothic details farmhouse and barn. The house was modified in the 1940s; however, it is a unique style for a farmhouse. A machine shed and barn are also associated with the property.

CONCLUSION

As compared to other farm complexes and farm houses listed in the Clackamas County Historic Inventory as Clackamas County Landmarks, the Shipley-Cook Farmstead is one of the best-preserved farmsteads and rural landscapes in Clackamas County, representing the early settlement period in the history of the county. Only three other houses in the comparative study (Nos. 1, 2, and 3) pre-date the Shipley-Cook farmstead by a year or two, although two of three properties have been significantly altered, thereby diminishing the integrity of the associated resources.

Although much of the original acreage has been sold over the years, the Shipley-Cook Farmstead retains integrity of the designed landscape design. Historic circulation patterns (from Stafford Road), the entrance, location of the creek, orchard remnants, garden area, and extensive plantings have all been preserved. Even though much of the former farmland has been developed into housing, the four-acres planted to grapes provide a buffer and historic context for the farm. The integrity of the farmhouse design and barn has also

Shipley-Cook Farmstead
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been preserved. The 4-acres of vineyards, mature trees and shrubs, and internal and external roads help maintain the historic setting of the farmstead, even though new housing is on the nearby hillside. In addition, some of the earliest building methods and techniques in Oregon were used in the construction of the barn and house. The barn has hand hewn structural members and mortise and tenon joints, and the house is box constructed. The Shipley-Cook Farmstead also evokes a strong feeling in its association with the built environment, relationship between the outdoor and indoor spaces, vistas, and relationships of the dwelling to the farm buildings. Because of this, the farmstead has the strong feeling of stepping into the past. Lastly, the Shipley-Cook Farmstead has a strong historic association with the community of Hazelia District, and both the Shipley and Cook families. The link between the place and the two families that have lived on the Shipley-Cook Farmstead during its 145-year history are perhaps the strongest aspect of the farm's integrity.

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*1. Robbins-Meicher-Schatz Farm: 1860-90
National Register Property



*2. Kruse Farmhouse: 1857/1910



*3. Hughs-Macintosh Farm: 1860/90/1900



4. Sharp Farmhouse: 1870/1900.



5. Koellermeier Century Farmhouse: 1879



6. Aden Farmhouse: c. 1875



7. Eberly-Stephens Farmhouse: 1870



8. Moore Farmhouse: ca. 1870



9. Albright Farmhouse: 1872



10. Sanders Farmhouse: 1879/1940

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Shipleigh-Cook Farmstead
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VERBAL BOUNDARY DESCRIPTION

The Shipleigh-Cook Farmstead is located on a 6.1 acre parcel, Tax Lot 601 in Section 16, Township 2 South, Range 1 East of the Willamette Meridian in Lake Oswego, Clackamas County, Oregon.

BOUNDARY JUSTIFICATION

The nominated area includes the remaining 6.1 acres of the historic Shipleigh-Cook Farmstead that includes the farmhouse, barn, chicken coop, entry drive, historic plantings, and surrounding fields that are historically associated with the farmstead.

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Section number Photographs Page 1

PHOTOGRAPHS

Address: Shipley-Cook Farmstead
18451 SW Stafford Road
Lake Oswego, Clackamas County, OR

Photographer: Sally Donovan, Donovan and Associates, preparer, 1615 Taylor Street, Hood River, OR 97031

Date: November 2006

Ink and Paper: Epson Ultra Chrome Pigmented Inks and Epson Premium Glossy Photo Paper

Location of Negatives: Digital, images held by nomination preparer

- 1 of 20: Contextual view: from entrance drive, looking west over Pecan Creek to Atherton Drive and Cook Butte
- 2 of 20: Contextual view: from drive, looking northeast to Stafford Road.
- 3 of 20: Contextual view: front drive, looking north to barn from entrance driveway.
- 4 of 20: Exterior: south facade of farmhouse, looking north.
- 5 of 20: Exterior: south facade of woodshed and west facade of back wing, looking northeast.
- 6 of 20: Exterior: south facade of woodshed, looking north.
- 7 of 20: Exterior: north facade of woodshed and north gable of farmhouse, looking southeast.
- 8 of 20: Exterior: north facade of farmhouse, looking southwest.
- 9 of 20: Exterior: separation room and west facade of woodshed, looking south.
- 10 of 20: Exterior: east gable and facade of farmhouse, looking southwest.
- 11 of 20: Exterior: front entrance porch of farmhouse, looking southwest.
- 12 of 20: Interior: living room, looking west.
- 13 of 20: Interior: detail living room fireplace, looking south.
- 14 of 20: Interior: detail of parlor mantel and fireplace, looking west.

Shipley-Cook Farmstead
Name of Property

Clackamas Co., OR
County and State

NPS Form 10-900-a

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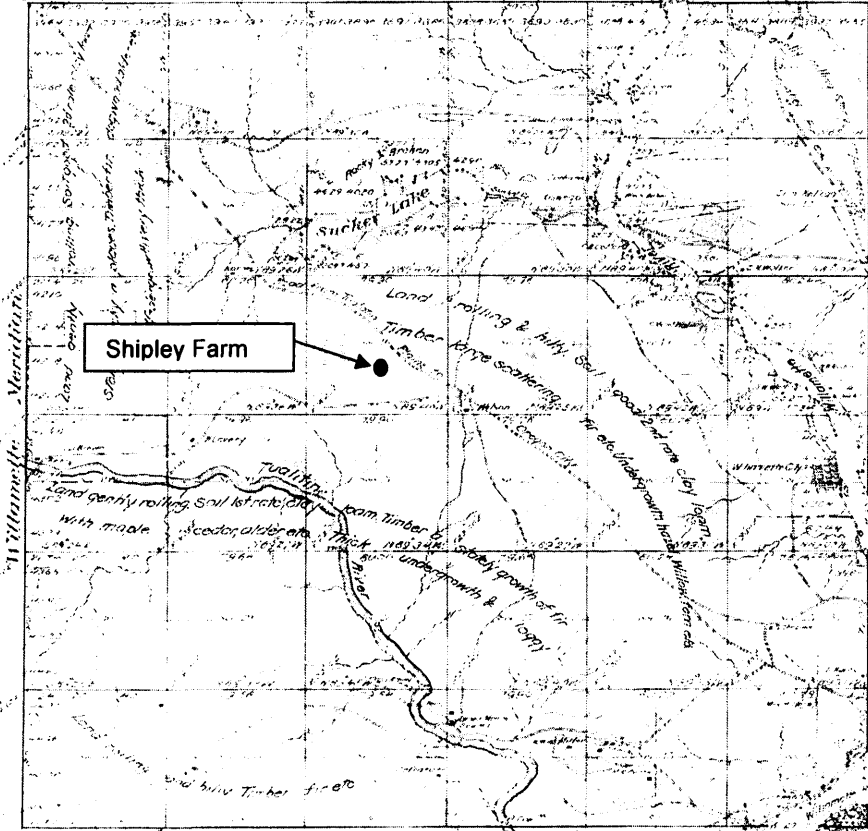
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- 15 of 20: Interior: woodshed hall, looking east.
- 16 of 20: Interior: detail of potbelly stove in upstairs east bedroom, looking northwest.
- 17 of 20: Exterior: south facade of chicken coop and barn, looking northeast.
- 18 of 20: Exterior: west facade of barn, looking east.
- 19 of 20: Interior: detail of mortise and tenon barn timbers
- 20 of 20: Exterior: west facade of chicken coop, looking east.

Township N^o 2 South Range N^o 1 East Willamette Meridian, Oregon



Surveyed by
 S. B. Proctor
 May 24 1852

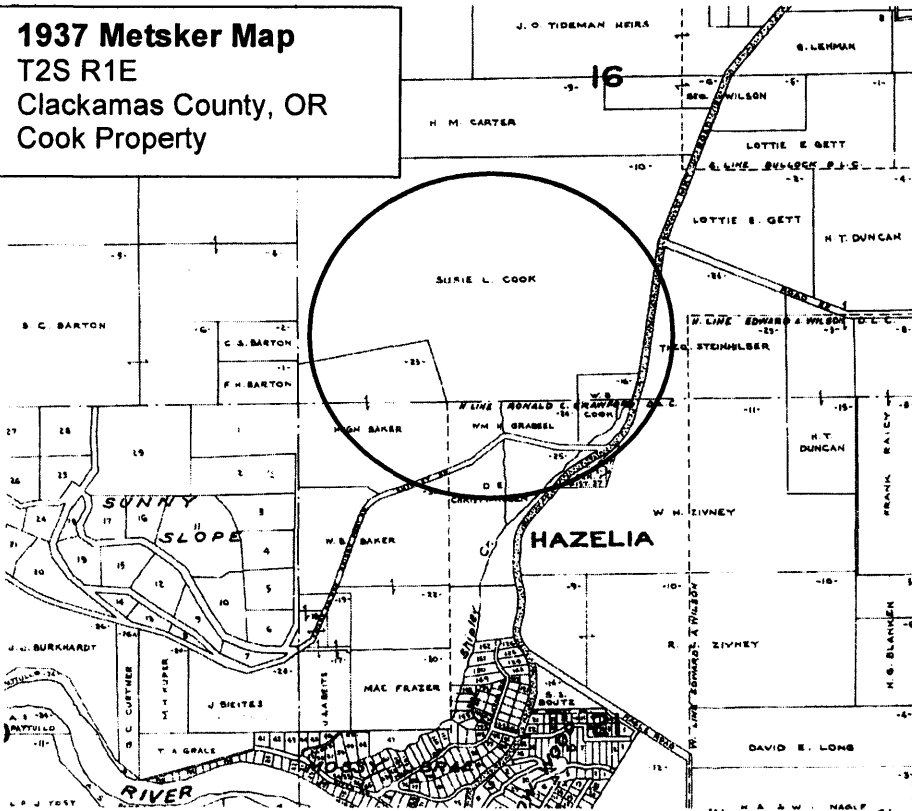
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This map of Township N^o 2 South Range N^o 1 East Willamette Meridian, Oregon, was surveyed by S. B. Proctor, and the same is hereby certified to be correct in all respects, and is approved by the Surveyor General of Oregon, S. B. Proctor, on the 20th day of June, 1852.

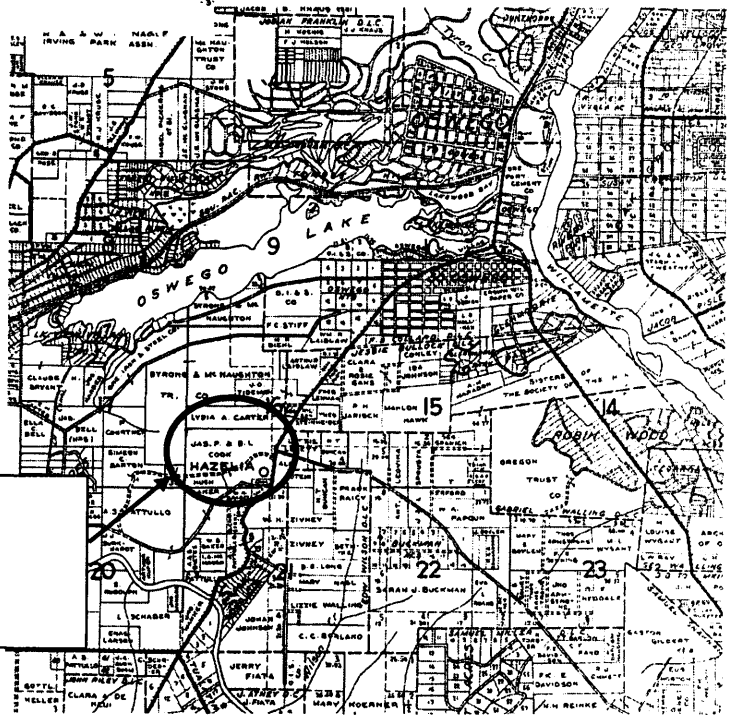
S. B. Proctor
 Surveyor General

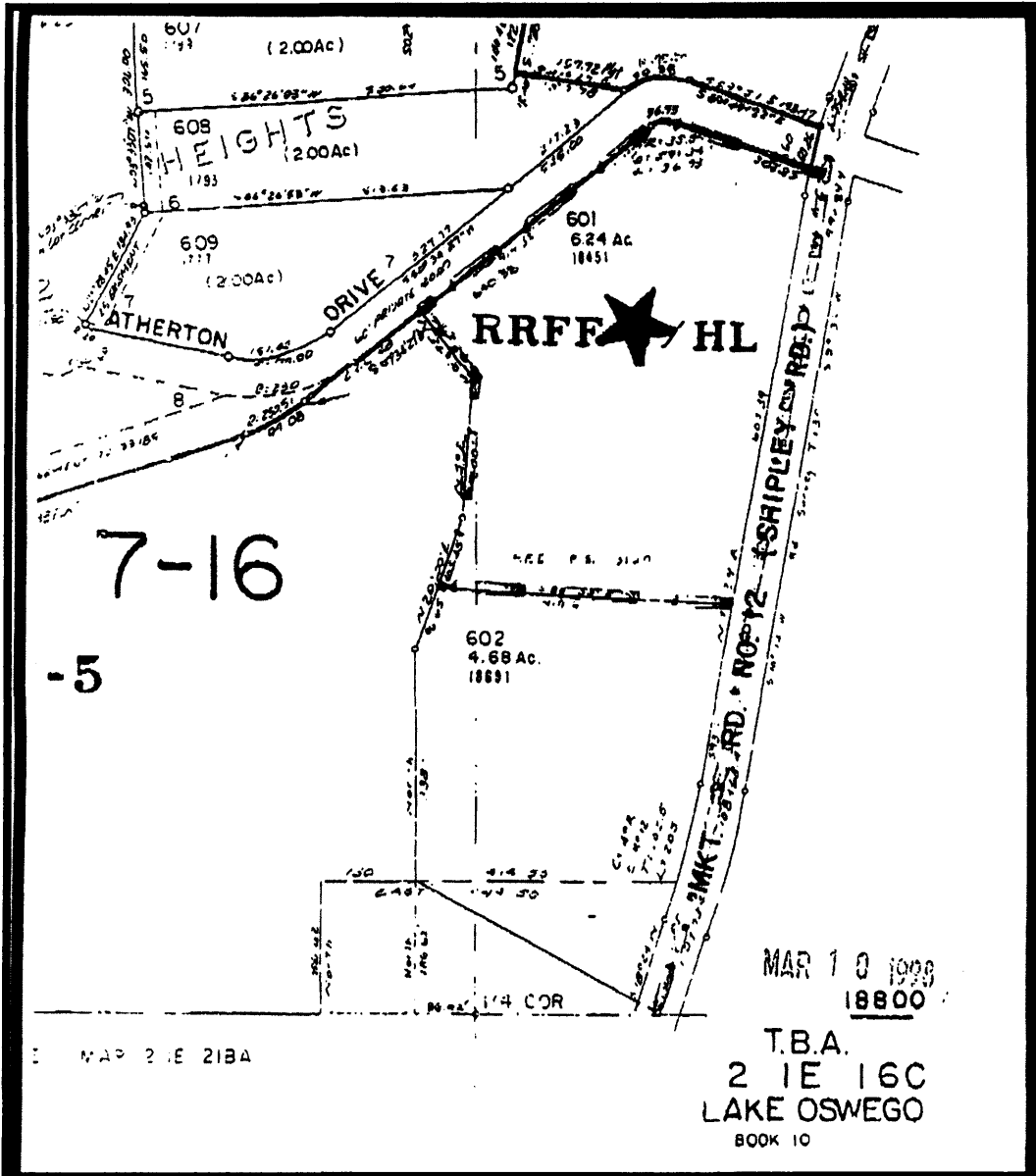
1852 GENERAL LAND SURVEY MAP
SECTION 16, T2S, R1E
Approximate location of Shipley Farm: Map Pre-dates Farmstead

1937 Metsker Map
T2S R1E
Clackamas County, OR
Cook Property

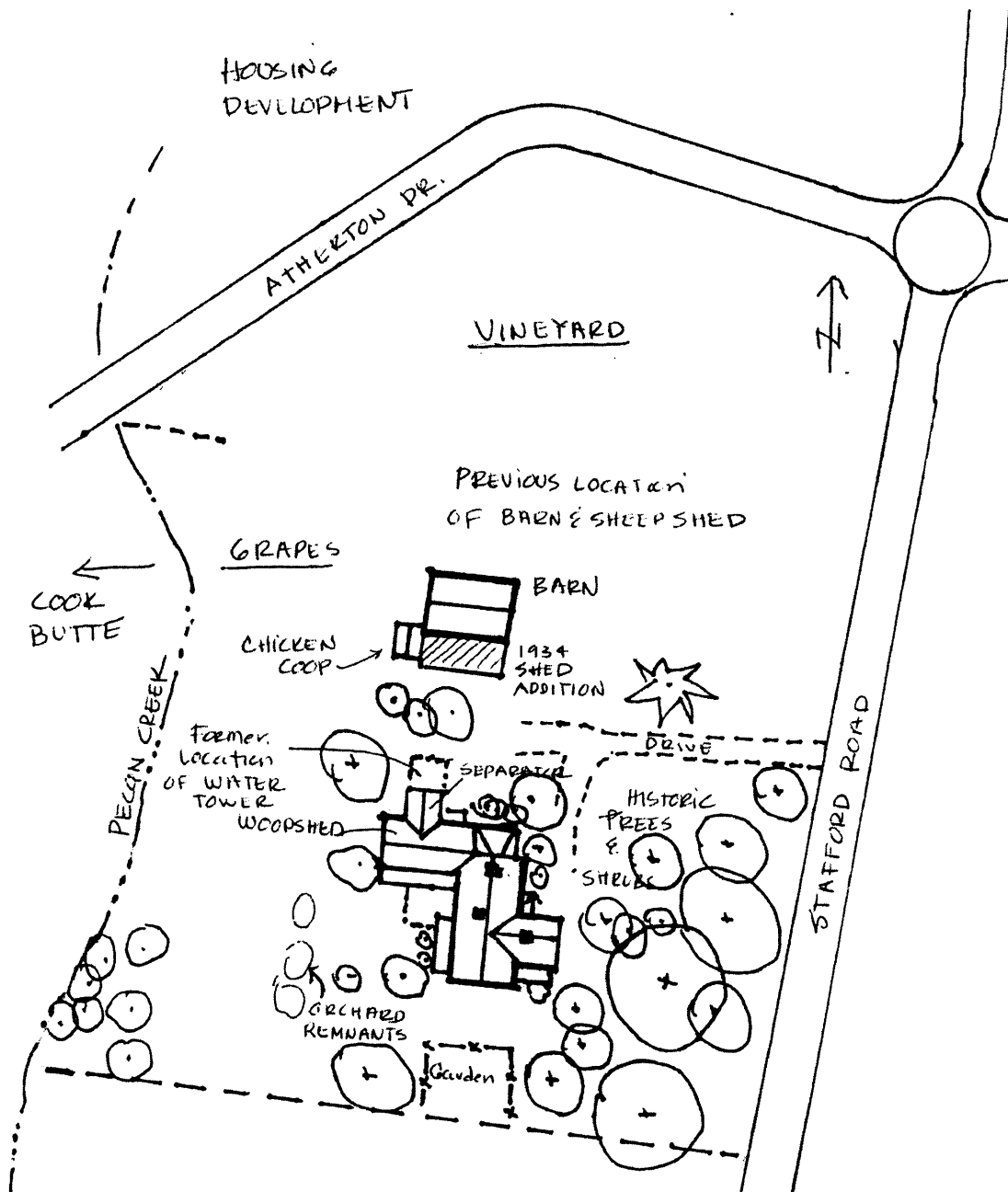


1951 Metsker Map
T2S R1E
Clackamas County, OR
Cook Acreage

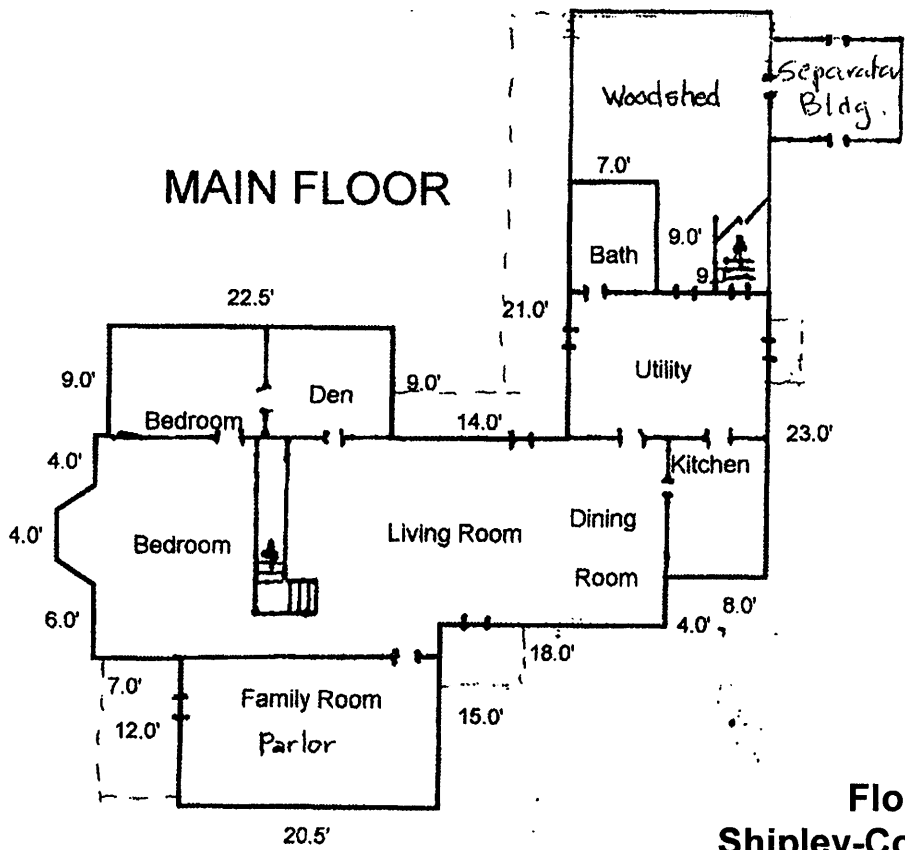
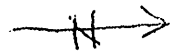




Tax Lot Map of the Shipley-Cook Farmstead



**Site Plan Sketch
Shipley-Cook Farmstead**



**Floor Plan
Shipley-Cook Farmstead**

2ND FLOOR

