



**CITY OF BOTHELL
LOCAL REGISTER OF HISTORIC LANDMARKS
NOMINATION FORM**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. For aid in completing this nomination form, see applicable instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking an "x" in the appropriate space 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. Please use the official continuation sheets if additional space is needed. This form must be type written and have a 4" x 6" black and white photo of the property nominated attached above. DO NOT ENTER INFORMATION IN SHADED AREAS.

Name of Property (Common) Birchman Property (Historic) Winningham Farm
Street Address 3214 228th Street SE, Bothell, WA 98021
Parcel No. 322705-1-002-0002 Plat Name _____ Block ____ Lot ____
Present Owner Name and Mailing Address James Birchman, Sr.
3407 228th Street SE, Bothell, WA 98021
Owner's Signature: _____

Original Owner Jacobus Homestead Original Use residence/farm

Architect Unknown Builder Unknown

Present Use Residence/rental property

1. **Classification of Property**

Ownership:	Number of Resources within Property:		
	Category:	Contributing	Noncontributing
<u>x</u> private	<u>x</u> building(s)	<u>3</u>	<u>1</u>
<u> </u> public (local)	<u> </u> district	<u> </u>	<u> </u>
<u> </u> public (state)	<u> </u> site	<u> </u>	<u> </u>
<u> </u> public (federal)	<u> </u> object	<u> </u>	<u> </u>
	<u>x</u> structure	<u>2</u>	<u> </u>
	Totals:	<u>5</u>	<u>1</u>

Number of contributing resources previously listed on the:

 Local Register 3 State Register 3 Federal Register

Name of related multiple property listing: Historic Resources of Bothell, Washington, 1990

2. **Function or Use (see instructions for assistance)**

Historic Functions	Current Function
<u>domestic dwelling</u>	<u>domestic dwelling</u>
<u>agriculture</u>	<u>storage</u>
<u>agriculture</u>	<u>storage</u>
<u>garage</u>	<u>storage</u>
<u>pump house</u>	<u>none</u>

3. **Description**

Architectural Classification (see instructions for assistance)

Late 19th and Early 20th Century American Movements

other: Log house other: rustic style

3. **Description (continued)**

Materials used in (see instructions for assistance)

Foundation wood

Walls wood

Roof asphalt

Other stone

Describe present and historic physical appearance:

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

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

The main mass of the house has a gable roof and full width shed porches in the Southern tradition on both the front and rear. It measures approximately 31' x 36' including porches. Both porches are supported by log columns and have exposed pole rafters. The Winningham's rustic furniture is still on the front porch.

Chinking between the logs is concrete. The gable ends of the house are clad in flush-mounted vertical boards with sawtooth ends. A one-room addition to the west (c1933) is frame construction with half-round timbers on the facade made to appear as log construction to match the house. A similar treatment is used on the garage and shed.

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

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

The focal point of the interior is the front log room which extends the width of the house. The log walls and log and plank ceiling are varnished to a sheen and the walls are chinked in concrete like the exterior. The doors are a refined, three-inch hardwood. A massive, natural river-rock fireplace and chimney dominate the west end of the room. It has a six-light casement window to each side. Original fire dogs made of railroad spikes hold logs in the firebox.

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

To the south of the house is a brick terrace with a river-rock barbecue pit and wood grape arbor. Both were damaged in a January 1993 windstorm but are reparable. The land slopes south from the terrace offering a pastoral view. At the southwest corner of the house is a shed, which, like the garage to the southeast, is frame construction with half-round log facing to mimic the house. The shed has been restored and stabilized. The garage is stable. Another contributing structure similar in construction to the shed and garage is a chicken coop, also planned for restoration.

An important accessory structure is the small log pump house which stands next to the road east of iron entrance gates. Water was pumped from the resort and trout farm (Canyon Park) across the road for use on the farm. The sloping front lawn of the Winningham house is terraced midway by a stone wall with steps leading down to a serpentine pool. The pool is still extant and visible but is filled with dirt. Originally, the stone steps lead to an arched, wooden bridge across the pool. To the east side of the garden is a rectangular goldfish pond with lily pads. Aged fruit trees dot the property as do old-fashioned roses, ferns, and grasses. The other structure is a modern car shed to the northeast of the house and is noncontributing.

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

4. Statement of Significance

The City of Bothell Landmark Preservation Board has considered the significance of this property in relation to other properties: Nationally Statewide Locally

Please check which of the following statements apply:

- 1. It is associated with events that have made a significant contribution to the broad patterns of national, state or local history.
- 2. It embodies the distinctive architectural characteristics of a type, period, style or method of construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
- 3. It is an outstanding work of a designer, builder or architect who has made a substantial contribution to the art.
- 4. It exemplifies or reflects special elements of the City's cultural, special, economic, political, aesthetic, engineering or architectural history.
- 5. It is associated with the lives of persons significant in national, state or local history. (circle which one or ones)
- 6. It has yielded or is likely to yield important archaeological information.
- 7. It is a building or structure removed from its original location, but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event.

- 8. It is a birthplace or grave of a historical person of outstanding importance and is the only surviving structure or site associated with that person.
- 9. It is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events, persons or cultural patterns.
- 10. It is a reconstructed building that has been executed in a historically accurate manner on the original site.
- 11. It is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

Applicable National Register Criteria	<input type="checkbox"/> A	<input checked="" type="checkbox"/> B	<input checked="" type="checkbox"/> C	<input type="checkbox"/> D			
Criteria Considerations (exceptions)	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	<input type="checkbox"/> F	<input checked="" type="checkbox"/> G

4. Statement of Significance (continued)

List areas of significance (see instructions for assistance) Period of Significance:

architectural c 1925-1950
agricultural

 Significant Dates:
c1925

Cultural Affiliation: Architect/Builder:
n/a unknown

Person(s) of Significance in Local, State or National history:
Dr. Marlot A. Winningham

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

Significance:

Criterion C: Architecture

The Winningham Farm (c1925) is significant as an excellent local example of rustic style architecture popularized during the 1920's and 1930's. As an idealized American homestead it represents one of the romantic period styles that characterized residential and resort architecture during this time. It includes features such as log and pseudo-log construction; a gable roof with full-width shed porches; river-rock chimney and fireplace; and natural, unpainted surface materials

and landscape features reminiscent of the Arts and Crafts Movement. The farm appears to have been built by Dr. M.A. Winningham in conjunction with the development of a rustic inn, trout farm, and auto park on adjacent property to the north. It is the only surviving reminder of his developments and the only known local example of the rustic style.

Criterion B: Agriculture

The Winningham Farm is significant as the only remaining structure in Bothell, Washington, associated with the productive life of Dr. M.A. Winningham, a dentist, sportsman, and farmer who was instrumental in the agricultural development of the community. Dr. Winningham was responsible for developing the Winningham Trout and Game Farm and the Winningham Mink Farm. He was a pioneer and leader in mink farming and was responsible for organized cooperative efforts among regional fur farmers. This was Winningham's country home from c1925 until 1933 and his permanent residence from 1933 until 1950.

Criteria Consideration G:

Criteria exception G is claimed because the Winningham Farm period of significance is partially within the last 50 years (c1925-1950). The Farm is an exceptionally important local resource because it is the only remaining evidence of Dr. M. W. Winningham's importance to the area's 20th century development and it is the only known local example of the rustic style. Additionally, the resource is highly vulnerable to rapid commercial development and road improvements in an area of metropolitan Seattle which has already suffered significant loss of cultural resources.

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

There is a section of Bothell, Washington, which is known today as Canyon Park because of Dr. Winningham's love of the outdoors. And there was once a thriving mink farming community in the area, in part because of Dr. Winningham. Very little remains today as evidence of that heritage except a portion of the farm he developed adjacent to a trout and game farm and auto park resort he called Canyon Park. Located in a rural setting that is threatened by rapid development and accompanying road improvements, this locally significant resource is very fragile.

The farm is significant for its associations with Winningham and it is also important as an excellent local example of idealized rustic style architecture popularized in the 1920's, particularly in residential and resort construction. Canyon Park is now a mobile home park, but historic photographs document that the rustic style was carried out on an ambitious scale at the Park including a log inn, a 75' log bridge, and monumental metal backdrops of mountains to augment nature! A 1989 newspaper feature quotes Bob Barnes, son of the owner of Colby-Dickinson Lumber Company, as remembering that his father provided the logs used to construct the trout ponds at Canyon Park. He also recalled that his brother's contracting company, Barnes and

Dederick, constructed the huge scenic backdrops for the project. It is tempting to assume then that lumber for the park buildings and bridges, as well as for the farm, were provided by Colby-Dickinson and that Barnes and Dederick were involved in all aspects of the construction. The Winningham Farm is consistent with Canyon Park in design and construction.

M.A. Winningham began entering into agreements for portions of land along Pearl Creek, including a "one-half mile canyon through primeval forest" in the early 1920s.

Presumably because of the inconvenience of travel, some of his purchase agreements were recorded at the county seat in Everett long after the fact, but an affidavit documents Dr. Winningham's activities as early as August of 1923. A former resident who was a teenager at the time, recalls that Dr. Winningham began work on his fish hatchery about 1921 and a copyright photograph documents the farm's completion by 1925. A c1925 promotional flyer advertised Canyon Park's attributes, including its "rustic construction".

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

At any rate, Winningham tamed the rushing Pearl Creek through a series of falls and ponds and started the Winningham Trout and Game Farm. The first trout hatchery in Washington had been established in 1903 and depended on the capture of fertilized eggs from the wild. Fish production as a "farming" operation did not flourish until fertilization methods were perfected in the 1910's and emphasis was placed on raising not just the young fry but fingerlings up to legal-sized fish. This change made trout hatcheries into farms and incidentally created recreational attractions. Canyon Park promotional literature bragged of "trout on hand, up to 20" in length and it is said that the Inn would cook a day's catch for the fisherman's dinner. A man of imagination and energy, Winningham also seized on the rising popularity of automobile touring and overnight auto camps and combined this attraction with this trout farm.

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

In 1923, fur farming was limited primarily to fox breeding and the Puget Sound Fur Farmers Association, begun in 1925, was for fox farmers. The Association's publication reflects a budding interest in mink farming during late 1926 and 1927 and added "mink hints" to its March 1927