

Key # 04036
 County: Clackamas

OREGON INVENTORY OF HISTORIC PROPERTIES
 SECTION 106 DOCUMENTATION FORM

| | |
|--|---|
| Agency/Project: ODOT/S. Liberal Way - -Liberal/Molalla Avenue | |
| Street Address: 29387 S. Molalla Avenue | City, County: near Molalla, Clackamas |
| USGS Quad Name: Molalla, Oreg. Township: 4S Range: 2E Section: 32 Tax Lot #: 3502 Donation Land Claim No. 42 | District, Grouping or Ensemble? Name: Thaddeus Stipp Farm Ensemble |

| | |
|---|---|
| Current Use: Rental house; storage barn | Date of Construction: 1911 |
| Architectural Classification/Resource Type: House: American Foursquare Barn: Western | Alterations & Dates: House: asbestos shingle siding, 1950s; woodshed, chimneys, front door replaced, ca. 1997; front porch railing, rear shed, two vinyl windows added, ca. 1997 Barn: rear enclosure, roller doors, window on east elevation, ca. 1997 |
| Window Type & Material: House: One-over-one double-hung wood sash; vinyl Barn: 4-light, fixed | Exterior Surface Materials: Primary: House: asbestos shingles Barn: board-and-batten Secondary: House: wood porch members Decorative: Barn: wooden cupola |
| Roof Type & Material: House: pyramidal/asphalt shingles Barn: gable/corrugated metal | |
| Condition: <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor | Integrity: <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor |



Thaddeus Stipp house and barn on S. Molalla Avenue. View to west.

Preliminary National Register Findings:

- National Register listed Potentially Eligible: Individually As part of District
 Not Eligible: In current state Irretrievable integrity loss Lacks Distinction Not 50 Years

State Historic Preservation Office Comments:

- Concur Do Not Concur:
 Potentially Eligible Individually Potentially Eligible As part of District Not Eligible

Signed Christine Curran Date 4-18-03
 Comments:

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| | |
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| Street Address: 29387 S. Molalla Avenue | City, County: near Molalla, Clackamas |
| Architect, Builder or Designer (if known): I. Gibson, house builder | Property Category: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object |
| Owner: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Local Government <input type="checkbox"/> State <input type="checkbox"/> Federal <input type="checkbox"/> Other | |
| Name: Gingerich Farms | |
| Address: 29995 S. Elisha Road | |
| City, State, Zip: Canby, Oregon 97013 | |
| Phone: (503) 651-3742 | |

Description of Property (including exterior alterations & approximate dates), Significance Statement, and Sources. (Use continuation sheets if necessary):

Physical Description

The Thaddeus Stipp Farm Ensemble consists of a house, barn, and home fruit orchard located near Liberal, a farming community north of Molalla (Figure 1). The 1911 farmstead fronts S. Molalla Avenue (Liberal/Molalla Avenue) near the Oregon Highway 213 intersection. The property is currently owned by Gingerich Farms, filbert and blueberry growers. The large farmhouse, flanked by the barn to the west and the home orchard to the east, is now a rental house. The fruit orchard contains 10 to 12 mature apple and pear trees that appear to be 50 to 75 years old. A modern rental house, built in the 1970s, is east of the home orchard. The large barn is used by Gingerich Farms for tractor storage. Historically, the house and barn comprised one of the larger and more elegant farmsteads in the greater Molalla-Liberal area.

The primary exposure of the farm ensemble is located about 24 meters (80 feet) from S. Molalla Avenue. The ensemble includes the house, barn, and home orchard and occupies approximately 2 acres of the total 9.5-acre parcel. A portion of the farm has been planted in 5-year-old filbert trees and the remainder lies unplanted and bare. The boundary lines of the ensemble are S. Molalla Avenue on the north; the east edge of the home orchard; the north edge of the young filbert orchard (south of the house and barn); and a line approximately 20 meters (65 feet) west of the barn (see attached maps). The west boundary line was calculated based on the proportional width of the barn and it includes the footprint of a former, one-story livestock barn that was removed ca. 1997.

The traditional rural setting of the farm ensemble has sustained little in the way of modern change. Country roads, rural buildings, roadside fences, old trees, fields, the Molalla River, and distant mountain views characterize the outlying environment and define the rural context. The immediate surrounding area is county farm land and berry fields, intersected by a 1915 railroad line. A grain elevator complex is situated to the north and, to the west, a few older farmhouses line Oregon Highway 213. Within viewing distance are a historic-period church near Liberal and a tavern at the intersection of Oregon Highway 213 and S. Molalla Avenue. The old Liberal School, formerly located across S. Molalla Avenue from the Stipp farm, was recently razed. The farm ensemble is highly visible from Oregon Highway 213 and presents a handsome profile against the distant Cascade Mountains.

Since 1997, when Gingerich Farms purchased the farm property, two buildings within the complex have been razed. One was a one-story livestock barn located directly west of the main barn and the other was a wood-frame woodshed located directly behind the house. Several large conifer trees that once enhanced the residence and yard were removed in 1990.

House

The two-and-one-half-story house was constructed in 1911 by I. Gibson, local builder, for Thaddeus and Helen Stipp. The American Foursquare-style house has exterior design influences from the Colonial Revival period. The wood-frame house has a concrete foundation and basement. The façade is oriented towards the north and is composed asymmetrically with the primary access centered within a projecting hipped-gable beneath a hipped-gable dormer. A one-story porch wraps around portions of the façade and east elevation. The porch is supported by stylized Doric boxed posts. The posts rest upon an enclosed railing clad with lap siding (rebuilt ca. 1997). At the primary access a closed pediment is centered over the wooden entry steps.

OREGON INVENTORY OF HISTORIC PROPERTIES
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Continuation Sheet

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The house has a pyramidal gable roof, originally truncated, with lower cross gables and a one-story hipped roof attachment at the rear. The roof has deep overhanging boxed eaves and is sheathed with asphalt composition. Asbestos shingles (added ca. 1950s) cover the original wood siding below a vertical beadboard frieze under the eaves. Wood trim frames both the one-over-one double-hung wood sash windows, which are also original to the house, and the two modern aluminum-sliding window replacements on the east elevation.

Two-story projecting bays are found on the east and west elevations. The east bay is squared and topped by a pedimented gable. Coupled one-over-one, double-hung wood sash windows are located on the first and second floors and a small window accentuates the gable peak. The west bay is polygonal in shape with three one-over-one double-hung wood sashes on the first and second floors, and a small window in the gable peak.

The attachment at the rear is partially enclosed and has been modified with sliding vinyl windows and a partially enclosed shed-roof addition that dates from about 1997. A modern pumphouse was constructed behind the house ca. 1997. The style of the small, wood-frame building is in keeping with the house. An above-ground, concrete septic vault was built between the house and fruit trees in the late 1990s.

The house has lost several original exterior features although the interior of the house is relatively intact. Modern asbestos shingles (ca. 1950s) cover the original, narrow beveled siding. Two corbelled brick chimneys were removed in the 1990s. The original woodshed behind the house was removed ca. 1997. The original three-panel, oak front-entrance door that featured a beveled-glass window was also removed in the 1990s.

Barn

The timber-frame barn is a side-opening, Western-style hay and livestock barn. The post-and-beam frame is finished with vertical board and batten siding. The gable roof is covered with corrugated sheet-metal panels. An original cupola vent installed for interior light and ventilation is on the center ridgeline. The cupola roof was originally a cross-gable style and the vents have been replaced (date unknown). The weather vane is very likely the original vane. The north façade, oriented to the road, has a single roller door and two small, original, swivel-hinge four-light windows. The roller door is a metal replacement for the original wooden door. An original two-story, shed-roof, lean-to attachment used for feeding livestock is on the west elevation. The opening for a roller door on the lean-to was boarded-over several years ago. On the rear (south) elevation is a modern, two-part metal shed (ca. 1997) that incorporated an older, attached open shed. The east elevation gable end has a modern, metal roller door (probably added in the late 1990s) that replaced both an original, human-scale, Z-brace wooden door and a small window (see attached historical photograph). A single-light window has replaced an original window on the north part of the east elevation.

The barn has a tall profile due to its high, central gable ridge and eave lines. The purpose of this strong verticality and height was to gain voluminous interior space for the hay mow. Inside, a rough-sawn, braced-frame system creates open space up to the rafters. A series of bents consisting of 20x20-centimeter (8x8-inch) posts and beams held by mortise and tenon or spliced joinery defines the lower floor. The second floor, used as a hay mow accessed by ladders, is interrupted above the entry-drive for the operation of an interior hayfork (no longer extant). Plank floors (1x12 inch [2.5x30 centimeter] boards) are found throughout the barn except for the graveled entry drive. Joists and rafters are common-dimension 4x8 inch (10x20 centimeter), rough-sawn lumber.

Significance

The Thaddeus and Helen Stipp Farm Ensemble is eligible for listing in the National Register of Historic Places under Criterion C. The house and barn have a strong visual presence and both are well-preserved examples of rural building-types associated with general farming in Clackamas County. The house is the best example in the broader Liberal-Molalla area of an American Foursquare house with Colonial Revival design influences. The house has several features of the American Foursquare style, including its cubical shape, pyramidal roof, wraparound front porch, and hipped dormer on the façade. The stylized Doric columns, pediments, projecting bays, and narrow clapboard siding are from the Colonial Revival period. Although the original siding is no longer exposed and two corbelled chimneys were removed, the house retains the form, style, and character of the original building.

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The tall, red barn is an excellent example of a Western-style hay and livestock barn. The interior rough-sawn, braced-frame structural system is an important feature that articulates the historical character of the building. The barn is a local builder's type, characterized by its height, window type, red paint with white trim, and cupola vent. Six similar barns are located in the outer Macksburg area, a small, rural community approximately five miles northwest of Liberal. The Stipp barn is one of the better examples of this regional style.

Setting is a primary factor contributing to the historic character of the farm ensemble. The house retains its presence as an impressive country farmhouse in a relatively unaltered rural setting. The barn, in relationship to the surrounding fields, orchards, and overall rural environment, continues to convey its function as a farm building. Although no other ancillary structures or barnyard features remain, the ensemble retains a strong relationship with the larger agricultural context.

The Thaddeus Stipp Farm was designated a Clackamas County Goal 5 landmark on March 29, 1994.

Historic Context

The Thaddeus Stipp farm was built on the Molalla Prairie on 120 acres of flat farmland southeast of Liberal. By the turn of the twentieth century, farmers established on the area's fertile clay loam soils tended sheep, goats, cattle, and hogs, and grew wheat on their large farm parcels. Many of these tracts had been settled as provisional and donation land claims in the late 1840s and early 1850s. Teasel and hops were important crops in the Liberal area. Farming sustained the communities of Molalla and Liberal as their foremost economic activity from the 1850s until it was surpassed by logging in the 1940s.

John Stipp, an early Salem pioneer, purchased 348 acres of the William Russell land claim at present-day Liberal in 1886. Russell was the first permanent settler on the Molalla Prairie in 1845. John Stipp's brother, Hezekiah Stipp, an 1852 Oregon pioneer, later obtained a portion of his brother's property. Hezekiah's son, Thaddeus, born in 1866 in Salem, Oregon, became an owner of a portion of the family property in 1903. Thaddeus Stipp and his wife Helen (Case) built the house and barn in 1911 and continued their family's farming tradition. Their new 11-room house was the second house in Clackamas County to install an acetylene lighting system.

Homer Stipp, born in 1904 to Thaddeus and Helen Stipp, lived in the house until his death in 1986. He was a sheep shearer by trade and he raised shorthorn and Hereford cattle. He planted the small fruit orchard east of the house when he was a young farmer.

Sources

Altier, Jane, and Pam Hayden
1984 *Stipp Residence, Clackamas County Cultural Resource Survey Form*. On file, State Historic Preservation Office, Salem.

Chelson, Edna
1980 *History of Molalla*. Typescript on file, Molalla Area Historical Society/Dibble House Museum, Molalla, Oregon.

Clackamas County Family History Society Inc.
Files: obituaries, surname files, vertical files, cemetery records, photographs, probate records. Clackamas County History Museum, Oregon City.

Hayden, Pam, and Jane Altier
1984 *Stipp Barn, Clackamas County Cultural Resource Survey Form*. On file, State Historic Preservation Office, Salem.

Koler/Morrison Planning Consultants
1990 *Clackamas County Historic Landmark Form File #Z0101-91-Z: Thaddeus Stipp Farm*. Koler/Morrison Planning Consultants, Oregon City. Prepared for Clackamas County, Oregon City, Oregon.

Lesowski, Lynda
1981 *Tiny Liberal Gave Birth to Molalla*. *Oregon Journal* [Portland, Oregon]. Liberal Vertical file, Molalla Area Historical Society/Dibble House Museum, Molalla, Oregon.

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Molalla Area Historical Society/Dibble House Museum
Archives. Molalla, Oregon.

Molalla Pioneer [Molalla, Oregon]
1951 Thaddeus S. Stipp Native Oregonian, Dies. 25 January. [Molalla, Oregon].

Molalla Public Library
Vertical subject files. Molalla, Oregon.

Oregon City Enterprise-Courier [Oregon City, Oregon]
1992 Margaret Stipp Obituary. 25 March. [Oregon City, Oregon].

Stipp, Homer
1976 'Preacher John' Donated Land for Liberal School. 21 January V(3):1. *The Bulletin* [Molalla, Oregon].

Stipp, Michael
Telephone interview with Judith Chapman, February 7, 2003.

United States Bureau of Census
1910 *Manuscript Population Census of the United States*. Thirteenth Census of the United States. State of Oregon,
Clackamas County. Microfilm copy on file, Oregon Historical Society Regional Research Library, Portland.

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SECTION 106: SUPPLEMENTAL PHOTOGRAPHS

Street Address: 29387 S. Molalla Avenue

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View: Stipp house, east elevation and north façade.



View: Stipp house, west and south (rear) elevations.

Surveyor/Agency: Judith A. Chapman, M.A., and Elizabeth J. O'Brien, B. of Arch.
Archaeological Investigations Northwest, Inc., Portland, Oregon

Date Recorded: February 2003

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Street Address: 29387 S. Molalla Avenue

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View: Stipp house, south (rear) and east elevations.



View: Stipp barn, north (front) elevation from across S. Molalla Avenue.

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View: Stipp barn, east and north (front) elevations.



View: Stipp barn, west and south (rear) elevations

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View: West elevation of the Stipp house, also showing the barn on the left and the small, modern pump house to the right. View to east.



View: Stipp home orchard and 1970s rental house at the rear. View to southeast.

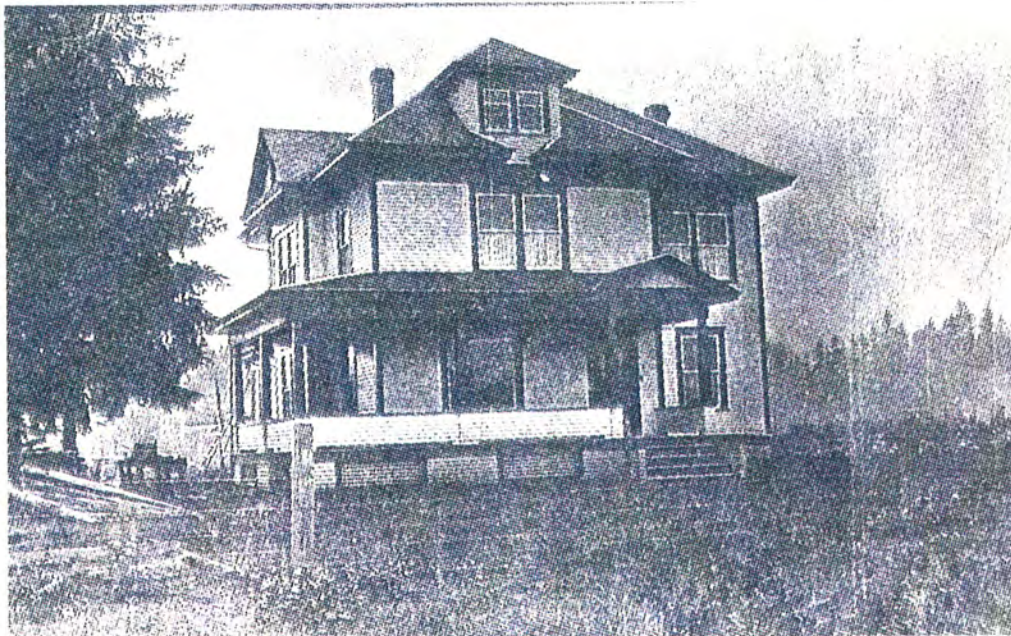
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View: Historical view of the Stipp barn, flanked by rows of corn on the left and a recently-raized livestock barn on the right. The ca. 1915 touring car may have belonged to Thaddeus Stipp. (Photography courtesy of Michael Stipp, Estacada).



View: Historical view of the Stipp house, taken shortly after the house was built in 1911. (Photograph courtesy of Michael Stipp, Estacada).