

KINETH FARM, TOWER HOUSE
19162 STATE ROUTE 20
Ebey's Landing
Island County
Washington

HABS WA-248-C
WA-248-C

PHOTOGRAPHS

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
U.S. Department of the Interior
1849 C Street NW
Washington, DC 20240-0001

ADDENDUM TO:
KINETH FARM, TOWER HOUSE
19162 State Route 20
Ebey's Landing
Island County
Washington

HABS WA-248-C
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WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

FIELD RECORDS

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
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HISTORIC AMERICAN BUILDINGS SURVEY

KINETH FARM, TOWER HOUSE

(Salmagundi Farm Water Tower)

HABS No. WA-248-C

Location: The Kineth Farm is located at 19162 State Route 20, south of the town of Coupeville in Island County on Whidbey Island in the State of Washington. The Tower House is situated on the southern side of the main entrance for the property. The building is set in a field with its primary entrance on the north façade facing the historic farm house. The setting of the Tower House has a high level of integrity. It is backed by a field and part of a cluster of historic farm buildings.

Present Owners: George & Julie Lloyd

Present Occupant: Vacant

Present Use: Not in use

Significance: This tower house is one of two complete remaining structures of its type on Whidbey Island and it is the most intact of the two. This building illustrates the development of farming and early water containment systems on the island.

PART I: HISTORICAL INFORMATION

A: Physical History

1. **Date of erection:** The Tower House was constructed c. 1900 and is part of the John Kineth Jr. farm complex. According to oral tradition in Coupeville the tower was constructed in 1896, however the concrete foundation of the structure bears the date 1911. Kineth consistently dated and signed buildings he constructed on this property.
2. **Architect:** Not known.
3. **Original and subsequent owners, occupants, uses:** John H. Kineth, Jr. and his wife Sabrina were the original occupants of the farm. In 1927, John transferred primary ownership of the property to his wife Sabrina. Upon Sabrina's passing in 1948 the land went to their only son Arthur.¹ The property was sold out of the Kineth family in 1957 with specifications for care of horses living on the property and care of Chief Snakelums grave.² The 160-acre farm was subdivided into 10 lots for development. Nine of those were owned by Island Savings and Loan. Today the property is owned by a local merchant George Lloyd, who acquired the property in 1974.³
4. **Builder, contractor, suppliers:** Not known.
5. **Original plans and construction:** None in existence.

¹ Warranty Deed, (April 1948), Island County Historical Society.

² Warranty Deed to Donald O. and Maurine Patmore, (March 15, 1956), Island County Historical Society.

³ George Lloyd, History of the Water Tower, Lecture transcribed by Lys Opp-Beckman, 2011.

6. **Alterations and additions:** The Water Tower retains a high level of architectural integrity. There have been minimal alterations to the exterior other than south (rear) façade, which was re-clad in beveled siding in the 1970s.⁴

B: Historical Context

Coupeville is the second oldest town in Washington State. Captain John Kineth and his wife Jane were some of the first settlers on Whidbey Island.⁵ John was born in Bavaria in 1802 and immigrated to Oregon as a young man. In 1846 John and Jane moved from Oregon to Whidbey due to John's health issues.⁶ They had 5 surviving children. Upon arrival on Whidbey Island in 1855, the Kineths acquired a Donation Land Claim consisting of 340 acres bordering the south side of Coupeville. The property was re-purchased in 1901 from Stuttering Jim, a local Native American. John H. Kineth, Jr. (son of John Kineth, Sr.) was the owner and developed the farm in this period. The Kineths were highly regarded local merchants in the area.⁷ In addition to their store in Coupeville, they also had a second location in nearby Anacortes.⁸

The Kineth Farm sits on the border of the Kineth's and Smith's Donation Land Claims.⁹ The farm faced a historic roadway that eventually became part of State Route 20. The farm situated on this primary thoroughfare served as a showcase for the latest farming products. All of the products used at the Kineth farm could then be purchased at their stores.¹⁰ The family continued to operate the store until 1952 when it was sold to Harry Hurd.¹¹ John H. Kineth's farm was an expansive and ever-developing operation that reflected the latest technology of the times.

PART II: ARCHITECTURAL INFORMATION

A: General Statement

1. **Architectural character:** The Tower House is an exceptionally well-preserved example of what was once a very prevalent building on Whidbey Island. It is a 3-story vernacular building that contributed to the development of agricultural water supply systems on the island.
2. **Condition of fabric:** The building retains a high level of historic fabric. Due to the building's lack of paint and exposure to high winds, there are some materials issues. The roof has moss growing on it and the wood gutter system has plant life growing in it. A section of the gutter system on the northeast corner is thoroughly rotten. The siding on the north façade is in good repair. The east façade has some portions of siding that are rotten. The building has swallow holes that allow moisture to get into the sawdust insulation. The south side has been completely re-clad and is weathering poorly. The west face is missing a corner board

⁴ George Lloyd, History of the Water Tower.

⁵ Donation Land Claim to John & Jane Kineth, Andrew Johnson, President of the United States, (March 1866), Island County Historical Society.

⁶ Jane Kineth, Personal Letter to Family Member, (2003), Kineth Family File, Island County Historical Society.

⁷ Jimmie Jean Cook, A particular Friend, PENNS COVE, Island County Historical Society, Trust Board of Ebey's Landing National Historical Reserve Library (1974), 96.

⁸ Ibid.

⁹ National Park Service, Pacific West Regional Office, Central Whidbey Island Donation Land Claim Map, Trust Board of Ebey's Landing National Historical Reserve Library.

¹⁰ George Lloyd, History of the Water Tower.

¹¹ Cook, 96.

on the southern side. The window on the third floor of this face is missing its lower northern pane.

B: Description of Exterior

1. **Overall dimensions:** The building has a rectangular footprint. The first floor measures roughly 14 by 26 feet. The second and third floors are 14 by 15 feet. The tower is just under 36 feet tall. The first floor's roof starts at roughly 10 feet.
2. **Foundations:** The foundation is a solid concrete slab. Its thickness varies because the building sits on a slight hill. It varies from a few inches on the northern face to over a foot on the southwestern corner.
3. **Walls:** The walls are clad in primarily fir drop siding. The southern face is clad in beveled wood siding. There is a wide old growth clear fir frieze board that follows the eave. Corner boards are present on the north, east and west facades.
4. **Structural system, framing:** The building is timber framed. It has stud wall construction and is insulated with sawdust.
5. **Porches, stoops, balconies, porticoes, bulkheads:** None.
6. **Chimneys:** None.
7. **Openings:**
 - a. **Doorways and doors:** The primary entrance is a pair of large sliding wood doors on the northern face. There are two secondary entrances on the eastern side. The first floor door is non-original. The second floor door is accessed by an external stairway; it is historic.
 - b. **Windows and shutters:** The Tower House has eight windows. The primary type is six by six double hung wood frame. The second window type is four by four double hung wood windows. The four by four on the third floor of the western face is missing one pane.
8. **Roof:**
 - a. **Shape, covering:** The building has two hipped roofs that are currently clad in cedar shingles. In the past it has been clad in both shakes and shingles.
 - b. **Cornice, eaves:** The Tower had closed eaves. The cornice is present on both roof-lines. It consisted of four tiered wood elements.
 - c. **Dormers, cupolas, towers:** None.

C: Description of Interior

1. **Floor plans:** The first floor measures 14 feet 3 inches by slightly over 26 feet. The second floor is 14 feet 2 inches by 15 feet; it has a square opening in the northeast corner. The third floor has the same dimensions as the second floor. It has a square opening in the northeast corner.
2. **Stairways:** None.
3. **Flooring:** The first floor is the concrete foundation. The second floor is wide wood boards that run the full width of the structure. The third floor is modern plywood.
4. **Wall and ceiling finish:** The interior walls vary from floor-to-floor. The north interior on the first floor is diagonal boards. The first floor east and west walls are horizontal planks.

The south wall is clad in modern plywood. The second floor has horizontal boards on the north, east and west sides. The south is modern plywood. The third floor has modern plywood on its north, east and west walls. The southern wall has horizontal wood siding and a built-in ladder centered on the wall.

5. Openings:

a. Doorways and doors: There are three doorways and two hatches in this building. The primary entrance is on the north face; it is a door made to look like a pair. It has decorative cross-bracing. The secondary entrances are on the east side. The first floor wood door has two panels on the bottom and a glass upper. The second floor door appears to be historic. It is a five raised wood panel door with a simple brass knob and hole for a skeleton key. There are no decorative elements around the doors. They have simple fir frames.

b. Windows: The windows' interior frames are simple fir planks. The windows on the south face have no frames and float open in the walls.

6. Decorative features and trim: There are no decorative features on the interior of this building. There are notations on the second floor of grain orders and tool loans.

7. Hardware: N/A

8. Mechanical equipment: There is an assembly of gears on the first floor ceiling. These connected to a single cylinder engine that pumped water up to the third floor. In addition, it powered a grist mill.

9. Original furnishings: None.

PART III: SOURCES OF INFORMATION

A: Architectural Drawings: None.

B: Early Views: One photo of the Tower circa 1930 was found. It is a newspaper clipping housed in the Kineth Family file at Island County Historical Society.

C: Interviews: George Lloyd, interviewed at the Water Tower in Spring 2011. He is the current owner and employs one of John Kineth's descendants.

D: Bibliography

Various documents, particularly in the Kineth Family File, Island County Historical Society, Coupeville, Washington (see notes for specific citations).

Haglund, George, "The Rain Shadow of Whidbey Island," *Whidbey Examiner* <http://whidbeyexaminer.com/main.asp?SectionID=71&SubSectionID=231&ArticleID=3922>, May 18th, 2010, [accessed 2011].

Lloyd, George, "History of The Water Tower," Lecture transcribed by Lys Opp-Beckman, 2011.

National Park Service, Pacific West Regional Office, Central Whidbey Island Donation Land Claim Map, Trust Board of Ebey's Landing National Historical Reserve Library.

E: Likely Sources not yet Investigated

Additional Kineth family members could have been interviewed. I would recommend going through the *Whidbey News Times* Archives.

PART IV: PROJECT INFORMATION

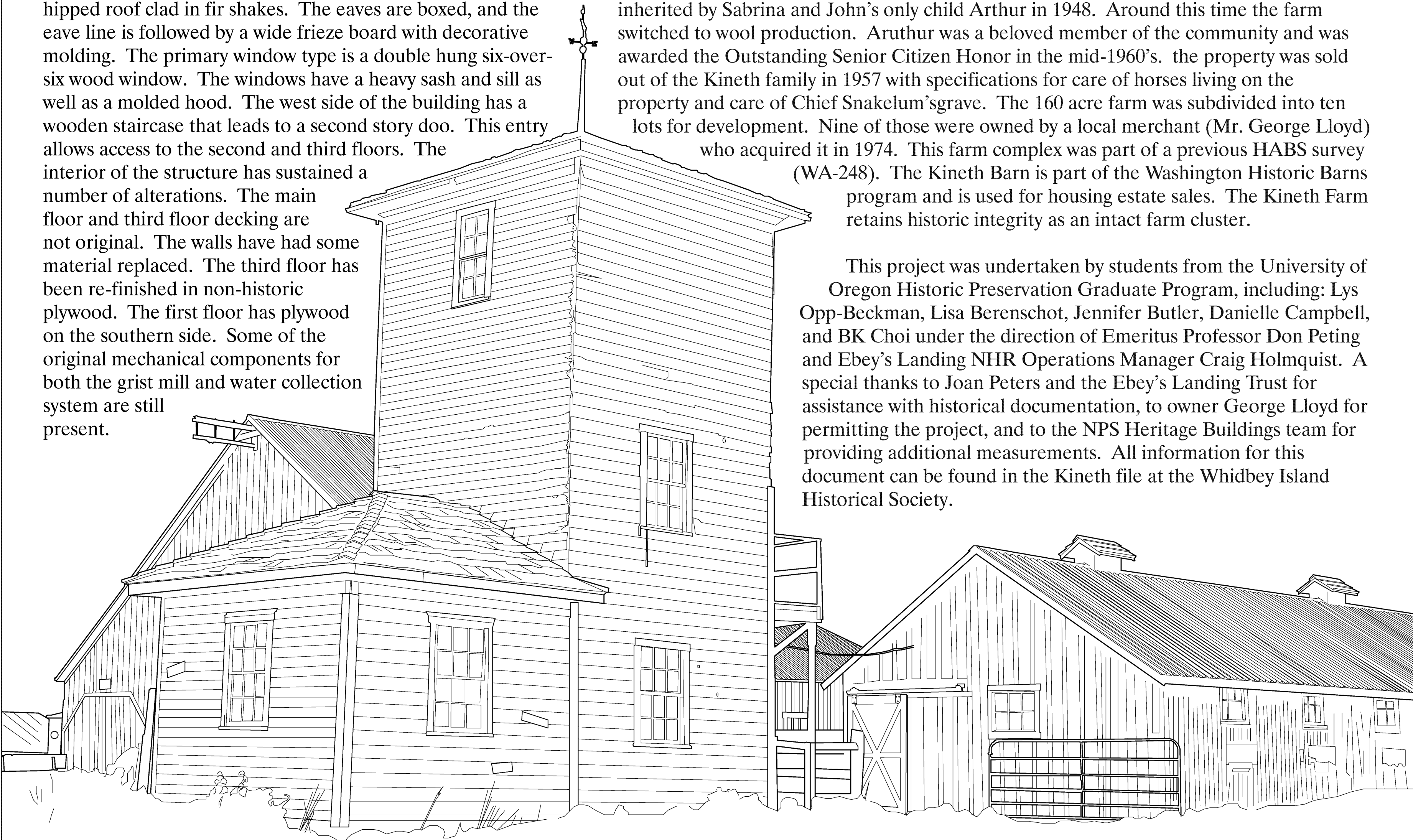
The Tower House was documented by B. K. Choi, Danielle Campbell, Jenifer Butler and Lys Opp-Beckman. Photographs were taken by Lys Opp-Beckman and B. K. Choi. Lisa Berenschot provided the map for the cover page. The historical report is by Lys Opp-Beckman. This project was overseen by Professor Emeritus Don Peting. The documentation of this building was made possible by the Trust Board of Ebey's Landing National Historical Reserve, the National Park Service, the American Express Partners in Preservation Grant and the University of Oregon. This project was completed in June 2011 and entered into the 2011 Peterson Prize competition.

KINETH FARM WATER TOWER

Water Tower Description

The John Kineth Jr. Water Tower is located on Whidbey Island, Washington in the Historic Reserve. The Water Tower is one of three remaining resources of its type on the island and is the most intact of the three. The Water Tower is a three-story Classic Revival style farm structure. It was constructed in 1886 and is part of the John Kineth Jr. farm complex. Whidbey Island receives a mere 17 inches of rain a year, making water collection imperative to the lifestyle of the families of the island. The water towers often contain elaborate rain collection systems.

The Kineth farm complex consists of the original house and five historic outbuildings. The Tower is three stories high with a one-room historic addition on its western facade. The addition was used to house a grist mill that was operational through World War II. The Tower sits on a non-historic concrete foundation. The building is clad in a combination of dropand beveled siding, and has corner boards. The southern facade was re-clad in beveled siding in the 1970's. The Tower and addition have a hipped roof clad in fir shakes. The eaves are boxed, and the eave line is followed by a wide frieze board with decorative molding. The primary window type is a double hung six-over-six wood window. The windows have a heavy sash and sill as well as a molded hood. The west side of the building has a wooden staircase that leads to a second story doo. This entry allows access to the second and third floors. The interior of the structure has sustained a number of alterations. The main floor and third floor decking are not original. The walls have had some material replaced. The third floor has been re-finished in non-historic plywood. The first floor has plywood on the southern side. Some of the original mechanical components for both the grist mill and water collection system are still present.

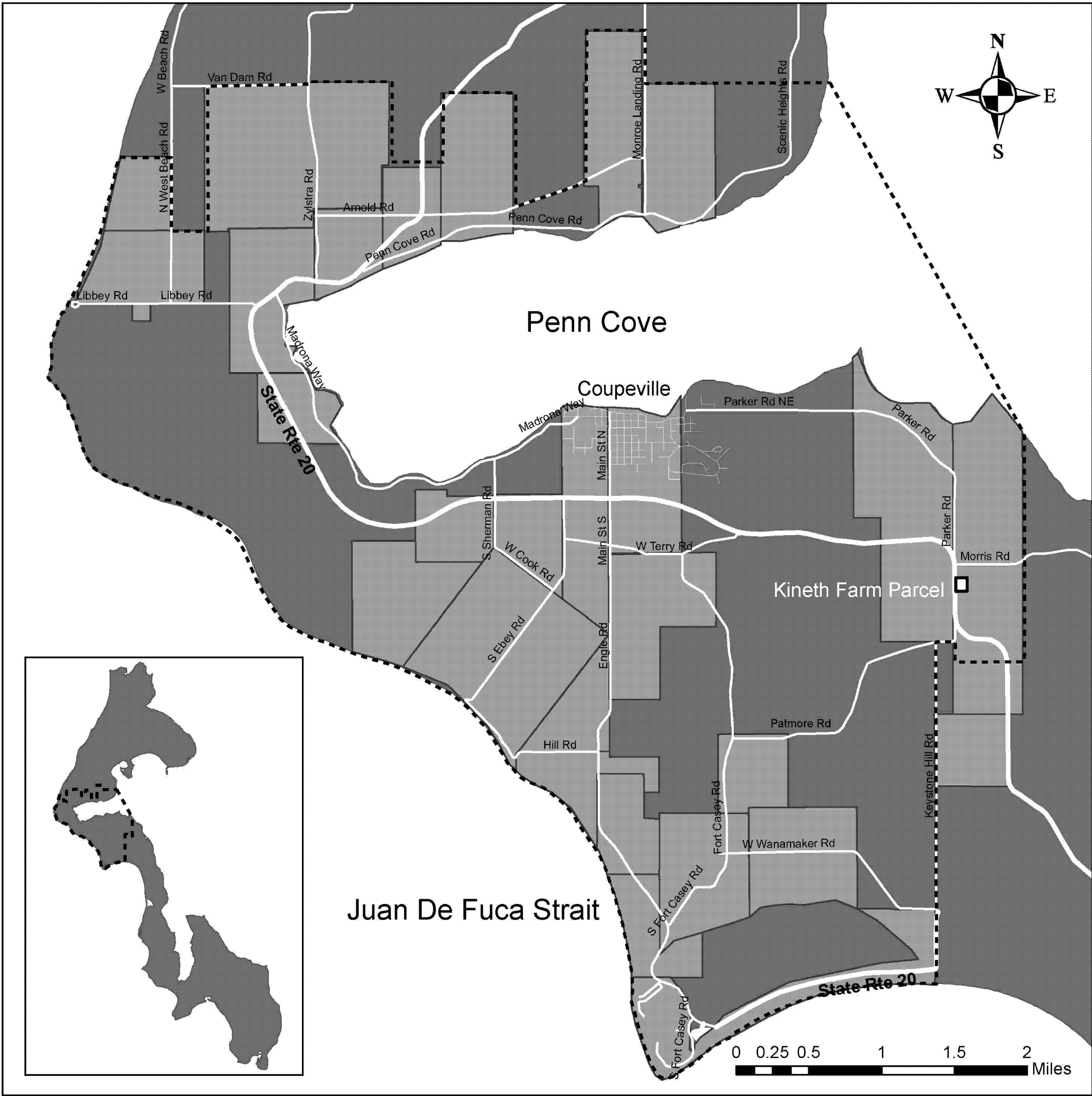


Family & Property History

The property the Water Tower is located on was part of the Donation Land Claim of Captain John Kineth and his wife Jane. They were one of the first families of settlers on Whidbey Island. John was born in Bavaria in 1802 and immigrated to Oregon as a young man. In 1846, John and Jane moved from Oregon to Whidbey Island due to John's health issues. They arrived on the Island in 1853. Together they had five surviving children. Upon arrival to Whidbey, the Kineth family acquired a Donation Land Claim consisting of 640 acres bordering the south side of Coupeville. They re-purchased the property in 1901 from Stuttering Jim; a local Native American. The original land claim has several significant features; including a two-story Italianate residence belonging to John Sr. and the grave of Chief Snakelum.

In 1902 ca. John Sr. deeded the southwestern portion of the land claim to his son John Kineth Jr. His farm was the first farm complex on Whidbey Island to receive electricity. The farm was operated primarily as a dairy farm that supplied the local area and also had a grist mill wich was contained in the Water Tower. In later years, the farm expanded to include poultry and hogs. The Water Tower housed an intricate water collection system used for the household and irrigation. John Jr. deeded the property to his wife Sabrina in 1928 after acquiring a second property along the Puget Sound. The property was then inherited by Sabrina and John's only child Arthur in 1948. Around this time the farm switched to wool production. Aruthur was a beloved member of the community and was awarded the Outstanding Senior Citizen Honor in the mid-1960's. the property was sold out of the Kineth family in 1957 with specifications for care of horses living on the property and care of Chief Snakelum'sgrave. The 160 acre farm was subdivided into ten lots for development. Nine of those were owned by a local merchant (Mr. George Lloyd) who acquired it in 1974. This farm complex was part of a previous HABS survey (WA-248). The Kineth Barn is part of the Washington Historic Barns program and is used for housing estate sales. The Kineth Farm retains historic integrity as an intact farm cluster.

This project was undertaken by students from the University of Oregon Historic Preservation Graduate Program, including: Lys Opp-Beckman, Lisa Berenschot, Jennifer Butler, Danielle Campbell, and BK Choi under the direction of Emeritus Professor Don Peting and Ebey's Landing NHR Operations Manager Craig Holmquist. A special thanks to Joan Peters and the Ebey's Landing Trust for assistance with historical documentation, to owner George Lloyd for permitting the project, and to the NPS Heritage Buildings team for providing additional measurements. All information for this document can be found in the Kineth file at the Whidbey Island Historical Society.



Legend

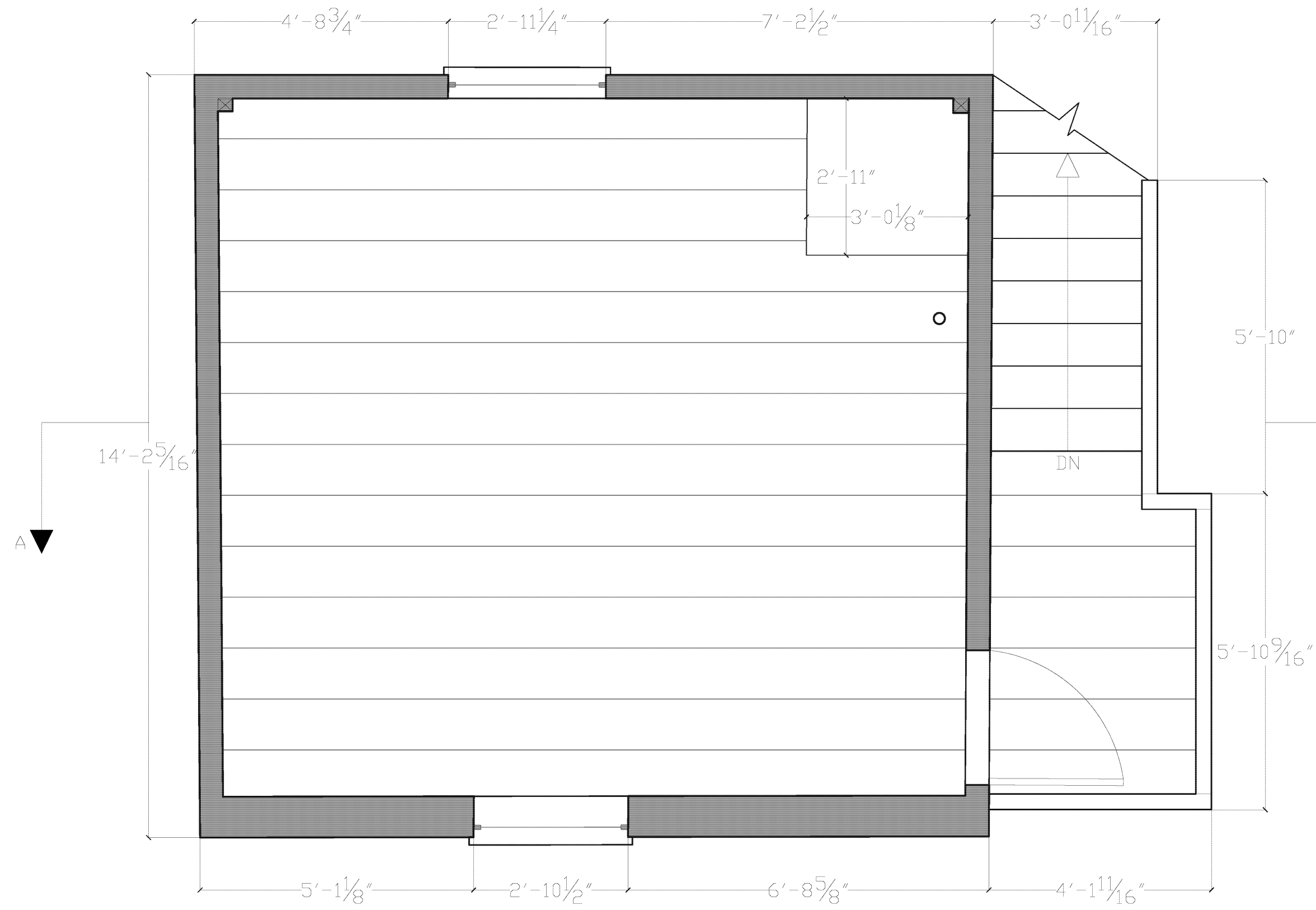
Kineth Farm Parcel

Ebey's Landing NHR Boundary

Donation Land Claims 1850-1855

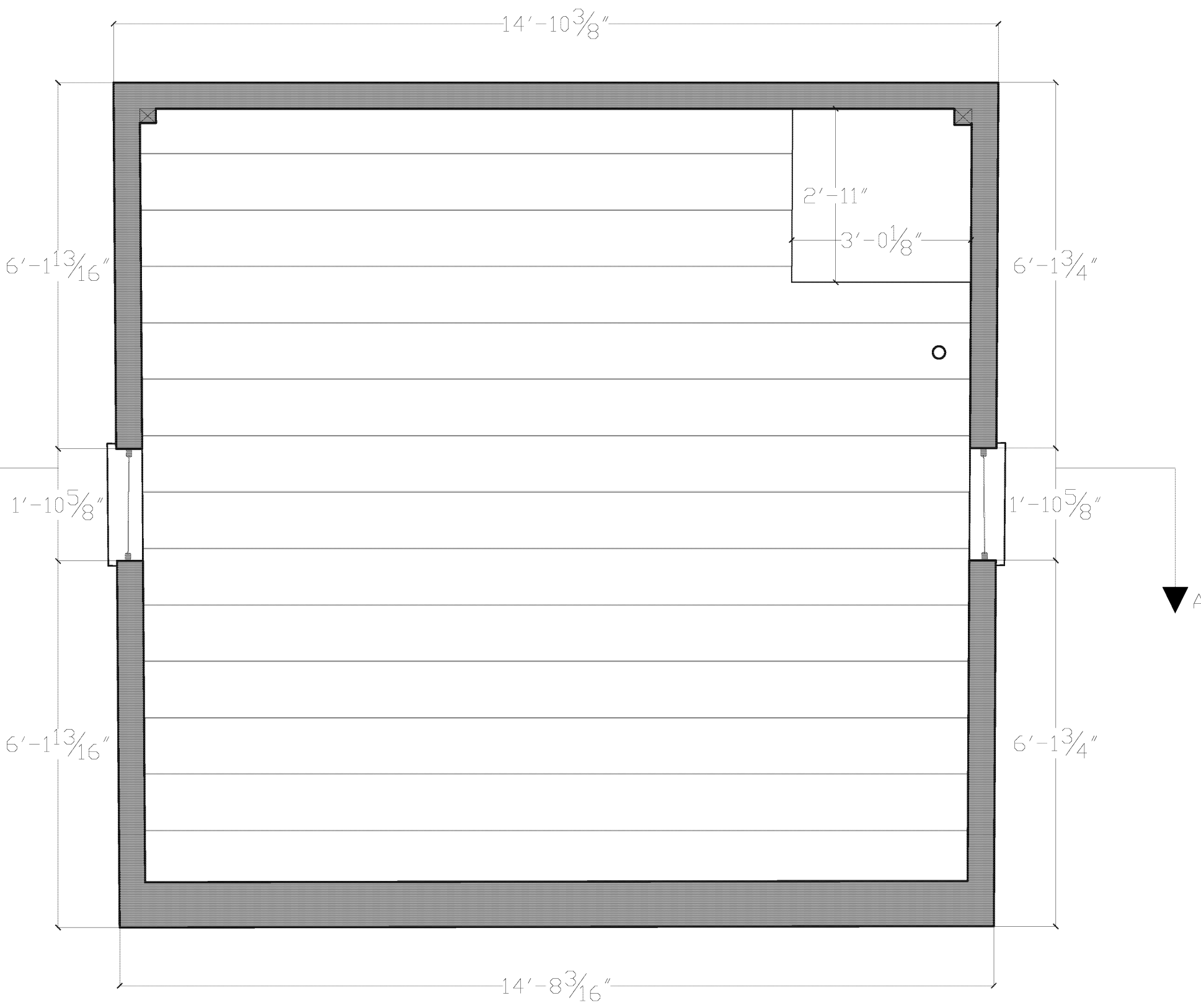
Whidbey Island Boundary

Data Provided by the Pacific West Regional Office of the National Park Service. Map Production: Lisa Berenschot



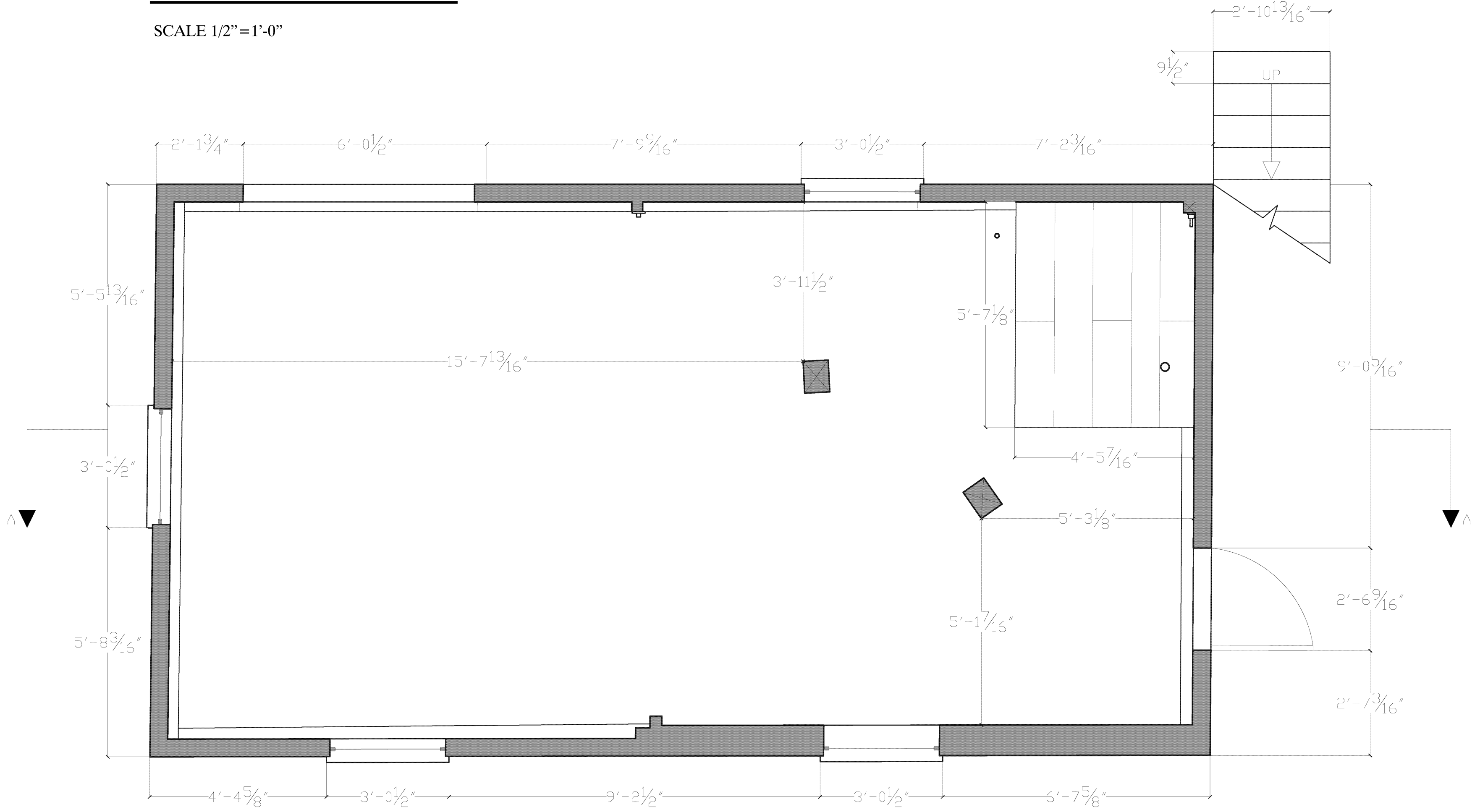
SECOND FLOOR PLAN

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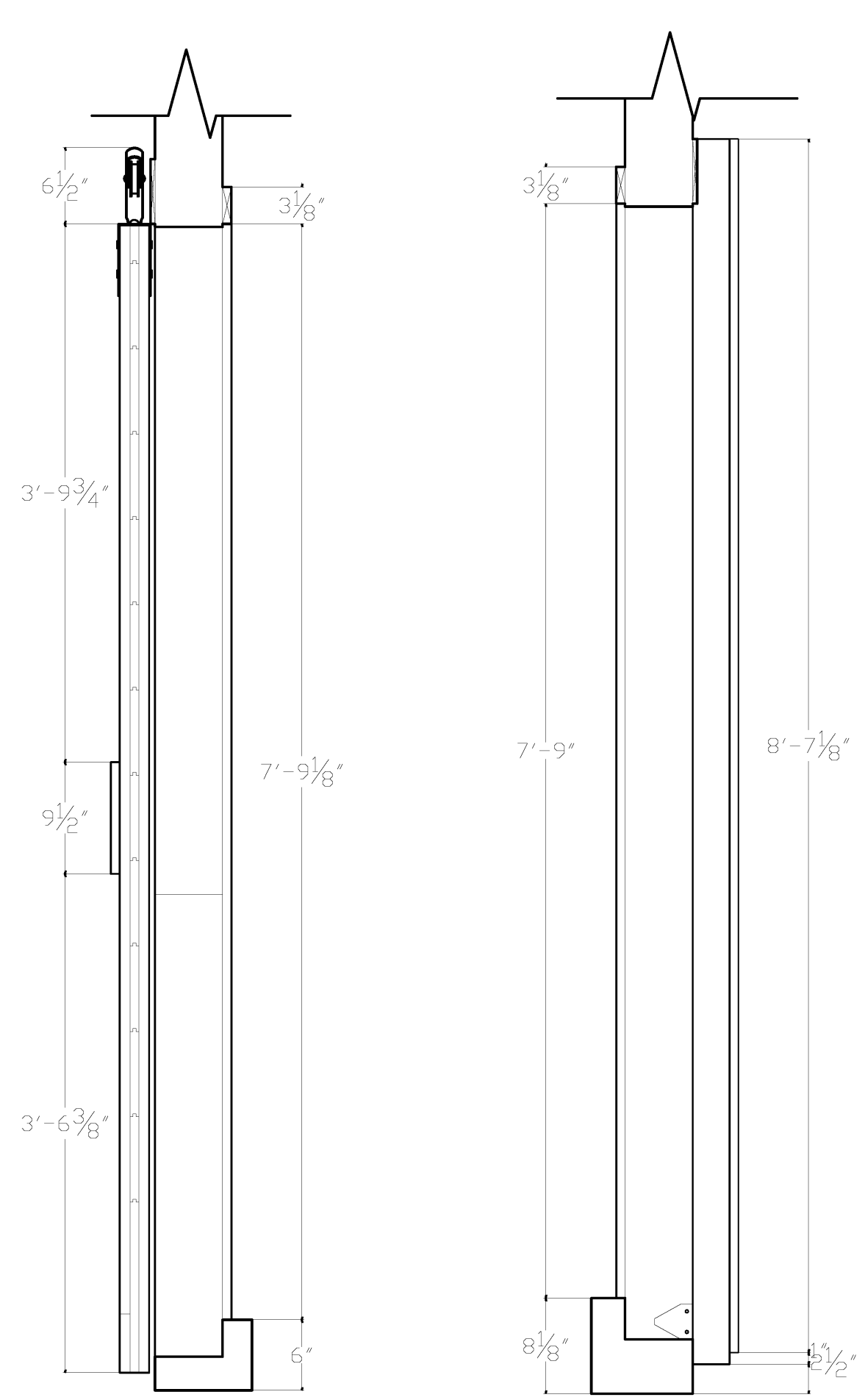
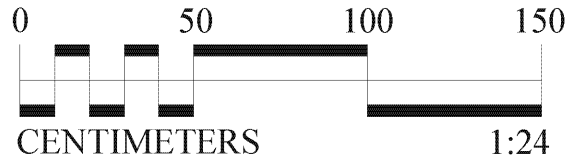
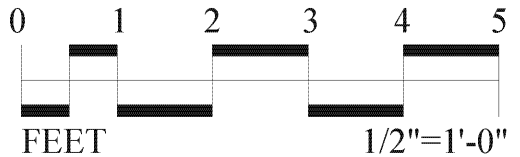
THIRD FLOOR PLAN

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FIRST FLOOR PLAN

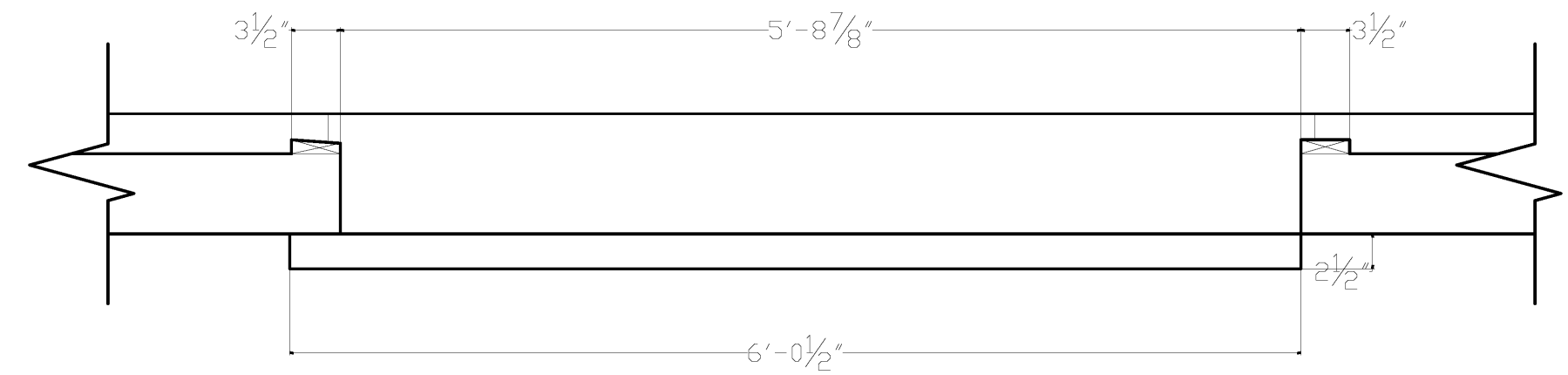
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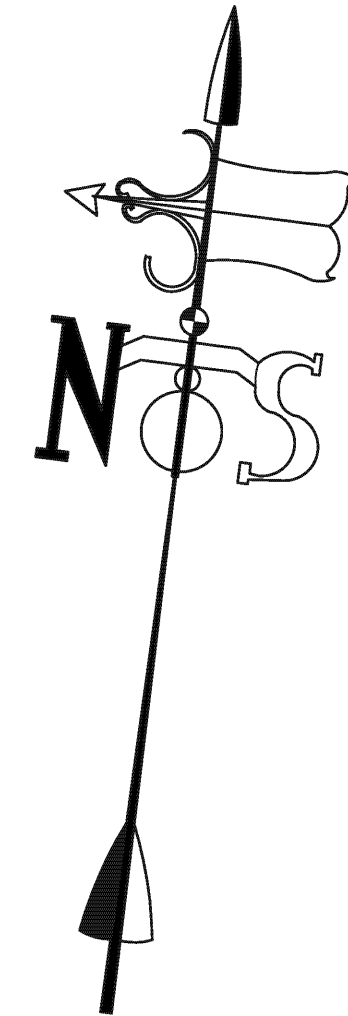
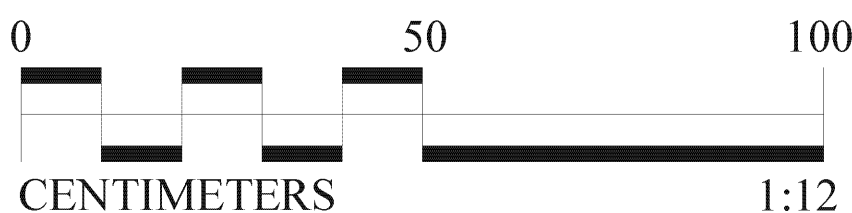
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NORTH DOOR PLAN

SCALE 1"=1'-0"



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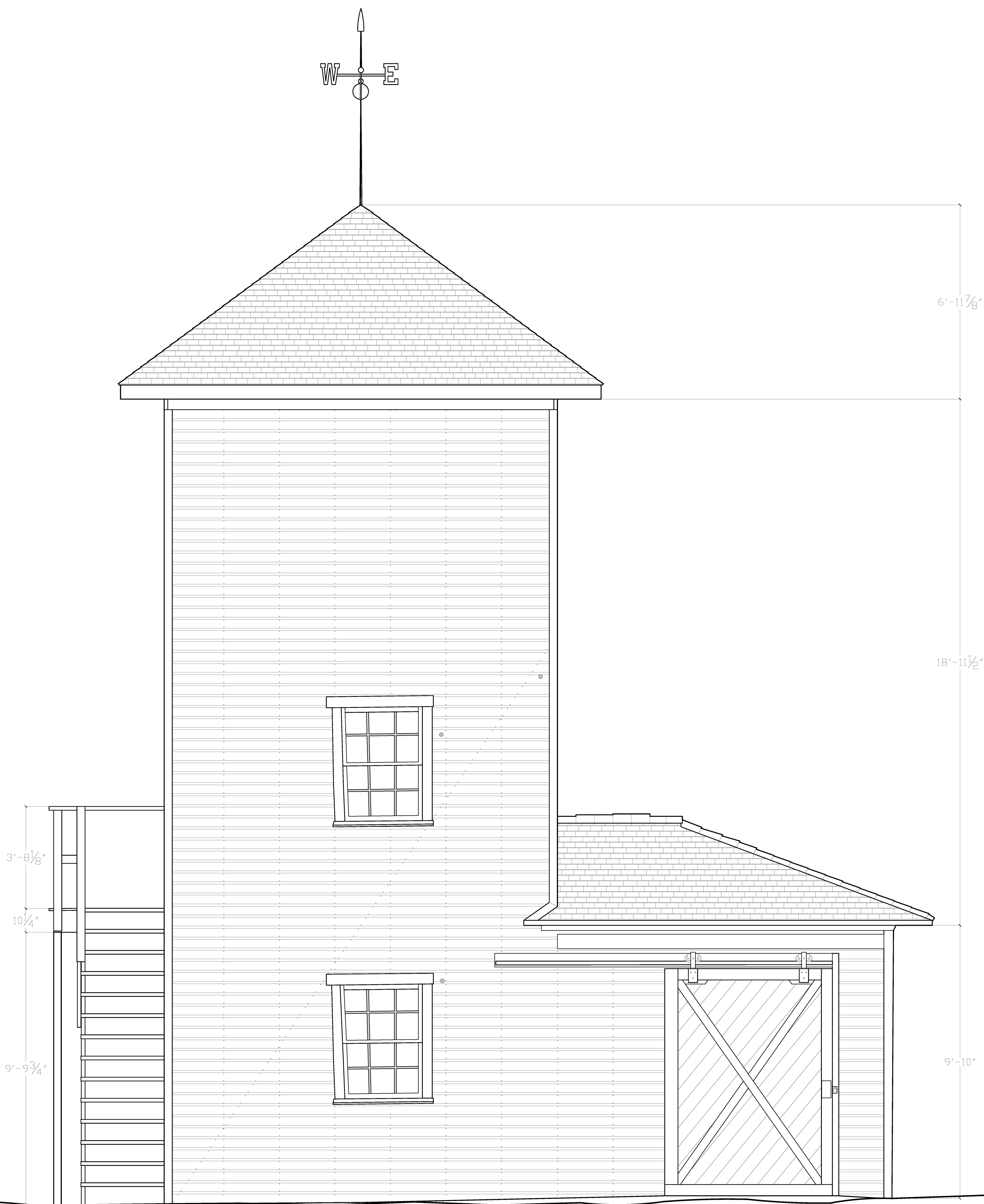
NATIONAL PARK SERVICE
U.S. DEPARTMENT OF THE INTERIOR

KINETH FARM - TOWER HOUSE
19162 STATE ROUTE 20 COUPEVILLE VICINITY ISLAND COUNTY WASHINGTON

HISTORIC AMERICAN
BUILDINGS SURVEY
WA-248-C SHEET 2 OF 7 SHEETS

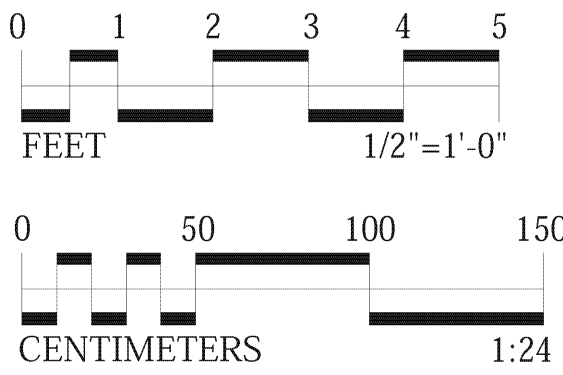
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FIELD NOTES

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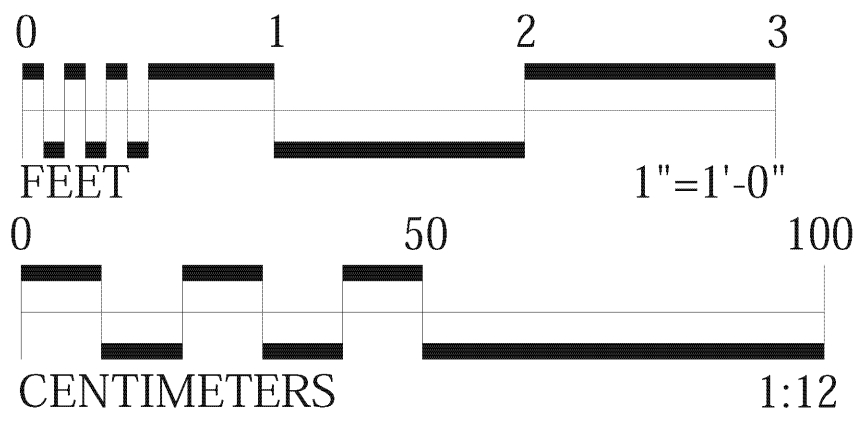
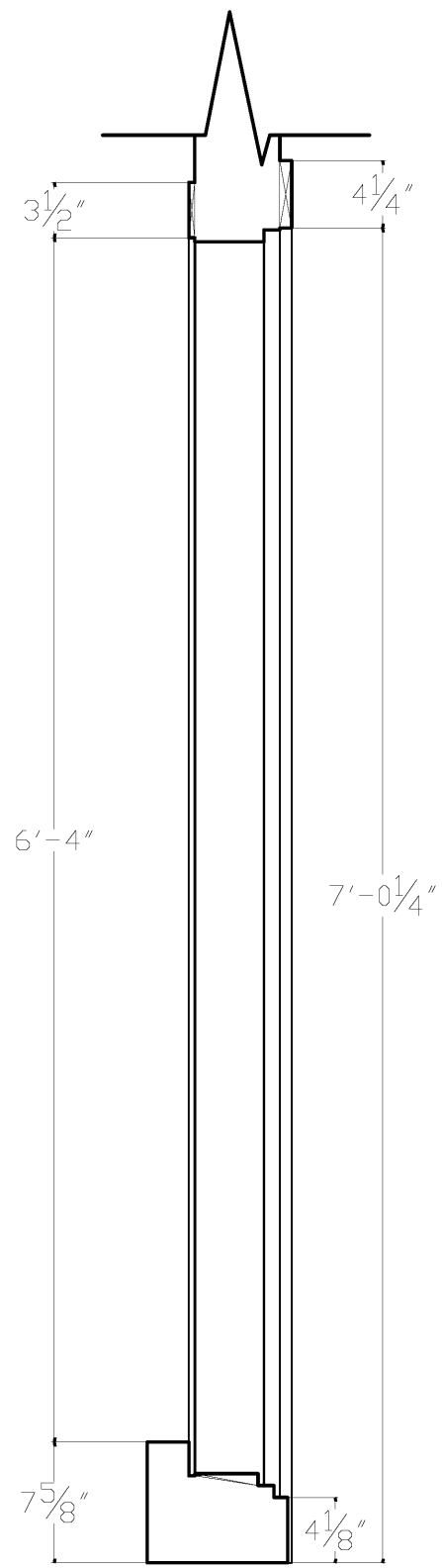
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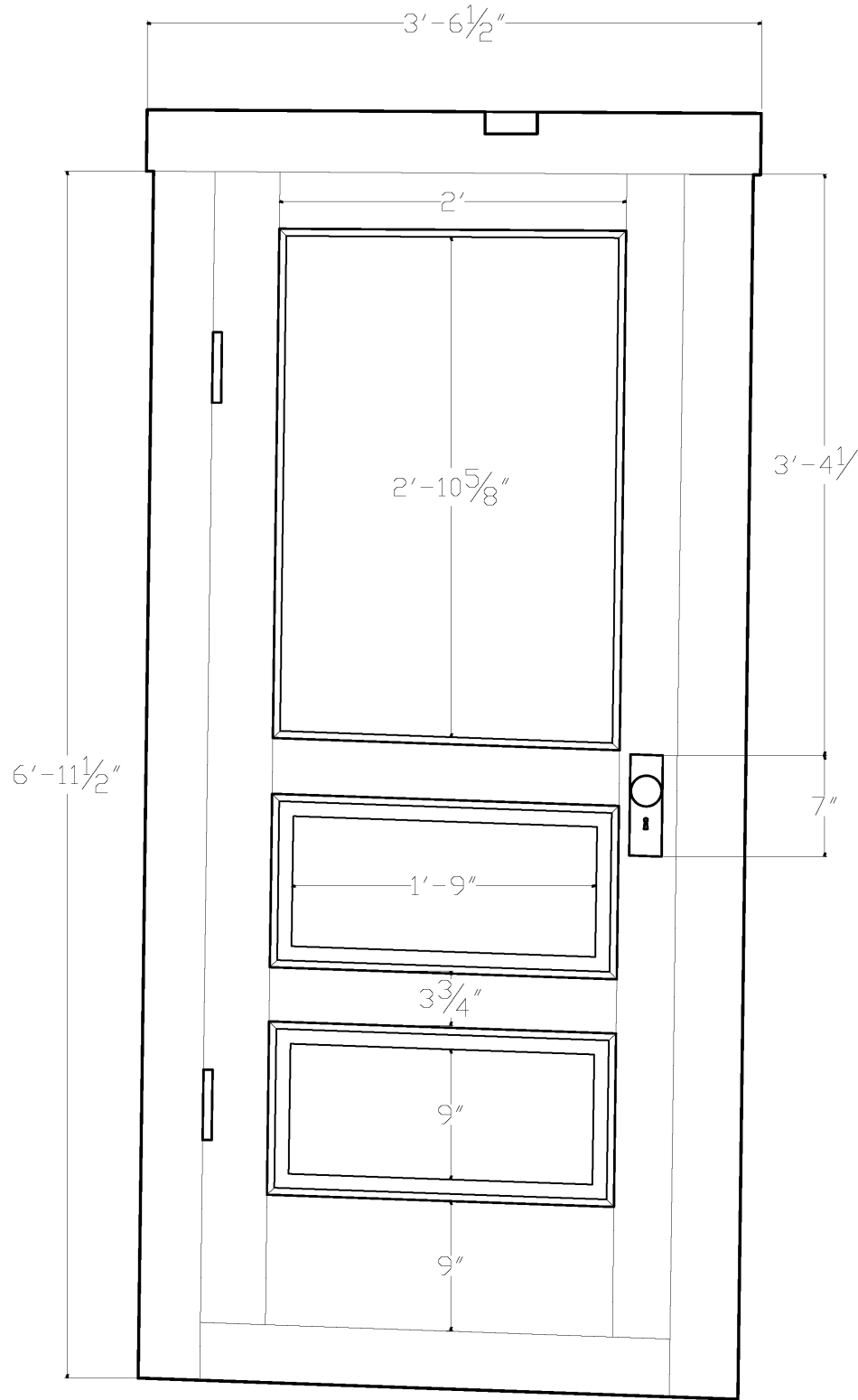
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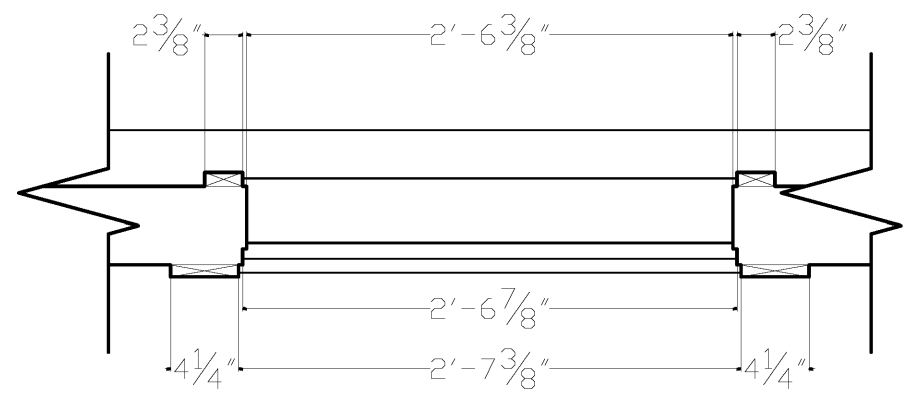
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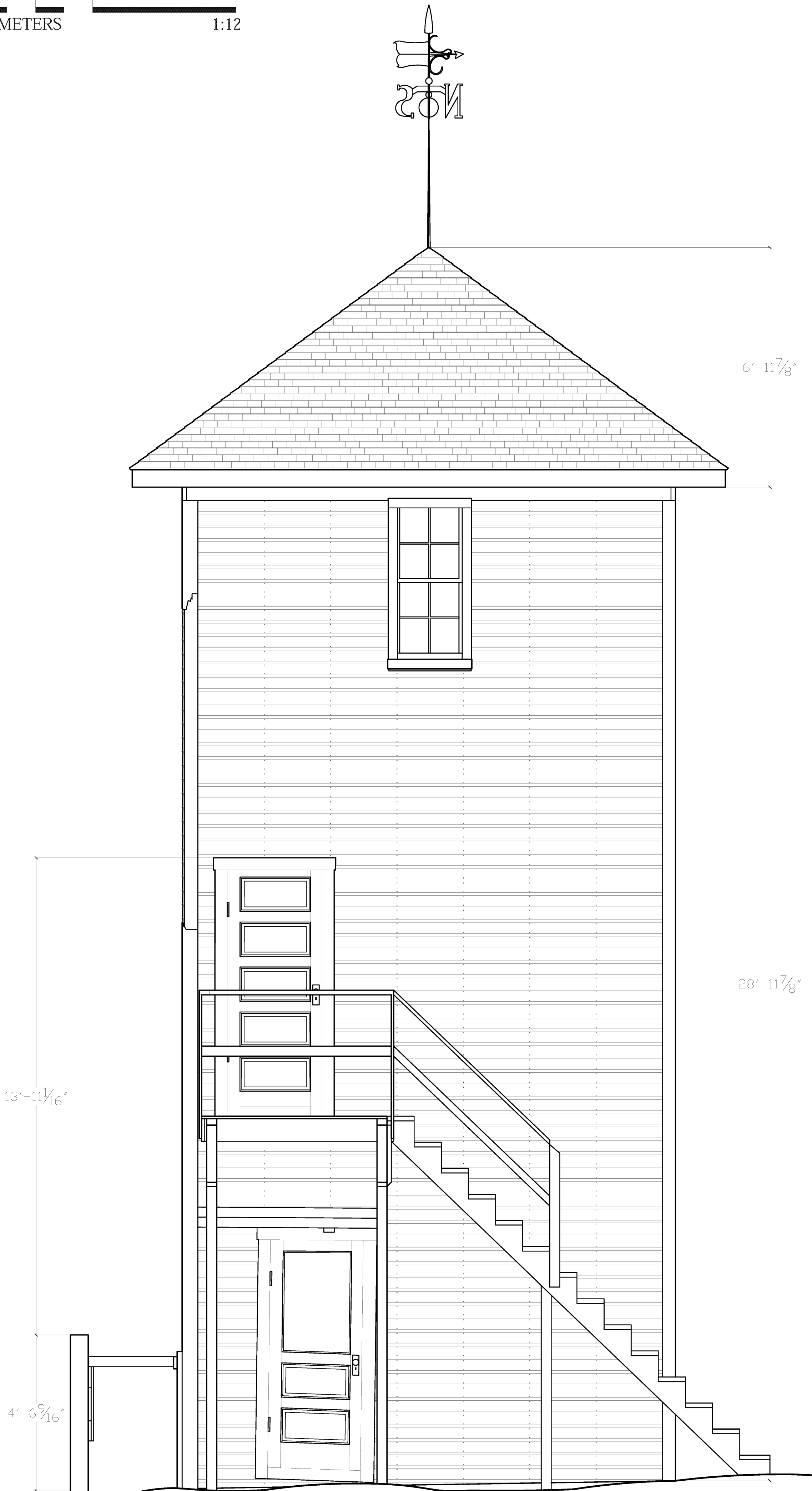
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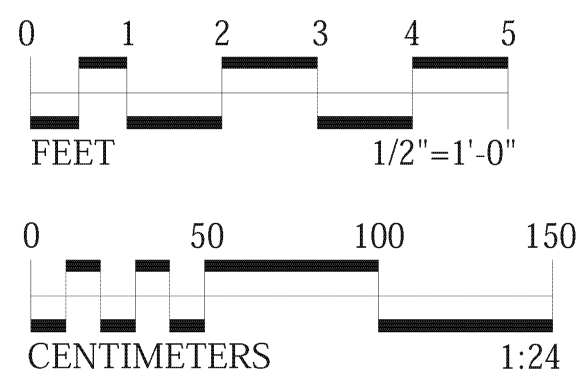
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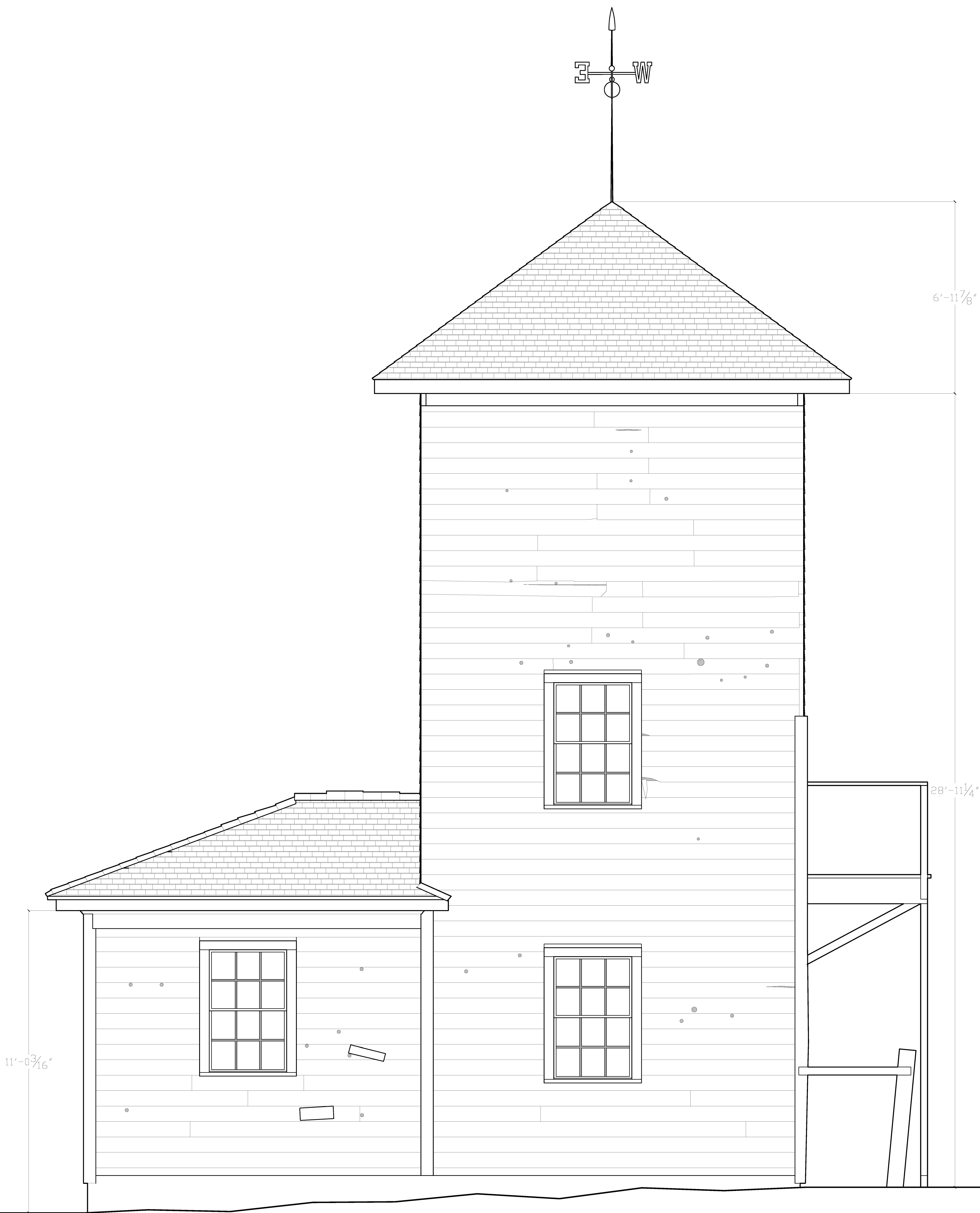
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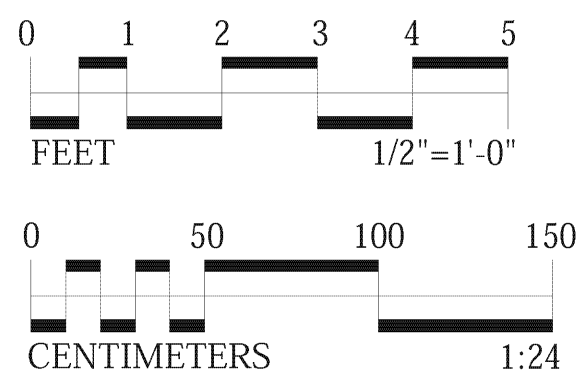
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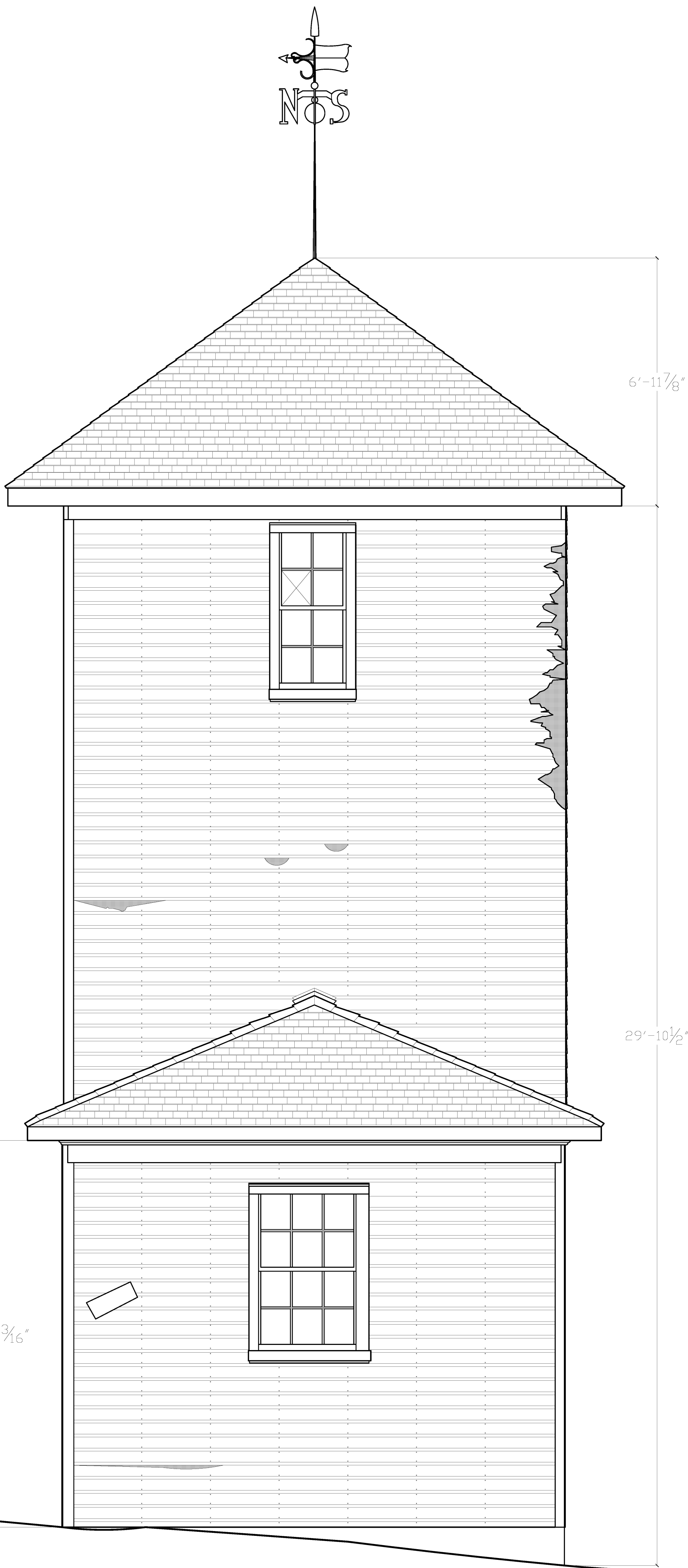
SOUTH ELEVATION

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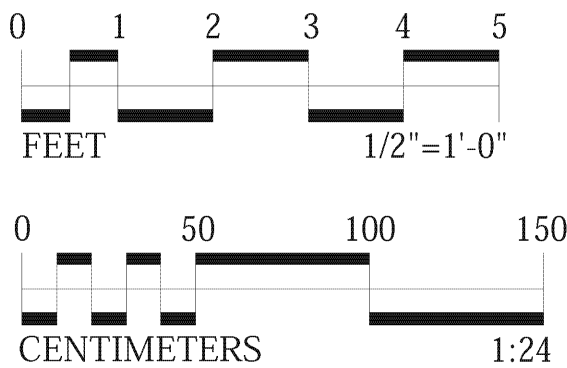
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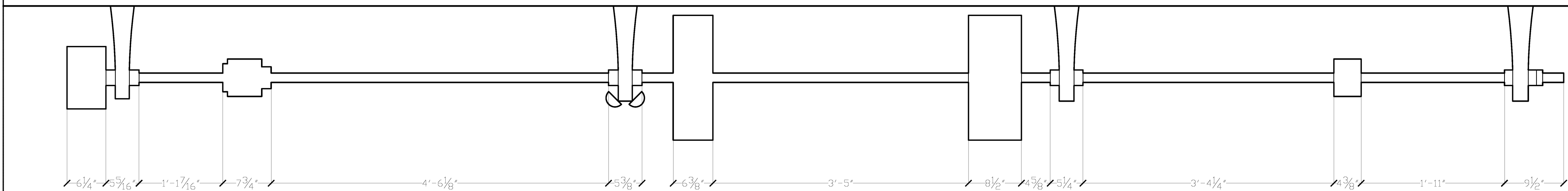
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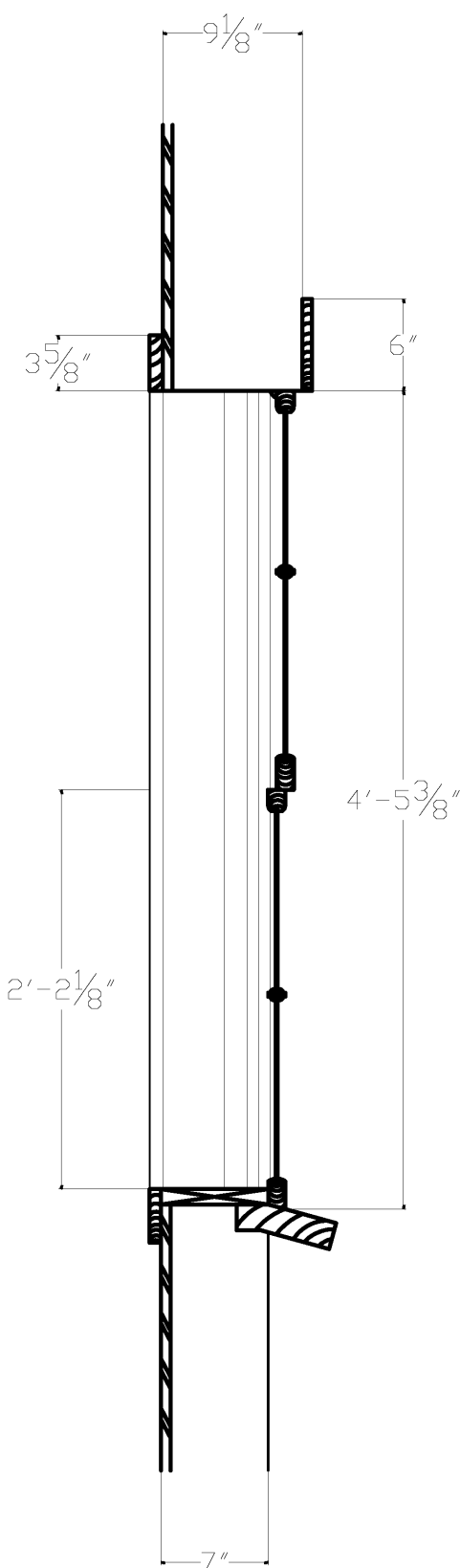
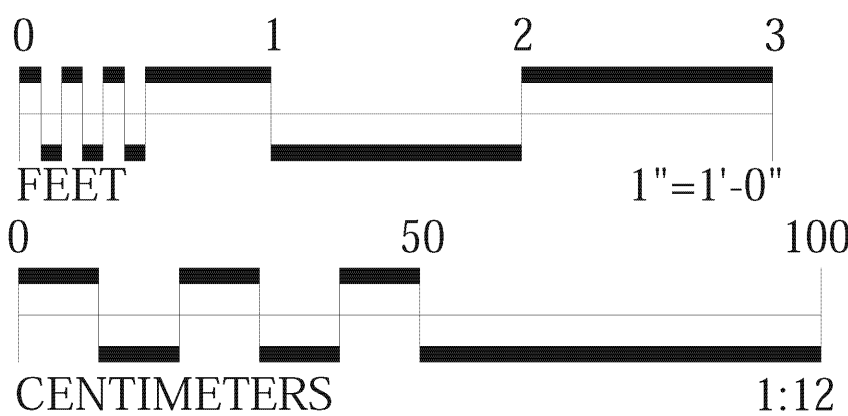
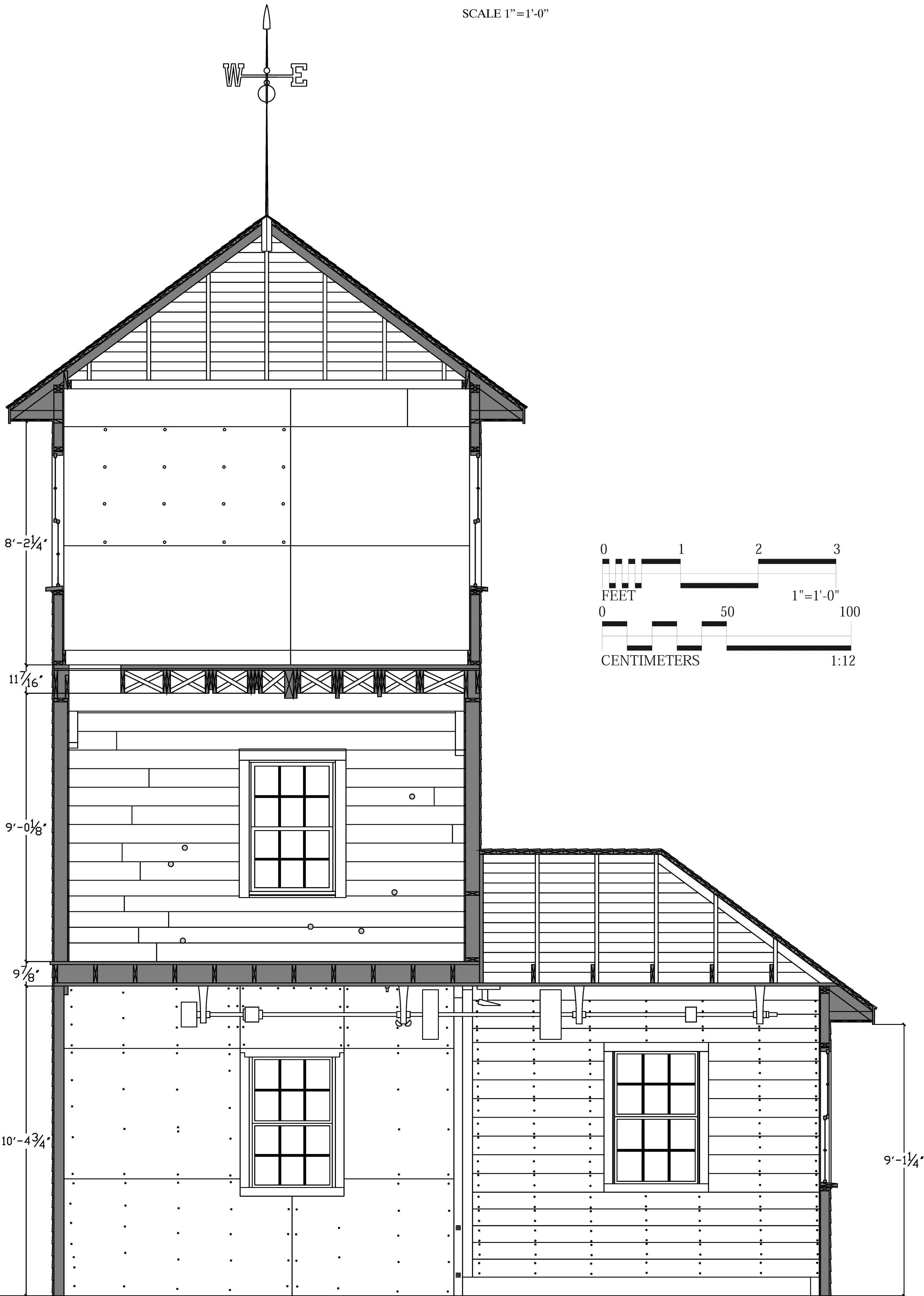
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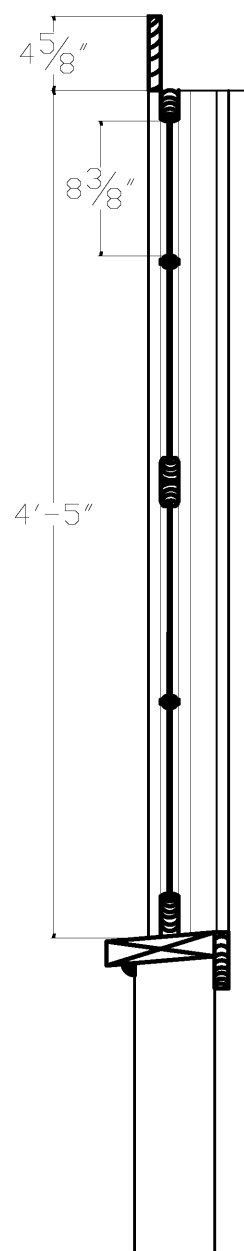
DETAIL OF GRIST MILL ASSEMBLY

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**SOUTH WINDOW SECTION
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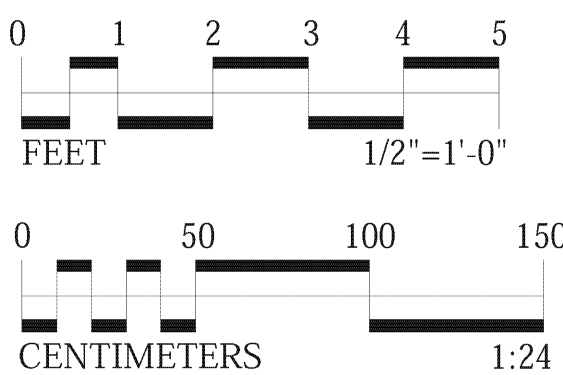


**WEST WINDOW SECTION
LOOKING NORTH**

SCALE 1"=1'-0"

SECTION A

SCALE 1/2"=1'-0"



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HABS WA-248-C

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Anne E. Kidd, photographer, April 2006

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THE TOWER HOUSE, LOOKING WEST. The tower house provided a water tank on the second floor that gravity fed water to the Kineth house and farm buildings. The one-story addition to the west of the tower provided workshop space. The hog shed is seen on the left of the image and the concrete foundation of the upright silo is in the foreground on the right.



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