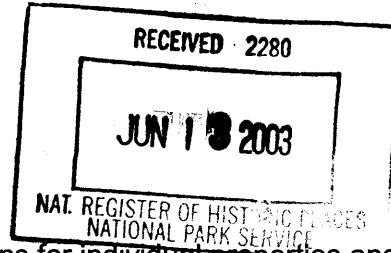


NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

298

**United States Department of the Interior
National Park Service**



**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions 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 any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, 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 Waggener, JS and Melinda, Farmstead
Other names/site number _____

=====

2. Location

=====

street & number 34680 SW Firdale Road not for publication N/A
city or town Cornelius vicinity X
state Oregon code OR county Washington code 067
zip code 97113

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

James Hamrick June 11, 2003
Signature of certifying official/ Deputy SHPO Date
Oregon State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

=====
4. National Park Service Certification
=====

I, hereby certify that this property is:

Signature of Keeper

Date of 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):

for
Edouard H. Beall

7/25/03

=====
5. Classification
=====

Ownership of Property (Check as many boxes 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

Contributing	Noncontributing
<u>10</u>	<input type="checkbox"/> buildings
<u>1</u>	<input type="checkbox"/> sites
<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/>	<input type="checkbox"/> objects
<u>11</u>	<input type="checkbox"/> Total

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

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)
N/A

=====
6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Waggener, JS and Melinda, Farmstead
Name of Property
Washington County, Oregon
County and State

Waggener Farmstead

The historic Waggener farmstead is a late nineteenth century farm sited on Firdale Road in Washington County, Oregon. The remnant almost 7-acre farmstead is sited at 700' elevation, on an easterly facing slope, with a 180' view overlooking the Tualatin Valley. The contributing features that make up the farmstead including the house, dairy barn, milk house, shop, storage shed, privy, chicken house, wood shed, pump house, and garage, are centrally located on the property, and surrounded by open field and woodland.

House
Circa, 1885

The Waggener Farm House is a 1 and ½ story, gable roof vernacular farmhouse. The house is approximately 30 x 50, T shape, wood frame on stone footings, with two attached porches and an adjoining wood shed.

Consistent with home building practices of the time, the Waggener home was built in stages. The original house is rectangular, with two rooms and a gable roof. Material and manner of construction support a construction date of around 1885. Also, a published photograph of a neighboring farmhouse dating 1891 depicts what appears to be the same siding material as the Waggener house. In 1912 the two-storied "T" section was added on to the original house. Tax assessment records, oral history, and material and manner of construction support the 1912 date of this phase of construction.

The original portion of the house is roofed with tin over wood shingle, plain bargeboards, corner boards, and exposed rafters. Exposed knee braces support the wide gable eave. The original foundation is 12" notched, hand hewn logs on timber posts, and rock footings. It is sided with horizontal, 7" exposed, and sharply beveled shiplap. The 1912 addition is also tin over wood shingle, with plain frieze, bargeboards, fascia, and corner boards. It is supported with 12' square wood beams on timber posts, and is sided with horizontal, 7" exposed (non-beveled) shiplap. The east and north side is skirted with 4" vertical tongue and groove.

The windows on the lower elevation are all 1/1 double hung. There are 2 windows facing west, 2 windows facing south, 4 facing east, and 1 facing north. The upper elevation has one single pane sash window facing east, and another facing west.

There were two interior chimneys. The original kitchen chimney was stucco-covered brick. It has since been stripped to bare brick, and capped. The brick and mortar chimney through the 1912 two-story addition has been replaced with stovepipe.

A small patio, which was the original formal entrance, was transferred from the south side of the original house to the 1912 section, again on the south side. It has a wood shingled gable roof with box columns, and 1 and ½" tongue and groove V board soffit. The door is four-panel, with a wood screen door, and hardware with skeleton key. In 1984 the patio flooring was replaced with an eight by ten foot deck.

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CONTINUATION SHEET

Section 7 Page 2

Waggener, JS and Melinda, Farmstead
Name of Property
Washington County, Oregon
County and State

The interior house is commonly accessed from a porch that runs the length of the original house, and entrances into the kitchen on the west elevation. The porch is contained within a hip roof with 1 1/2" tongue and groove V board soffit. Three tapered box columns support the porch. This porch also connects the adjoining wood shed to the house, which was added at a later date. The porch decking was replaced in 1998.

The kitchen is still the predominate feature of the house. The room is a nearly square 16'x15' and has a ceiling height of 10'. The walls and ceiling are horizontal narrow gauge 1 1/2" tongue and groove V board. The wainscot is the same material laid vertical with new mouldings and baseboard. The hardwood floor has been covered with a plywood false floor and linoleum. On the southwest corner of the room is a 7' built in (non-recessed) cabinet, which vents to the outside, assumable an early form of refrigeration. Another built in cabinet (recessed) is in the northwest corner. Two 1/1 double hung windows face east, and another of the same dimension faces west onto the patio. The chimney on the north wall is now bare brick on a chimney support sheathed with the same material as the walls.

There are three doors exiting the kitchen. The door on the north wall entrances into what is now the utility and bathroom, both of which combined are 8' wide by 13' deep running west to east, and with the kitchen, comprised the entire original house. This room was likely originally the bedroom. There is a 1/1 double hung window facing north, and another facing east. This section may have been divided into two rooms in about 1940. It was during this time that water was plumbed to the house and barn. All of the plumbing is installed on the wall exterior. It was probably also at that time that the walls were paneled with fiberboard. There is a small door on the west wall that leads to a built in closet.

The other two doors exiting the kitchen are on the south wall, nearly side-by-side, and lead into the new addition dating 1912. The one on the left is of the same design as the other kitchen doors, which indicates that it was probably the door leading to the original site of the small formal patio. It now leads into a 16'x 9' bedroom which has a 1/1 double hung window facing east, another 1/1 double hung window facing south, a built-in closet on the north wall and a door way leading to the living room on the west wall. The walls and ceiling are paneled with plasterboard.

The final door exiting the kitchen leads to the living room. This room has a 1/1 double hung window facing south, another facing west, and a door on the south wall that leads to the small formal patio. The brick chimney on the east wall between the bedroom and living room has been converted to stovepipe. In 1978 the walls were paneled in pine. On the west wall is a small doorway leading to a landing that accesses the stairs to the upper level.

The upper level is comprised of two rooms, each over the living room and bedroom. A single sash window faces east, and west. The walls are horizontal 6' shiplap, follow the angle of the roof and in 1978 were covered with vinyl panel.

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CONTINUATION SHEET

Section 7 Page 3

Waggener, JS and Melinda, Farmstead
Name of Property
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Dairy Barn
Circa 1915

The barn faces south, and is located approximately 100' north of the house. It was one of many neighborhood barns built by the Behrman Brothers between approximately 1912 and 1916. It is a front-gabled, two storied, end opening, rectangular barn. There is a large roller door on the west side of the south elevation that accesses the interior. This door was enlarged and sheathed in corrugated tin in the 1950's to accommodate large farm equipment. Also modified was the first section of loft joist and flooring directly inside the roller door. The ground floor is open, interrupted by six sets of 12", hand hewn, bent supports, 14' apart running the length of the barn. A recently installed pressboard wall partitions the northwest interior corner section. The hayloft is open.

The barn is approximately 45 feet wide, 80 feet long, and 40 feet tall at the peak of the roof, which is tin over wood shingles. Large timbers on rock footings support the barn. The frame consists of a variety of large scale, full dimensional members. Bents are formed by 12" hand hewn, notched, mortis and tendon, pinned timbers, and 6" round knee braces. The floor decking is 2"x 12" planks over 8" round joists with the floor structure overlaid with 1"x4" tongue and groove along the east length. This section was the milking parlor and accommodates a 16" wide x 6" deep trough. The stanchions are now stored under the barn. The loft is decked with 1"x12" over 8" round joists. The northwest corner section of the barn was the location of the granary, and is walled in 5" tongue and groove, and floored in 1"x 12" overlay. The walls are 9" vertical rough-cut lap siding

The routine of the dairy operation is apparent in the presence and location of the doors, windows, and adjoining milk house. Along the east wall are three roller doors, each 5' wide, where the cows entered and exited the milking parlor, and where the manure was shoveled out of the barn. The ramps up to these doors are no longer there. Eleven, 24"x27", 4 pane sash windows line the east wall. A roller door on the south walls leads to what was a landing and stairs down to the milk house. A small window with tin apron faces the landing and corresponding window in the milk house and was likely where the milk cans were passed from the barn to the milk house for processing. A wood shingled lean-to roof connects the milk house to the barn. Along the west wall are two, 5' wide roller doors and a double roller door. The double door located in the middle of the west wall was the probable location of the livestock stall and accommodated the flow of livestock to the exterior, while one single roller door on the south end was a man door and the other, on the north end was used to access the granary and silo. There is a 4-pane sash window on the west wall and three on the north wall. Loose hay was stored in the loft. A bird beak on the north end of the roof protrudes over a double hinge door in the center of the gable wall. The cable and pulleys that carried the horse drawn hay hook across the peak are still there. A narrow, hinged man door on the west and north walls were used to assist the movement of the hay in and out of the loft. There are two, 10' cement silo forms next to the barn, one each on the south and northwest side. . The south elevation has decayed and was recently structurally supported and sheathed in corrugated tin. The barn is leaning slightly off center of the foundation; otherwise the structure is in fair condition,

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Waggener, JS and Melinda, Farmstead
Name of Property
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Milk House
Circa 1940

The milk house is located 4' from the east end of the south wall of the barn. It is a 16'x10' rectangular, gable roofed, one story structure, with 5" horizontal, sharply beveled lap siding, and plain corner, and frieze boards. The foundation and floor is cement. The roof is corrugated vinyl over wood shingle, with bargeboards and exposed rafters, which are not full dimensional. The interior walls and ceiling are 5" horizontal tongue and groove as are both the doors. The entry into the milk house is on the south wall, and the door on the north wall opens on to a cement pad, which was the landing for the steps leading up to the barn. There is a double, 4-pane, sash window on each side of the front entry door, and a triple, 4-pane, sash window facing east. Diamond shape vent holes, each 14" adorn the west, and east gable wall. The north wall and roof have severely decayed; otherwise the structure condition is fair.

The milk house was built around 1940 by Steve and Adeline Schulenbatchelor as they upgraded to mechanized dairy farming. By this time milk quality was graded, and so to receive the higher price for their milk, improvements were made in their operation.

Shop
Circa 1915

The shop faces east, and is located approximately 75' west, and up hill from the barn. It is gable roofed, and rectangular in plan measuring approximately 20'x 16'. The structure is supported by rock, and hand hewn timber posts, and framed with 8" peeled logs with 4"x4" rough cut vertical members. The siding is 1"x12" vertical rough-cut board and batten, with additional siding of the same material and pattern on the half gable walls. One half of the wood shake roof is covered with corrugated tin, and most of the bargeboards have rotted away. The flooring consists of 2"x12" planking. On the south wall hang a pair of 5' hinge doors and there is a 42" sliding rail door on the south end of the east wall. Inside the shop against the north wall is a 9' long workbench with 3 built in wood drawers and topped with 5"x1 1/2" tongue and groove. A 4-pane casement window is on the north gable wall. In recent years, two 3'x5' sections of wood were removed on the west wall. The rail door hardware, and the material and manner of construction are contemporary with the barn. The condition of the structure is poor.

Storage Shed
Circa 1915

The storage shed faces east, and is located approximately 10' directly behind the wood shed. It has a gable roof and is rectangular in plan, measuring 20'x16'. Built within the southeast corner is a small 6'x8' pantry. The storage shed has a cement foundation, with 9" vertical, rough-cut lap siding. Wood shingles additionally cover the lap siding on the exposed south side, and the gable wall on the north side is additionally sided with the 9" lap. The roof is tin over wood shingles, with exposed full dimensional rafters, and bargeboards. The storage shed walls and ceiling are horizontal, 7"-9" lap siding, as is the built-in pantry which has a cement floor, a variety of shelves, and a 7' pole hanging horizontally a few inches from the ceiling. The storage shed had a dirt floor until 1985 when it was covered

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Waggener, JS and Melinda, Farmstead
Name of Property
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with 7" tongue and groove. The south and west wall are each graced with a 4 pane casement window. Through the ceiling and roof, in the center of the building is a 7"x9" vent. On the east elevation are two doors, one enters the storage shed and another the pantry. The hardware on both is custom manufactured.

The material and manner of construction indicate a construction date of around 1915. Oral history also indicates the building was constructed during that time for the purpose of storing potatoes. In the 1940's, it was used to house calves. The condition of the structure is good.

Privy
Circa 1936-1943

The privy faces east, and is located roughly center of the farmstead, about 20' north of the storage shed. It is a 1-hole WPA toilet (Works Project Administration) dating from 1936-1943. It is 4'x4' square, with a shed roof, cement foundation and floor, and 3" horizontal tongue and groove siding with plain corner boards. The door is constructed of vertical V board. The toilet seat is wood on tin base, with a wood seat cover that opens as the privy door opens by way of a rope and pulley. Tin now covers what is left of the wood shingle roof. The roof joists are not full dimensional. The condition of the structure is poor.

In 1935, President Franklin Roosevelt established the Works Projects Administration as part of his New Deal Program to put millions of unemployed Americans back to work.

Chicken House
Circa 1915

The chicken house faces east, and is located approximately 50' north of the privy, between the barn and shop. It is gable roofed and rectangular in plan measuring 16'x14'. The foundation is unapparent with the exception of the east side, which has been replaced with cement pillar stones. The siding is vertical, 1"x12" rough-cut board and batten, and the shake roof is covered with tin on the north side. The full dimension, exposed rafters, and bargeboards are in poor condition. The open wall on the east elevation, and the dirt floor were covered with plywood in 1978. Several of the siding boards, mostly on the north side, have been removed. The over-all condition of this structure is poor, mostly relating to the modifications.

The material and manner of construction indicate it to be contemporary with the barn. Oral history indicates it was a chicken house.

Wood Shed
Circa 1940

The wood shed is attached to the west side of the house by the adjoining porch entrancing the kitchen. It is one storied, gable roofed and rectangular in plan measuring 16'x21'. Timber on rock footings support the 4x4 framing and 2x4 roof rafters, which are non-full dimensional. The roof is tin. The walls are sided with 12" vertical, boards and battens. There is a door on the east wall entrancing the shed from the porch, and another on the west side. A 4/pane casement window faces east. The flooring was dirt until 1980 when plywood flooring was installed. The structure condition is good.

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CONTINUATION SHEET

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Waggener, JS and Melinda, Farmstead
Name of Property
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Pump House
Circa 1945

The pump house faces north, and is located approximately 40' south of the storage shed. It is gable roofed and rectangular in plan measuring 6'x8'. The foundation, and floor is cement, and the walls are cement over cinder block. The roof is corrugated vinyl over the original wood shingles with exposed, non-full dimensional rafters. The gable wall on the north and south elevation is sided with wood shingles. The entrance door on the north side is constructed of 3 1/2" vertical shiplap. The structure condition is good.

This structure was probably either built around 1940 in conjunction with the upgrade of the dairy operation, or in the 1950's when the well was re-dug from 80' to 110'.

Garage
Circa 1945

The garage faces south, and is located half way up the driveway from Firdale Road, and approximately 50' east of the barn. It is gable roofed and rectangular in plan measuring 18'x12'. Round timbers on rock footings support the frame of non-full dimensional lumber. The siding is horizontal, 7" beveled shiplap with plain corner and frieze boards. The roof is tin with bargeboards and exposed rafters. Knee braces support the wide eaves. 1"x12" planks cover the floor. On the east and west wall is a 4-pane casement window, and on the north wall is a hinged man door. The open south wall is covered with two full sheets of 3/4" plywood. The interior is divided in half by a 4' high wall, with 4' hinged gate. The structure condition is poor.

There is very little information available about this structure. Its design and location indicates it may have initially been used to store a vehicle, and then modified at a later date to house small livestock. Oral history indicates it to be the most recently constructed structure on the Waggener farmstead.

Implement Shed
(Remnant)

There are remnants of what appears to have been an implement shed located approximately 100' south of the pump house, next to what was the probable access road to the farmstead from the Portland-Lafayette Stage Road. In 1980 several types of farm implements were found under the rotted and collapsed roof, including a horse harness, tractor disks, spray tank, and milk cans.

Landscaping

The open space surrounding the structural grouping is associated with farming activities. Small pastures on each side of the barn facilitated the management of the livestock. A remnant fence lined pathway leads from this area, through the woods, to open fields, which were once part of the original 120-acre farmstead. Remnants of a small lane coming from the south, the direction of the old Lafayette-Portland Stage Road, loops around the house as it passes behind the pump house and storage shed, in front of the shop, past the chicken house, in front of the barn, and then back out toward the south, reconnecting with itself about 100' south of the pump house. West of the barn,

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Waggener, JS and Melinda, Farmstead
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on a rise is an orchard dating from the time of settlement. The trees include walnut, apple, cherry, and pear. Beyond the orchard is mature woodland with native species including, oak, Douglas fir, madrone, cedar, hazel, maple, birch, cascara, and willow. In front of the chicken house are two gravenstein apple trees, each approximately 40' tall, dating from the time of settlement. Much of the landscaping surrounding the house is mature plantings. A hedgerow running north and south divides the yard from the upper field. A very large oak, growing roughly in the center of the property, crowns the farmstead.

D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or a 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.

Areas of Significance (Enter categories from instructions)

Agriculture
Architecture

Period of Significance 1885-1952

Significant Dates 1885 (settlement, house construction)
1915 (barn, outbuilding construction)
1940 (modernization)

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation N/A

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

=====

9. Major Bibliographical References

=====

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 1

Waggener, JS and Melinda, Farmstead
Name of Property
Washington County, Oregon
County and State

Statement of Significance

The JS and Melinda Waggener farmstead is significant under criterion A. It is an excellent example of a nearly intact, average, late 19th, and early 20th Century farmstead in the south central Tualatin Valley, and a tangible reminder of what were the challenges to many of the farmsteaders who settled this area. The period of significance is from 1885 to post World War II. By 1885, nearly all of the lower Tualatin Valley had been settled by large productive farms surrounding agricultural communities. The south central Tualatin Valley was the last area of Washington County to be settled. Here, the local settlers established small scale, diversified farms in; what was an isolated agricultural backwater. Poor road conditions and seasonal flooding of the Tualatin River made access to the agricultural markets in Hillsboro and Cornelius extremely difficult curtailing significant agricultural development. The small community of Farmington, established in 1893 three miles to the east, and a one room school house built on the lower road in 1896 were the only dependably accessible means of community and commerce in the area. The settlers in this corner of Washington County were a necessarily independent group of farmers who largely bartered and traded amongst themselves in labor, timber, and a large variety of crops and livestock.

From 1912 to 1940, with improved roads, small-scale diversified farming gave way to moderate, specialized commercial farming. Finally prior to World War II, modernization, and mechanization enabled the area farms to compete in the larger agricultural community.

The Waggener farmstead is also significant under criterion C for its distinctive method and material of construction characteristic of modest small-scale turn of the century agricultural complexes transitioning into agricultural mechanization. There are several remnant farmsteads dating from the 1880's in Washington County all of which display elaborate decorative architecture consistent with affluent landownership. However, none of these are as completely intact or representative of the structural changes and additions over the years illustrating the modest utilitarian function of a working class farm and the evolving nature of agricultural diversification, and specialization during the first half of the 20th Century.

The Waggener farmstead remains nearly intact and illustrative of the evolving nature of small scale farming during its period of significance due in large part to its history of short-term tenants. Unlike other turn of the century farmsteads, which continued to modernize, it has been a non-working farm since soon after its period of significance and has had minimal structural modifications.

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CONTINUATION SHEET

Section 8 Page 2

Waggener, JS and Melinda, Farmstead
Name of Property
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Historical Background

JS and Melinda Waggener's 160-acre homestead land claim deed is dated 1885. Census records place the Waggeners in Washington County as early as 1880. Documentation of claims frequently took many years to be processed; therefore it is possible that the Waggeners occupied this site as early as 1880. Records state that they were both from Kentucky. In 1880, JS was 59, and Melinda was 57.

In the 1880's when the Waggeners settled, the hills surrounding the south central Tualatin Valley were a rugged, steeply ravined landscape with dense stands of old growth Douglas fir, vine maple, and fern. Unlike the fertile valley floor, primarily German immigrants settled this isolated agricultural area in the second period of development. Because of their isolation, most settlers here were small scale diversified farmers largely depending on trade with their neighbors. Transportation was difficult with roads being not much more than trails and mostly impassable in bad weather. Oral history states that the Waggener farmstead was more likely accessed, at least in part, by way of Portland-Lafayette Stage Road, which ran roughly one mile south of the Waggener farmstead. Evidence supporting this theory can be seen in the layout of the structures, with the house facing backward to present day Firdale Road, and a narrow flat road that comes from the direction of the old stage road, makes a loop and heads back out. Also worth noting, the petition to build Firdale Road was not signed until 1892.

In 1897, during hard times, the Waggener farmstead was foreclosed to the school fund for \$893.25.

In 1899, Henry and Mary Becker were deeded the farmstead, now 120 acres. In 1905 they divorced leaving Mary on the farm with four children, Mary 7, Katie 5, Henry 3, and Francis 15 months. Henry moved to Hillsboro.

In 1909 John Ennes was deeded 120 acres. He had been a resident on the lower road since 1892.

In 1911 Henry and Annie Peters were deeded the farm. Henry had been a blacksmith in Germany and as a nineteen-year-old bachelor, came to Oregon by way of Canada, fleeing the political environment in Europe. He married Annie Koehnke of a neighboring farm. Henry and Annie built the addition to the house, the barn, the storage shed, shop, and chicken house.

During this period, routes in and out of the farm were still uncertain. Firdale Road had been improved but was still difficult. The Peters had a small scale diversified farm operation with about one dozen dairy cows, potatoes, chickens, and grass hay. By this time most of the remnant 55-acre farmstead had been cleared of timber and planted in grass, which fed the cows as pasture, cut and dried as loose hay, and as silage. Workhorses were still used to draw the hay hook across the peak of the barn. The old stanchions are still stored under the barn, along with a badly deteriorated harness.

Henry found farming difficult with his arm crippled from an earlier injury and in 1926 they moved with their only child, Louise, nine years old, to the Chamberlain farmstead on Firdale Road. Henry was reputed to have a very outspoken and cantankerous personality.

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Section 8 Page 3

Waggener, JS and Melinda, Farmstead
Name of Property
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From 1926 to 1940 the farmstead was rented to three different families, Carl and Brother Corts, William Ruefner, and Harry and Mable Soost. These tenants did not stay long partially due to the landlord, Henry Peters' difficult disposition.

In 1940 Steve and Adeline Schulenbachelor were deeded the farm. The Schulenbachelors expanded the dairy operation, upgrading with a new milk house, deeper well, mechanized milking machine, and automated waterers. The dairy herd was enlarged to about 30 head. Firdale Road now provided dependable access to the farm. Milk was picked up each day in 10-gallon cans from the bottom of the driveway and taken into the creamery in Hillsboro. Indoor plumbing was probably installed in the house during this period. The Schulenbachelors owned the farm until 1952, the end of the period of significance.

The Waggener farmstead was put into strawberry production from 1952 until prior to 1970 when most of the land was sold. The remnant 7acre Waggener farmstead has not been actively farmed since that time. It was deeded to the current owner, Barbara Fitzgerald in 1978. In 2000 a restoration project was began to return the land to the native tree and grassland habitat that JS and Melinda found when they settled here in 1885.

___ 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

Name of repository: _____

=====
10. Geographical Data
=====

Acreage of Property 6.87

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	10	496850	5032025	3	_____	_____
2	_____	_____	_____	4	_____	_____

___ See continuation sheet.

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 Barbara J. Fitzgerald

organization n/a date November 11, 2002

street & number 34680 SW Firdale Road telephone 503/628-2090

city or town Cornelius state OR zip code 97113

=====
Additional Documentation
=====

Submit the following items with the completed form:

Continuation Sheets

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 1

Waggener, JS and Melinda, Farmstead
Name of Property
Washington County, Oregon
County and State

Sources

Anderson, Margaret. Telephone interview with author. Banks Oregon. October 2002

Bendix, Gearhart. Telephone interview with author. Yreka California. October 2002

Goetze, Norman. Telephone interview with author. Albany Oregon. October 2002

Haase, Alvin. Personal interview with author. Cornelius Oregon, October 2002

<http://www.L.O.C.gov/>

Jarrell, Anna Mae. A Road in Oregon. Cornelius Oregon. 1989

Oregon. Hillsboro Public Library. Washington County Cultural Resources Inventory
Hillsboro Oregon. 1984

Oregon State Census of Washington County. 1880

Oregon. Washington County Assessment Rolls. 1896

Oregon. Washington County Deed Records, Book V, Page 333

Oregon. Washington County Planning and Building Department. Hillsboro Oregon.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 1

Waggener, JS and Melinda, Farmstead
Name of Property
Washington County, Oregon
County and State

Boundary Description

A tract of land in Section 34, Township 1 South, Range 3 West, of the Willamette Meridian, in the County of Washington and State of Oregon, described as follows:

Beginning at the northwest corner of the southeast one-quarter of the northwest one-quarter of said Section 34; thence along the north line thereof, south 89 degrees 17 minutes east to an iron rod which bears north 89 degrees 17 minutes west 727.46 from the center of Firdale Road and the true point of beginning; thence south 00 degrees 43 minutes west 425 feet to an iron rod; thence south 89 degrees 17 minutes east 677.44 feet to an iron rod on the west line of Firdale Road; thence north along the west line of said road to a point on the north line of the southeast one-quarter of the northwest one-quarter; thence north 89 degrees 17 minutes west along said north line, 707.46 feet to the point of beginning.

Boundary Justification

The nominated almost 7-acre remnant comprises the nucleus of the original 120-acre farmstead settled by JS and Melinda Waggener. It includes the 150' gravel driveway accessing the building group, the pasture, woodland, orchard, garden plot, and open fields, all of which describe the history and convey the significance of the farming operation, and make up the visual and functional setting of the farmstead.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Photos Page 1

Waggener, JS and Melinda, Farmstead
Name of property
Washington County, Oregon
County and State

Photograph Descriptions

All of the 17 photographs are of the JS and Melinda Waggener Farmstead at 34680 SW Firdale Road, Cornelius, Oregon.

The photographs were taken by the current owner, Barbara Fitzgerald, in November 2002, and the negatives are held by her at the farmstead.

1. of 17
The farmstead looking north, showing the house, barn, milk house, and a portion of the garage roof.
2. of 17
The farmstead looking west from Firdale Road, showing the house, barn, milk house, garage.
3. of 17
The south face of the barn showing before structural repairs were made.
4. of 17
The south face of the barn showing structural repairs completed. Photo also shows milk house with adjoining hip roof to barn, and both Gravenstein apple trees dating back to settlement.
5. of 17
North elevation of house and woodshed. This is the original portion of the house. Also shows privy under cherry tree.
6. of 17
The east elevation of the house from under the maple tree. Shows the original portion of the house and the 1912 addition.
7. of 17
The south elevation of the house showing the small 1885 porch, which was moved to this location when the 1912 addition was built.
8. of 17
The west elevation of the house showing the porch and adjoining woodshed. Also shows the chicken house and privy in the background.
9. of 17
The east elevation of the storage shed showing access to the pantry, and access to the potato storage.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Photos Page 2

Waggener, JS and Melinda, Farmstead
Name of property
Washington County, Oregon
County and State

10. of 17

The northeast elevation of the privy and storage shed.

11. of 17

The southeast elevation of the shop showing the double doors on the south side and the sliding door on the east side.

12. of 17

The chicken house and shop looking west.

13. of 17

The southwest elevation of the garage looking north.

14. of 17

The northeast elevation of the pump house.

15. of 17

The southeast interior corner of the barn showing a portion of the milk parlor, and the access to the milk house. (barricade around partial floor removal is related to structural repairs made at the time picture was taken.)

16. of 17

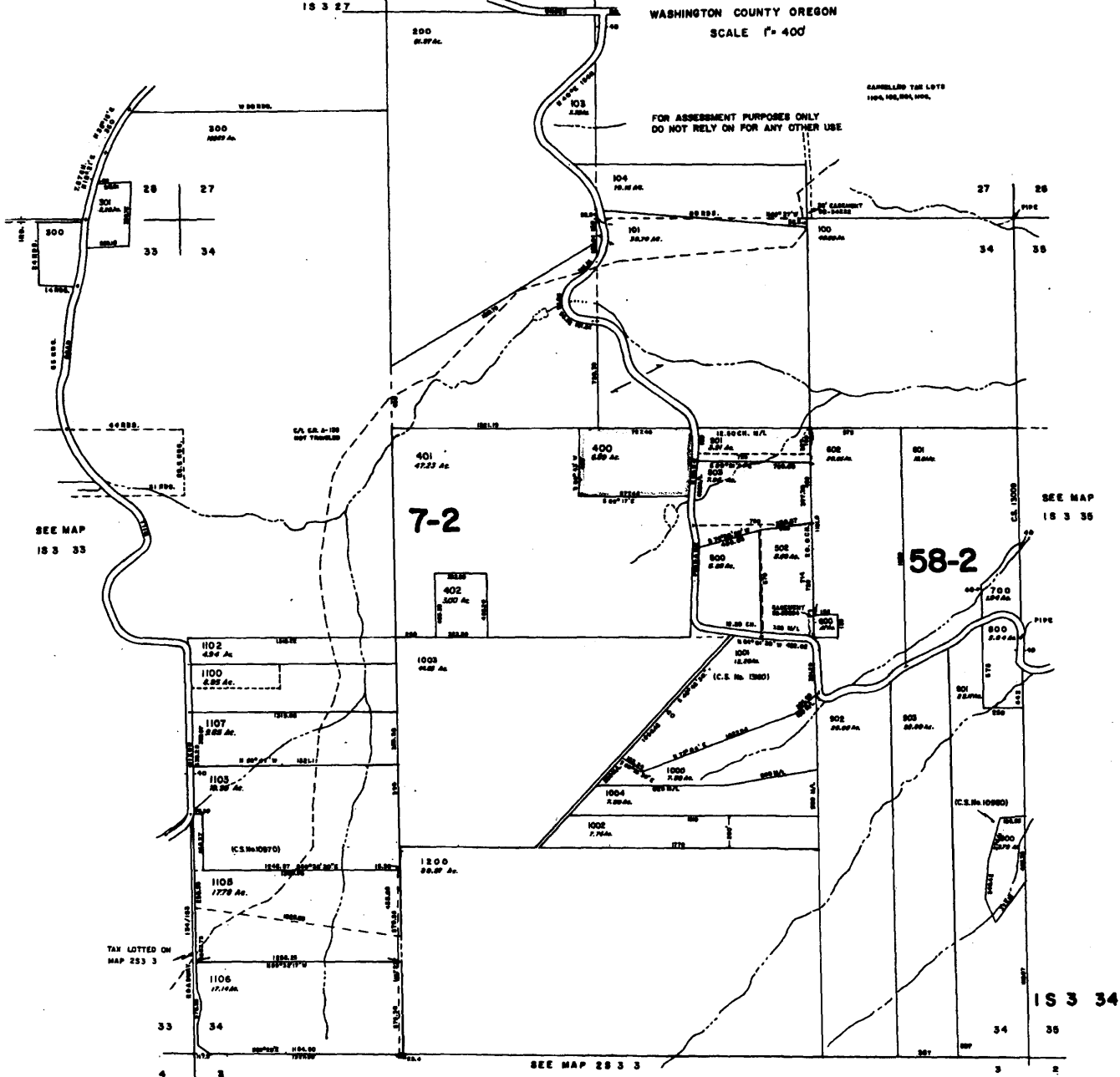
The house interior showing the kitchen, access to utility, and chimney.

17. of 17

The house interior showing the kitchen, access to the living room, and bedroom.

SECTION 34 T1 S R3W W.M.
SEE MAP 18 3 27

WASHINGTON COUNTY OREGON
SCALE F= 400



SEE MAP 18 3 33

7-2

58-2

SEE MAP 18 3 35

IS 3 34

SEE MAP 28 3 3

WASHINGTON COUNTY
DEPARTMENT OF
ASSESSMENT & TAXATION

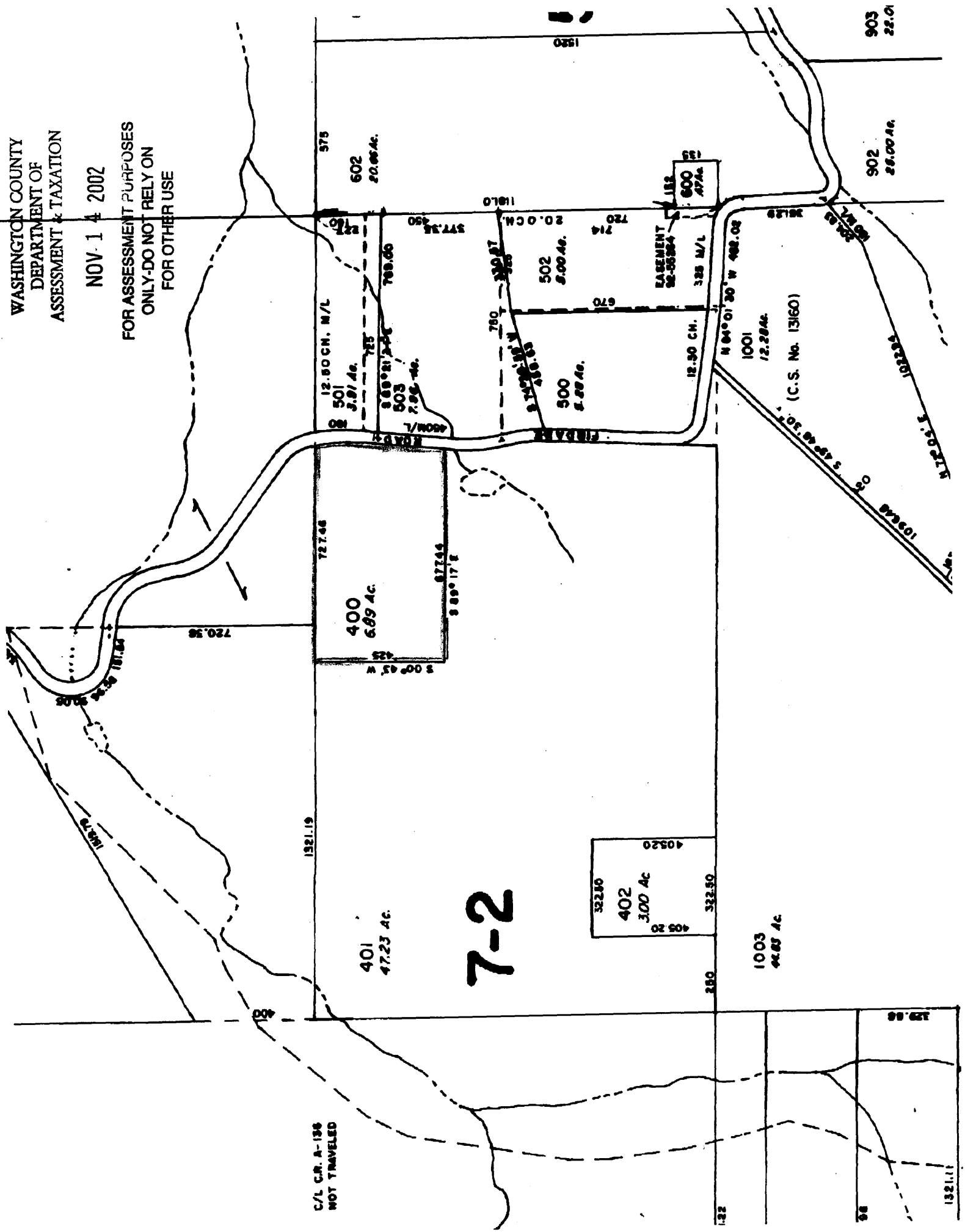
NOV 14 2002

FOR ASSESSMENT PURPOSES
ONLY-DO NOT RELY ON
FOR OTHER USE

WASHINGTON COUNTY
 DEPARTMENT OF
 ASSESSMENT & TAXATION

NOV 1 4 2002

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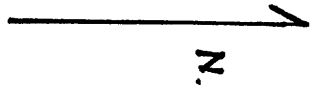
677.44'

727.46'

425'

open field

old mixed wood



shed (remnant)

hedgerow

To Portland Lafayette Rd

garden

well

shop

house

privy

shop

orchard

chicken house

old fence

open field

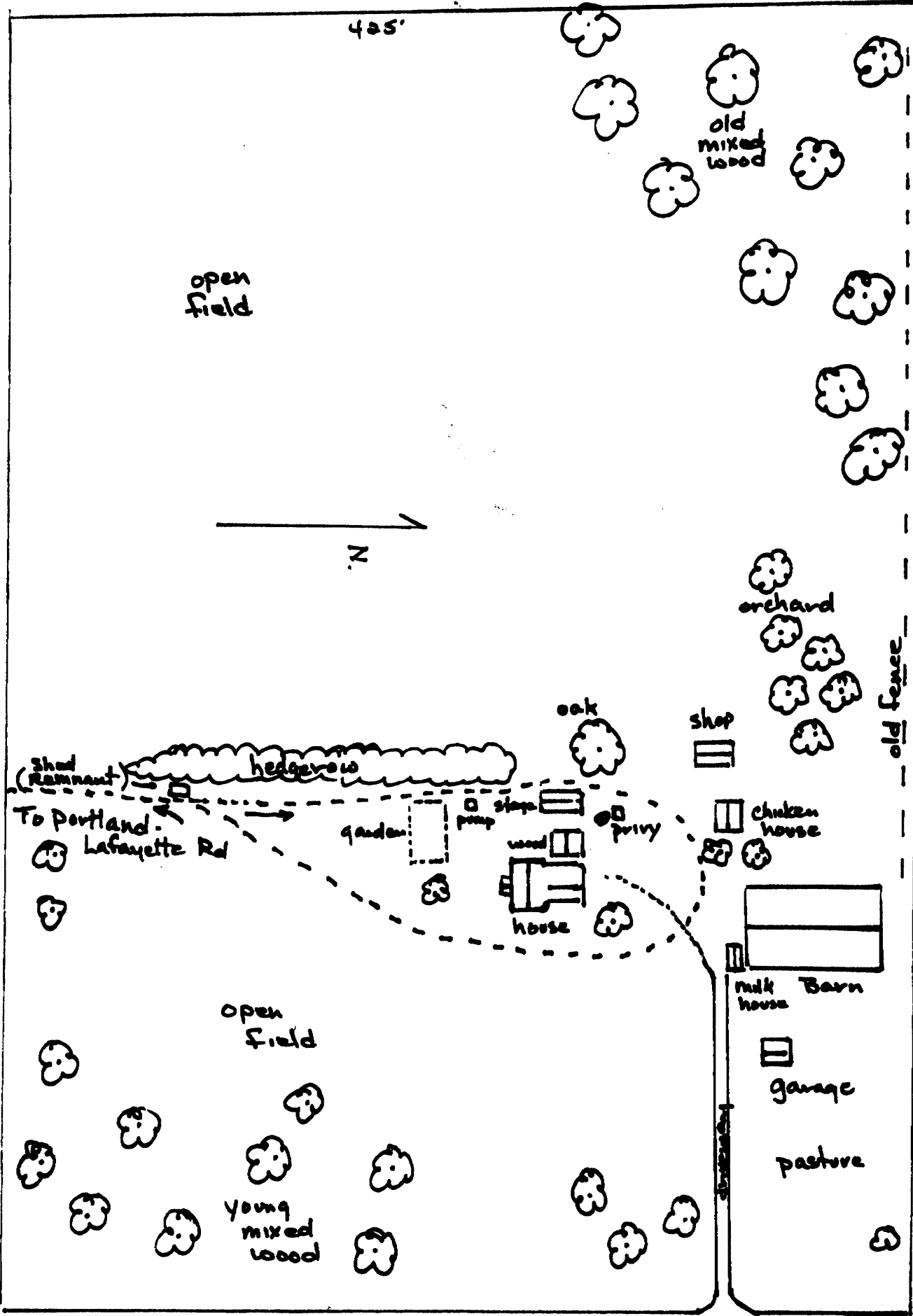
milk Barn house

garage

pasture

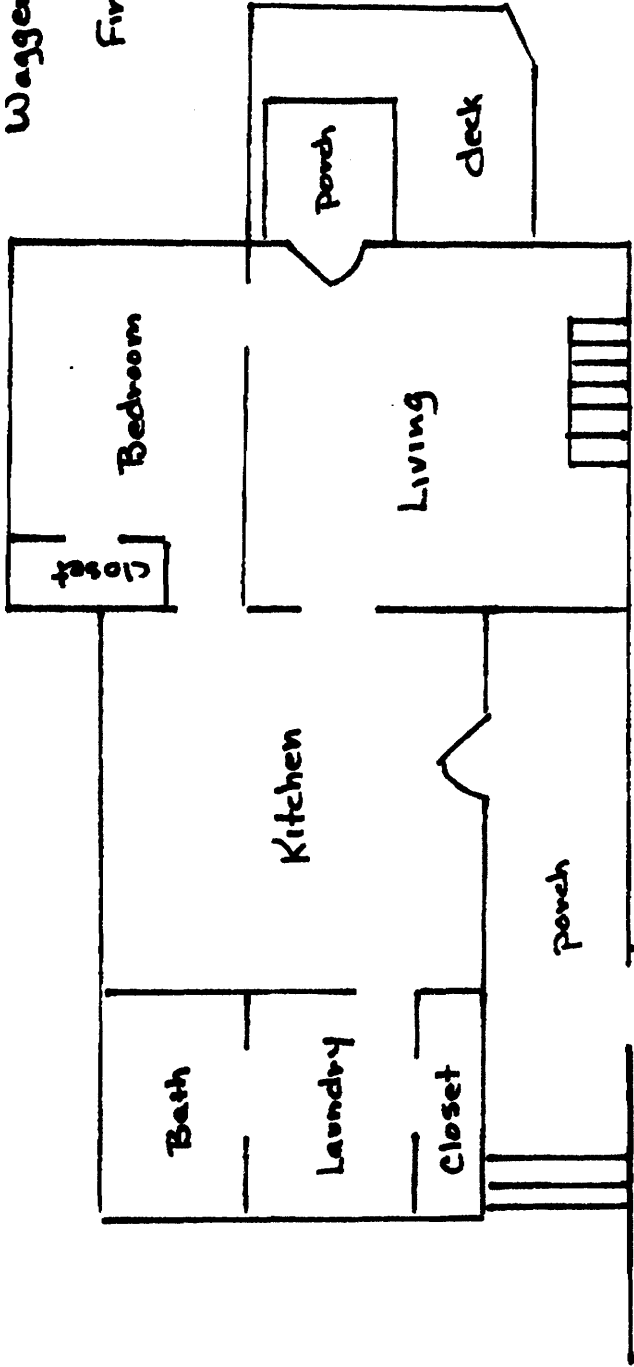
young mixed wood

Firdale Road

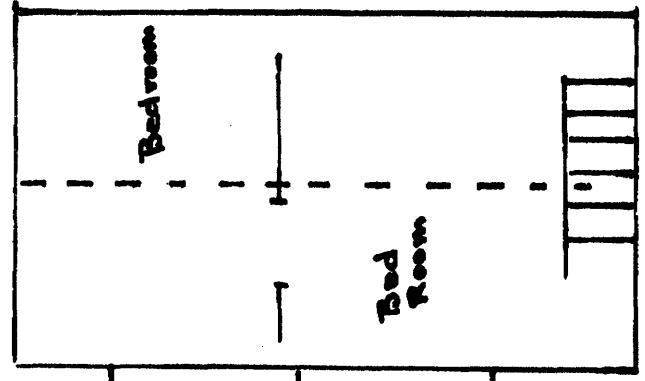


Waggener, JS and Melinda Farmstead

First Floor Plan



North



Second Floor Plan

attic