

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

JAN 11 1993

**National Register of Historic Places
Registration Form**

NATIONAL
REGISTER

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 an 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 Robbins-Melcher-Schatz Farmstead

other names/site number _____

2. Location

street & number 4875 SW Schatz Road N/A not for publication

city or town Tualatin N/A vicinity

state Oregon code OR county Clackamas code 005 zip code 97062

3. State/Federal Agency Certification

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

James Hamrick December 30, 1992
Signature of certifying official/Title Date

Oregon State Historic Preservation Office
State of 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 certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) _____

Signature of the Keeper Date of Action

Patrick Andrews 2/19/93

Robbins-Melcher-Schatz Farmstead
Name of Property

Clackamas, Oregon
County and State

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
(Do not include previously listed resources in the count.)

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| <u>7</u> | | buildings |
| | | sites |
| | | structures |
| | | objects |
| <u>7</u> | <u>0</u> | Total |

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: single dwelling
Agriculture/Subsistence: animal facility
agricultural outbuilding, storage
Industry/Processing/Extraction: waterworks

Current Functions
(Enter categories from instructions)

Domestic: single dwelling
Agriculture/Subsistence: animal facility,
agricultural outbuilding
Work in Progress

7. Description

Architectural Classification
(Enter categories from instructions)

Classical Revival: Vernacular Version
Other: Gambrel-roofed side-entry barn

Materials
(Enter categories from instructions)

foundation concrete
walls wood: weatherboard
wood: shingles
roof wood: shingles
other _____

Narrative Description

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

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The Robbins-Melcher-Schatz Farm is located on the north side of Schatz Road, approximately one and one-half miles south of the I-205 freeway in the unincorporated area of Clackamas County known as Stafford. The countryside consists of rolling hills divided by narrow two-lane roads. Fields and pastures are interspersed with scatterings of the dense Douglas fir forests that once covered the land before it was settled. Although there is still evidence of agricultural activity, in the last few years many of the family farms in the area have given in to the pressures of suburban sprawl and have subdivided their large parcels into 5 acre lots that now host exclusive residences for gentry farmers.

Nathaniel and Nancy Robbins, of Scottish origin, built the house circa 1860 (refer to historic inventory data sheet) on their 320 acre donation land claim that extends as far as the present day Robert Bird Cemetery. Robbins sold the property in 1876 to Christian and Augusta Melcher. The house and barn were sold to Wilhelm and Elizabeth Schatz in 1894-95 (when Augusta Melcher died.) The Schatz family farmed the property of 200 to 300 acres for more than 65 years, building the existing barn and outbuildings at various times during their ownership.

The farm now sits on a 5 acre parcel that encompasses the house, the barn, a chicken coop and machine shed that together form a courtyard in the northern half of the property. The eastern edge of the courtyard is further defined by the remnants of a fruit and nut tree orchard. Other buildings inside the courtyard include the water tower, and milk house. The outhouse and the smoke house are no longer standing. Large cedar trees and over grown flowering shrubs surround the south side of the house. A filbert orchard and several fruit trees take up most of the southeastern corner bordered by Schatz Road and Oak Hill Lane. To the west of the house is the nut house used for drying nuts and storing the electric water pump. There are several free-standing and groupings of fruit trees close by, in addition to the foundation of the hog house (refer to site plan.)

In spite of the changes imposed upon the site over the years, its original Anglo-Saxon ancestry is still intact. With the exception of the house and its adjacent summer kitchen/cool room, all of the buildings remain or are in the

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process of being restored to original condition and use.
Its character and visual impact is that of a historic farm.

The House

In keeping with New English custom, the house is situated at the bottom of the courtyard where it is well protected from northern winds by the barn, the hot sun by the cedar trees on the west side and can benefit from the light and warmth of exposure to the southern sun in the winter. The one and one-half story rectangular form of the original building is approximately 41 feet long and 17 feet deep. The low pitched gabled roof and banded eaves with heavy partial returns define the Classical Revival style that dates the house in the period from 1820-60¹. The original four panel entry door and multi-light sidelights and transom are also indicative of its Revival origins. Large boulders found on the property and hand hewn 10 inch by 10 inch mortised and pegged sills provided the house with its foundation. Hand cut notches in the north and south sills hold the floor joists that originally supported a rough-hewn plank floor. The walls are constructed using the box method of vertical planks covered with narrow battens, then clad with wide drop siding secured with hand made iron nails and finished at the corners with corner rakes. The north side of the house is clad in lapped siding which may have been used before the dropped, but sometime after the original board and batten. The double hung sash windows are believed to have originally been six over six paned and replaced later on with the single panes, most of which are still intact. It may have been at this same time that the hip roofed porch was either added or replaced. Its chamfered posts and pilasters, and jigsawed brackets are typical Victorian decorative detailing that indicates an update to the original house. The roof is constructed using the all common rafter method. The eaves are boxed, with a frieze board and bed molding combining to form the cornice below. Wood shingles are used for covering. The corbelled cap chimney is composite masonry utilizing stone as the base below the floor and brick above. A metal stovepipe in the living room was used to connect the stove to the flue.

¹Virginia and Lee McAlester, A Field Guide To American Houses, (New York, 1984), p. 6.

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The floor plan of the original house, also typically New English, is two rooms wide and one room deep, with the parlor to the left of the entrance, and the living/cooking/dining area to the right. A wood burning cookstove was located in the center. The stairway in the rear led to the bedrooms above. At a later date (unknown) a wall was added dividing the living room in half, most likely for added sleeping space (refer to plans of original house.) The well just outside the back door provided water for the home. It is still intact and with the replacement of the hand pump is still able to pump usable water.

The interior walls, because of the method of construction, were the same vertical planks used to form the exterior walls. At some point these were covered with a cardboard type of wall covering and then finished with wallpaper. Woodwork surrounding doors and windows was painted, as was the upstairs flooring of fir planks. Some of the doors were painted in a wood grain faux finish, one of which still remains. The other original door is a two panel six-light door, with all original glass and the wood painted solid colors on both sides.

Alterations

According to an article in the Oregonian newspaper it was 22 years later that the house underwent a series of alterations. At that time the gable-roofed kitchen was added on the north side, the stairway was rerouted into the kitchen, the upstairs was divided into four bedrooms and narrow-width fir flooring was placed over the rough-hewn planks in the living room and parlor. Electricity was introduced and a new well was dug. The new water tower serviced the house with running water. The cool room was built with a low pitched roof that extended across to the new kitchen and formed the screened breezeway that became the summer kitchen. This is where farm hands were served at mealtime. The concrete floor of the summer kitchen has the name and a date of 1903 inscribed in the northeast corner. Many of the bricks found on the property in the vicinity of the cool room are stamped "C. Thompson 1897." This may indicate that the cool room was built shortly before the summer kitchen. The house complex remained essentially in this form and condition until 1983.

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Subsequent changes which began in 1984 have included replacing the screened walls of the summer kitchen with permanent windowed walls. The original roof over the cool room and the summer kitchen was replaced with a steeper pitched roof that echoes the roofline of the house. A gable roofed back entry porch was added over the entry to the summer kitchen, a nine light dutch door replaced the original, and a fireplace was added to the east wall of the upstairs cool room. A two story gable-roofed kitchen/master bedroom wing replaced the one story kitchen. The stairway was partially rerouted again, which allowed the parlor and the living room to return approximately to their original layout. The pocket doors to the parlor that were previously walled over were reopened and new doors made to fit the existing hand wrought track that was in the wall. The upstairs was converted to two bedrooms with a small guest bath and linen closet in the center.

Plastered walls and stained wood trim have been favored over wallpaper and paint with the exception of the parlor which has been papered in the Bradbury & Bradbury hand screened reproduction paper A.W.N. Pugin circa 1840, which is similiar in style to the one found in the parlor at the time the house was purchased in 1983. The plank flooring in the upper cool room was replaced with a tongue and groove hemlock; the dirt floor in the lower cool room is now concrete, and the concrete floor in the summer kitchen has been covered with a terra cotta tile. New plumbing and electricity were needed through out, and the central wood burning stove has been supplemented with electric baseboard heaters. Insulation has been added to the floors and ceiling and wood framed storm windows made to match the outline of the double hung windows now cover them on the exterior. A new four panel entry door and thermal paned sidelights and transom have replaced the original ones. Handmade wooden storm/screen doors in a Victorian style have been placed over the front and back entry doors. Aggregate concrete walks were poured at the back entry and in front of the front porch step. A wood deck has been added adjacent to the north side of the cool room. It is not attached to the house.

Although the alterations are extensive in some ways, the floorplan and traffic flow of the house complex has changed very little. The house still functions essentially as it

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has for many years, and every effort has been made in design and material selection to retain the venacular character of the original farm.

Restoration

Restoration is an on going process that has included to date a new concrete block foundation added under the hand hewn girders. The chimney has been repointed and reconstructed from the roofline up using brick from the old kitchen chimney that was torn down. The roof has been reshingled. The porch was rebuilt using identical types of wood and utilizing the original posts and pilasters.

The house will be repainted white.

Cool Room

The cool room is a two story brick building approximately 20 feet by 20 feet that is connected to the kitchen via the 21 feet breezeway that forms the summer kitchen. The lower floor which is approximately 4 feet below grade originally had a dirt floor and was used as a root cellar for storing perishables that were best kept by digging them into the ground, and wooden barrels of hard apple cider. The upper floor was used for canning and storing the family's canned goods. The building is constructed using the English common method with eight stretcher rows per row of header, and flush mortar joints. There are flat arches over the lower door and window openings on the west wall.

Alterations and Restoration

The window openings on the lower east wall have been filled in to accomodate the construction of the fireplace on this side. The interior walls had been painted at one time, this has been removed to reveal the natural brick color. The brick work has been repointed and reinforced with bridge bolts, and a layer of insulation and tar base was added to the exterior below grade for insulation. A sump pump was installed to eliminate flooding in the lower level. The vertical plank doors to the upper and lower rooms have been replicated and latch hardware has been used similiar to the original. The new roof incorporates two sky lights on the south side and features hand hewn tie beams exposed on the

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interior. As mentioned previously, the wood plank flooring on the upper floor was replaced.

The Water Tower

The water tower is a square, four story structure adjacent to the kitchen on the west side. It is approximately 34 and one-half feet tall and measures approximately 12 feet 5 inches square at the base tapering to 9 feet 9 inches at the top of the third story. The fourth story which houses the water tank, sits a top of 6 inch by 6 inch girders that makes for a small notch in the silhouette at the junction of the third and fourth stories. The fourth story has straight sides, is clad with dropped siding (some white paint remains) and is finished with a wood shingled hip roof. The first, second and third stories are clad with wood shingles. The ground floor has two four-over-four double hung sash windows; one each centered on the north and south walls, and there is a four panel door at the entry on the east side. Two additional four-light stationary windows are positioned -- one on the second floor south side and one on the third floor west side to bring light into the interior.

The tower originally sat on a rock foundation similar to the house which has been replaced with concrete blocks. The 6 inch by 6 inch sills support the braced frame construction that utilizes 6 inch by 6 inch corner posts and 2 inch by 6 inch studs. Diagonal bracing has been added to each wall for additional strength. All the lumber is rough sawn. Permanently attached step ladders join each story to the one above. The insides of the ladders have been hand notched to fit the wrungs. The flooring on the second and third floors is 1 inch by 12 inch rough planks. On the fourth floor the 8 foot diameter by 6 foot high red wood water barrel sits on 2 inch by 12 inch planks that are supported by 6 inch by 6 inch girders and 2 inch by 12 inch joists that are further reinforced with two way diagonal bracing in between the joists. The interior is unfinished so all structural details are exposed. The ground level has a coat of white paint.

A windmill of galvanized steel originally sat on top of the tower to power the pump. It is no longer there, but the tail piece is still in the machine shed. Although a specific date of construction is not known, its is estimated

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as late 1880's to early 1890's (see Historic Resources Inventory data sheet.)

Alterations and Restoration

The ground floor was used as a laundry room for many years. We do not know if it had always been so, or was added later on. Electricity was added at a later date most likely to accomodate an electric washing machine.

There are no other known alterations.

In additional to the new foundation, which included repair of the existing concrete floor, restoration to date has included: reshingling of the roof and exterior walls, replication and replacement of the windows and the door. No other restoration is presently planned.

The Barn

The existing barn was built over a three year period from 1906 to 1909 by the two older Schatz brothers, Jake (Jacob) and John, in the same spot as an earlier barn (a smaller, steep roofed lean-to style.) It sits at the top of the courtyard, running longitudinally along an east-west axis which runs parallel to the lay of the hill. Its large size and direct orientation to the house make it the major view from the kitchen and the summer kitchen. Rectangular in shape, the two story structure measures approximately 46 feet wide by 78 feet long, and is approximately 41 feet in height from ground level at the wagon ramps to the top of the central ridge. The eaves are approximately 19 feet above the ground. Its distinctive architectural feature is its gothic gambrel roof topped with a hipped roof louvered cupola and decorative rooster weather vane in the center. The building, which pays tribute to the New York State style barn popular at the time, served the needs of the Schatz family as a general purpose barn up until the time it was sold in 1983. It is now being used simply for storage and home to a family of white barn owls and flock of pigeons. Although starting to show signs of deterioration, generally speaking it is in good condition. Plans are to restore it to its original condition and use it as a family farm barn housing farm animals, their food, etc.

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The frame of the barn consists of hand hewn girts, sills, beams, plates and posts made from trees felled on the property. It is constructed in bents (three bays wide and five long) that rest on monolithic concrete piers. Using traditional barn building techniques, the major joins are mortised and pegged, minor ones such as the bracing of posts, are toe nailed. The plates and the purlins that run the length of the barn are a continuous 78 feet. The rafters, siding, flooring and other smaller members are rough sawn timber, except for some of the floor joists which are peeled logs of varying diameters, notched or padded as needed to fit the space between the flooring above and the supporting beam below. Plank framing was used to construct the gambrel roof. 2 inch by 8 inch rafters with overlapping joins create the angle changes that form the shape of the roof and the eaves. They are notched to fit around the outer corner of the purlins on either side. The purlins are supported by 6 inch by 6 inch posts spaced to line up with each bent, and further reinforced with bracing, both to the floor and diagonal side braces. A small cantilevered hay hood on the east side of the roof ridge shelters the metal track that holds the hay fork which is no longer there.

The exterior is clad in vertical 12 inch board and convexly beveled batten siding. On the east and west elevations the vertical lines are interrupted at the ground level and again at the eaves. All the doors on the ground and basement levels are hung from iron hinges that slide horizontally along tracks on the exterior of the building. The exception being the entrance to the basement level on the northwest side where the door swings open. The hay door on the east elevation swings down to allow hay to be lifted inside by the hay fork maneuvered by a rope and pulley system, from a hay wagon parked below. There are three additional swinging doors located one above each of the main wagon doors on the north and south walls, and one over the southeast entrance on the south side. Most of the doors are board and batten to align with the siding, although some of the battens are now missing. The two sliding doors on the north side are horizontally planked. The windows on the upper levels that are still in place are fixed four-light. Some are missing their panes and some have been boarded over. On the north and south walls of the basement the windows appear to be fixed six-light. The one on the north wall is filled in with screen and boards, the one on the south side is

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missing. Just below the ridge on the west wall a four-light window is centered diagonally. The two side panes are missing. We do not know if this was the original intention or the result of disrepair.

The roof has boxed eaves and is covered with wood shingles. The cupola echos the materials of the barn with board and batten siding, wood louvers and trim above the louvers, and a shingled roof. The original coat of red paint (possibly made of skim milk, lime, iron oxide and linseed oil) is evident. The wagon ramps leading up to the barn on the north and south sides are constructed primarily of uncut rubble, as are the piers close to the building. The base of the piers, however are of concrete. Peeled logs bridge the gap between the entrance and the ramp and are covered with 2 inch by 12 inch planks. The south entrance is usable. The north entrance is not.

The interior organization of the barn is based on New England antecedents, with the wagon doors opposite each other on the long sides of the building. The wagons could then drive straight through when unloading grain and supplies. Livestock was kept on the ground and basement levels, while the entire second floor was intended to store the hay brought in by the hay fork. 4 feet by 4 feet chutes on the north side of the upper level allow the bales of hay to be dropped down to the stables below. There are two permanently attached ladders one on each of the east and west walls of the second floor. The ladder on west is centered and climbs to the height of the purlins. The ladder on the east wall is off set to the north to clear the opening of the hay door. Both are handmade of rough sawn timber.

The ground floor has two enclosed rooms opposite each other between the wagon drive and the animal stalls that were used for grain storage. There is also an opening in the floor at the south end of the wagon drive to access the storage area directly below. This is an open space with a dirt floor that may have been used to store root crops for the animals. Part of the floor on the basement level is cement slabs. There are additional stalls here and wooden harnesses for milking cows.

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Alterations and Restoration

The cupola was replaced in April of 1982, and new electrical wiring was installed in 1987. There are no other known alterations. Plans for restoration include reshingling the roof with split shake shingles, repairing and replacing missing siding, doors and windows, reconstructing the north ramp, and repairing the sills and posts that now show indications of dry rot. The exterior will also be repainted red.

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The Machine Shed

The machine shed is estimated to have been built in the 1880's, based on information from Ruth Schatz. It is a rectangular single story structure with a gabled roof of steeper pitch than the house. It measures approximately 26 feet wide by 72 feet long, and defines the boundary of the courtyard on the west side. Constructed using the post and girt method it is one bay wide and 5 bays long. All walls are clad in 12 inch vertical board and square cut batten siding except for the four bays on the northern east side, which are open garages for storing farm machinery. The fifth bay at the south end which was originally walled on the three exterior sides and open to the interior provided the workspace for machinery maintenance and repairs. There was one batten door centered on the east wall of this bay and nine fixed six-light windows concentrated at this end of the building. Four on the south wall, four on the west wall and one to the right of the door. The foundation is of poured concrete. Originally the east bay and its adjacent bay had a concrete slab floor while the other three bays had a dirt floor.

8 inch by 8 inch continuous length hand hewn sills and plates form the framework of the building. Some of the posts are hewn, some are peeled logs. The beams and rafters are peeled logs, with the rafters being notched to fit the plates. Rough sawn timber is used for the tie beams and diagonal bracing. The major joins are mortised and pegged, while secondary ones such as the diagonal bracing are nailed with manufactured nails. The roof is covered with wood shingles and the exterior siding was originally painted white.

Inside the south bay are two handmade wooden work benches. One that runs the length of the bay on the west wall, with spaces for two rows of 13 drawers each made out of wooden dynamite boxes of which four remain. And one on the east wall between the door and the wall with two handmade drawers below. Old machinery parts that were stored on the tie beams still remain. The interior is unpainted and unfinished, so that all structural details are visible.

In our own analysis of the building, based partly on the observation of the poured concrete foundation, it seems

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possible that the machine shed may have been built from the framework of the old barn, when that was torn down and replaced with the present barn, dating the shed later than the 1880's. The Historic Resources Inventory data sheet suggests c. 1900. At this point we have found no evidence to accurately confirm either date.

Alterations and Restoration

Alterations include enclosing the south end with an interior east-west wall at the bay intersection. A second batten door was added at the west end of this wall. The electricity has been rewired and additional interior and exterior lighting added. Concrete floors have replaced the dirt floors in two of the bays and will eventually replace the last one. Wood batten doors have been added to the interior of the windows.

Restoration has included reshingling the roof with split shake shingles, adding diagonal wire bracing across the width of the building at the center bays, and duplication and replacement of the original windows and door including the latch hardware. Other than repainting the exterior no other alterations or restoration is planned.

The Chicken Coop

The chicken coop is a one story gable roofed building believed to have been built sometime during the late 1890's or early 1900's (Historic Resources Inventory data sheet.) Located on the east side of the courtyard, it is approximately 20 feet wide by 50 feet long and was used to raise as many as 500 laying hens. At present it is home to six hens and one rooster. The balloon frame building sits on a concrete foundation with a concrete slab floor. The roof is covered with split shake shingles. Dropped siding has been used to finish the exterior which was painted red.

The entry is on the west (courtyard) side defined by a batten door and two four light fixed windows at either side. The door opens into a 10 feet by 14 feet interior space with troughs on either side. This area was used for storing feed and records. The troughs allowed for the feed to be poured from storage directly into feeder openings on the other side of the walls. A second door at the east end of the entry

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provides access to the chicken space. This space can be divided by a siding screen door on a wrought iron track attached to the outer side of the southern interior wall. There are two additional doors -- one at either end of the building. All the doors are made of the dropped siding to match the walls, and have black porcelain knob hardware, and cast iron key holes and diamond hinges. The east wall is only partially clad with siding. The upper half has been left open and covered with chicken wire, as have two small areas on either side of the lower wall. These areas were open to let the chickens out. There is a water faucet adjacent to the north opening to provide water. The west wall has eight additional four-light fixed windows placed close to the sill -- four symmetrically placed on either side of the door. These windows had wood framed screens mounted over them on the exterior.

Alterations and Restoration

Other than the addition of the wire fenced area in the northwest corner that is not permanently attached to the building, there are no known alterations. The building is presently undergoing restoration, which in addition to reshingling the roof with split shake shingles, includes reinforcing the roof with additional tie beams and trusses, repair of the foundation and floor, replication and replacement of the windows and doors, and replacement siding as needed. The original electric wiring is no longer usable and will probably be replaced at a later date.

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Milk House

The milk house c. 1909, (Historic Resources Inventory data sheet) which parallels the barn on its southwest corner, is a small one story gambrel roofed building, approximately 8 feet wide by 9 feet long. Like the the chicken coop and nut house, its balloon frame sits on a concrete foundation, with a concrete slab floor and entry step. The gambrel roof that echos the barn is covered with wood shingles, as are the exterior walls, which are first covered with 1 inch by 12 inch planks then clad with the wood shingles in a coursed pattern and painted red. The entry door on the west side is vertical batten with latch hardware. There are three fixed four-light windows -- one on each of the remaining walls. The interior is a single space with a wood work table along the north wall that has a egg candler mounted to it. There is a cement trough on the floor in the southeast corner. The interior walls are unpainted and unfinished.

Alterations and Restorations

Other than the wire fence enclosure added to the west end, which again is not permanently attached, there have been no known alterations. Restoration to date has been limited to reshingling the roof with split shake shingles. The original electric wiring is disconnected and will eventually be replaced. There are also plans to replace the shingle siding, repair and/or replace the door and windows as needed and repaint the exterior red.

The Nut House

The nut house is the only building still standing that is located outside of the courtyard. Situated in the orchard area west of the house it was at one time accompanied by a hog house and small chicken house which are no longer standing. It is estimated to have been built around the same time as the chicken coop, and the milk house (Historic Resource Inventory data sheet) and was used to dry and store filberts and walnuts from the orchard. The nut house is a T-shaped gable roofed, one story structure measuring approximately 16 feet by 32 feet along the top of the T. The short and also gabled stem of the T that joins the building on the north side serves as the entry to the building. Here, there is an entrance door on the east side

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and a four-light window centered on the north side, under which a porcelain sink is attached to the exterior wall. On the interior of the entry along the west wall are two rows of shelving. The roof has wood shingles and the exterior cladding is board and square cut batten, with some traces of white paint remaining.

There are two additional doors on the north wall -- one on either side of the T. The one on the east end opens into the same interior space as the T entry. The one on the west end opens to the pump, which is housed there and appears by the alteration marks in the siding to have been added after the building was constructed. All the doors are vertical batten doors with cast iron latches and hinges (the door to the pump has no latch.) Both the east and west walls of the main structure have two four-light fixed windows, one on either side of center. The south wall has four of the same. All are approximately the same height from the sill.

The interior has two walls. One to separate the pump, and one with a door that divides the entry from the main room. A stove for drying the nuts was located at the east end of the room. It was removed before the house was sold in 1983, and the remaining pipe was removed when the roof was resingled. Some of the nut drying screens are still present. Otherwise the space is being used as storage.

Alterations and Restoration

Aside from the possible alteration for the pump and the removal of the stove and chimney pipe, there are no known alterations. Restoration has included resingling the roof and adding gutters and downspouts. Plans include repairing and replacing siding, doors and windows as needed and repainting the building white. At some point it may be used as an office or guest house, which would require some interior but no exterior modifications.

Other Buildings

As mentioned previously the hog house, smoke house and outhouse are no longer standing, although the foundations of all three still remain. Before the smoke house was taken down measurements and pictures were taken so that it can be rebuilt at a later time. There are no plans to rebuild the

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hog house or outhouse. There was also a brooder house located north of the chicken coop. No evidence of it remains, although there is a picture of it included in the slide presentation.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Agriculture

Architecture

Period of Significance

1860-1909

Significant Dates

1860

1909

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Schatz, Jacob and John (barn only)

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(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
- 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:

Robbins-Melcher-Schatz Farmstead
Name of Property

Clackamas, Oregon
County and State

10. Geographical Data

Acreage of Property 5.12 acres

Canby, Oregon

1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

| | | | |
|---|-----------|---------------|----------------|
| 1 | <u>10</u> | <u>521540</u> | <u>5022560</u> |
| | Zone | Easting | Northing |
| 2 | | | |

| | | | |
|---|------|---------|----------|
| 3 | | | |
| | Zone | Easting | Northing |
| 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 Paula Hansen

organization N/A date May 15, 1992

street & number 4875 SW Schatz Road telephone (503) 638-0543

city or town Tualatin state Oregon zip code 97062

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Curt and Paula Hansen

street & number 4875 SW Schatz Road telephone (503) 638-0543

city or town Tualatin state Oregon zip code 97062

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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SHPO SUMMARY

The five-acre parcel containing the nucleus of the farmstead founded by Nathaniel and Nancy Robbins about 1860 is located at the rural crossroads community of Stafford in the Tualatin River drainage, less than a mile from the Willamette Meridian that forms the east boundary of Clackamas County, Oregon. Originally a 320-acre claim, the farm was improved through the early 20th Century, principally by Wilhelm and Elizabeth Schatz, who owned the farm in its entirety from 1895 onward and were responsible for constructing most of the existing accessory building. The ensemble consists of seven contributing features. There are no non-contributing features in the nominated area.

The components of the ensemble are a vernacular farmhouse in the tradition of the Classical Revival built about 1860, a freestanding water tower, a gambrel-roofed barn completed in 1909, an 8 x 9-foot gambrel-roofed milkhouse of the same date, a machine shed and a chicken coop, both built around the turn of the century, and a nut drier also constructed about 1900.

A smoke house, privy and hog house that were part of the multi-unit farm ensemble until recently are no longer standing. At the easterly edge of the court-like farmyard formed by the building group are the remnants of a fruit and walnut orchard. Fruit trees and filbert trees fill the southeast corner of the property abutting public rights-of-way. At the foot, or southerly end of the courtyard, the farmhouse faces south overlooking Schatz Road. It is shaded by mature cedars.

The two story house, believed to have been built in 1860, is of box construction. Its sills rested on a boulder foundation before recent renovation work was carried out. Rectangular in plan with a footprint of 41 x 17 feet, its facade is parallel with the long axis of its gable roof of moderate pitch having boxed cornice with returns at the gable ends. The exterior is clad with shiplap and trimmed with corner boards and frieze boards. Window openings have simple architrave framements and are fitted with double-hung, one-over-one lights. The hip-roofed entrance porch, with its bracketed chamfered posts and shadow pilasters, is centered on the facade. Doorway placement, however, reveals a non-formal interior layout in the main volume, which is one room deep with a main living area on the east and a smaller parlor on the west. In the 1880s, a kitchen

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ell was built at a right angle from the rear elevation, and a subordinate wing evolved from a freestanding cool room and a summer kitchen which joined at a right angle to the ell. The ridge of the main volume roof is broken by a brick stove chimney with corbelled cap. The house exterior was unpainted, historically, except for the trim of door and window openings and some doors and fir flooring. Hand-grained finish work survives in part.

In 1984, alterations were commenced by the current owners. Most notably, the screened walls of the summer kitchen were replaced with solid walls, the roof of the cool room was replaced with a roof of steeper pitch, and the single-story kitchen ell was replaced with a two-story kitchen and master bedroom wing. Modification of the stairway allowed the living room and parlor to be returned to their original configuration in which the main living area was undivided. Other modifications in recent years include plaster interior wall finish, plumbing and electrical wiring upgrades, insulation of floors and ceilings, installation of storm windows, paving of walkways and the addition of a concrete block foundation. The house will be painted white.

Near the west end of the house, the water tower of c. 1890 stands, its original rock foundation replaced with concrete block in the recent renovations. The tower has a footprint 12 feet square and rises to a height of four stories. The tapered sides of the tower are shingle-clad. The tank house, with its pyramidal hip roof, is clad with shiplap. The windmill which once powered the pump is no longer in place.

The gambrel-roofed, general-purpose barn, built between 1906 and 1909 by Jacob and John, older brothers of Wilhelm Schatz, replaced the original barn of the farmstead. With a footprint of 46 x 78 feet, it is located at the head of the farmyard, its long axis running east to west like that of the house. Its cross-through drive plan dictated sliding track doors centered in the long south and north elevations. It has a board and batten exterior and is surmounted by a reconstructed square, louvered ventilator with pyramidal roof. Main structural members of the timber frame are hand hewn from trees felled on the property. The post and girt system rests on concrete piers. Smaller members are rough sawn. The wagon ramps are constructed of logs and planks on a rubble base. Livestock stalls and feed bins remain in place as constructed. The hay mow is located at the east end beneath the

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hay hood, which is cantilevered from the gable peak. The barn is in generally sound condition, though restoration plans call for some in-kind material replacements, such as patching and repair of siding, replacement of the shake roof with its bellcast eaves, and repainting. Some dry rot in the sills and post bases has been detected.

The remainder of the outbuildings are variously clad with shiplap or board and batten siding. The gable-roofed machine shed, built in the 1880s, has a hewn timber and peeled log frame. Its footprint is 26 x 72 feet. The chicken coop is a 20 x 50-foot, gable-roofed building of balloon frame construction dating from the turn of the century. Together with the machine shed, it encloses the farmyard at the east and west sides, respectively. The milk house and nut drier, too, are of balloon frame construction on concrete foundations. The nut drying shed is the only building outlying the farmyard. It stands westerly of the water tower.

The Robbins-Melcher-Schatz Farmstead meets National Register Criterion C. Collectively, the buildings represent the ultimate influence of old-world farmstead organization. The tightly-contained rectangular courtyard surrounded by orchard, pasture and hay fields is derived from German tradition. The farm at Stafford is an exceptionally complete example of such a complex in western Oregon. It conveys the era of transition from horse-powered to mechanized farm practices. Individually, the farm buildings are distinctive also. The house, well preserved in its main volume, is a good example of vernacular architecture in the tradition of the Classical Revival. The water tower is a rare example of its once commonplace functional type. The barn is a late, intact example of traditional hand hewn building technology noteworthy for its overall size and for the length of its sills and continuous transverse top plates, or girts, fully 78 feet long. The Schatz Barn is thought by Professor Philip Dole, a leading expert on early Oregon farm construction technology, to have the longest hand-hewn members of any historic barn he has seen in the state.

Wilhelm and Elizabeth Schatz were Russian emigres who settled for a time in South Dakota before moving to Oregon in 1892. They began buying and working the farm then owned by Christian Melcher's widow. By 1895, the year Augusta Melcher died, they had acceded to the last remaining piece containing the farm center of operations. They raised grain and hay primarily, but the farm's produce

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included apples, pears, hops, grapes, eggs, butter and cream. Nut crops were introduced in the historic period of development also, most likely around 1900, when the drying shed was built.

The proponents conducted a comparative analysis of multi-unit farm complexes of comparable founding date in the Stafford-Wilsonville area. It was found that, while three other ensembles claimed older barns, no other complex was as replete as that of the Robbins-Melcher-Schatz Farmstead, and none had a water tower so large and well-preserved.

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Several of the buildings in the complex are significant under the considerations of Criteria C. As was concluded by the county in their evaluation of local historic landmark candidates:

The Robbins-Melcher-Schatz House is significant because it is one of the oldest dwellings in the Stafford area and one of a few buildings in the county which display an influence of the Classic Revival style. It is one of three dwellings in the area that date from the Railroad and Industrial Growth Period (1865 - 1883) of development in Clackamas County. The other dwellings are the Barstow-Aden House and the William Sharp House.

The Classical Revival style was popular in Oregon from 1840 until 1865. Features commonly associated with this style include the roof returns, bilateral symmetry and central entrances with sidelights and transom. Other Clackamas County examples include the Ainsworth House and the White-Kellogg House, just outside Oregon City. In the case of the aforementioned buildings, the entrances and other millwork were made in mills on the east coast and shipped to Oregon.

Despite the alterations the Robbins House is significant because of its age and because it is part of a multi-unit farm complex; several buildings in the ensemble appear to date from the historic period. The cool room is constructed of brick and is believed to be the largest example of this type of building in the county. The water tower, located adjacent to the house, is one of two listed on the Clackamas County Cultural Resource Inventory in the study area. Further it is one of few buildings of this type in the county; it is one of two such buildings in the study area. It appears to have been recently restored.

The Gambrel barn is noteworthy because of its size. Its main beam is hand hewn, continuous and nearly 78 (corrected) feet in length. The barn is further distinguished by its handsome cupola and weather vane. It is one of the best preserved examples of this type of barn in the study area. It is believed to have been built in 1909, most likely through the efforts of many neighbors. Its distinctive gambrel roof-shape suggests

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a European influence, frequently associated with German immigrants. Many German and Russian families emigrated to the area around the turn-of-the-century, having paused for a generation in South Dakota or other parts of the Midwest.

Significant landscape features include several large coniferous trees, fruit trees that are located to the east, west and south of the house, and ornamental plantings in the house-yard.

The barn in particular is significant because it displays the distinctive characteristics of hand hewn technology, which by that time was not as commonly used as other methods. The craftsmanship is very fine considering the late date in which the barn was built. Although barn building was the last to hang on to this traditional means of construction, many other barns built at this time did not use the hand hewn post and girt method. As was affirmed by Professor Dole, University of Oregon History of Architecture, in a conversation with Nahani A. Stricker, Student Intern, State Historic Preservation Office, in 1988, the barn's four longitudinal transverse members (two sills and two top plates) are the longest hand hewn structural members he has seen in any barn in the state. It's graceful lines are an integral part of the local rural landscape. It is conspicuous and well known in the community. As the interior is essentially untouched from the time it was used by the Schatz family, Professor Dole feels the barn also provides a good example of the "subsistence activities that made up the economy of the farm" at that time.

The buildings as a multi-unit farm complex, along with the remnants of pasture and orchards, add to the significance of any of the individual buildings by providing context and additional insight into the activities of the farm. The complex is unusual in its completeness and intactness of outbuildings, and the courtyard arrangement which is of German influence, again according to Professor Dole, is quite rare for this area.

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Historical background of the Robbins-Melcher-Schatz Farm

Little is known of the Robbins family that built and first lived in the house. Nancy Robbins is buried in the nearby Robert Bird cemetery. The tombstone indicates she died in 1880, four years after the property was sold to the Melcher family. Christian Melcher was of Dutch origin and came to Oregon from Wisconsin by wagon train. He married Augusta and together they had seven daughters and one son. The picture that appeared in the Oregonian article is believed to be of the Melcher family.

As was common at the time, the Melchers had barn dances to encourage the courting of their seven daughters. Gene Wilhelm, of present day Wilhelm Farms, recalls that his grandfather, who was a businessman in Portland, rode out to the Melcher farm for a barn dance one time and met the youngest of the Melcher daughters Minerva, whom he later married. They had three sons, who spent several years growing up on the Melcher farm when their mother became ill and eventually died from an epidemic infection. Gene's father, Fred Wilhelm returned to the area with his own family during the Depression, and bought the farm now known as Wilhelm Farms.

Gene remembers his father telling him what it was like growing up on the Melcher farm in the late 1880's and early 1890's (Fred was born 1885.) Clearing the land for farming grain was a laborious chore. Small stumps were pulled out using a capstand and cable that were powered by a horse. Larger stumps were burned out. They used an auger to drill holes under the stump where a fire was built. One of Fred Wilhelm's jobs as a boy was to fuel the fires. Some stumps were just left in the fields and farmed around. The family made charcoal from trees on the property. Using eight foot lengths of logs they would cut the wood into squares, ignite it and cover it with dirt. Later on the finished charcoal would be hauled to where the Tualatin River meets Lake Oswego and sold to the smelter on the lake.

Butter was made by Augusta Melcher and the other women on the farm. It was stored in wooden barrels in a spring house on the property that is no longer standing. The butter was pressed into patty molds, layered on wax paper and delivered by horse and wagon along with the rest of the week's produce

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to the delicatessen in the basement of Portland's Meier and Frank department store. On Saturday, the family would rise before sunrise, milk the cows, journey to Portland buying any needed supplies for the week with their profits and return to the farm in the evening in time to milk the cows.

There are several stories regarding the second house and barn that existed on the Melcher farmstead. The county summary cites that Melcher burned them down "in order to collect insurance money; he went to jail for his actions." Gene Wilhelm has heard other versions. One is that Melcher's only son was living there at the time. After the house caught fire the son disappeared. Some said he died in the fire, others believed he took the opportunity to leave the farm. After the daughters were all married and the son was gone the Melchers had little resources to run the farm. The Schatz family bought and farmed parcels of the land 80 acres at a time, leaving the house and barn on a ten acre lot. Christian Melcher died in 1883, and Augusta died in 1895. Both are buried in the Robert Bird cemetery off of Newland Road.

Wilhelm and Elizabeth Schatz emigrated from Russia in 1873 and lived in South Dakota for a period. In 1892 the family moved to Oregon and began buying and farming the Melcher's property, purchasing the house and barn in 1895. They raised six sons and four daughters. The farm produced primarily grain and hay. In the early part of the century Ed Keller a young child and neighbor at the time, remembers how the family would stack the grain in the fields and a steam engine thresher from the nearby Moser farm would be driven from stack to stack to thresh the grain. At noon the whistle on the thresher would blow to let everyone know it was time to break for lunch. As was common during those days, neighbors would pool together to help thresh each others fields and take turns providing meals for the whole group. Neighbors also helped with barn raising when needed. In later years Walt Schatz, one of Wilhelm Schatz's sons, helped the Kellers wash potatoes with a washing machine that was located in the nearby Elligsen farm barn.

Horses were used for farming during the early years of the century, when the present barn was built. The layout of the barn reflects this. There was a minimum of six horses at all times to tend to the needed chores. Their first tractor

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was an old Fordson, that pulled one plow. Later on they bought a Ford tractor with a hydraulic lift that could pull two plows at a time.

The Schatz family also produced apples, pears, hops, grapes, fresh eggs and butter and cream. There is still evidence of the variety of apples and pears on the property today. One of the pear trees in particular, is considered to be a rare antique variety. There is also some indication of the grapes, which are of a wine variety. Being of German background they made lots of sausage for their own consumption. The Kellers recall it was made in the upper level of the cool room, then smoked in the smoke house and stored in the root cellar.

In later years after their parents had past away, two of the sons Walt and Bob, expanded the farm. Their brother Bert also lived in the house and helped with the farming. They lived as bachelors for quite a few years. Walt and Bob eventually married two sisters, Ruth and Ethel Went from South Dakota. At that time they were producing vetch, flax, oats, barley, wheat, corn, and potatoes in addition to raising horses, pigs, 500 laying hens, milking cows and 100 head of sheep. Ruth would clean and sell the eggs to stores as far away as the coast.

Neither couple had any children and their brother Bert never married. One of their sisters, Suzanne (or Susan) Schatz Isley, married and stayed in the area. She lived and ran a small country store at the corner of Newland and Stafford Road. She and her husband had two daughters, Carol and Gloria. Gloria's son Jason Lee still lives in the house.

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Section number 9 Page 1

Arthur, Eric and Dudley Witney. The Barn. Toronto, 1972.

Clackamas County Historic Resources Inventory 1989-90,
ROBBINS-MELCHER-SCHATZ, FARM, Recorded by
Koler/Morrison, October, 1989.

Doherty, Jim. "A Barn is More than a Building, it is a Shrine to Our Agrarian Past," Smithsonian, XX (August 1989), 30-43.

Dole, Phillip. "Buildings and Gardens--Farmhouses and Barns of the Willamette Valley" and "Farmhouses and Barns of the Willamette Valley--Railroad Era," Space, Style and Structure: Building in Northwest America. Thomas Vaughan, editor. 1 of 2 vols. Oregon, 1974.

Dole, Philip. "The Calef Farm: Region and Style in Oregon," Journal of the Society of Architectural Historians, XXIII/4 (December, 1964), 201-209.

Dole, Philip. Lecture to Clackamas County Planning Dept. in the spring of 1990.

Kauffman, Henry J. The American Farmhouse. New York, 1975.

Keller, Ed and Hilda. Unrecorded interview with Paula Hansen, May 14, 1992.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York, 1984.

Oregon State Historic Preservation Office letter addressed to Paula Addington recapping a conversation with Professor Dole regarding the Schatz farm. (November 4, 1988.)

Rocchia, Andy. "The Old Place," Oregonian, Northwest Magazine, (January 16, 1983), NW8-NW13.

Wilhelm, Gene of Wilhelm Farms. Unrecorded phone interview with Paula Hansen May 13, 1992.

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Verbal Boundary Description:

A tract of land situated in the Northeast one-quarter of Section 31, Township 2 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, more particularly described as follows:

Commencing at the Northeast corner of said Section 31; thence South 0 05' 13" East, 1312.66 feet to the one-sixteenth corner in the East line of said Section 31: thence along the one-sixteenth line North 89 25' 56" West, 680.0 feet to the true point of beginning; thence North 0 05' 13" West, 580.0 feet; thence North 89 25' 56" West, 271.20 feet; thence South 0 05' 13" East, 280.0 feet; thence North 89 25' 56" West, 253.80 feet; South 0 05' 13" East, 300.00 feet; thence South 89 25' 56" East, 525.00 feet to the true point of beginning.

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BOUNDARY JUSTIFICATION

The metes and bounds description includes all of Tax Lot 110, NE 1/4 Section 31, Township 2S, Range 1E, Willamette Meridian, Clackamas County, Oregon. It is a 5.12-acre tax lot encompassing all of the historic buildings in the farm complex, the majority of the old orchard trees and some pasture. This is a sufficient area to provide historical context and setting for the complex. There are no non-contributing features on the tax lot, although a non-historic horse barn on a neighboring parcel under separate ownership lies in close proximity to the west boundary of the nominated property.

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Section number Photographs Page 1

The following is the same for all photographs:

1. Robbins-Melcher-Schatz Farm
2. Clackamas County, Oregon
3. Paula Hansen, photographer
4. July 1, 1992
5. Negative location: 4875 S. W. Schatz Rd., Tualatin, OR 97062

Photos:

1. Looking south at property and surrounding landscape.
2. Looking northeast at the nut house and barn.
3. House - south elevation.
4. House - west elevation.
5. House and water tower - north elevations.
6. Parlor.
7. Upstairs bedroom.
8. Looking northeast at water tower.
9. Shed - south elevation.
10. Shed - interior looking north.
11. Looking southwest at the chicken coop.
12. Looking southwest at the barn.
13. Looking north at the barn and milk house.
14. Barn interior.

Map was prepared for assessment purpose only.

NE 1/4 SEC. 31 T.2S. R.1 E. W.M.
CLACKAMAS COUNTY

1" = 200'

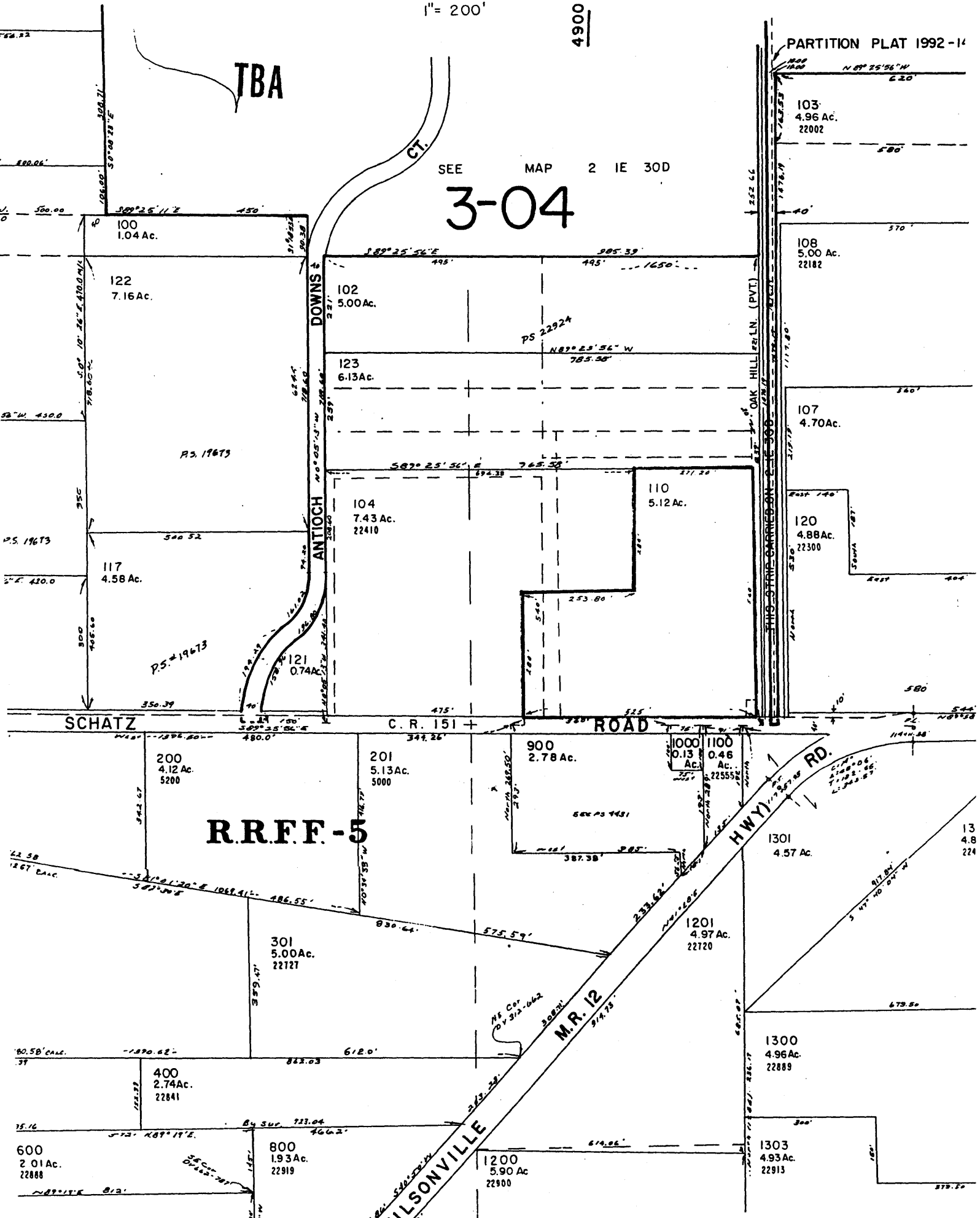
4900

PARTITION PLAT 1992-14

TBA

SEE MAP 2 IE 30D

3-04



100
1.04 Ac.

122
7.16 Ac.

117
4.58 Ac.

121
0.74 Ac.

102
5.00 Ac.

123
6.13 Ac.

104
7.43 Ac.
22410

110
5.12 Ac.

103
4.96 Ac.
22002

108
5.00 Ac.
22182

107
4.70 Ac.

120
4.88 Ac.
22300

200
4.12 Ac.
5200

201
5.13 Ac.
5000

900
2.78 Ac.

1000
0.13 Ac.

1100
0.46 Ac.
22555

1301
4.57 Ac.

301
5.00 Ac.
22121

1201
4.97 Ac.
22120

400
2.74 Ac.
22841

600
2.01 Ac.
22888

800
1.93 Ac.
22919

1200
5.90 Ac.
22900

1300
4.96 Ac.
22889

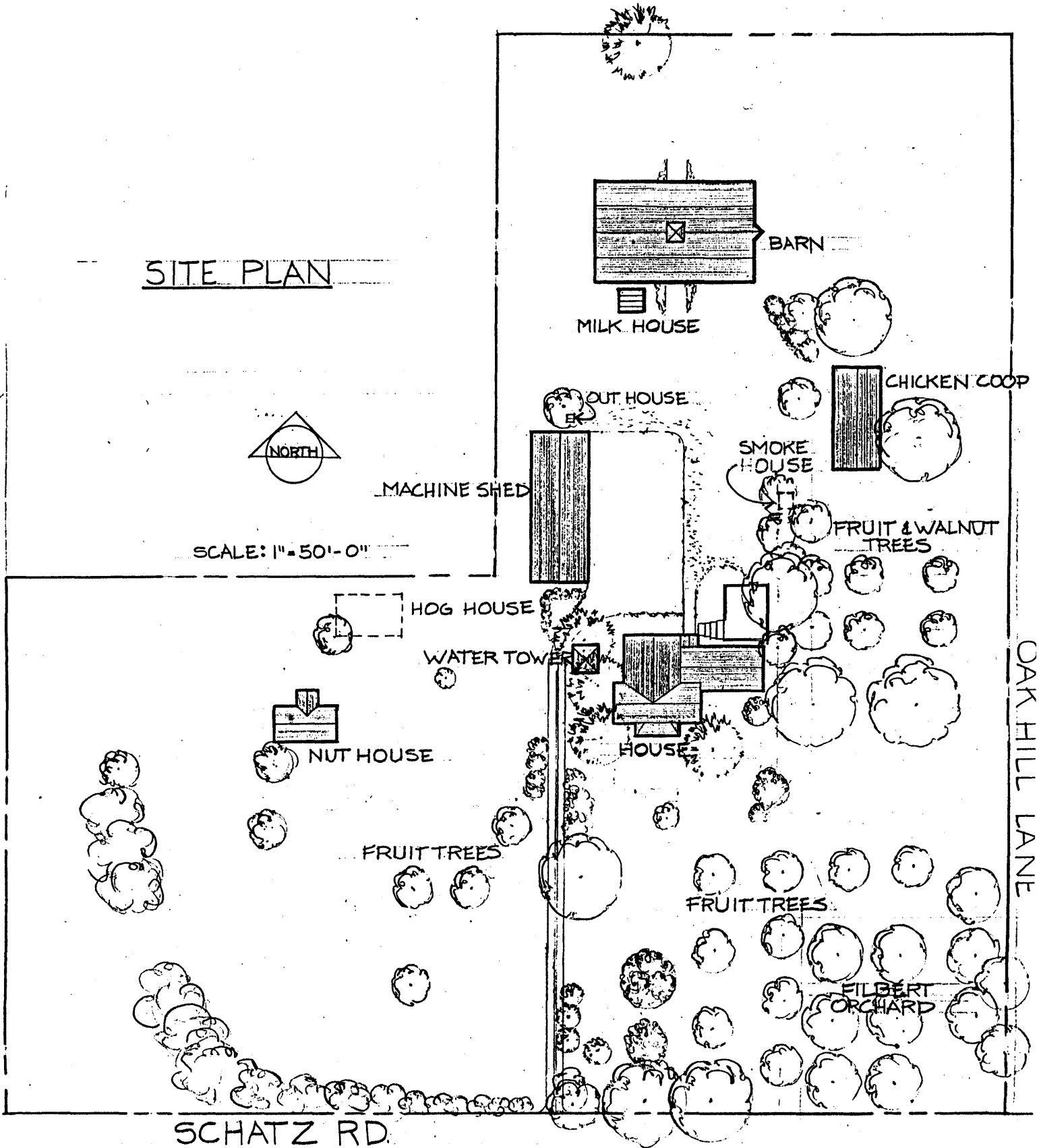
1303
4.93 Ac.
22913

13
4.8
224

SITE PLAN



SCALE: 1" = 50'-0"



BARN

MILK HOUSE

OUT HOUSE

MACHINE SHED

SMOKE HOUSE

CHICKEN COOP

FRUIT & WALNUT TREES

HOG HOUSE

WATER TOWER

NUT HOUSE

HOUSE

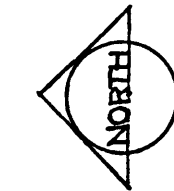
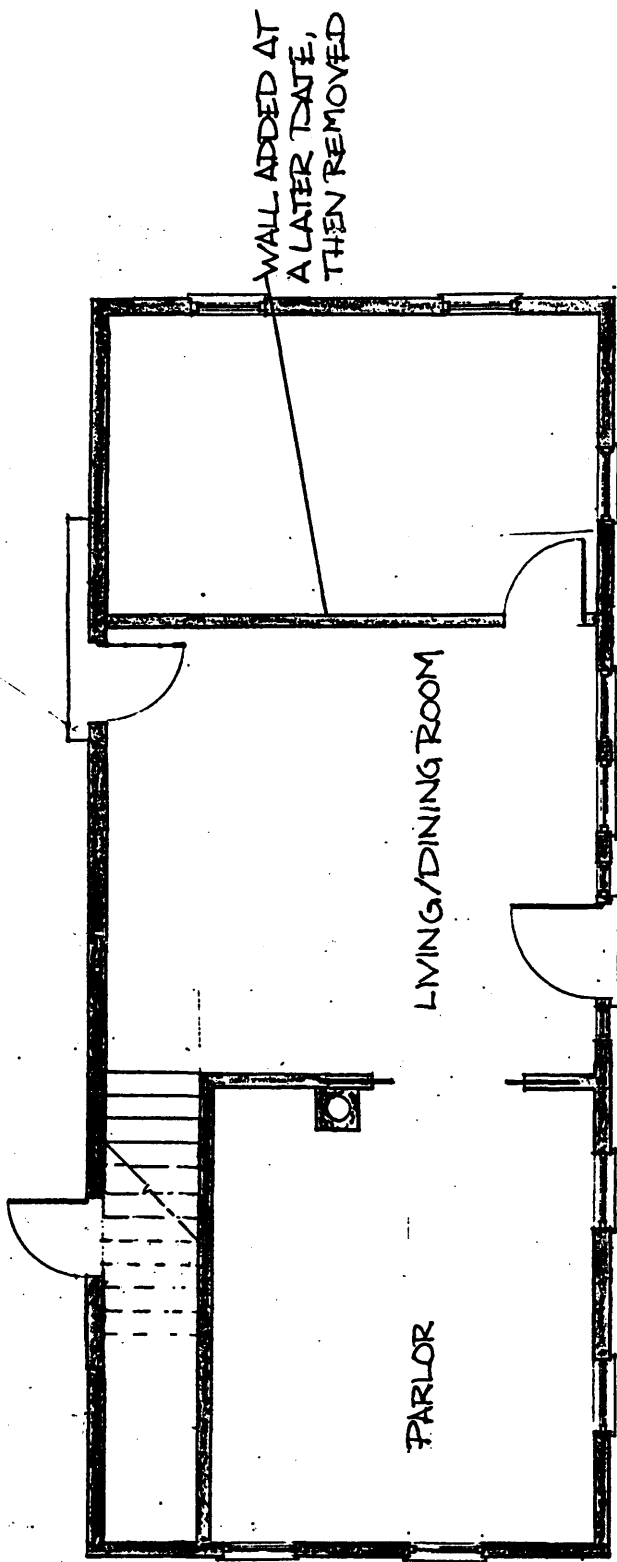
FRUIT TREES

FRUIT TREES

FILBERT ORCHARD

SCHATZ RD.

OAK HILL LANE

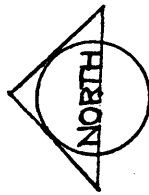
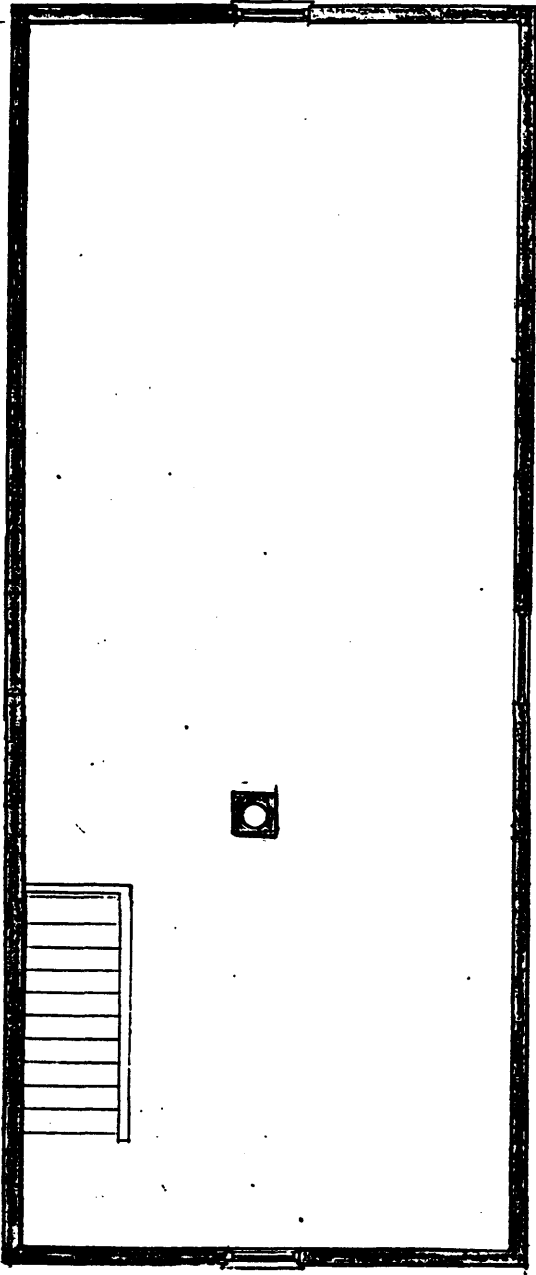


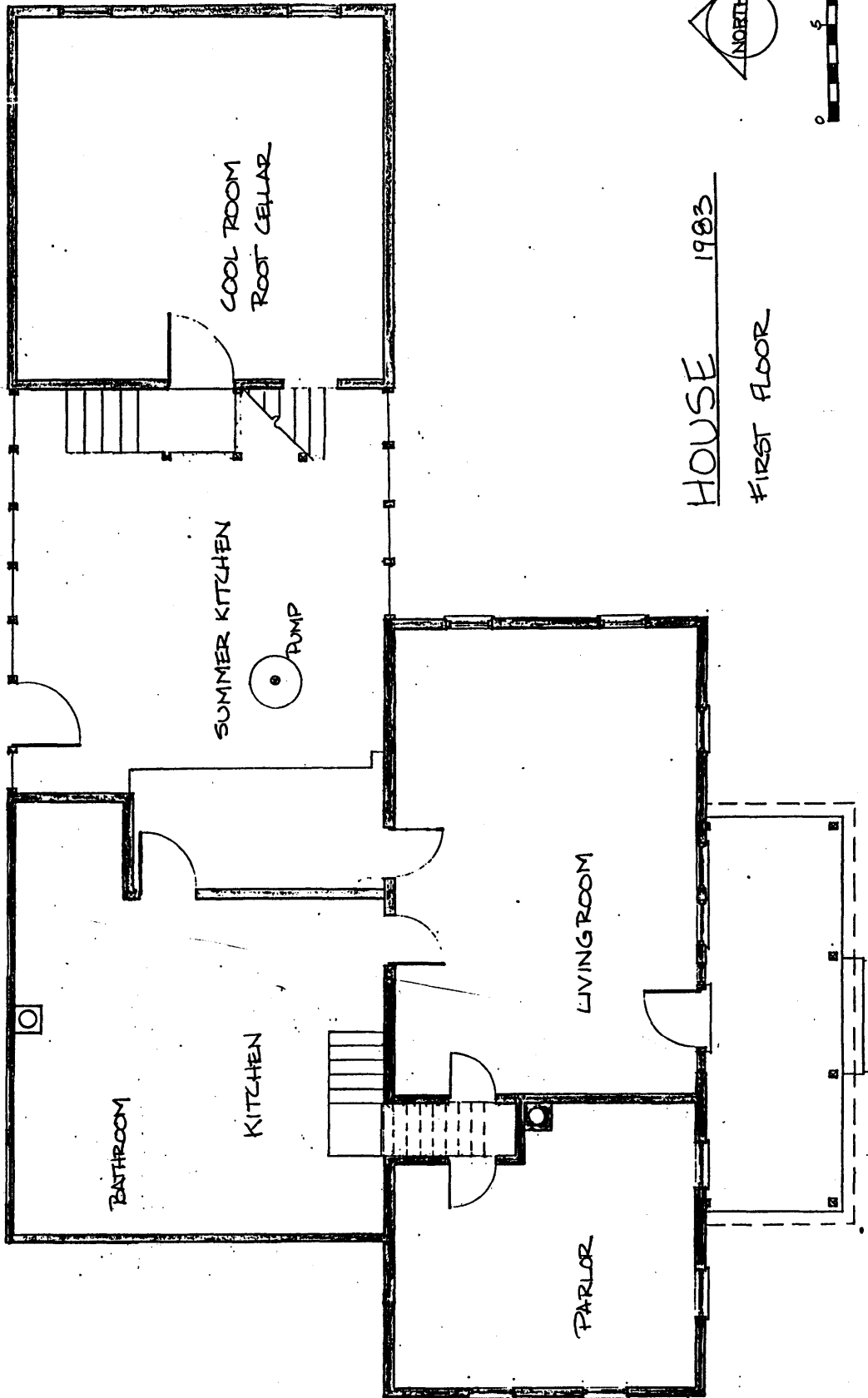
FIRST FLOOR

HOUSE CIRCA 1860

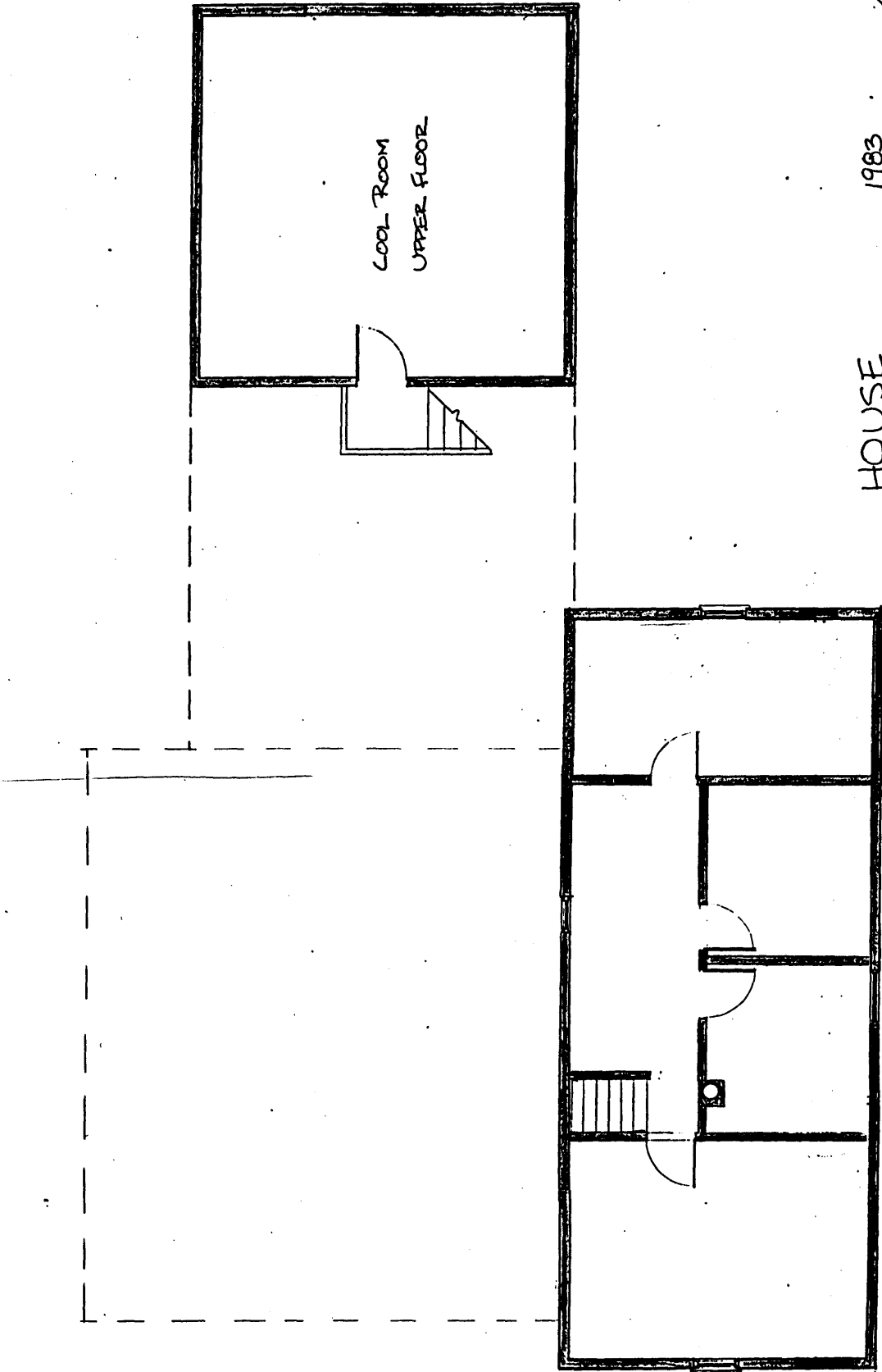
SECOND FLOOR

HOUSE CIRCA 1860





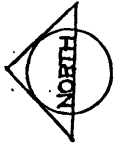
HOUSE 1903
FIRST FLOOR

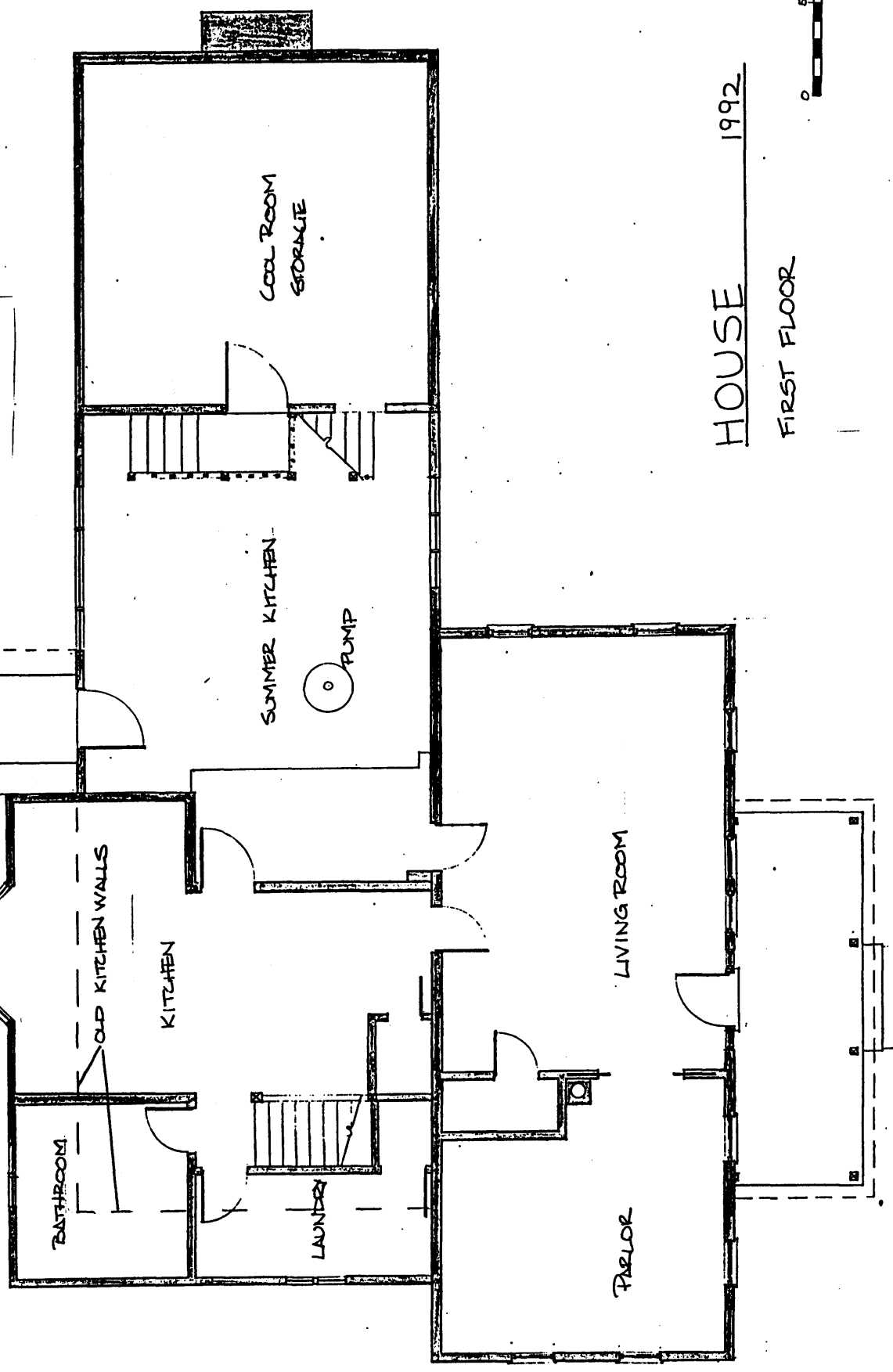


COOL ROOM
UPPER FLOOR

HOUSE 1983

SECOND FLOOR

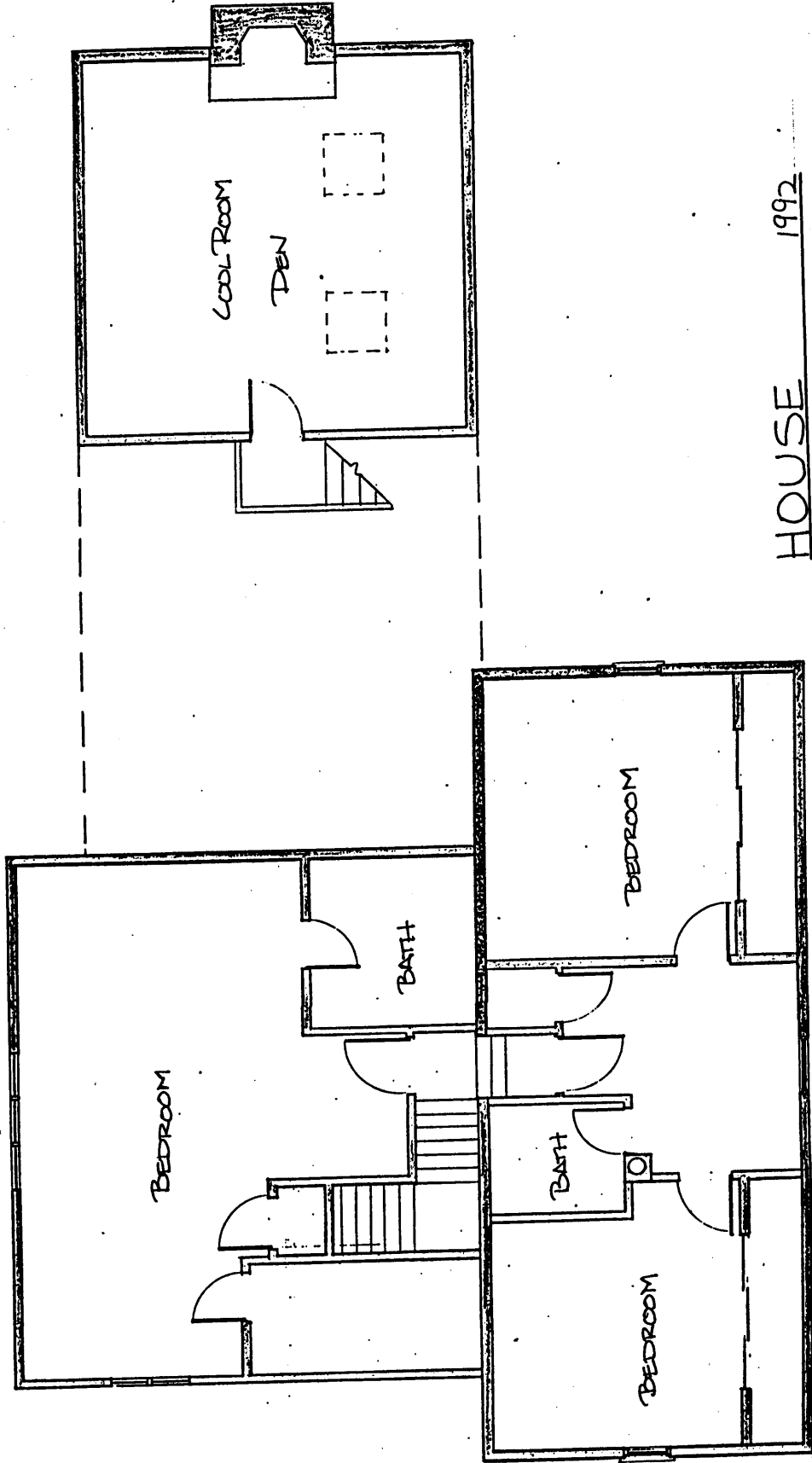
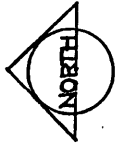




HOUSE 1992

FIRST FLOOR

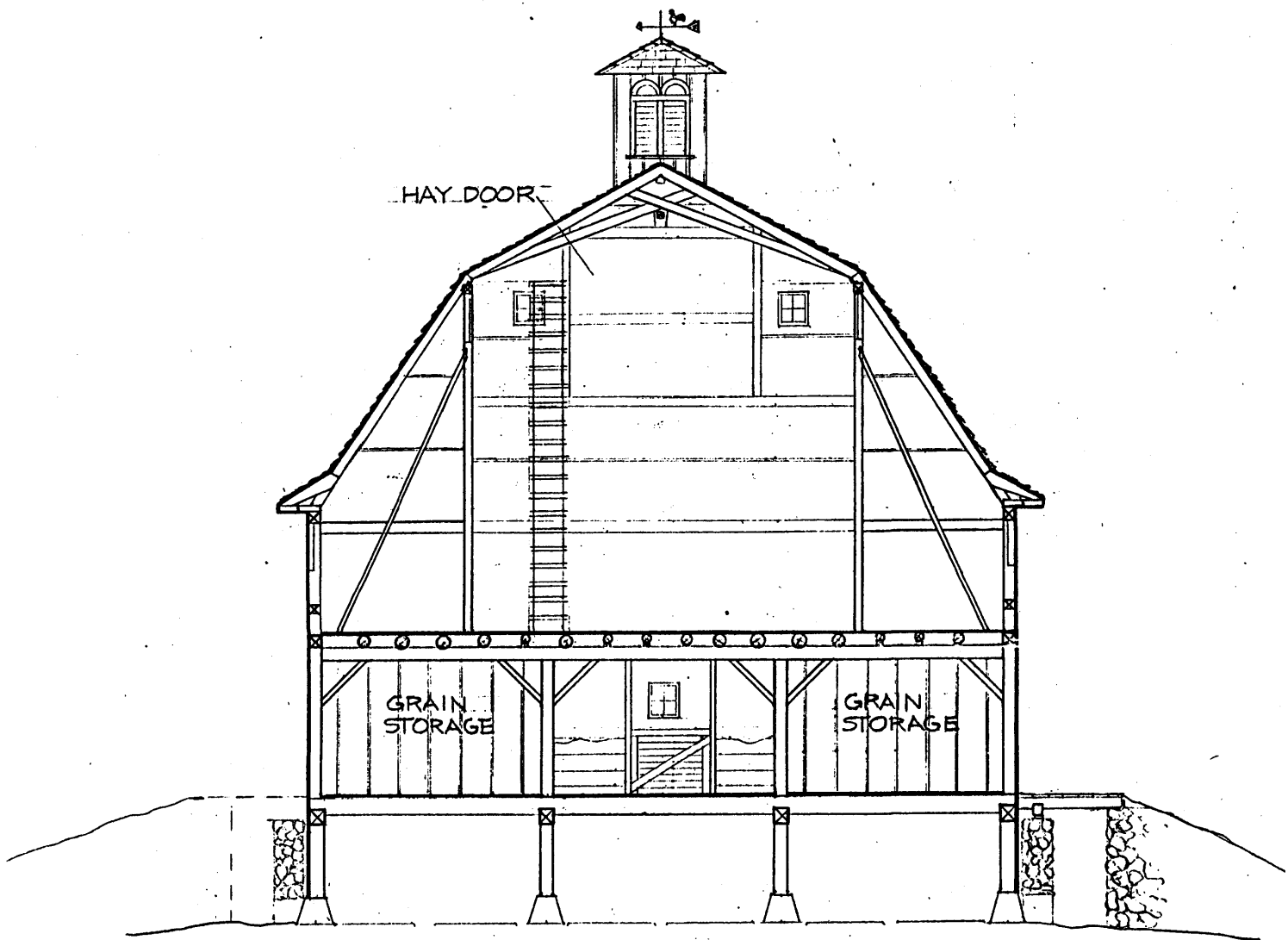




HOUSE 1992

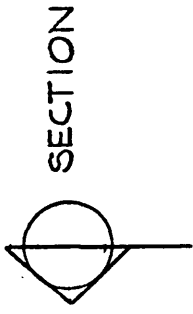
SECOND FLOOR



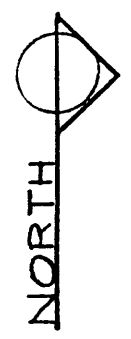
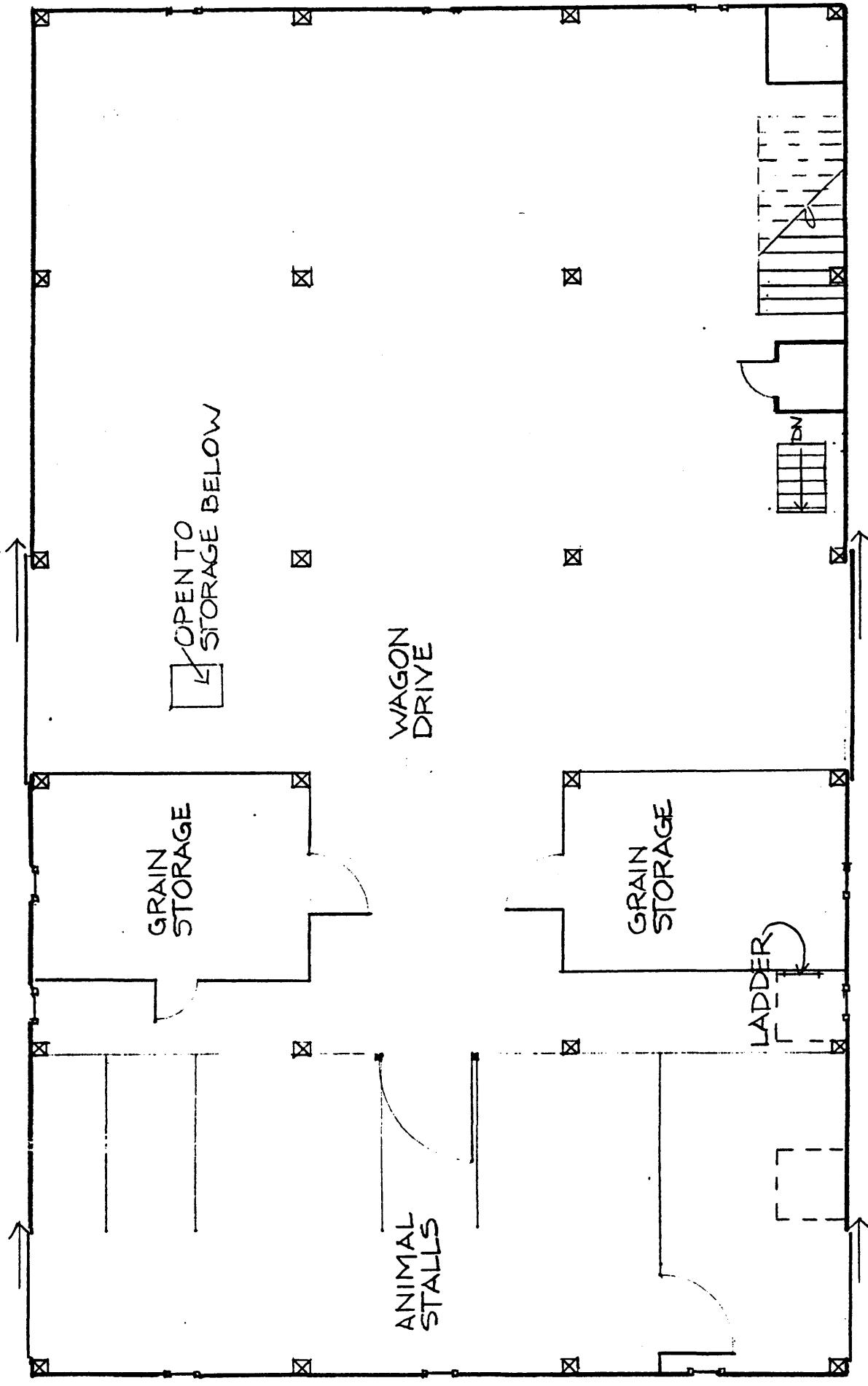


SECTION OF BARN

SCALE: 1/8" = 1'-0"

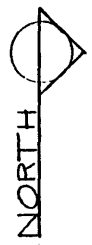
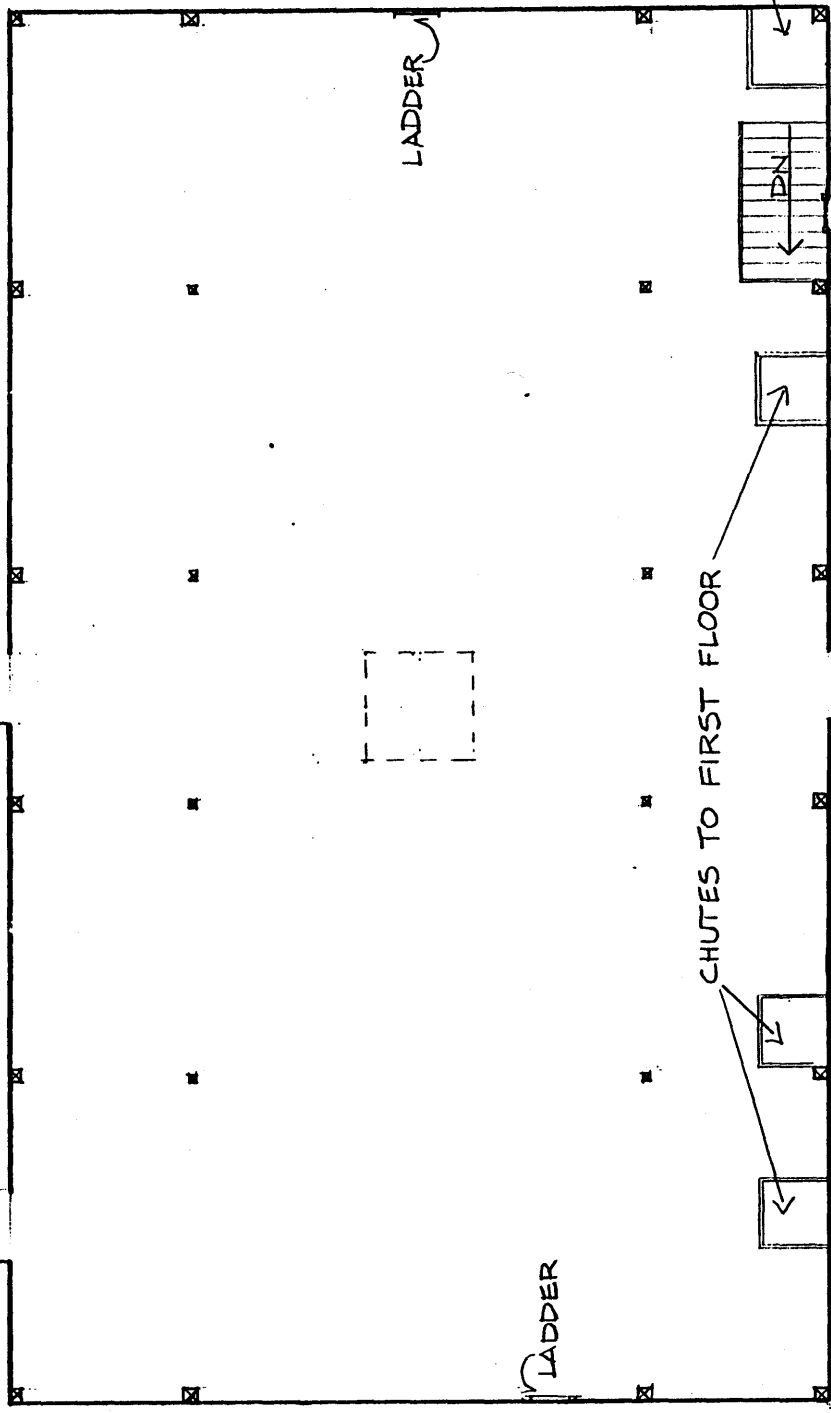


BARN
FIRST FLOOR



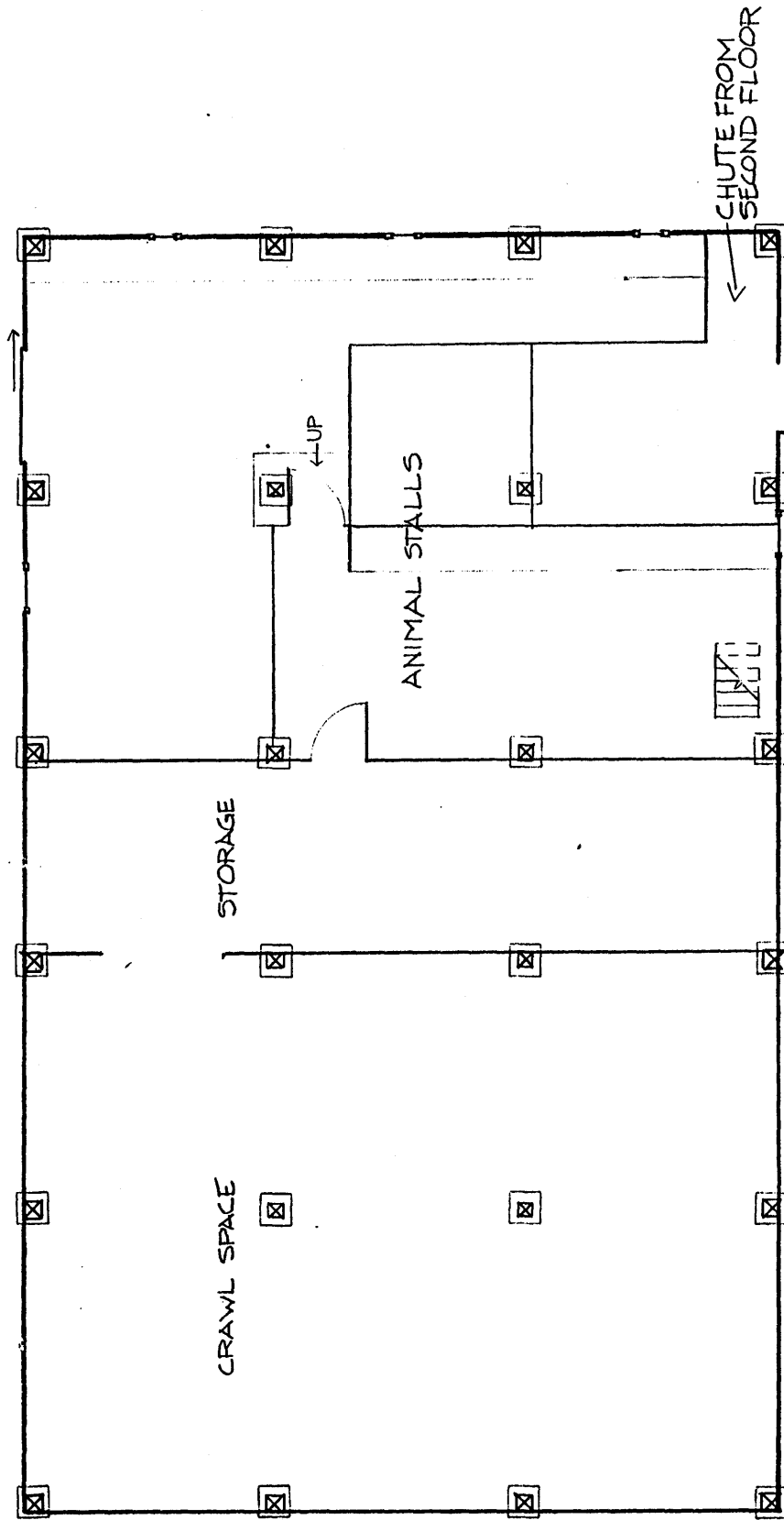
SCALE: 1/8" = 1'-0"

BARN
SECOND FLOOR

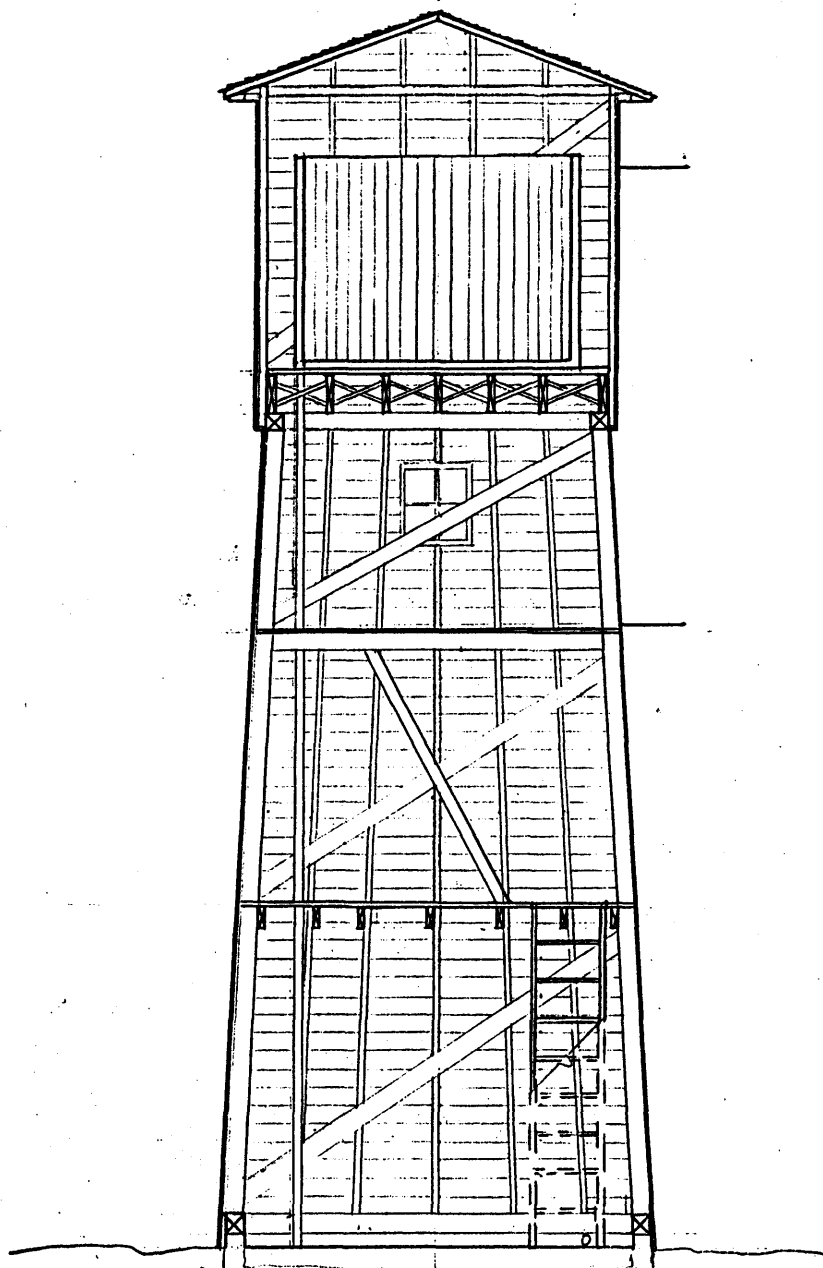


SCALE: 1/8" = 1'-0"

BARN
BASEMENT



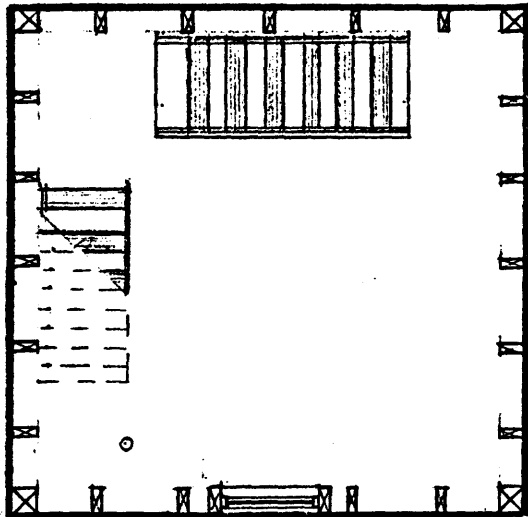
SCALE: 1/8" = 1'-0"



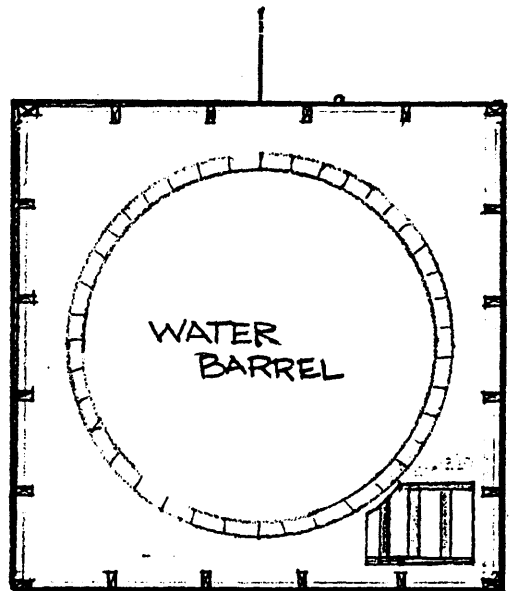
SECTION OF WATER TOWER

SCALE: 1/4" = 1'-0"

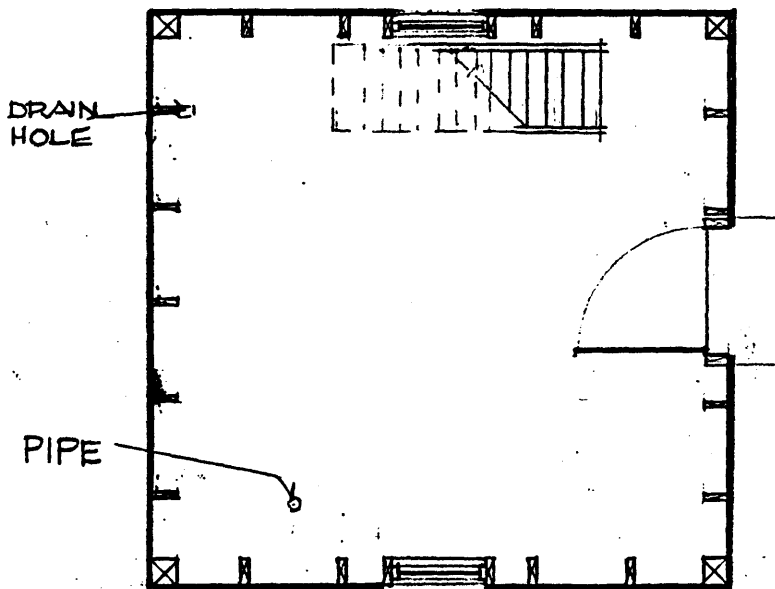
WATER TOWER



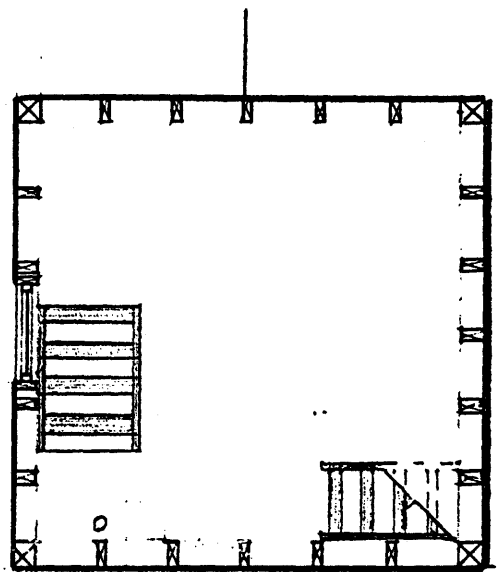
SECOND FLOOR



FOURTH FLOOR



GROUND FLOOR



THIRD FLOOR

SCALE: 1/4" = 1'-0" 