

NPS Form 10-900
OMB No. 1024-0018
(Rev. 10/90)

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 Christian Schmidt Homestead
other names/site number "Chris" Homestead, J & J Ranch

2. Location

street & number 391 L NW not for publication
city or town Waterville vicinity
state Washington code WA county Douglas code 017 zip code 98858

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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.)

Mary M. Thompson 10/12/94
Signature of certifying official Date
Mary Thompson, State Historic Preservation Officer
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:
 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:) _____

Carl R. Ferguson 12/9/94

Signature of Keeper Date of Action

Property Name Schmidt, Christian "Chris", Homestead

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5. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>5</u>	<u>2</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>1</u>	<u> </u> structures
	<input type="checkbox"/> object	<u> </u>	<u> </u> objects
		<u>6</u>	<u>2</u> Total

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

N/A

No. of contributing resources previously listed in the National Register:

0

6. Functions or Use

Historic Functions

(Enter categories from instructions.)

Domestic/Single Dwelling

Agriculture/Subsistence

Agricultural Facility

Agricultural Field

Animal Facility

Current Functions

(Enter categories from instructions.)

Domestic/Single Dwelling

Animal Facility

"Work in Progress"

7. Description

Architectural Classification

(Enter categories from instructions.)

Farmstead

Bungalow

Materials

(Enter categories from instructions.)

foundation Concrete

walls Weatherboard

Stucco

roof Wood Shake

other Chimney: Brick

Porch: Brick, Stucco, Wood

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

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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.)

- 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.)

Architecture

Period of Significance

1915-1917

Significant Dates

1915

1917

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Christian Schmidt

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

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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
- 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

Specify repository:

Douglas County Courthouse

10. Geographical Data

Acreage of property approx. 5

UTM References

1	<u>1</u> / <u>0</u>	<u>7</u> / <u>2</u> / <u>4</u> / <u>6</u> / <u>8</u> / <u>0</u>	<u>5</u> / <u>2</u> / <u>8</u> / <u>3</u> / <u>8</u> / <u>5</u> / <u>0</u>	3	<u>/</u> / <u>/</u> / <u>/</u> / <u>/</u> / <u>/</u> / <u>/</u> / <u>/</u> / <u>/</u>	<u>/</u> / <u>/</u> / <u>/</u> / <u>/</u> / <u>/</u> / <u>/</u> / <u>/</u> / <u>/</u>	
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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 Jean Dixon, Owner
organization _____ date 3/01/94
street & number 391 L NW telephone H(509)745-8127 W 662-0448
city or town Waterville state Wa zip code 98858

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.

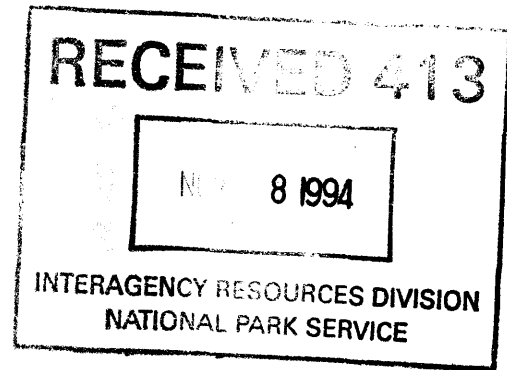
Additional items (Check with the SHPO or FPO for any additional items.)

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

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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County and State Douglas County, Washington

The Christian Schmidt homestead is located in central Washington, three miles northeast of the hamlet of Waterville. Situated in an agriculturally rich region of vast wheat farms, the nominated property consists of approximately five acres that were originally part of a larger acreage owned by Mr. Schmidt. Surrounding lands are actively farmed by Mr. Schmidt's decedents who, lease the land from Mr. Schmidt's widow. The surviving elements of the original farm are nestled among gentle hills and framed by a row of poplars to the west. Contributing elements include the original farmhouse, horse barn, chicken house, granary and outbuildings.

Located directly across the road, outside the nomination boundaries, are a historic machine shed and stacked-plank granary. The shed, believed to have been associated with the Schmidt property, has lost much of its east and west walls and, therefore, lacks integrity for inclusion in the nominated site. The two-story granary with central concrete drive, is reported to have been a communal structure shared by several operations, and may have been sponsored by Mr. Schmidt. If further information verifies this association, the granary may be amended to this nomination.

CONTRIBUTING:

Farmhouse: Dimensions -- 30' x 40' plus porch/mud porch

Constructed between 1915 and 1917, the wood frame house is a two-story, Bungalow-style home with full concrete basement. A Victorian-style, picket fences surrounds the house. The roof consists of intersecting gables with deep soffits, three conventional dormers and a shed-roofed dormer which contains two windows that light the interior stairwell. The latter gable is located at the west side of the house.

The front of the house faces east and features a gabled roof over an open el-shaped, wrap-around porch which is constructed of wood, brick and stucco. Stucco has spalled in some places. The brick fireplace back extends into the decking of this porch. Two entrance/exit doors leading to the inside of the home. The doors are paneled, solid oak with three rectangular, beveled glass

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windows, and matching ornate brass door knockers, hinges, and hardware -- all bearing the Craftsman influence. These doors lead into the living room and the formal dining room. The porch is visually supported by pilasters. A porch swing is hung on original eye bolts.

The rear of the structure, facing west, has a cellar door entrance and metal-roofed, covered stairs that lead up to the mud porch and to double interior entrance doors - one to the kitchen, one to the basement.

The structure is partially sided with weatherboard; gabled ends are stucco. Bargeboards, typically Craftsman in character, are embellished with novelty cut-out designs reported to be of German inspiration. Local informants maintains that the design is a "Good Luck" symbol. Soffits are supported by hand-scrolled brackets. The wrap-around porch is of stucco/wood/brick construction. Roofing consists new cedar shakes, applied in 1993.

Fenestration makes maximum accommodation of sunlight. Plain window openings with lug sills contains double-hung, sash with mullions. Windows are consistent throughout the house, the only exception being the parlor and living room. The parlor not only contains the double hung sash windows, but also a large single pane with leaded glass eyebrow. This same large single pane plate with leaded glass eyebrow flatters the living room; five inch by five inch windows flank the fireplace.

The kitchen, which has become the primary entrance/exit to the dwelling, contains ceiling-high cupboards and a deep-dish sink. Also original are a built-in ironing board and radio shelf.

Interior walls are finished with plaster and lathe construction, the exception being in the formal dining area which features a handmade, built-in buffet with beveled mirror and beveled, leaded glass doors. The remainder of the room is with quarter-sawn oak paneled walls with a plate rail that circles the room. Wooden columns divide the formal dining and the living room. The

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living room is intimate, with fireplace and built-in bookcases featuring beveled, leaded-glass door fronts at the opposite end of the room, and french doors leading into the parlor.

Quarter-sawn oak flooring covers the living room and formal dining areas, with ash and fir predominating throughout the remainder of the house. Eight-inch mop boards are found throughout the home, as are coved ceilings, in the main rooms of the home. The Craftsman style lighting fixtures, many original, still function.

The enters into the master bedroom, which also has a hallway entrance/exit. One additional bedroom is located on this floor. The hallway contains a total of seven doorways. The original bathroom features one-inch, hand-set tiles that bear some irregularity. A wooden stairway leads to the upper level bedrooms; a wood balustrade is found at either side of the stair landing. A nonhistoric bathroom addition is found here. The basement houses the heating/cooling system and the laundry area.

Smokehouse: Dimensions - 6' x 6'

This small structure (often mistaken for an outhouse) is wood-framed and sided with weatherboard. The hipped roof is sheathed with new shingles. A wooden vent pipe supplies the venting system. The lines of this structure are consistent with the design of the farmhouse and outbuildings. There is no composition flooring - only dirt. The structure contains racks, chains, and hooks for hanging and smoking homegrown and game meat. (Even though this property had been vacant for approximately 40 years, the locals continued to utilize this facility to smoke their wild and domestic meats.)

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Windmill (structure):

The windmill, labeled F. & W., was produced in Kendalville, Indiana, U.S.A., and sold by Mitchell, Lewis & Staver Co. Spokane, Washington. The structure initially pumped the water from a well beneath the surface to the cattle and poultry areas and supplied the farmhouse with water as well. The well has since caved in, however the windmill continues to spin.

Brooder House: Dimensions - 12' x 24'

This simple building is gabled and features six-light windows that are hinged on the sill for ventilation. The roof has been replaced with a metal roof. The brooder house was used in poultry production to support the family income.

Chicken House: Dimensions - 16' x 40'

This gabled building has a southern exposure, illuminated by eight, six-over-six, double-hung sash which flank a central door. The roof is metal and features two metal ventilators. Handmade feeding troughs supply a place for feed, and large vents allow the air to move freely. (This structure is currently in use for small scale egg production)

Barn: Dimensions - 28' x 40'

The barn was originally used for hay storage, beef and dairy production. The lower level of the gambrel-roofed building contains the original stanchions and several original farm tools. The upper floor reflects an interesting conversion from a hay mow to a half-court basketball court with painted lines. At the west end, the exterior of the barn has been fitted with a new exterior

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staircase which accesses the upper floor. Prior to the hay mow conversion to a basketball court, this floor was accessed via a dangerously steep and narrow set of stairs found in the central hay drop. For basketball use, the hay drop was boarded up for safety reasons.

All structures on the farm were built between 1915-1917. The house and garage, both designed in a Craftsman style mode, are known to have been built in 1915. The barn and outbuildings are believed to have been built through 1917.

NONCONTRIBUTING:

House -

A house built for Christian Schmidt's son is located just to the south of original farmhouse. Built in the 1950s, the gabled building is not of sufficient age for listing and has been altered considerably.

Garage/Workshop: Dimensions - 26' x 40'

Although this structure reflects the stylistic orientation of the house, alterations have diminished its integrity. The gabled roof features decorative bargeboards, similar to those found on the house. The interior of this structure includes a pit for lubrication of farm equipment. The most visible (east) facade has received new plywood siding to the south and contains a new single door; the original garage door opening has been in-filled with plywood and modern lift doors have been installed.

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Built between 1915 and 1917, the Christian Schmidt homestead serves as a well-preserved example of early, twentieth-century farm operations in the local context. The Craftsman-style qualities of the house provide strong visual associations with this period, and the farm's considerable outbuildings are remarkable for their survival and integrity in a region of mostly altered farmsteads. Current owners are returning the farm to its original appearance and function, re-establishing livestock and chickens, as well as grain crops. The integration of the original buildings and the agricultural setting provides a rare glimpse of the rural landscape as it was, just after the turn of the century.

The first accepted engineering survey of Douglas County did not occur until 1888. Christian Schmidt made his move from the Winthrop area, to the north, to the current homestead approximately 1900. It is difficult to ascertain specific dates, but from the papers and legal documents discovered at the site, this is a close estimation. Mr. Schmidt was regarded as a hard worker and business leader. He owned several thousand acres of wheat land and conducted a wide variety of agricultural activities.

Between 1915 and 1917, Christian Schmidt, with the assistance of an unknown builder, began construction of the homestead. Schmidt built the farmstead for his wife, Lydia and their five children. Chris and Lydia raised their offspring together, working and living at the farmstead. The period qualities of this homestead are evident in the Craftsman plan, projecting gables, dormers, decorative bargeboards, knee brace brackets and battered porch columns. Imaginative bargeboards carved with good luck symbols reflect the invocations of a dry land wheat farmer for favorable weather and plentiful rainfall.

The original farm operation encompassed wheat production, cattle ranching, dairy production and poultry production for both meat and egg sales. Between 1915 and 1954 the farmstead flourished and provided a good living for the Schmidt family. Christian Schmidt, a pioneer and agriculturalist, was also a master craftsman. Not only did he assist in the construction of his own home, he was

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sought after throughout the community for his design talents. Several homes in Waterville reported constructed by Schmidt exhibit similar Craftsman styling.

In 1928, Lydia passed away, leaving Mr. Schmidt with the young children to raise and a farming operation of several thousand acres of wheat. Mr. Schmidt, aided by his growing brood, continued wheat production. With his remarriage to Ilo Ogle in 1934, another child was born. During these years, an additional house was constructed south of the original homestead for Warren Schmidt, Christian's son. Father and son continued to farm the land through the 1950s.

In 1954, Mr. Schmidt, who by this time had retired from wheat ranching and was pursuing a life-long interest in carpentry, passed away. This left his second wife, Ilo and one young son, Nevin, alone at the farmstead. Mrs. Schmidt soon remarried, but continued to live at the farmstead. When her new husband became quite ill, the couple moved into Waterville to be closer to medical facilities.

This event spelled the decline of the Schmidt farmstead and the dwelling was boarded up for approximately forty years. After three years of persistent research into the history and ownership of the abandoned farm, the current residents assumed ownership in 1991. Currently the farmstead operates with poultry production, both meat and egg sales, and plans for cattle production in the near future. Immediate attention was given to the home's badly deteriorated roof. Other improvements to the outbuildings have followed. The Warren Schmidt home, located directly south of the homestead, was recently purchased by Jim Sr. and Ella Marie Dixon. Once again, the historic farm complex is inhabited by father and son.

No systematic inventory of farms has been conducted in the region. However, a cursory review and windshield survey revealed no farmstead of comparable integrity. While the Craftsman design is evident in other nearby farm houses, few of these is accompanied by the full range of period outbuildings found at the Schmidt farm. Two nearby farms feature larger and more ornate Craftsman style

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houses, however, new barns or metal outbuildings are intrusive. Most common are farms that may have retained original barns or outbuildings but which have modern ranch houses built between 1950 and 1980.

The farm has maintained its functional continuity as a wheat operation, from the historic period to the present. The current, five-acre farm was purchased from Mr. Schmidt's widow and is a rectangular-shaped parcel located in the southeast corner of a one hundred and sixty acre quarter section, which is part of Mr. Schmidt's original property holdings. As an unusually intact example of a period farm with a complete assemblage of original buildings, the Schmidt homestead and associated outbuildings are a major contribution to the agricultural history of Douglas County, a region of the state where relative prosperity and agricultural success have left few historic farms untouched.

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BIBLIOGRAPHICAL REFERENCES

- Schmidt, Ilo Personal interviews spanning 1990-1992
- Schmidt, Warren & Marianne
Personal interviews 7/19 and 9/92
- Douglas County Auditors Records
Periodic requests for information 1991-1994
- Douglas County Planning Department
5/6/92 (See attachment A)
- Douglas County Assessor's Office
1/12/94 (See attachment B)
- Douglas County Empire Press
October 1954 Edition, Article and Obituary of
previous owner/builder, Christian Schmidt

Author of Article: Clayton Ogle, (See attachment C)
- Excerpt from Bungalow Magazine June 1916 No 6
(See attachment D)

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VERBAL BOUNDARY DESCRIPTION

Section 12, Township 25, Range 22, Parcel #252 212 400 01 1:
Commencing at the Southeast corner of said Section 12, thence West
along the South line of said Section 12, 600.00 feet; thence North
12, 400.00 feet; thence East parallel with the South line of said
Section 12, 600.00 feet to the East line of said Section 12; thence
South 400.00 feet along the East line of said Section 12 to the
point of beginning.

BOUNDARY JUSTIFICATION

The boundary delineation embraces approximately five acres centered
in the original holdings of the Christian Schmidt farm. This
parcel is currently farmed to wheat in association with the
original farm buildings, and provides an agricultural landscape
befitting the historic period.

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ADDITIONAL INFORMATION PICTORIAL

Name of Photographer: Jim Dixon

Dates of Shoots: Items 1-2 were taken 2/2/94
Items 3-10 were taken 3/5/94

Location of Original Negatives: 391 L N.W., Waterville, WA

Descriptions:

- 1) Photo taken from SE corner of property line, includes shop, homestead and brooder house.
- 2) Photo taken East of barn, includes chicken house and windmill.
- 3) Photo taken from SW corner, encompasses all structures, the exception being the shop.
- 4) Close-up shot SE corner, front of house, chicken brooder. *Note hand scrolled brackets and hand carved fascia board.
- 5) Close-up SE corner and full South side homestead.
- 6) NE corner - front view.
- 7) SW corner - glassed area is mud porch.
- 8) Living-room front door - *Note solid wood door w/heavy brass ornamentation.
- 9) Fireplace view of living-room.
- 10) Wall opposite fireplace looking through to french doors into parlor and built-in bookcases w/beveled leaded glass doors.