NPS Form 10-900 OMB No. 1024-0018 (Expires 5/31/2012)

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Rentschler, Emanuel and Elizabeth (Burkhardt), Farmstead

other names/site number Tate-Rentschler Farmstead, Rentschler Farm Museum

2. Location

street & number 1265 East Michigan Avenue ☐ not for publication

city or town Saline ☐ vicinity

state Michigan code MI county Washtenaw code 161 zip code 48176

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide x local

Signature of certifying official — Date 2/22/13

MI SHPO
Title — State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official — Date

Title — State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

Joe Eben H. Beall
Signature of the Keeper

6.25.13
Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

	private
x	public - Local
	public - State
	public - Federal

Category of Property
(Check only **one** box)

	building(s)
X	district
	site
	structure
	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
14	4	buildings
		district
	1	site
	1	structure
		object
14	6	**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/processing
AGRICULTURE/animal facility
AGRICULTURE/ storage
AGRICULTURE/ agriculture outbuilding

Current Functions
(Enter categories from instructions)

RECREATION-CULTURE/museum
AGRICULTURE /agricultural outbuilding
AGRICULTURE/ animal facility
AGRICULTURE/storage

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian/Queen Anne

Other/raised barn

Other/wood-frame farm outbuildings

Materials
(Enter categories from instructions)

foundation: Concrete

walls: wood

roof: asphalt

other: brick

Concrete block

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Rentschler Farmstead is located on the north side of US-12, the major roadway in the area and is one mile east of the city center of Saline, Michigan. This open courtyard farmstead includes a gabled-ell farmhouse, a ramp style, gambrel roofed basement barn and multiple outbuildings standing on four acres of land. The property originally encompassed two hundred and sixteen acres of land north and south of US-12 when purchased at auction from the Tate family in 1901; the nominated property is comprised of the remaining four-acre farmstead area.

Narrative Description

The Main House is located on the east end of the complex. North of the house are the Hog House and the Tool Shed/Farm Shop. The apple tree separates the Main House and the Hog House. Four other Maple trees surround the Main House with the largest one in the back yard and one in the front yard. The other two maple trees are west of the driveway and form the east border of the farm garden. The Corn Crib and Water Tank House are at the north end of the farm garden.

A gravel drive begins at US 12 on the west side of the House and continues to the north around the Small Implement Shed/Buggy Barn to the Big Barn. The Big Barn is nestled into the only rise on the farmstead with the ramp on the north side and the basement opening to the south, The Big Barn, Milk House, Silo and the Lamb Barn form an ell to separate the complex from the grazing area to the west. The animal grazing area, about one third of the total area of the farmstead, is the western boundary. The Small Implement Barn, the Hen House, the Big Equipment Barn and the Open Tool Shed form the northern property line. Six other non-contributing resources complete the complex including a restored farm garden to the west of the house.

For many years the Rentschler Farmstead, on the outskirts of Saline, was in Pittsfield Township. The Saline city boundaries changed in the 1970's and now extend a half mile east beyond the farmstead. Commercial

development has filled the farm land that once surrounded the Rentschler Farmstead. An automotive plant borders the farm on the west. On the east, Sage Court drive is the entrance to a shopping center that includes a grocery store, bank, restaurants and fitness center. A farm supply store is located on the north and to the south across US 12 is an office complex.

Contributing resources

Main House (1906)

No. 1 on site plan - Photos 0001 and 0002

The gabled-ell form house with large rear wing and Queen Anne influences has an irregular footprint with dimensions of thirty-seven feet (width) by sixty feet (length). The façade faces south. The foundation is a combination of rubble fieldstone (approximately eighty percent of wall that is approximately two feet thick) and ashlar-faced concrete block. The structural system is wood frame, possibly balloon-frame; however, the framing system is not visible. The walls are clad with cedar clapboard. A wide, wooden frieze board extends along the roof line with corner boards intersecting at the wall junctions. The corner boards have contrasting round edge detail at the corners. The roof is cross-gabled with multiple pitches and a hipped roof at the front end of the rear ell. Fishscale imbrication is visible at the gable peaks. The roof is covered with asphalt shingles. A small overhang is covered with one- to two-inch clapboards, and exterior gutters. A small, open cupola is located on the ridge of the northernmost rear ell and contains a functional dinner bell. A one-story wrap-around porch with a half-hipped roof is on the west and south elevations. The porch has its main entry at the southeast corner. Six wooden turned-post roof columns extend up from the balustrade to the porch roof. An elaborate spindle frieze and a balustrade encircle the porch to form side railings that terminate at the two sets of stairs, located on the southeast and northwest ends of the porch. Below the porch is a simple lattice skirt. A screened porch on the east elevation has a simple shed roof and covers the entry to the kitchen.

"The lower level of the residence has eleven windows of varying sizes including five that are five feet five inches tall and two feet and four inches wide and two that are four feet wide and five feet five inches tall. The windows located in the kitchen and bathroom are small and varied in sizes. The second story has thirteen windows located in the hallways, bedrooms and bathrooms of varied sizes similar to the windows on the lower level. Windows are generally one over one, double hung sash, except for two single light windows located in the hall and parlor. Three attic windows are also a single light each. Exterior trim matches that of the front doors. There are no shutters on the windows" (HABS 2004). The two front porch doors and the back porch kitchen door each have three wood panels on the lower section with a single light on the upper section. The dimensions of the doors are two feet, ten inches (width) by six feet, nine inches (height). Exterior front doors have four-inch by one-inch trim, with a cornice molding on top.

The trim is painted, with the cornice molding a contrasting color. The kitchen porch door has a screen exit door. The trim on the porch door is similar to that of the front door. The rear entry door into the woodshed is a wooden six panel door painted white. This door was possibly reused from the Tate House that stood on the property before the Rentschler land purchase in 1901. Following the Rentschlers' purchase, the Tate home was dismantled and its components were reused and incorporated into the various outbuildings around the farmstead complex. The dimensions of this rear door are two feet, ten inches (width) by six feet, five inches (height). The trim on the rear entry door is also similar to the front door. A brick chimney rises from the roof near the junction of the main roof and the ell. A second brick chimney is located near the ridge of the rear ell's eastern roof slope.

The first-floor plan is irregular and consists of a hall, parlor, a downstairs bedroom, dining room, kitchen, a half-bathroom, a summer kitchen, and a screened-in porch. The parlor and downstairs bedroom are located off of the hall to the east. The dining room is north of the hall. The kitchen is east of the dining room and is separated by a

built-in, double-sided hutch. The half-bath is in the southeast corner of the kitchen and can be accessed from the downstairs bedroom. The summer kitchen is north of the kitchen, and the screened porch is east of the kitchen. The second floor has four bedrooms, a full bathroom, and a servant's room at the top of the back stairway. The bathroom is located in the north portion off the hallway. One bedroom and the hired man's room are located to the northwest. The largest bedroom is located in front, on the south side of the house. Two other bedrooms are located off the hallway, one on the east side and one on the west. There are four interior stairways. The main stair is accessible from the dining room and leads to the second-floor hallway. This closed stairway has a rise of eight inches and a run of nine inches. The treads have half-inch nosing. Another stairwell leads from the upstairs hallway into the attic. The third stairway, known as the back stairway, leads from the northwest corner of the kitchen up to the hired man's room. It is a closed stair with nine-inch risers and nine-inch run. These treads also have half-inch nosing. The fourth stairway travels from the southwest corner of the kitchen down into the basement. This stairway is open, with no risers. An additional stairway is located outside the main interior of the home. This concrete stairway runs from the rear wood storage room down into the cellar. These stairs are unusually wide at four feet, three and a half inches.

The flooring in the hall, parlor, and front bedroom is two-inch oak boards. The dining room floor is modern "Pergo" brand flooring, laid at a right angle over the original wood oak flooring, which was damaged from carpeting installation and deterioration. The kitchen, summer kitchen, and bathroom have modern sheet linoleum flooring. Upstairs flooring is predominantly four-inch painted Georgia yellow pine. The third bedroom floor is not painted. Carpeting covers the floor of the upstairs bathroom. Ceilings are primarily white plaster. The first floor walls have reproduction period wallpaper, except for the kitchen and bathroom, which have painted plaster walls. The summer kitchen is unfinished with painted boards. The walls of the upstairs rooms are all painted plaster, except for the front bedroom, which has original wallpaper. The basement walls are unfinished; the concrete block basement walls are painted. The first floor includes two pocket doors; one separates the hall from the dining room and the other, the hall from the parlor. The pocket door to the dining room has seven panels while the other pocket door to the parlor is a nine-panel door. A doorway from the kitchen to the dining room is missing its swinging door. There is a modern replacement door from the kitchen to the bathroom. The remaining nine doors to the bedroom, closets, stairways, and the bathroom connection to the bedroom are five-panel doors that are similar in geometry and proportion. The ten doors for the second floor bedrooms, closets, and stairways are similar. All doors are pine with a one-eighth inch oak veneer. In the basement and off the washroom there are four doors that may have been reused from the Tate House. These doors are simple six-panel wooden doors that appear to be circa 1840s. Every room has several windows, which allowed for natural light and cross ventilation.

Elements of classic architecture can be found surrounding all openings on the first floor of the house. The windows are framed with column, capital, frieze board, and cornice oak detail. Under the cornice there is an egg and dart molding. A double-sided built-in hutch located between the dining room and kitchen is the most prominent wood detail in the two rooms. The hutch is three bays wide and there are drawers underneath each opening. The hutch displays the same classic detail as the other woodwork in the house. Each drawer is framed with the same egg and dart detail found at the cornice of all window and door openings. All the hardware in the house, with the exception of the cellar door hardware which is wrought iron, appears to be brass and is believed to have been custom made. All of the different design elements match and have a distinctive angular shape. There are nine flower-patterned doorknobs on the main floor with plain plates. The exceptions are the back stairwell, where a plain knob replaced a flower-patterned knob, and the bathroom door, which has a square doorknob from the 1980s. The back stair and washroom doors have the same knob as those found on second floor doors. This pattern is that of a cross with decorative plate. All the hinges are the same shape. The pocket doors have carved plate pulls. The hardware on the hutch consists of covered drawer pulls and door latches. In the kitchen, there is a hook on the trim leading to the summer kitchen. Remodeled kitchen cabinets have three-inch long stainless steel stamped Art Deco handles.

Big Barn (ca. 1860)
No. 2 on site plan - Photos 0003 and 0004

Located to the west of the residence, the barn is a post and beam building with mortise and tenon joints held together with wooden pegs. This ramp style, gambrel roofed basement barn sits atop a stone foundation. The barn is ninety feet (length) by forty-four feet (width) by forty-five feet (height). This barn is connected to the Lamb Barn by an elevated wood board wall. A windbreak is created when the lower sliding vertical wood paneled doors attached to the elevated wall on the outside of the Lamb Barn are closed. The Big Barn was originally located perpendicular to US-12. In 1904 it was moved to its present location and rotated parallel to US 12, and now faces north. The original gable roofed barn was built in the 1860s. At the time when the barn was moved, the gable roof was removed and replaced with the current gambrel roof. The ramped earth bank and twenty-foot extension of the east end of the barn were improvements made during the time of the move. The foundation of the barn is hewn stone and concrete and is eleven inches thick.

The walls of the barn are vertical hemlock planks painted red with white trim. The barn has five, hanging wood vertical board sliding doors on the basement level, four on the south elevation and one on the east elevation. On the north and south elevation of the main level are two hanging wood vertical board sliding doors. The east elevation of the barn has three four over four double-hung sash windows, as well as one casement window with four panes of glass. The south elevation has nine casement windows with four panes of glass each. The north elevation has two four over four fixed sash windows. The west elevation has three four over four double-hung sash windows and two four over four casement windows. All of the windows have white painted trim and white muntins. The barn has a gambrel roof with asphalt shingles and its east elevation is topped with a weathervane. The barn's guttered eaves have a slight overhang. There are also six old lightning rods evenly spaced along the ridge of the gambrel roof.

The interior floor plan of the Big Barn on the basement level is rectilinear, excluding the small rectangular Milk House addition on the east end of the barn. Access to a round silo is through a door in the north side of the barn located by the aisle of milk stands and through an exterior door on the east elevation of the silo house. The west half of the ground floor contains animal stalls for horses and sheep. The main level is accessed from an earthen bank on the north side of the building. Double sliding doors on the north and south sides of the barn open into the threshing floor. To the east and west of the threshing floors are a hayloft and mow. The central section of the main level contains grain storage and an open area for straw storage to the north side of the barn. The west half of the main level has another threshing floor with paired sliding doors on the north and south sides of the barn. Wooden pegged upright ladders are built into the hayloft and reach to the height of the gambrel roof. There is one retractable stair that can be pulled down from the rafters of the ground floor for access to the threshing floor. The ground floors of the barn, silo, and Milk House have concrete floors. The barn's main level has unfinished wooden plank flooring. Rough-hewn beams with much of the bark remaining serve as floor joists for the main level and are left exposed in the ceiling of the ground floor. One beam measures thirty-six feet in length. Ground floor and second level walls are unfinished wood planking except for the north side of the barn on the ground floor where the hewn stone and mortar foundation serves as the wall. The wood roof structural system of the second floor is also exposed. There are vertical wood plank doors fitted with manufactured strap hinges and handles throughout the barn on both levels. All windows are framed with wood and the sash is white metal; there is no trim on the windows. Hand hewn beams and pegs are original details throughout the post and beam construction of the timber-framed barn. Also, numerous machined strap hinges for doors and metal tracks for sliding exterior and interior doors are present. A pulley system remains in the hayloft for moving hay. Natural ventilation comes in through paired sliding doors on the threshing floor as well as windows and sliding doors on the ground level. No other heating or air conditioning systems are present. Natural lighting is predominant, but the barn is retrofitted with electric bulbs in the hayloft, in the ground floor milking area, and in the animal stalls. The milking area contains two aisles of milk stands. One aisle is constructed of wood and

includes a wooden trough, while the other is of metal pipe construction and is set up for automatic milking including a valve system and air compressor with tank. The milk stands are fitted with automatic watering bowls in each stand. Also present in the Milk House is a sink and water heater. Many farm implements are stored in the barn.

Silo (1912)
No. 3 on site plan - Photo 0003
Constructed on the north elevation of the Big Barn, the Silo sits on a concrete foundation and measures twelve feet (diameter) by thirty feet (height). The walls are constructed of a series of concrete blocks fitted together in a circular form. They are reinforced with metal rings and turnbuckles. Constructed from a series of metal panels, the roof of the silo is a low dome.

Milk House (1908)
No. 4 on site plan - Photo 0004
The rectangular shaped Milk House is constructed of white painted concrete block on a concrete foundation. Added to the east elevation of the Big Barn, the one-story concrete block Milk House measures fourteen feet on the south elevation, nine feet on the east elevation, eight feet on the north elevation by seven feet, six inches (height). The Milk House has a wood vertical board door on its east elevation, and a single one over one sliding casement window each on its south, east, and north elevations. The roof is flat concrete covered with tar.

Lamb Barn (ca. 1906)
No. 5 on site plan - Photos 0005 and 0006
Timber-framed and rectangular, the barn measures fifty-two feet (length) by twenty-four feet wide in the southeast portion, and twenty feet wide in the northwest portion. Framing is hand-hewn timbers, unhewn logs, and sawn timbers. The barn was constructed in the early twentieth century, circa 1906-07, but incorporates framing members of a mid-nineteenth century house, possibly the Tate home. The building has an extended ridge on the south gable end and a windbreak wall, which connects the northeast corner of this barn with the southwest corner of the perpendicular big barn. At this location a track is attached to a flat board structure about ten feet above grade and approximately three feet tall, connecting the two barns. Large doors on the north side of the Lamb Barn slide to the east onto this structure and enclose the opening and thus, the barn yard. The barn is painted red with white corner boards on all but the northeast corner. The foundation is rubble stone on the north and east sides of the barn and concrete block on the south and west sides. The roof is gabled, with asphalt shingles over a layer of wood shingles. The roof peak extends beyond the barn on the south end by approximately four feet. The roof was wood shingle until 1959 when it was covered with asphalt shingles under the ownership of Herman Rentschler. A second layer of asphalt was put on the south half of the barn in 1990 under the ownership of Warren Rentschler. In 1999 the City of Saline as owner applied the second layer of asphalt shingles to the north half of the barn. A new concrete block foundation was built on the west and south half of the barn in 1990 when the farm was owned by Warren Rentschler. New wood vertical v-notch wood doors were put on the first floor of the south end in 2000 by the City of Saline.

The walls are composed of vertical boards painted red. In the north gable end, there is a wide frieze board painted red that may be part of the earlier building now encompassed in this barn. There are four small door openings in the hayloft level on the east side, two with red painted metal strap hinges, and two with wood pivot locks. One large sliding door is located on the first floor, north half, on the east wall with horseshoe-shaped metal hinges painted red and a metal track attached to the barn. There is a smaller door on the south half of the barn, east side, with horseshoe-shaped hinges and a metal track on the barn. Each of these two sliding doors has white trim on the outside edges. In addition, on the east side of the barn, near the northeast corner, is an almost invisible door with a cutout handle and red painted strap hinges. On the south gable end are newer large sliding double doors of v-notch vertical siding with rectangular metal hinges at the top and a track hidden by a white metal weather protector. A strip of white metal weather protection runs down the center between the doors as

well. The upper story of the south gable end contains a pair of large double hay doors with painted metal strap hinges. Above these doors, triangular shaped doors, which follow the slope of the gable end, swing down on strap hinges attached to the top of the hay doors in order to clear the entire gable end for hay. There is one large sliding wall on the north side with small bolted plate hardware, used to enclose the barnyard as described above. In addition, in the gable on the north end is a pair of large doors with red painted strap hinges on the bottom that allow them to flip down. The doors are angled to follow the gable shape and extend to the peak.

Four square windows face east on the Lamb Barn, three on the south half of the barn, and one in the north half. On the south half, one window is in the hayloft and two evenly spaced windows are on the first level, each with four lights. The single window on the north, narrower half of the barn is on the first level, just south of the large door. Four windows face west on the first level: two with six lights (north half), and two with four lights (south half). All of the windows are approximately twenty to twenty-five inches (roughly) square; frames and muntins are painted white.

In the north section of the hayloft is the nearly complete, braced frame from a portion of the original Tate House. There are plaster marks on the beams and two by fours from between the former lath on the second floor, as well as at least one small piece of lath. Facing the south half of the hayloft is the original clapboard exterior siding constructed to the height of four to five feet. Framing from the house is present on the first floor as well, with evidence of lath markings and tacks as well as tack markings on the main upright beams. The six-light windows on the west side, north half of the barn could also be from the original Tate house.

Water Tank House
No. 6 on site plan
A wood-frame building measuring fourteen feet, two-inches (length) by five feet (width) and approximately six feet in height has a shed roof of corrugated metal over wood. The building houses a thirteen foot (length) by three foot, six inch (width) concrete water tank used for providing drinking water for farm animals. The façade of the building faces west. The building rests directly on the ground, with no apparent foundation. Walls are wood framed, sheathed with horizontal wood siding. There is a single, hinged exterior door placed high on the west elevation of the Water Tank House, approximately two feet, six inches (width) by three feet, six inches (height), constructed of vertical boards with metal strap hinges painted red, and a wooden pivoting lock mounted to the wall of the house. There are no windows or shutters on the Tank House. The shed roof of the Water Tank House is constructed of corrugated metal over wood boards. There are small, overhanging wood eaves. Black tarpaper wraps around the interior of the north, east, and south walls. Only a small portion of the west interior wall has a tarpaper covering. The tank is filled from a pipe located in the bottom of the reservoir. Overflow pipes are visible on the south and north ends of the tank. On the south end, the pipe penetrates both the exterior wall and the concrete tank. A six-inch section of pipe remains in the north end of the tank. The Water Tank House is located near the vegetable garden to the south.

Corncrib
No. 7 on site plan
East of the Water Tank House, this early twentieth century corncrib was used as such until the year 2000 when the Rentschler Farm Museum changed it to house an Ice House display. "The corncrib is a one-story wood and timber frame rectangular building of mortise and tenon construction with gables oriented north/south. This building measures thirteen feet (width) by sixteen feet (length), and is approximately eighteen feet tall at the gable peak. It sits above ground level on masonry piers with three per elevation. The foundation is composed of piers of stone, concrete block, and/or mortared brick covered with metal and painted red. The piers measure approximately thirteen by thirteen inches and heights vary. This front gabled building has horizontal wood siding with air space between slats and gable end doors. There is wood horizontal drop siding on the north and south elevation of the crib and vertical board on the east and west elevation. The building has corner boards painted white as well as a white-painted frieze board under the eaves. On the north-facing façade, a sliding

exterior door has horizontal drop siding and horseshoe-shaped iron hinges on the uppermost portion of the door. A red-painted metal pulley track for the door is attached to the building above and to the east of the door. In the gable is a narrower door composed of vertical boards with strap hinges on the east side of the door. A single four light window is located at the rear, on the south side of the building; the trim and muntins are painted white. A hay door, located in the upper north gable, has a sliding door.

The roof was covered with wood shingles until the early 1980s while Warren Rentschler owned the farm; at that time the two layers of shingles were covered with a metal corrugated roof. The eaves of the corncrib are white painted wood. There is a vent in the rear of the building that has been covered up with a square piece of sheet metal. It does not seem to be functional. There are hand-hewn timbers and mortise and tenon joints with round pegs used for the interior support system. The interior currently has three terraces filled with sawdust for the Ice House display. The terraces are sequentially one, two, and three feet tall. The wall material for the terraces is particleboard. The terraces begin approximately under the main crossbeam of the building and run east-west. The corncrib was rehabilitated in 2001; horizontal boards on the east and west sides were replaced with vertical boards by local Boy Scouts as an Eagle project. Horizontal boards were replaced on the north side first level and a new door was constructed with drop siding matching the original siding by the City of Saline in 2002." (HABS 2004).

Small Implement Barn (ca. 1905)
No. 8 on site plan - Photo 0007
The small implement barn sits in the middle of the farmstead courtyard, surrounded by a gravel drive, outbuildings, the large bank barn, and farmhouse. It is oriented parallel to U.S. 12 and faces south. This barn is one-story and was originally twenty-three feet (width), by fifty-three and one half feet (length). It has its original form and plan with the exception of an addition constructed in 1912 on the east elevation of the building to house the family automobile. The addition adds twelve feet to the length. Constructed on a low concrete foundation, the walls are clad with horizontal wood sheathing and the roof is corrugated metal sheeting. The twelve inch thick foundation is concrete and stone. This building has two large sliding vertical wood board doors on the south elevation and an overhead garage door on the east end of the south elevation. On the original portion of the building are two nine over six windows with painted white trim on the west and east walls. The window on the east wall cannot be seen from the exterior because the wall adjoins the later addition making it an interior wall. The addition has four two over two fixed sash windows with no trim on the interior. The guttered eaves of this building have a medium overhang. Located along the ridge are lightning rods complete with original porcelain globes. The floor of this building is dirt and wood chips. The hardware is manufactured metal and is found largely on the hinges, slides, and handles of the doors. The lighting is a temporary installation of utility lights fastened to rafters with bailing twine. The equipment storage shed was not heated, nor was the garage that housed the family car or truck and related repair tools. The tool shed is currently used for storage of farm machinery and tools as the Exhibit Building #1.

Tractor Shed (1924)
No. 9 on site plan
This small, wood framed farm building's landscape has not changed since it was constructed. It is located near the northwest corner of the farmstead, perpendicular to US 12. This building is original except for the addition of the lean-to. The building is one-story, front gabled, and faces south. The dimensions are twenty-five feet (width), and twenty-one feet (length). The wooden lean-to attached to the west elevation is sixteen feet (length) by nine feet (height) where it meets the building; the height at its lowest slope is eight feet. The tractor shed rests on twelve-inch thick concrete piers. Walls are vertical wood planks except for horizontal wood boards on the east elevation, which are slatted for ventilation purposes. Two matching side-hinged casement doors are located on the north elevation and a hanging vertical wood plank sliding door is located at the center of the south elevation. There is one, four paned window on the south elevation just beneath the gable. The gable roof

is covered in tin, while the roof of the lean-to is sloped and covered with metal sheeting. This building has no gutters and the cornice has a one foot overhang. The rectangular floor plan of the building has one room but is divided into one central drive through bay with bins for silage on either side. On the west side of the building is an oat bin while on the east side is a corncrib. The wood planked ceiling has no finish or paint; nor do the doors. The hardware in this building is manufactured metal and includes the hinges, slides, and door handles. In 2001, a lean-to was added to the west elevation of this building. The Saline Boy Scout Troop 416 constructed it with wood from a barn on the Campbell Farm located on Weber Road. It was intended to blend historically with the building as well as other buildings on the property.

Hen House (ca. 1912)
No. 10 on site plan - Photo 0008
Rectangular in shape, it measures thirty-four feet (length) by twenty-two feet (width) by fourteen feet (height). Centered and due south of the south elevation is a post and fence enclosure made of chicken wire. The enclosure measures nineteen feet (length) by eleven feet (width) by four feet (height) and extends along an east-to-west axis. This hen house is a one-story, six bay unit subdivided into three sections on the interior; it is made of unornamented pine painted red, and the boards are positioned horizontally. This outbuilding rests atop a concrete foundation. The metal, standing-seam roof extends on an east-west axis with the gable ends situated on the sides (east and west) of the building. The saltbox roof slopes downwards to the north. The slightly overhanging, open eaves are located on all four elevations. In addition, the rafter ends are exposed on the underside of the eaves on the south and north elevations. A half-round gutter extends east-to-west on the south elevation beneath the eave overhang. The downspout is located on the southwest corner and extends downward to the north. One small lightning rod, approximately twelve inches high, rises from the ridgeline at the east end of the roof.

There are no documents describing alterations to this building. The south elevation suggests that the western one-third (approximation) was a later addition to the eastern two-thirds. The horizontal pine boards on the western portion are larger than those on the eastern portion. Three windows on the southern elevation are nine over six double-hung and are of a much older style than the two over four double-hung windows on the western portion of the south elevation. It appears that materials recycled from previous buildings were incorporated into the Hen House, including the above-mentioned two-thirds western portion of the south elevation. These materials may include components from the dismantled Tate House.

The door and window on the east elevation have been boarded on the interior of the building. This eastern wall now serves as the western wall of the larger, abutting Big Equipment Barn. There are three doorways on the exterior of this outbuilding; two are functional and one is not. The outward-swing door on the west elevation is located on the southwest corner and measures twenty-eight inches (width) by seventy-five and one-half inches (height). An inward-swinging screen door made with a wood frame and chicken wire is situated just inside the southwest door. The door on the south elevation is located in the southeast corner of the building and swings inward. An outward-swinging screen door made with wood framing and chicken wire is situated in front of the southwest door. The third door is centrally positioned on the east elevation, inside the Big Equipment Barn, and is not functional. The Hen House's east elevation serves as the western wall of the abutting Big Equipment Barn. The sills for the windows, located on the south and east elevation, display signs of advanced deterioration. There is a four-light fixed window, measuring twenty inches (width) by twenty-six and one-half inches (height), on the east elevation. There are three one over one fixed sash windows located on the north elevation.

Big Equipment Barn (ca. 1950)
No. 11 on site plan - Photo 0008
One-story, double bay and rectangular in shape, it measures thirty-four feet (width) by nineteen feet (depth) by fifteen feet (height) and is oriented on an east-to-west axis. This outbuilding is situated on the northeast end of

the property between the Tool Shed and the Hen House. The eastern wall of the Hen House attaches to the Big Equipment Barn and comprises the majority of the west elevation of the latter building. The building faces the south, and is positioned north and to the west of the home.

The building, made of unornamented pine, is painted red and the boards are positioned vertically. Openings are limited to two large sliding doors, with each door occupying one half the length of the south elevation. The doors were installed in 1998. The foundation for this outbuilding is a concrete footing, extending along the east, west, and north elevations, and measures nine inches in width. This outbuilding utilized post and beam construction of pine wood. The framing is sheathed in vertical pine boards, painted red. The metal, standing-seam roof extends on an east-west axis with the gable ends situated on the sides (east and west) of the building. The saltbox roof slopes down to the north. Small lightning rods, approximately twelve inches high, rise from the ridgeline on both the east and west ends of the roof. The slightly overhanging, open eaves are located on all four elevations of the building. The rafter ends are exposed on the underside of the eaves on the south and north elevations. A half-round gutter extends east-to-west on the south elevation beneath the eave overhang. The downspout is located on the southeast corner and extends down to the north.

On the south elevation, two sliding doors, each one bay in width, provide access into the building. Each door measures fifteen feet (width) by nine feet (height). A track and wheel system allows the doors to open by sliding along an east-to-west axis. A lock and latch system closes the door. There are no windows or shutters. The flooring for this outbuilding is earth. The interior walls are made of pine with the boards extending vertically on the north, south, and east elevations. The interior wall on the west elevation is the exterior wall from the neighboring Hen House. On this wall the pine boards extend horizontally. Three of the four interior walls are not painted; the western wall (exterior wall from the Hen House) is painted red. The building is currently used as Exhibit Building #2.

Open Tool Shed (ca. 1890)
No. 12 on site plan

Situated east of the Big Equipment Barn, "the Tool Shed dates to the Tate family ownership of the farm. Rectilinear in form, the Tool Shed is oriented perpendicular to the main road by its gable front roof. Located on the northeast end of the courtyard, this outbuilding is a one-story, single bay unit oriented on a north/south axis. The Tool Shed measures twenty-two by fifteen feet, and is sixteen feet in height.

The building rests on a concrete footing, measuring eleven inches (width), extending on the east, west, and north elevations. The south elevation and the interior floor is dirt. The unornamented and unpainted walls are made of white pine, with the boards extending vertically. The entire building is supported by a balloon frame made from natural white pine. A large opening, facing south and encompassing the entire façade measures fourteen feet, six inches (width) by nine feet (height). There is no door or wall protecting this elevation from the wind and other natural elements although signs of a door are visible. The metal, standing-seam roof extends with the gable ends situated on the north and south ends of the building. The slightly overhanging, open eaves are located on the east and west elevations. In addition, the rafter ends are exposed on the underside of the eaves.

Although no alterations are formally recorded, the building shows signs of modification. On the interior, signs of structural reinforcement are indicated by the variations in lumber shape, size, and age. Moreover, a concrete footing has been added beneath the north, east, and west elevations. A "C"-shaped door catch, located on the header of the south elevation's interior gable, suggests that a door was once present on this building. According to Warren Rentschler, this building was primarily used for repairing wagons and buggies. The Tool Shed was never painted because the family considered it to be of poor quality and not worthy of further expense. The vertical wood sheathing shows signs of severe deterioration along the base near the ground. The entire building, made of unpainted and unornamented white pine cladding, shows signs of weathering and age" (HABS 2004).

Hog House (ca 1912)
No. 13 on site plan – Photo 0009
The two-story wood building measures twenty-eight feet, two inches (width) by eighteen feet, two inches (depth) by twenty-three feet (height). The façade of the building faces south. The building sits on a concrete slab. The Hog House has a side-gabled roof with asphalt shingles. The ends of the eaves are finished with one-inch by six-inch fascia boards. The gables have open soffits. Gutters are mounted to the eaves. The walls are rough-sawn vertical wooden one-inch by six-inch planks with the exception of a horizontal slatted area on the upper west end of the building on both the north and south sides. The slatted area consists of seven, one-inch by six-inch planks, twelve-feet in length, that are turned slightly to allow circulation of air through the wall to the upper floor of the building. Exterior walls are painted red with the exception of the whitewashed window frames. A sixteen and three-quarter inch square brick chimney is located in the northeast corner of the building. The main entrance has a forty-eight inch wide sliding door. Centered on the north elevation is the access opening for the hogs to the sty, which measures thirty-five inches (width) by forty-nine inches (height), and a door roughly the same size is located on the west elevation. The west elevation also has a sliding door on the upper floor similar to the main entrance door with a four-light window above that. There are two window openings on the façade that are two over two with a whitewashed frame painted directly on the wall surface. The east elevation has two windows, on the lower floor, centered, with six lights and a whitewashed frame; the upper floor has a six over six double-hung sash window centered within the gable. The north elevation has two windows of four lights, at the northeast and northwest corners.

The overall floor plan is rectangular. The lower floor is divided into two main areas. The eastern section containing the rendering equipment is ten feet, two inches wide while the western portion is seventeen feet wide and contains two pig pens on the north side. The corridor leading to the pens is located along the south side of the building and is thirty-seven inches wide. There's a seven and one-half inch tall by two and seven-eighths thick concrete ledge that forms the south side of the feed trough in the main pen. The upper floor is completely open space. The stairway is oriented north-south and is in the northwest corner of the rendering room. The opening is twenty-six inches wide by fifty-seven inches long. There are nine wooden treads that lead to the upper floor. The lower floor is entirely concrete. Straw is used in the animal pens. The upper floor is made up of wood planking. Just inside the main entrance is a thirty-seven inch wide doorway that leads to the hog pens. A similar sized door opens into the pen area. A bulkhead door closes off the stairwell to the upper floor. A square opening with a trap door in the upper floor was used to allow corn or hog feed to fall to the pens below. The Hog House is equipped with a variety of tools and equipment used for the slaughter and processing of hogs. Included are the hooks, scalding tub, and the scraping and cutting table. Various hand tools including meat saws, cleavers, hooks, knives and sticks are also stored in the processing area. Located in the upper storage area is the crane used to hang hog carcasses on the west elevation of the building for cooling. A boar pen was located to the north of the Hog House. The small boar building with shed roof was removed prior to 2003 and the final sections of the foundation were removed in the fall of 2003.

Tool Shed (ca. 1910)
No. 14 on site plan – Photo 00010
The one-story rectangular building is situated north of the Main House. The foundation is a ten foot, four inch by twenty feet, four inch by six-inch high wooden platform made up of two-inch thick rough wood planks that vary in width and run east/west. The front-facing gable roof is wood frame with corrugated metal over asphalt shingles. The rafters are spaced at twenty-six inches on center, with eight-inch projecting eaves all around. The peak of the roof measures eleven feet, four inches above the grade. Warren Rentschler covered the deteriorating asphalt shingle roof with corrugated metal circa 1980. The walls are formed by corner timber end-posts, and two-inch by twelve-inch rough-sawn vertical studs to form the board and batten style enclosure with the exception of the south-facing façade at the main entrance. This has one-inch by four-inch boards nailed horizontally. Exterior walls are painted red with whitewashed window frames. The only entrance is on the south-

facing façade. It is a four foot by eight foot sliding wooden door that rides on a steel track and closes with a hasp and padlock. The track has rectangular steel straps to hold the door and a rubber bearing at the bottom center for stability. The floorboards are oriented perpendicular to the centerline of the building. Hinges and door handles are simple steel or iron. There is no heating, ventilation system or plumbing, and there is no evidence of electrical service to this building.

The shed has four windows, all roughly two feet, six-inches (height) by two feet, four inches (width) with a three-inch whitewashed frame around them. All windows with the exception of the facade have slipsills. Corrugated metal was used to cover deteriorating asphalt shingles circa 1980. The Tool Shed is equipped with a variety of small leather and woodworking tools, a bench and vice used to repair harnesses, saddles, and small utilities on the farm. A drill press, a forge, lathes, table saws, welders, pipe cutting and miscellaneous hand tools and hardware are evident. The northwest corner of the shed has a concrete ledge of thirteen feet, nine inches that connects it to the southeast corner of the Hog House. During the time the farm was in operation, there was a pig pen directly behind the tool shed at the north end, as part of the adjacent Hog House. The pigs dug out the ground at the north end of the shed causing the shed to sink about three feet at that end. In 2001, restoration specialist Ted Micka shored up the original building. Salvaged barn wood was used to replace deteriorated sidewalls. The floor was rehabilitated with new, thicker boards to replace the original floor that had been eaten away by woodchucks.

Non-Contributing resources

Cody Barn (ca. 1940)
No. 15 on site plan
This one story, gable fronted, frame barn has vertical wood siding. A sliding track door opens to the east on the front elevation. One window with four lights is also on the front elevation and is covered when the sliding door is open. Two similar windows are located on each of the three remaining elevations. A five panel wood door acts as an access door and is located on the west elevation. The barn was relocated in September 2009 from the soon to be demolished Cody Farm in Pittsfield Township. The building was moved two miles by trailer. Placed on a concrete slab foundation situated east of the Open Tool Shed and in the back of the farmstead complex, the barn serves as a Gift Shop for the Rentschler Farm Museum.

Windmill
No. 16 on site plan
Mounted to a tapering metal-framed tower that is five feet square at the base and is approximately twenty-five feet in height, the windmill is a fan/wheel with tail. The foundation is a concrete slab approximately ten feet by ten feet over a forty-five foot deep well lined with brick. The windmill has metal framing; four uprights are stabilized by three diagonal braces and three interior, horizontal, square braces constructed at approximately six foot intervals; square braces descend in size the higher on the structure they ascend. Crossed support wires intersect at the second level of bracing. The name Aermotor Company appears on the fan tail. The engine, rotor, and pump are located on the concrete slab at the base of the structure. The engine is marked with the Clinton Machine Company of Clinton, Michigan. The pump and rotor are stamped with name of the Heller-Aller Company of Napoleon, Ohio. This windmill was originally located on a farm near Lansing, Michigan and was moved to the Rentschler Farmstead in May 1998. While not an exact replacement, this windmill closely replicates the type of windmill that stood at this location until its removal. There is no recorded date that indicates when the original was removed.

Gazebo (2001)
No. 17 on site plan

Located to the west of the house, this frame, hexagonal shaped, open building was constructed for the complex to serve as a visitor welcome site.

Public Toilet (2006)
No. 18 on site plan
Built for public use, the small, frame building with a pyramid roof is located north of the house off the side porch and wheel chair ramp.

Garden Shed
No. 19 on site plan
Standing east of the Garden this shed was moved to the farmstead complex in 2005. Relocated from a farm in Lodi Township, it was rehabilitated by the Boy Scouts of America as an Eagle Project. The shed houses garden equipment and facilitates garden activities.

Garden
No. 20 on site plan
Reminiscent of the Rentschler family garden, the Saline Area Historical Society volunteers plant a 25 by 70 foot garden every spring, to help interpret the farm family life. The garden is located west of the house and south of the Big Barn, just west of the location of the original family garden. Produce is a part of the Harvest Days activities and given to attendees. Extra produce is donated to local charities.

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)

- [x] 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.
- [x] 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 old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

AGRICULTURE
ARCHITECTURE

Period of Significance

1904-1950

Significant Dates

1904 barn moved
1906 house built

Significant Person
(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Matthew Rentschler, builder

Period of Significance (justification)

The period of significance begins in 1904 when the Big Barn was moved from its position close to the road to its current location. The relocation of the Big Barn enabled the Rentschlers to have the space to build a new house, other farm buildings and a garden, making an efficient barn yard for successful farm operations. The period of significance ends in 1950 when the last contributing building was added to the farmstead.

Criteria Considerations (explanation, if necessary)

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The Rentschler Farmstead is significant at the local level under National Register Criterion A for its association with early twentieth century agriculture and dairy farming in Washtenaw County, Michigan, and under Criterion C as a highly intact example of a farmstead with buildings dating primarily from the early twentieth century. The Rentschler family worked this site for ninety-seven years, from the initial purchase in 1901 until the final sale of the property in1998. They raised cattle, dairy cows, sheep, pigs and chickens and grew grains, corn, oats and hay to feed them. The dairy business began as a sideline operation and grew into the "fluid milk business" when additional income became necessary.[i] Buildings were added to house animals, feed and equipment as the farm grew in its production. The nominated property has fourteen contributing resources on four acres, including a farmhouse, dairy and lamb barns, a hog house and several other structures characteristic of a typical dairy farm operation in the early to mid 20th century in Washtenaw County. [ii] The farmstead retains the identity of a working farm because *all* of the buildings dating from 1904 to 1950 survive intact with minimal changes and because it is clearly evident in the spatial organization and design of the buildings, structures and site. It is an excellent example of a Washtenaw County farmstead complex from the first half of the 20th century.

Narrative Statement of Significance (provide at least **one** paragraph for each area of significance)

On June 21, 1825, a land patent from the General Land Office was issued to John Gilbert, a resident of Monroe County, New York, for two hundred and forty acres of land situated in the southeast quarter of section thirty-one in Pittsfield Township. Although there are no deed transactions indicating a change of property ownership, an 1840 Pittsfield township plat map[iii] shows John Tate owning land in Section 31. Furthermore, an 1856 plat map illustrates the Tate family farm on the site. The property remained in the Tate family until it was put up for auction in 1901, and Emanuel Rentschler, a distant relative of Thomas Tate, purchased the property on April 6 for $8,964.

When Emanuel Rentschler purchased the land from Tate, the farmstead consisted of a house (which was moved and, later, the parts used in the construction of the lamb barn), a large barn, and a tool shed. Emanuel Rentschler's brother Matthew was a building contractor and skilled carpenter. Mathew Rentschler's work can be seen in every building on the farmstead as well as in neighboring properties. A few years after purchasing the farm, the Rentschlers decided to move the bank barn from its original location perpendicular and adjacent to the Chicago Road. The barn was moved in one piece to the north approximately 120 feet and reoriented parallel to the road. The move of the barn was a community event orchestrated by Emanuel Rentschler, his brothers Matthew and George and assisted by neighboring farmers by using jacks and roller.[iv] At this time the barn was

[i] Agnes Dikeman, "*Oral History Interview of Warren Rentschler*" Saline Historical Society, 1999,11.
[ii] E.B. Hill, *Types of Farming in Michigan, Special Bulletin No. 206.* Michigan State College, Agriculture Experiment Station. Section of Farm Management, East Lansing: Revised June 1939.
[iii] Pittsfield Township Historical Society, 1840 Plat Map.
[iv] Dikeman 1999, 3.

reconfigured; a new gambrel roof was installed, and the barn was lengthened twenty feet. This reorientation of the barn set in motion the plan for the placement of the house and subsequent outbuildings to make an efficient farm yard.

Two years after the barn move, a new gabled-ell house with Queen Anne influences was built by Matthew Rentschler on the location of the former Tate home. The house has twelve rooms and looks as it did when first erected in 1906. Anticipating that electricity would soon be available along the Chicago Road, the house was wired for electricity. The house also has a unique and early system of piped water, which made cold water available on the second floor. Other advanced technologies for the time included three-quarters of a mile of ten-inch drainage tile pipes that Emanuel installed to reclaim a marshy area in the center of his land. He also put in an underground water system to facilitate the passage of water into tanks located in the pasture across US 12 to water the livestock.[v] This farmstead also had a scale. It was used by the area's German farming community who were distrustful of the scales at the local mill. They would stop first at the Rentschler farmstead and weigh their crops to ensure an accurate reading.

The Rentschler Farm, encompassing two hundred and sixteen acres of farmland, was planned using an open courtyard design. Immediately surrounding the house are many mature trees including a Macintosh apple, an Elder, and four Maples. Due to their large circumference, one may deduce that these trees date back to the early development of the Rentschler Farmstead. The apple tree is all that remains of the family orchard.[vi]

The Rentschler family, like many frugal 20th century farm families, reused almost everything located on the farm. The rear entry door to the house appears to be from the original Tate house. Part of their old farmhouse was incorporated into the lamb barn. The chicken coop in particular has windows and other architectural features that would suggest that the old house windows were reused in this outbuilding.

E.A. Hauser built the Saline Creamery in Saline, Michigan in 1902, providing a market for milk.[vii] Rentschler began with a few dairy cows and sold cream as a sideline business. His son Herman increased the herd to thirty cows when additional income was needed and they entered the "fluid milk business."[viii] In keeping with the growing industry, advance technology and federal law, electric milkers were installed in the Big Barn sometime after 1925.

The Big Barn was the center of farm activity. Not only did it house the milking operation, draft horses (horse power was used until after WWII) and other animals, but also all of the hay and straw necessary for feed and care; it contained the threshing floor. It was built sturdy to carry the weight of the heavy threshing machines. In the fall when they had free time Emanuel and son would pitch the wheat bundles that had been stored in the overhead mow down to the machines to separate the grain from the straw. [ix]

The hen house held as many as 200 chickens and could produce from 125 to 150 eggs a day. The Rentschler woman collected and sold eggs for many years until the large poultry houses made it unprofitable.[x]

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[v] Dikeman 1999, 6.
[vi] Agnes Dikeman, *Interview #2 with Warren Rentschler,* Saline Area Historical Society,Saline, MI: 20 Mar 1999.
[vii] Bessie Collins, *History of Saline*, Ann Arbor, MI: Washtenaw Impressions, July 1956, 6.
[viii] Dikeman 1999, 11
[ix] Agnes Dikeman, *Interview #2 with Warren Rentschler"* Saline Historical Society, 1999,5.
[x] Dikeman 2 1999, 7

George Rentschler, Emanuel Rentschler's father, immigrated to the United States from Bavaria around the age of twelve. After marrying Kunigunda Dieterle, the couple reared three children; the oldest was Emanuel. In 1892 Emanuel married Elizabeth Burkhardt, and the couple had three children of their own, Alma, Alvin, and Herman. Herman worked on the farm alongside his father and eventually inherited the property. In 1919 Herman married Elsa Bredernitz, and together they raised seven children: Eugene, Warren, Elowene, Carol, Janice, Ronald, and Allen. His son Warren took over the farm operation in the 1950s. For over ninety-seven years, three generations of the Rentschler family lived and worked the farm. In the mid-1960s Warren Rentschler realized that the farm was too big to operate alone, so he sold the large parcel of uncultivated land to Ford Motor Company. As suburban development encroached upon the City of Saline, parcels of the Rentschler Farm were sold. The remaining four acres, including the farmstead, were sold to the City of Saline in 1998.

Agricultural Significance

The Agricultural Landscape of Michigan: An Historic Context for the Theme of Agricultural, a draft statewide agricultural context narrative prepared by the Michigan Agricultural Heritage Project at Michigan State University for the Michigan Department of Transportation, provides background on agricultural patterns and related farm buildings that helps place the Rentschler Farmstead in its historic context and establish its eligibility for the national register.

A 1930 Michigan State College Agricultural Experiment Station Special Bulletin No. 206 on *Types of Farming in Michigan,* by E. B. Hill, F. T. Riddell, and F. F. Elliott, identified fourteen regions in Michigan, each with its own type of farming – that is, combination of crop specializations (Hill, *et al.,* Fig. 3.1). The Saline area is located near the junction of three of these areas – area 1 around the Detroit metropolitan region in which dairying predominated; area 2, a "corn and livestock" region across the southernmost tier of counties west of the Detroit metropolitan area; and area 5, a "general farming" region in the south-central Lower Peninsula. F. F. Elliott in *Fifteenth Census of the United States: Types of Farming in the United States* (Washington, DC: Government Printing Office, 1933), found that in most of the regions general farming predominated despite the identified specializations present in the regions. The agricultural context project found that the most common Michigan farming systems were dairy, grain, fruit, poultry, livestock, specialty, forage, and mixed/general farming (19-20).

Commercial dairying in Michigan dated back to the Civil War days but became more significant by the early twentieth century, especially near Detroit or near good transportation facilities leading to urban markets. Most dairy herds were small in the early twentieth century, averaging seven-to-ten cows as of a 1930 study, suggesting that dairy farms needed other products as well to survive, such as animals or grain crops (21). As it developed in the early twentieth century, the Rentschler farm seems to have been one of these dairy farms that combined relatively small milk production by later standards with other production. While the context report shows that livestock raising has generally been a secondary farming system in Michigan, the Rentschler Farmstead was located at the edge of area 2, a center of corn production, and area 5, a general farming area characterized by grain production, dairying, and sheep and poultry raising because of its advantageous position close to cities and along good transportation routes to them. The farmstead seems to reflect general farming, with dairying important but combined with raising hogs and sheep as well as poultry. This type of farming is reflected in the combination of buildings present – a dairy barn, silo, and corn crib for dairying and a hog house, sheep barn, and corn crib reflecting livestock raising, along with miscellaneous outbuildings (equipment sheds). The farm's grains were reportedly used primarily as livestock feed rather than as cash crops on their own. Thus the farmstead appears to reflect general agricultural trends in this area of southern Michigan in the early twentieth century during which the farmstead developed and assumed its present form.

Architectural Significance

The statewide agricultural context study devotes much space to discussion and illustration of farm home and agricultural building types, and the study's bibliography reflects the substantial research into the history of agricultural buildings done as part of the project. But the study seems to have focused on scholarly publications for specialized localities, ethnic groups, building types, etc., while not apparently making much use of such other important sources as government bulletins related to farming and farm buildings, agricultural books and magazines, and trade catalogs and publications by building products manufacturers. Nor do its conclusions reflect much looking at actual Michigan farm buildings. The context report is a first draft, and much more needs to be done. Nevertheless, the context study does provide information that supports a conclusion that the types of buildings the farmstead contains, and the buildings themselves, tend to typify southern Michigan farm buildings of the early twentieth century.

The farmhouse's upright-and-wing form is one of a number of vernacular house forms in popular use across southern Michigan and a much broader area in the later nineteenth and early twentieth centuries. The upright-and-wing house form was common from the 1850s into the early twentieth century, with foursquares, bungalows, and other more modern forms supplanting it by around 1910. Full two-story upright-and-wing houses became common in the period after the Civil War. The Rentschler House falls into the broad pattern of gabled-ell houses with two-story wings as well as uprights characteristic of the period 1865-1910, though it is unusually large, with a large rear ell as well as a full two-story wing, and also finished with a spindlework porch and patterned shingle gable treatments characteristic of Queen Anne design becoming out of date as the house was built.

The "Big Barn" as it stands today is a very typical raised or basement barn of the late nineteenth or early twentieth-century type brought to its present form in 1904. Its evolution from what was apparently a standard English barn, reportedly built c. 1860, with floor at grade, to a larger footprint raised barn, with tall gambrel roof for greater hay/grain storage, in the early twentieth century was also a typical one in southern Michigan during this general time period. The block milkhouse and interlocking block silo, with metal rings and turnbuckles for reinforcement, were also typical early twentieth-century additions.

The context makes note of small hog houses built for home supply of pork and bacon by the late nineteenth century and reports that the early gable-roof types went out of favor as monitor-roofed ones became more popular. The c. 1912 gable-roof hog house, with its rendering area downstairs and feed storage upstairs (plus outdoor pens) reflects the early gable-roof form but seems to be larger than what the context describes.

The small early twentieth-century corn crib and c. 1912 saltbox or leanto-roof hen house reflect common early twentieth-century types identified by the context.

The context does not identify lamb or sheep barns such as the c. 1906 lamb barn with its feed storage area in the loft as a feature of Michigan farms. Since sheep were an important livestock in some parts of southern Michigan well back into the nineteenth century, it seems likely there must have been sheep barns. The context also says little about sheds such as the implement barn, tractor shed, big equipment shed, and open tool shed, but such gabled or shed-roof structures are typically found on Michigan farms.

Developmental history/additional historic context information (if appropriate)

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Saline Area Historical Photos. *Ford Plant, Morton Farm, and Rentschler Farm.* Image 350. 1970 <http://images.umdl.umich.edu>

Saline Area Historical Photos. *Ford Plant, Morton Farm, and Rentschler Farm.* Image 351. 1971 <http://images.umdl.umich.edu>

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
__x__recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record #_____

Primary location of additional data:

__x__State Historic Preservation Office
__x__Other State agency
____Federal agency
__x__Local government
____University
____Other
Name of repository: **MDOT; City of Saline, MI**

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 4.00 ac
(Do not include previously listed resource acreage)

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	17	271941	4672776	3			
2				4			

Verbal Boundary Description (describe the boundaries of the property)

Parcel 18-12-31-470-012

W.D. L3569 P 970**** FROM
123140006 04/27/98 P1 31-17A-1A-1A
COM at E ¼ COR SEC 31, TH N 88-08-39
W 1335.95 FT, TH S 01-45-11 W 505.75 FT
TO A POB, TH N 67-18-47 FT E 455.78 FT,
TH S 26-46-00 E 300.72 FT, TH S 63-14-00
W 635.65 FT TH N 01-45-11 E 379.16 FT
TO THE POB. PT OF SE ¼ SEC 31,
T3S-R6E. 4.00 AC

Boundary Justification (explain why the boundaries were selected)

Includes the entire four acre parcel containing the farmstead, the rest of the former farm property having been sold off and developed.

11. Form Prepared By

name/title Cynthia B. Christensen; Agricultural/Architectural Context – R. O. Christensen, NR Coordinator, MI SHPO

organization _____ date 8 April 2012

street & number 321 North Lewis Street telephone 734-395-7954

city or town Saline state MI 48176-1179

e-mail Cynthia B. Christensen: cynthiabc@yahoo.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.

- **Continuation Sheets**

- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Rentschler Farmstead

City or Vicinity: Saline

County: Washtenaw

State: Michigan

Photographer: Jim Roth

Date Photographed: August 2009

Location of Original Digital Files: 321 N. Lewis, Saline, MI 48176

Description of Photograph(s) and number: 1 of 12

Photo # 0001, House, #1 on site plan, camera facing northeast
MI_WashtenawCo_RentschlerFarm_1House_0001
Photo # 0002, House, #1 on site plan, camera facing southeast
MI_WashtenawCo_RentschlerFarm_1House_0002
Photo # 0003, Big Barn and Silo, #2 and #3 on site plan, camera facing east
MI_WashtenawCo_RentschlerFarm_2+3BigBarnSilo_0003
Photo # 0004, Big Barn and Milk House, #2 and #4 on site plan, camera facing west
MI_WashtenawCo_RentschlerFarm_2+4BigBarnMilkHouse_0004
Photo # 0005, Lamb Barn, #5 on site plan, camera facing north
MI_WashtenawCo_RentschlerFarm_5LambBarnSalvage_0005
Photo # 0006, Lamb Barn, #5 on site plan camera facing west
MI_WashtenawCo_RentschlerFarm_5LambBarnSalvage_0006
Photo # 0007, Small Implement Barn, #8 on site plan, camera facing east
MI_WashtenawCo_RentschlerFarm_8Small Implement+Buggy Shed_0007
Photo # 0008, Hen House and Big Equipment Barn, # 10 and #11 on site plan, camera facing northeast
MI_WashtenawCo_RentschlerFarm_10+11HenHouseBig Equip_0008
Photo # 0009, Hog House, #13 on site plan, camera facing north
MI_WashtenawCo-RentschlerFarm_13HogHouse_0009
Photo # 0010, Tool Shed, #14 on site plan, camera facing northeast
MI_WashtenawCo_RentschlerFarm_14ToolFarmShop_0010
Photo # 0011, Overview, camera facing northeast
MI_WashtenawCo_RentschlerFarm_Overview_0011
Photo # 0012, Overview, camera facing northwest
MI_WashtenawCo_RentschlerFarm_Overview_0012

Property Owner:

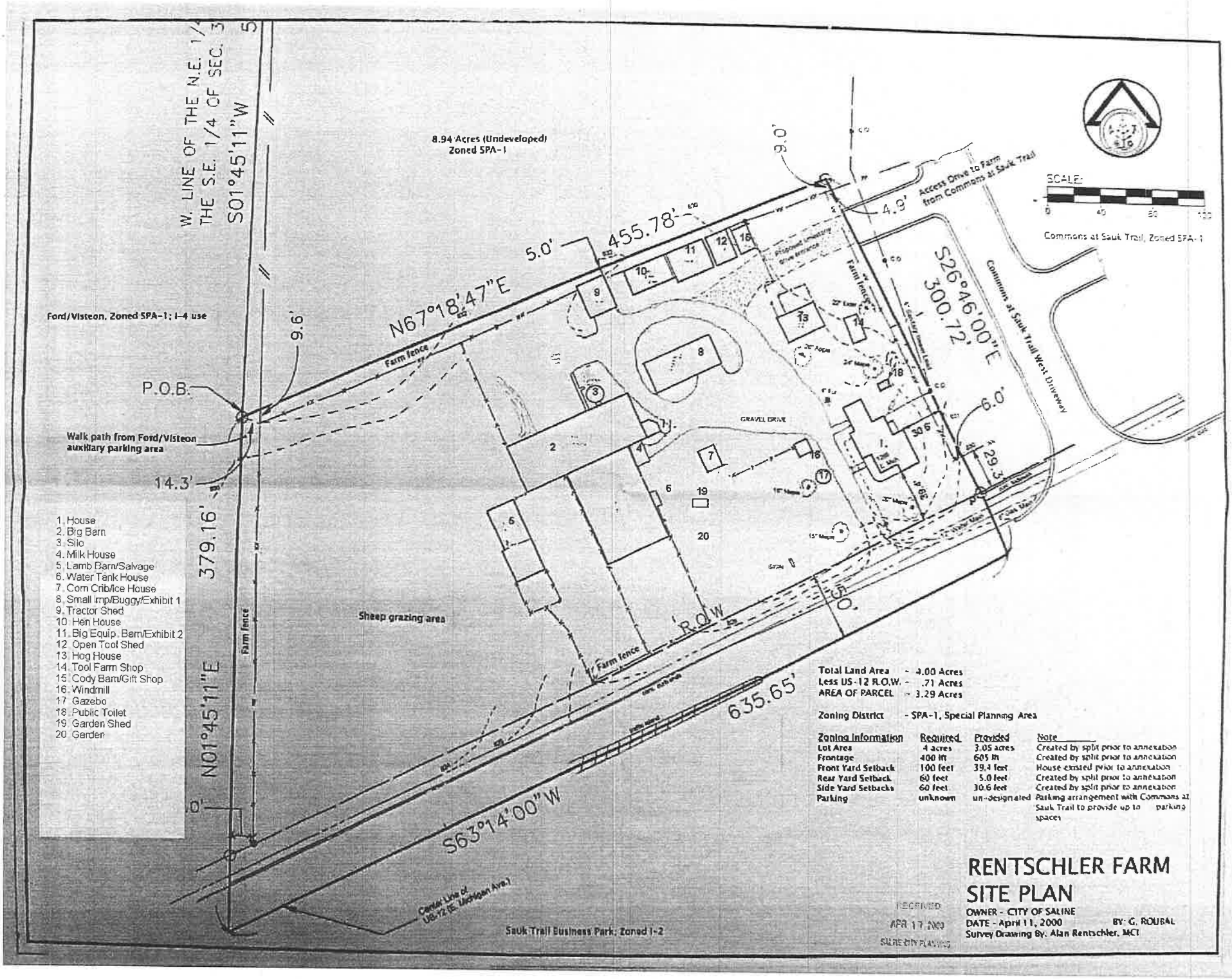
(complete this item at the request of the SHPO or FPO)

name City of Saline Michigan c/o Jeff Fordice, Managed by Saline Area Historical Society/ Dean Greb, Pres.

street & number 100 North Harris telephone 734-429-4907 ex. 124

city or town Saline state MI zip code 48176

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.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Total Land Area - 4.00 Acres
Less US-12 R.O.W. - .71 Acres
AREA OF PARCEL - 3.29 Acres

Zoning District - SPA-1, Special Planning Area

Zoning Information	Required	Provided	Note
Lot Area	4 acres	3.05 acres	Created by split prior to annexation
Frontage	400 ft	605 ft	Created by split prior to annexation
Front Yard Setback	100 feet	39.4 feet	House existed prior to annexation
Rear Yard Setback	60 feet	5.0 feet	Created by split prior to annexation
Side Yard Setbacks	60 feet	30.6 feet	Created by split prior to annexation
Parking	unknown	un-designated	Parking arrangement with Commons at Sauk Trail to provide up to parking spaces

RENTSCHLER FARM SITE PLAN

OWNER - CITY OF SALINE
DATE - April 11, 2000 BY: G. ROUBAL
Survey Drawing By: Alan Rentschler, MCI

RECEIVED
APR 17 2000
SALINE CITY PLANNING

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

STATE OF MICHIGAN

SALINE QUADRANGLE
MICHIGAN—WASHTENAW CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

4268 IV SW (DEXTER)
4268 IV SE (ANN ARBOR WEST)
4268 I SW (ANN ARBOR EAST)
4268 III NW (BRIDGEWATER)
4268 II NW (YPSILANTI WEST)
4268 III SW (TECUMSEH NORTH)
4268 II SW (MILAN)

83°52'30" E. 263 000m. 264 265 266 50' 267 269 47'30" 270 2 150 000 FEET 273 83°45'
42°15'
4681 000m. N.
4680
4679
4678
4677
12'30"
4676
4675
4674
4673
T. 3 S.
10'
T. 4 S.
4672
4671
4670
4669
230 000 FEET
42°07'30"

JACKSON 35 MI.
2.5 MI. TO INTERCHANGE 172
0.6 MI. TO INTERCHANGE 177
DETROIT (INTERSTATE 75) 41 MI.
8 MI. TO MICH. 52
3.8 MI. TO U.S. 23
YPSILANTI 6 MI.
MILAN 4.7 MI.
BRIDGEWATER 1.8 MI.
CLINTON 7 MI.
27 MI. TO U.S. 127
MACON 4.9 MI.

ANN ARBOR
INTERCHANGE 175
270 000 FEET
Trailer Park
Radio Towers (WPAG)
Golf Course
Gravel Pit
Radio Towers (WOIA)
Lody Cem
Gravel Pit TEXTILE
Arnold Lake
Birkle Lake
Deppmann Lake
BM 874
BM 924
Townhall
Union Cem
Saline
Saline Airport
Ella Lee Lake
Picnic Area
Gaging Station BM 718
BM 770
Judd Cem
Fish Hatchery
Sewage Disposal
CURTISS PARK
SPILLWAY
Houghton Sch
Jeffers Sch
High Sch
Freiler Park
Benton
St James Cem
Bethel Church
Saline Waterworks
Wood Outlet Drain
ABANDONED
Saline River
Koch Warner No 6 Drain
Ann Arbor Municipal Airport
Pittsfield Drive
Maple Drive
Loohr Drive
Milkey Road
Bemis Road
Phillips Road
Ann Arbor Saline Road
Ann Arbor Milan Road
Ann Arbor Dexter Road
Ann Arbor Detroit Road
Ann Arbor Chelsea Road
Ann Arbor Jackson Road
Ann Arbor Pittsfield Road
Ann Arbor Waters Road
Ann Arbor Ellsworth Road
Ann Arbor Textile Road
Ann Arbor Weber Road
Ann Arbor Bethel Church Road
Ann Arbor Saline Waterworks Road
Ann Arbor Austin Road
Ann Arbor Pleasant Lake Road
Ann Arbor Zeeb Road
Ann Arbor Tessmer Road
Ann Arbor Wagner Road
Ann Arbor Ginsley Road
Ann Arbor Grass Road
Ann Arbor Scheel Road
Ann Arbor Noble Road
Ann Arbor Marion Road
Ann Arbor Macon Road
Ann Arbor Braun Road
Ann Arbor Johnson Road
Ann Arbor Austin Road
Ann Arbor Feldkamp Road
Ann Arbor Roehm Road
Ann Arbor Albert Road
Ann Arbor Jordan Road
Ann Arbor Moorewillen Road
Ann Arbor Maple Road
Ann Arbor Milan Road
Ann Arbor York Road
Ann Arbor Saline Road
Ann Arbor Macon Cr
Ann Arbor Saline River
Ann Arbor Wood Outlet Drain
Ann Arbor Koch Warner No 6 Drain
Ann Arbor Pittsfield Drive
Ann Arbor Maple Drive
Ann Arbor Loohr Drive
Ann Arbor Milkey Road
Ann Arbor Bemis Road
Ann Arbor Phillips Road
Ann Arbor Ann Arbor Saline Road
Ann Arbor Ann Arbor Milan Road
Ann Arbor Ann Arbor Dexter Road
Ann Arbor Ann Arbor Detroit Road
Ann Arbor Ann Arbor Chelsea Road
Ann Arbor Ann Arbor Jackson Road
Ann Arbor Ann Arbor Pittsfield Road
Ann Arbor Ann Arbor Waters Road
Ann Arbor Ann Arbor Ellsworth Road
Ann Arbor Ann Arbor Textile Road
Ann Arbor Ann Arbor Weber Road
Ann Arbor Ann Arbor Bethel Church Road
Ann Arbor Ann Arbor Saline Waterworks Road
Ann Arbor Ann Arbor Austin Road
Ann Arbor Ann Arbor Pleasant Lake Road
Ann Arbor Ann Arbor Zeeb Road
Ann Arbor Ann Arbor Tessmer Road
Ann Arbor Ann Arbor Wagner Road
Ann Arbor Ann Arbor Ginsley Road
Ann Arbor Ann Arbor Grass Road
Ann Arbor Ann Arbor Scheel Road
Ann Arbor Ann Arbor Noble Road
Ann Arbor Ann Arbor Marion Road
Ann Arbor Ann Arbor Macon Road
Ann Arbor Ann Arbor Braun Road
Ann Arbor Ann Arbor Johnson Road
Ann Arbor Ann Arbor Austin Road
Ann Arbor Ann Arbor Feldkamp Road
Ann Arbor Ann Arbor Roehm Road
Ann Arbor Ann Arbor Albert Road
Ann Arbor Ann Arbor Jordan Road
Ann Arbor Ann Arbor Moorewillen Road
Ann Arbor Ann Arbor Maple Road
Ann Arbor Ann Arbor Milan Road
Ann Arbor Ann Arbor York Road
Ann Arbor Ann Arbor Saline Road
Ann Arbor Ann Arbor Macon Cr
Ann Arbor Ann Arbor Saline River
Ann Arbor Ann Arbor Wood Outlet Drain
Ann Arbor Ann Arbor Koch Warner No 6 Drain
Ann Arbor Ann Arbor Pittsfield Drive
Ann Arbor Ann Arbor Maple Drive
Ann Arbor Ann Arbor Loohr Drive
Ann Arbor Ann Arbor Milkey Road
Ann Arbor Ann Arbor Bemis Road
Ann Arbor Ann Arbor Phillips Road
L O D I
T O W N S H I P
S A L I N E
Y O R K

Mapped, edited, and published by the Geological Survey
in cooperation with State of Michigan agencies

Control by USGS and USC&GS

Topography by photogrammetric methods from aerial photographs taken 1965–66. Field checked 1967

Polyconic projection. 1927 North American datum
10,000-foot grid based on Michigan coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks, zone 17, shown in blue

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

To place on the predicted North American Datum 1983, move the projection lines 5 meters west as shown by dashed corner ticks

MN GN
4½° 1°53'
80 MILS 33 MILS
UTM GRID AND 1983 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000
1 0 1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 .5 0 1 KILOMETER
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND GEOLOGICAL SURVEY DIVISION
MICHIGAN DEPARTMENT OF NATURAL RESOURCES, LANSING, MICHIGAN 48909
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

MICHIGAN
QUADRANGLE LOCATION

Revisions shown in purple compiled from aerial photographs taken 1982 and other sources
This information not field checked. Map edited 1983

ROAD CLASSIFICATION
Heavy-duty
Medium-duty
Light-duty
Unimproved dirt
Interstate Route
U.S. Route

SALINE, MICH.
N4207.5—W8345/7.5
1967
PHOTOREVISED 1983
DMA 4268 III NE—SERIES V862

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1984

R. 5 E. R. 6 E.

Rentschler Farmstead
Washtenaw Co MI
17 271941 4672776

THE FARM SHOP

SALVAGE BARN

SPEED
LIMIT
45
NO
STOPPING
STANDING
PARKING

MUSEUM
OPEN SAT SUN