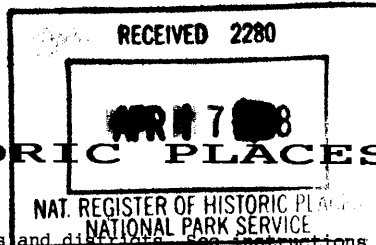


United States Department of the Interior
National Park Service



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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 Keil Farm
other names/site number _____

2. Location

street & number 178 Keil Farm Road not for publication _____
city or town Walhalla vicinity x
state South Carolina code SC county Oconee code 073 zip code 29691

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally.
(____ See continuation sheet for additional comments.)

Mary W. Edmonds 4/6/98
Signature of certifying official Date

Mary W. Edmonds, Deputy SHPO, S.C. Department of Archives & History, Columbia, S.C.
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): _____

Elson H. Beall 5-20-98

Signature of Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>7</u>	<u> </u>	buildings
<u>1</u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>8</u>	<u>0</u>	Total

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

Number of contributing resources previously listed in the National Register 0

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic

Sub: single dwelling

secondary structures

Current Functions (Enter categories from instructions)

Cat: Domestic

Sub: single dwelling

secondary structures

7. Description

Architectural Classification

(Enter categories from instructions)

Mid-19th Century/Late Victorian

Materials

(Enter categories from instructions)

foundation stone

roof metal

walls weatherboard

other logs

Narrative Description

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

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 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
Agriculture

Significant Dates

ca. 1850
ca. 1900
ca. 1905

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Period of Significance

ca. 1850-ca. 1905

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Barbara and Julian E. Keil

10. Geographical Data

Acreeage of Property 2.5 acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	17	311780	3845120	3	17	311700 3844900
2	17	311840	3845020	4	17	311620 3845010
See continuation sheet.						

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Barbara W. and Julian E. Keil

organization _____ date February 1, 1998

street & number 16 Sheridan Road telephone (803) 766-6793

city or town Charleston state SC zip code 29407

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 Barbara W. and Julian E. Keil, and Stephen Mihaly c/o The Nason Company, West Union, SC

street & number 16 Sheridan Road telephone (803) 766-6793

city or town Charleston state SC zip code 29407

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 5

Keil Farm
name of property
Oconee County, South Carolina
county and State

Summary

The Keil Farm, located in the Walhalla vicinity in Oconee County, features a ca. 1850 farm house which evolved from a two-room house plus kitchen and loft building to a seven-room house plus finished loft by 1905. The additions involved the same skillful craftsmanship and prime quality lumber as did the original section. The Keil Farm presently consists of a one-and-one-half story frame farm house and six outbuildings, including a barn, corn crib, chicken house, smoke house, tenant house, and outhouse or privy. It is thought that most of these outbuildings may have been built by 1860 since that year's census reports livestock and produce which required shelter and storage. These buildings are clustered in an isolated scenic rural setting surrounded by woods on three sides and pasture on the other.

The entrance to the farm house is marked by seventy-five-year old English boxwoods and large oak and cedar trees. Entrance to the property is through a grove of trees which contributes as a landscape feature. The main house sits on a scenic hilltop, surrounded by forest and fields of grass. Close to the house are three rather large trees, the largest measuring eighteen feet in circumference (about six feet in diameter). Wildflowers, dogwoods and other small trees are in abundance.

The complete setting tells the story of the early German colonization of Walhalla and how the people lived and worked in the mid-nineteenth century. The property has had additions and alterations to accommodate the family's growth into the twentieth century. Electricity and indoor plumbing was not added until 1948.

The current condition of the farm house is excellent. Today, with central heating and air conditioning, it is a comfortable home in a peaceful setting. The outbuildings are in stable condition, but less well preserved than the house.

General Characteristics

The house originally had two rooms, each about 16'x16' with back-to-back fireplaces, a kitchen, and steps leading from one of the large rooms to the loft (sufficient headroom for an adult to stand). Today, the house has seven larger rooms, two halls, a kitchen, three baths, two porches, three stoops, and an inset porch. Upstairs, there is one large room and one small room which is over the inset porch. The "L"-shaped farm house is of frame construction. The foundation is fieldstone carefully placed without the use of mortar. The exterior walls are heart pine boards, overlapped, which have never been painted and have naturally darkened over the years. The gabled tin roof replaced a wooden shingle roof about 1900. The sills of the house are hewn timbers measuring 15"x15" and floor joists are hewn of large diameter (6" to 10") debarked logs. The roof of the original parts of the house is supported by large logs. The studs for outside walls are four inches square. Each has a Roman numeral carved into its exterior side which matches the same Roman numeral on the face of the sill. The wooden

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Keil Farm
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underpinnings and frame of the house are fitted together by use of mortise and tenon joints with pegs to secure the superstructure to lower frames.

The house has two porches, three stoops and an inset porch; it has six exterior doors, all original, except one. There are twenty-seven windows, most of which are nine-over-nine and nine-over-six panes, many with old glass. There is one main chimney serving two fireplaces, and two other chimneys, one for use by dining room and adjoining kitchen, and one for a back bedroom. The latter two have been closed.

Significant Interior Features

The living room has wide, beaded boards on the walls and ceiling, wide boards on the floor, a fireplace with hearth and mantel, two exterior doors and three interior ones. The dining room has heart pine tongue-and-groove boards on wall and ceiling, wide floor boards, and a triple window overlooking a massive oak tree and pasture. The kitchen has original wide floor boards, wall and ceiling boards, and an exterior door which is a Dutch door (at least 60 years old) with original latch, but new latch string. A bedroom known as the middle room, is one of the original rooms. The ceiling and walls are wide beaded boards and the floor is ninety-five percent original wide boards, about one-and-one-half inches in thickness. This room has a fireplace, mantel, and hearth made of several pieces of native stone. One stone has a protrusion about eight inches by about five inches into the main floor. The floor boards are fitted around the protrusion. Windows in this original room are nine-over-nine panes of old glass. Off the Middle Room is the Green Room, named for its original color which is used as a bedroom/sitting room. It has original wide beaded boards on three walls. It was originally part of a porch and there is one single window and one double window that overlooks the pasture. The bath was created out of the Green Room in 1948 and has a pocket window. An entrance hall, added about 1900, with natural beaded board, heart pine, tongued and grooved, is on the other side (north) of the Middle Room. This hall has the original wainscoting and chair rail made from heart pine. This hall has two original exterior doors and two interior doors (one original). One of the exterior doors has glazed sidelights and transom. This door's hardware is unusually ornate. It is this door which was a main entrance door and which opened upon a former garden(1).

On the other side (north) of the entrance hall is a large room, originally the entertainment parlor. It measures 18' x 21', has wide floor boards of heart pine, and wainscot and chair rail as in the adjoining entrance hall. This is the room which had been nearly demolished during

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Keil Farm

name of property

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the previous ownership, with exterior weatherboard, and wall and ceiling boards made of heart pine removed from the premises. Part of the wainscot had been removed similarly, but was restored with heart pine from a dealer in Charleston. The original wainscot of the parlor (now a bedroom) was restored. The entrance hall has been cleaned and doors restored. It is particularly outstanding with all original natural heart pine tongue-and-groove boards in the ceiling, walls, wainscoting, chair rail, and three original doors and their hardware. One of the entrance doors to the hall has a glazed transom and sidelights. This large room was added in the 1896-1905 period as a parlor for the young people to entertain friends and would-be suitors of Margaret and John Keil, Jr.'s six daughters.

Additions to the original house (see floor plan) including the parlor and entrance hall probably were made about 1900 by J. H. Keil, Jr., who was a skilled carpenter (In evidence of his skill, there are hand-written quotations given by Keil, Jr., to a church and an individual for additions/improvements to their property, in Margaret Jane Keith Keil's papers). Heart pine tongue-and-groove boards, approximately five inches wide, were used for ceilings, walls, and wainscoting. The tools, cutting knives and planes used by Keil, Jr., are in possession of the applicant/current owner.

The entire house was built with many doors and windows, probably for cross-ventilation in summer. Upstairs is a large long room and one smaller room. Located off the larger room is a sleeping porch.

There are several distinctive features of the Keil Farm House, including an inset porch with turned and chamfered entrance posts, a well on the back porch off the kitchen, seven outside doors, and over 1,000 square feet of upstairs with unpainted heart pine tongue-and-groove boards on walls and ceiling. Extensive storage space extends from the front and back sides which is accessed by a number of small doors.

Keil Farm remained in the family continuously until 1994. Eleven acres were owned by the applicant and forty-six acres on which the farm house and building are located were owned by a first cousin.

The forty-six acres were sold to an industrialist who planned to demolish the house and outbuildings; however, he later sold the house to the current owners, with whom he is negotiating the sale and/or transfer of additional area that includes the outbuildings.

For a number of years, during and prior to the purchase of the property by the industrialist, the house had been vandalized and fallen into disrepair. When the applicants acquired the house in 1996, a restoration plan was implemented and is nearly complete.

During the partial restoration of the property in 1996 and 1997 by the applicants, heart pine weatherboards which had been removed by the previous owner and weatherboards in a very limited area which were badly decayed, were replaced with cedar boards. In addition, asbestos shingles which had been applied prior to 1971 by a previous owner were replaced by cedar boards.

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Keil Farm
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Statement of Significance

The Keil Farm is significant as an example of the evolution of an antebellum farm house from the mid-nineteenth to the early twentieth century. It also is a symbol of the role that a German immigrant family played in the settlement and development of Walhalla and Oconee County, South Carolina.

John Henry Keil, Sr.(1817-1900), was born Johann Heinreich Keil, in Stotel, Germany, and spent almost ten years in Charleston after migrating there in the late 1830s or early 1840s. He was listed as a grocer in the City of Charleston directory in 1842. His naturalization papers also list this occupation. He and his family were members of St. Matthew's Lutheran Church of Charleston. Keil married Margurethe Henrietta Sahlmann in 1847 there, and all of their three children (Katherine Sophia, born July 24, 1848; Johann Heinreich Keil, Jr., born June 12, 1850; Gessina Sophia, born September 21, 1852) were baptized there.(2)

The German Colonization Society of Charleston led by John A. Wagener, purchased a large tract of land from Col. John Grisham of West Union and laid out the town lots and agricultural area of Walhalla in 1850(3). Getting to the frontier of settlement in Oconee County (then part of Pickens District) in 1852 from Charleston required a seven-hour ride on the S. C. Railroad to Columbia, another long train ride to Honea Path or Anderson(4), and finally a seven or eight-hour carriage ride to Pendleton and Walhalla. John Henry Keil and family, about 1853, took up residence in the Bear Swamp area of Wagener Township. In 1857, he purchased 203 acres of land in the Bear Swamp area from J. F. Leopold for \$1,015(5). Part of this purchase contains the current property. Keil, his family, and their pioneer friends initially must have labored in near-isolation in the area in which they settled.

When the family moved to Walhalla, they began by 1855 an active association with the newly formed St. John's Lutheran Church. The family was active in Sunday School and Keil, Sr., was active as a vestryman from 1878 until his death in 1900.

A number of political and social periods influenced life at the Keil Farm. As one examines resources of the farm before and after the Civil War, it can be noted (see Table) that resources diminished after the war and during the Reconstruction period. Yet, by the turn of the century, economic conditions obviously improved because the residence had been expanded from its original 700 square feet downstairs and another 400 feet in the loft to usable space measuring over 2000 square feet downstairs and

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1000 feet upstairs. The initial expansion, sometime between 1894 and 1900, was an addition to the west and south of the original house. It provided additional bedrooms and expanded the dining area. The final addition came about 1900 in the form of a large parlor and entrance hall. By that time, J. H. Keil, Jr.'s, family had taken over the house and farm from Keil, Sr. The elder's wife had died in 1884, and he had already moved into his town house, which he had purchased in 1879.

Oral history(6) indicates that Keil, Sr., continued his grocery business on Catherine Street in the town of Walhalla at the same time he was farming in the Bear Swamp area two miles south of the town. County records (7) indicate his first town property, two 0.5-acre lots and one 1.0-acre lot with a house, still standing today, and other buildings, was acquired from John H. Kleinbeck and wife Sophia in 1879. All of the lots had been conveyed to the Kleinbecks by the German Colonization Society. Two of these fronted on Main Street. Four years later, in 1883, Keil, Sr., purchased three adjacent lots from August Brenneke (8) which allowed him to own the block fronting on Main Street between Pine and Chestnut Streets and going back to North Broad Street. In the book Old Walhalla (9), it is told that the Keils lived in a small cottage on the north side of Main Street, and that he grew all sorts of truck and fruit crops as well as medicinal herbs.

Data derived from the U. S. Agricultural Census for 1860 and 1870 (10) indicates that J. H. Keil, Sr., planted a variety of legumes and vegetable crops as well as having "milch" and beef cows, swine, and sheep (Table 1). There appeared to be a decline in farm resources after the Civil War. The "tenant house" which is standing today in "L" shape form was originally only a rectangle. The records of Margaret Jane Keith Keil (widow of J. H. Keil, Jr., who died in 1914) who managed the Keil Farm until her death in 1939, contain agreements with sharecroppers William W. Brewer and Winfield Morton dated 1884 and another with Isaac Allen dated 1887. Thus, the tenant house, also known as "Merritt's House" in the 1930s and 1940s, was likely used for the purpose of providing housing to sharecroppers and may date to 1884 or before. As late as 1940, a buggy shed stood some several hundred yards from the main house. Margaret J. K. Keil's records contain a receipt for a new buggy purchased in 1905 for \$80. This purchase may have necessitated the shed for the new vehicle, or it might have previously housed an older buggy or wagon.

John Henry Keil, Jr., died in July, 1914, after a team of mules dragged him across a field. His widow took over active management of the farm and operated it profitably through World War I and the Depression. By the time of the Depression, the children of Margaret and the late John Keil, Jr., had moved away from Walhalla. But, when hard economic times spread throughout the country, the Keil Farm provided the haven to which many of these children, spouses and their children returned, for various periods of time.

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At some time during the farm development, probably very early on, two outdoor privies were dug and surrounded by waterproof buildings. Both were located away from sources of drinking water. One was for women, the other for men. One of these outhouses was replaced in the mid-1930s when the Works Progress Administration (WPA), a make-work program of the depression, offered to provide a well-engineered and built unit for eight dollars. For the same reason that many children were named for President Franklin D. Roosevelt, who was perceived as being the savior of the rural South, the new privy was called "the WPA", and its bureaucratic agency designation continues 60 years later.

The original Keil House, its additions, and farm outbuildings embody distinctive characteristics representing the work of master craftsmen and the work of a master planner who as an immigrant to this country in the settlement and development of Walhalla and Oconee County. His farmstead should be preserved and recognized for its place in the history of the nineteenth and twentieth centuries.

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Keil Farm
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NOTES

1. M.D. Price, Childhood Memories of Grandmother's Farm, Personal Recollections, n.p., 1978. Copy in possession of Julian E. Keil.

2. St. John's Lutheran Church, Walhalla, S.C.: Parish Archives, Sunday School and Vestry Minutes.

3. B. E. Schaeffer, German Colony Protocol (Walhalla, SC: Oconee County Library, 1960).

4. U. B. Phillips, A History of Transportation in the Eastern Cotton Belt to 1860 (Octagon Press, 1950).

5. Pickens District, S. C. Records, Mesne Conveyance Book H, Page 452, 1858.

6. James Brandt, interview with author. Brandt is a genealogist and formerly lived at Keil Farm with his mother and grandmother.

7. Oconee County Deed Book F, Pages 475-477, 1879; Book H, Pages 620-621, 1883.

8. Ibid.

9. C. S. Reid, M. Brennecke, R. C. Carter, II, Persons, Places and Happenings in Old Walhalla (Walhalla, S.C.: Walhalla Historical Society, 1960).

10. United States Agricultural Census Records, 1860, 1870, S. C. Department of Archives and History, Columbia, S. C.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 12

Keil Farm
name of property
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John H. Keil Sr.'s Holdings
as Reported by the Agricultural Census: 1860, 1870

Assets	1860	1870
Improved land, acres	30	30
Unimproved land, acres	175	135
Cash value of farm, \$	1,015	400
Value, Farm implements, \$	30	5
Horses	2	+
Milch Cows	3	4
Other cattle	6	4
Sheep	-	6
Swine	9	-
Value of livestock, \$	192	200
Wheat, Bushels	10	30
Rye, bu	6	7
Indian corn, bu	200	103
Oats, bu	-	73
Wool, lbs	18	10
Tobacco, lbs	-	10
Sweet potatoes, bu	15	10
Irish potatoes, bu	-	10
Butter, lbs	40	20
Molasses, gals	-	30
Value, animals slaughtered, \$	50	-
Value, all farm production, \$	not asked	170

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Section 10 Page 13

Keil Farm
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Verbal Boundary Description

The boundaries encompass a rectangle shaped area of approximately two and one-half acres. The eastern most boundary line is about 250 feet along Keil Farm Road. The northern and southern most boundaries is almost parallel, extending westward about 450 feet (see site plan). Of this area, only 1.16 acres is owned by the applicants (BWK, JEK); the balance which surrounds on three sides Keil's area is currently owned by Stephen Mihaly, President of the Nason Company of West Union, SC. Discussions are in progress to negotiate the sale of the Mihaly land to the Keils.

Verbal Boundary Justification

These boundaries include the Keil Farm House, outbuildings, and the historic grove.

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NATIONAL REGISTER OF HISTORIC PLACES
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Section PHOTOGRAPHS Page 14 Keil Farm
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The following information is the same for each of the photographs:

Name of Property: Keil Farm
Location of Property: Walhalla vicinity, Oconee County, South Carolina
Name of Photographer: Julian E. Keil
Date of Photographs: December 1997
Location of Original
Negatives: Keil Farm

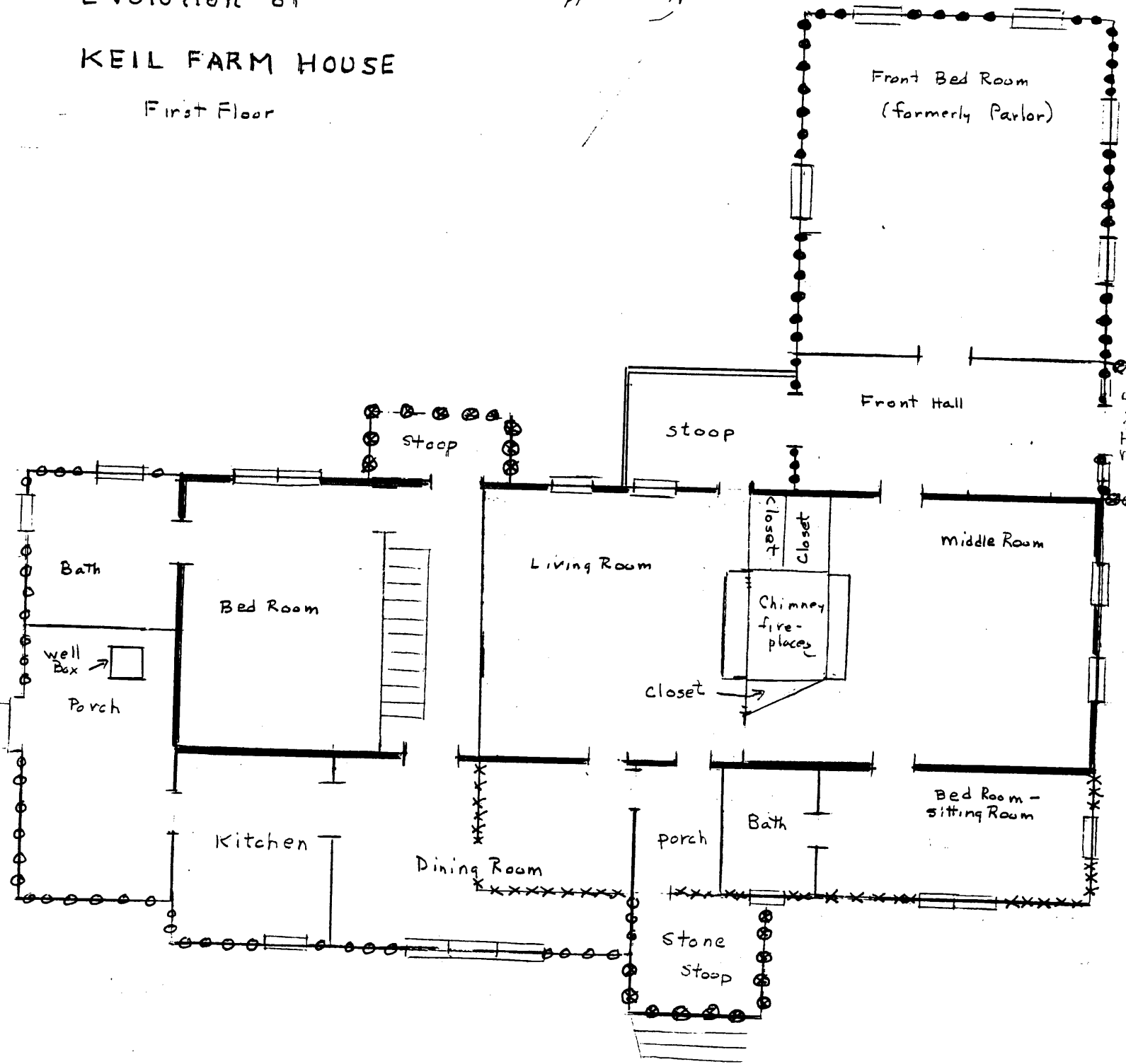
1. Entrance to Keil Farm with historic grove
2. Barnyard showing chicken house, corn crib, barn
3. Smokehouse
4. WPA privy behind smokehouse; tenant house in background
5. Tenant house; facade
6. Tenant house; rear elevation
7. Main House; northwest view
8. Main House; northeast view
9. Main House; east view
10. Main House; southwest view
11. Main House; west view
12. Main House; south view, entrance detail
13. Main House; Middle room, one of the original rooms (1853); corner closet to left
14. Main House; Living room fireplace
15. Main House; Original kitchen door
16. Main House; Front hall entrance door, east side
17. Main House; Front room, originally an entertainment parlor; note wainscot and section of floor.
18. Main House; Back hall showing steps leading upstairs.
19. Main House; Large room upstairs; door on right leads to sleeping porch.
20. Main House; View from upstairs sleeping porch, looking south toward Scenic Highway 11.
21. Rear view of main chimney: "Built 1853 by Hesse; Rebuilt by HLK Aug. 23, 1932."
22. Underpinnings of Keil Farm House revealed during 1996/97 Restoration. Notice matching Roman numerals on studs, diagonal support and sill, and floor joists.

Evolution of

approx N

KEIL FARM HOUSE

First Floor



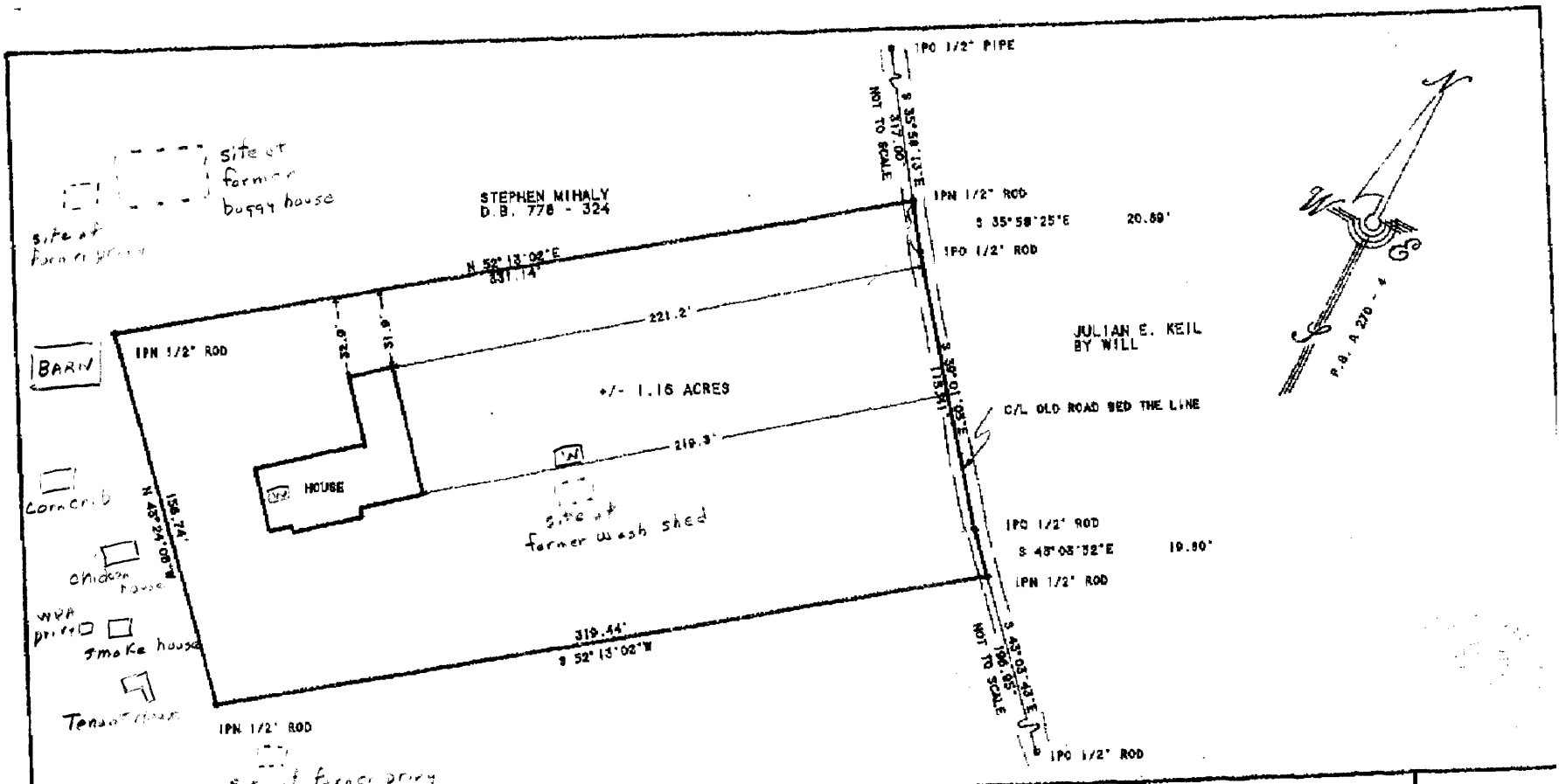
- 1853 Original House
- x x x — 1894 - 96 ?
- o o o — Prior 1936
- ● ● ● — 1896 - 1905
- ⊗ ⊗ ⊗ — 1938 - 40
- — — 1997 (replacement of 1938-40 stoop)

SCALE 1 inch = 8 Ft.

- | — DOOR/OPENING
- □ — WINDOW

JEK 12/24/97

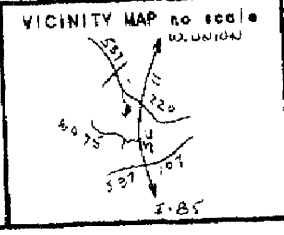
* Based on Photograph and Chimney Dates;
Other dates estimated from Family History and ?



NOTES / REFERENCES:
 DEED BOOK NO. 878-384
 PLAT BOOK NO. A 270-4
 TAX MAP NO. P/O 191-00-02-027

SCALE: 1" = 40'

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.



PLAT PREPARED FOR:
JULIAN E. KEIL

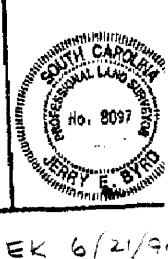
WAGENER TOWNSHIP, OCONEE COUNTY, SOUTH CAROLINA

DATE OF SURVEY 02/15/1996
 JERRY E. BYRD LAND SURVEYING INC.
 805 WEST MAIN STREET, WALHALLA, S. C. 29901 TELE. NO. 659 - 8023

JOB NO. 98022

PROFESSIONAL LAND SURVEYOR No. 8097

Julian E. Keil
 PROFESSIONAL LAND SURVEYOR No. 8097



JEK 6/21/96