



## Updated Traditional Home on 4 Acres in Bow

- Lovely refinished fir flooring throughout.
- Remodeled bathroom with travertine tile.
- Large kitchen with new countertops and stainless steel appliances.
- Separate dining room.
- 4 large bedrooms.
- Original and beautiful woodwork and trim.
- Gas fireplace in living room.
- Full basement.
- Detached "Garudio" building includes full kitchen open to the living space, a full bath, a dining room and loft bedroom.
- Historic 4800 square foot barn, rebuilt in 2000. Great workshop, art studio, traditional barn space or?. Concrete floor throughout. Wired with 240 and 120 volt service.
- Clear siding on barn is "Dynaglass", providing solar heat and awesome natural lighting.
- Orchard with approximately 30 fruit and nut trees. Colorful gardens abound, all organic.
- Approximately 3 acres enclosed with livestock fencing, 4 paddocks and a 2-stall field shelter. Excellent space for horses and other livestock.
- Excellent location near charming town of Edison.
- Panoramic views to every direction!



## 7465 Thomas Road History

In 1884 one hundred and sixty acres on which the house at 7465 now sits was deeded to James McAnnally by the U. S. land office. After having passed through a few owners including David Thomas (for which the road is named) and his daughter Mabel Thomas the property was acquired by Arthur and Berenthine Boe in 1917. The Boes were the family that really shaped this place. They worked the land for more than 50 years and built the house and barn for their dairy. They were one of 6 or 7 families from a town in Norway who immigrated to this area. Their descendents live nearby. One of them brought an acorn which they planted and has produced many offspring that may be seen in the yards in the neighborhood. Check out the massive white oak just to the south of us on Thomas road at the Gunderson's house. One of the trees we planted is a descendent from this original tree.

The Boes farmed a 40-acre parcel and raised dairy cows till the 1980's. Originally the family lived in the one story house immediately to the north of us. In 1932 they built a larger modern home—the present house at 7465. The barn was built in the early 30's as well. Ernest Boe, one of their two children was born in the house and as a boy he planted the seed that grew to be the chestnut tree seen in the front yard. When Therese purchased the house in 1996, Earnest and his wife Ester lived in the smaller house to the north. His mother had lived in the yellow house until her death in 1985 when the property was sold to Steve and Elizabeth Hendrickson. The Hendricksons were not interested in farming and sold all but the 4 plus acres on which the house presently sits. Therese and I became friends with Ernest and Ester who shared stories of the history of the farm and house. Sadly they passed away and their children sold the old house.

The Hendricksons began remodeling the house with some improvements to the electrical, plumbing and septic systems. They insulated and dry walled the garage and replaced the cedar shake barn

roof with one of galvanized metal. Under our ownership the electric panels were replaced, wood trim restored, floors refinished, plumbing upgraded, garage converted into a livable space, barn completely overhauled with new modern wiring, water hydrants, concrete floor and clear greenhouse siding.

Over the last 13 years this place which we affectionately call Singingbird farm, has evolved from a utilitarian dairy farm to a garden sanctuary. We planted perennial orchard, nut and berry crops to sustain ourselves and take to market. We raised sheep and sold organic lamb. The landscape plan maintains open fields in the interior, with perimeter hedgerows and wind breaks. The land has rich alluvial soil that is situated to receive full sun exposure.

We are artists and craftspeople who use the barn for studio and shop space. All the buildings have benefited from Don's woodworking and painting skills.

We intend to embark on extended travels in our boat, and must pass the farm on to another owner who can appreciate its value.



### **The Barn**

The barn is wired throughout with 240 and 120-volt service. There are ample lights and receptacles. The clear siding is commercial greenhouse glazing, a polycarbonate manufactured by Dynaglass.

The concrete floor of the barn is laid over 24" of compacted Pit run and 4" of 5/8" crushed rock. The concrete is reinforced with a grid of ½" rebar on 24" centers, with a layer of # 8 mesh sandwiched between. In short, it is built like a road and should not crack or settle in normal use.

### **The Land**

The landscape design features bird and bunny friendly hedgerows, a perimeter access driving lane and fencing around the property. A fun variety of perennials and self-seeding annuals provide color and fruit. The gardens incorporate orchard trees, nut trees, flowering shrubs, herbs, berries, grape and even kiwi.

For the last 14 years the land has been maintained with organic farming practices. Income generating businesses that supported the open space agriculture tax designation include: cut flowers, organic vegetable gardens and sheep raised for lamb and mutton.

Approximately 3 acres are enclosed with livestock fencing. The pasture design features four paddocks for livestock rotation and a 2-stall field shelter.

Orchard trees include:

- Apple: Gravenstein, Liberty, Akane, Spartan, Golden Delicious, Transparent
- Pears: Bartlet and Asian Pear varieties-Shinko, Shinseki
- Plum: Italian and others
- Raspberries, Blueberries, Grape (Regent Red), Kiwi (Arguta)
- Filberts



## **Drainage and Soil**

The ditch along the west side of Thomas Rd. is the responsibility of the county (diking district) and maintained by them. The ditch along the south side of the property is part of the deed to the property. There is a culvert that runs under Thomas Rd. in line with the ditch connecting the two. That also is the county drainage district's responsibility.

Maintaining the ditch involves raking out some detritus usually in the fall after every thing has died off. The ditch has been back hoed and could be again. The fellow who does the county's ditches said it would cost about \$550.

There is very little standing water on the property even when lands closer to the Samish River are flooded. There is some pooling in the northeast corner back by the cottonwood trees. The Boes, who built this farm, were some of the earliest farmers here. They selected a relatively high and dry spot on which to build the house and barn. The purpose of the ditch is not to carry away surface water so much as to intersect the water table.

The soil is classified as silt loam, very deep, moderately well-drained. The first 8" or so are dark grey silt loam, to 15" gray silt loam, then dark gray/greenish gray to 60" of stratified, very sandy loam. The permeability of the soil is moderately slow. The available water capacity is high. The soil type is consistent through out the property. There are no rocks.



## Heating and Hot Water

- The propane insert in the living room of the main house is a high quality, high efficiency Napoleon-brand heater. It is equipped with a blower and thermostat. It adds a nice warm touch to rainy wintry day and actually heats the entire first floor.
- The central furnace is oil. The modern burner is a Beckett and is still in production. There are wall registers throughout the house and returns for cool air in the floor. Circulation is accomplished by the principle of hot air rising.
- The propane heater in the basement was one we brought with us when we moved in. Since there was an empty vent into the newer chimney we hooked it up. It was used to heat a wood shop down there before the barn was restored. Actually the big furnace gives off some heat in the basement but with the propane going too, it is very warm even in the winter.
- Both the hot water heaters in the big house and the garage are electric. The basement tank has a capacity of 82 gallons, the garage 40 gallons. There is a propane gas stub with shutoff valve located above the basement one so that when that one gives up the ghost a propane water heater can be installed. Although there is no hot water heater in the barn currently, there's no reason one couldn't be installed. 240 volts are available as well as water. There are five frost-free hydrants in and around the barn (and one by the mailbox as well). Additionally, when the slab was poured it included a sink, shower and toilet drain in the barn. Currently a septic system is not installed to handle these, but again, there's no reason it couldn't be done. There is an old drain from the dairy of the barn which works, but we have never dug it up so don't know much about it.