

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

1649  
20-6-00  
NPS

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name J.R. Rice Farmstead

other names/site number 151-4550-0011

2. Location

street & number NE4, SE4, SE4, NE4, 3-28-15  not for publication

city or town Cullison  vicinity

state Kansas code KS county Pratt code 151 zip code 67124

3. State/Federal Agency Certification

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

Richard W. Roubatzky, DSHPO October 8, 1999  
Signature of certifying official/Title Date

Kansas State Historical Society  
State of Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Edson H. Beall 1-7-2000  
Signature of the Keeper Date of Action

J.R. Rice Farmstead  
Name of Property

Pratt County, Kansas  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

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

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

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

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

Contributing	Noncontributing	
<u>7</u>		buildings
		sites
		structures
		objects
<u>7</u>		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**

2

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

Agriculture/Subsistence:  
agricultural outbuilding: barn, granary  
shed

Domestic: single dwelling, secondary  
structure

**Current Functions**  
(Enter categories from instructions)

Agriculture/Subsistence:  
agricultural outbuilding: barn, granary,  
shed

Domestic: single dwelling, secondary  
structure

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Other: Double-sloped gambrel roof, wooden barn  
Other: gable roof, wooden granary  
Other: gable roof, wooden frame house  
Other: gable roof, wooden milk house and  
summer kitchen  
Other: gable roof, wooden storage shed  
Other: gable roof, wooden sleeping room cottage  
Other: hipped gable roof, wooden cottage

**Materials**  
(Enter categories from instructions)

foundation cement  
walls wood  
roof wooden shingles; asphalt shingles  
other

**Narrative Description**

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

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**Continuation Sheet**

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The J. R. Rice Farmstead (1902- 1923) is located on the NE4, SE4, SE4, NE4, 3-28-15 in the vicinity of Cullison, Pratt County, Kansas (pop. 154). The farmstead includes a gambrel roof barn (c. 1909) and gable roof granary (c. 1907) that were previously listed on the national register. The J. R. Rice Farmstead retains a very high degree of architectural and structural integrity.

The farmstead is located two miles west and one-half mile north of Cullison. The barn dominates the landscape, it is visible from U. S. Highway 54. In addition to the granary, five other buildings comprise the farmstead: gable front and wing frame house (c. 1902, 1912 addition, 1958 remodeled interior), milkhouse and summer kitchen (c. 1903, moved 1920), cottage (c. 1920), sleeping cottage (c. 1923) and wood and corn cob storage shed (moved to site in 1910, part of original house).

The complex of seven buildings is defined by two clusters. The barn and granary stand together, several hundred feet to the southwest of the residential cluster. The house stands closest to the road, maintaining an eastern facade orientation. The sleeping cottages, milkhouse and summer kitchen, and wood and corn cob storage shed stand to the west behind the house, with the sleeping cottages being in closest proximity to the house.

INVENTORY

1. J. R. Rice Barn (c. 1909) Contributing

The horse barn is an example of the gambrel roof barn type. The twentieth century saw the evolution of the gambrel roof barn. These barns were large, constructed with balloon framing. Their open spans in the loft provided much storage space for hay. Before the advent of tractors, horse barns were essential on large farms.

The two-story, frame barn is sheathed in lapped fir siding. It sits on a concrete foundation and is surmounted by the original cedar shingle, gambrel roof. The barn has an eastern facade orientation with overall measurements of forty feet east to west and eighty feet north to south. The barn is fifty feet high. A traditional central cupola and lightening rod surmount the roof. The cedar cupola is covered with a gambrel roof. Pairs of louvered cedar shutters accent each side of the cupola.

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The framework of the barn is 2 x 8s and 2 x 10s with no knots. The rafters, floor joists, and main support beams are bolted together, not nailed. The main body of the barn was originally painted white with a red roof. It was last painted in 1937 and appears very weathered, the trim and cupola are still white.

Fenestration on the barn is composed of fifteen 4/4 windows on the east and west elevation. Three 4/4 double hung sash windows fenestrate the south gable. Two 4/4 double hung sash windows pierce the north gable. Sliding plank barn doors on the south and north elevations provide entry into the barn. A sliding hay mount door pierces each elevation above the sliding doors.

Twelve two-horse stalls line the south side of the barn and six grain bins line the north side of the barn. These 12 two-horse stalls comfortably hold 24 horses. Wooden shoots from the hay loft above the manger in each stall were built to allow hay to be fed down to the horses below. Two stalls were removed c. 1940. Of the six grain bins on the north, five are used for grain and the other is a tack room. A large hallway runs through the middle of the ground floor. It was here that wagons and buggies could be stored and worked on. Tongue and groove paneling covers the wall interior surfaces.

The stairway leading to the hay loft is constructed like a house stairway, complete with a hand rail. The hay loft has an oak tongue and groove floor composed of 1 x 4s, the size used in contemporary home floors of that day. A hay cradle, the big coil of rope and the long rail across the complete length of the hay loft are all in place to lift up hay. The span between the hay loft floor and the peak of the roof is approximately thirty feet.

## 2. Granary (c.1907) contributing

The wooden frame granary constructed with balloon framing sits on a concrete foundation and is surmounted by an asphalt shingle, gable roof. The granary has an eastern facade orientation with overall measurements of thirty feet east to west and sixty feet north to south.

The granary has a height of thirty feet. A one-story, shed roof addition projects from the north elevation. Lapped fir siding sheathes the building. A 2/2 double hung sash window fenestrates the south gable and two small windows pierce the south elevation.

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The granary is entered through two sliding plank doors on the east elevation. A sliding plank door pierces the north elevation. The interior of the granary is defined by four large grain bins. One bin has been partially converted into a shop. The loft was used as living quarters for the carpenters building the barn.

3. House (c. 1902, 1912, interior remodeled in 1958) contributing

The wooden frame house is covered with an asphalt shingle gable roof. The house is a two-story gable front and wing structure that maintains an eastern facade orientation. A porch wraps around the south and west sides of the house. The porch has Victorian accents in the form of spindle work and posts. The roof line also has Victorian accents through metal ornamentation. The east side of the house has a small inset dormer with a 1/1 double hung sash window.

In 1912 the house went through a period of cross gable construction resulting in two gables being added to the southern wing of the house. Each these gables, along with the originals, have one 1/1 double hung sash window. A basement was excavated under the wing in 1912.

The ten windows on the lower floor are all 1/1 double hung sash but vary in size. The eastern window is the only exception to this. It has a window-pane pattern of stained glass on its upper third portion. There are two doors on the south side of the house and one each on the east and west sides. There is a three sided bay window on the south side of the house. Each bay is fenestrated with one 1/1 double hung sash window.

The house's conveniences include two fireplaces with ridge chimneys constructed of red brick. These fireplaces were important for keeping the house warm during the harsh winters of the Kansas prairie. The house was equipped with gas-lit lamps during the 1912 remodeling and was later converted to electricity at an unspecified date.

4. Milkhouse and Summer Kitchen (c. 1903) contributing

The milkhouse and summer kitchen building is a one-story structure that stands southwest of the house. It was moved to its present location in 1920 from just east of where it is currently. The milkhouse and summer kitchen is a simple wood structure with a gable roof.

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5. Wood and Corn Cobb Storage Shed (c. 1902) contributing

The wood and corn cobb storage shed is a one-story structure that stands west of the house and directly north of the milkhouse and summer kitchen. It was constructed with the house and was moved from northwest of the house to its present location in 1910. The wood and corn cobb storage shed is a simple wooden structure with a gable roof.

6. Sleeping Room Cottage (c. 1923) contributing

The sleeping room cottage is a one-story structure that stands directly northwest of the house and north of the cottage. It was constructed as a sleeping room for one of John and Hattie's sons and his wife. It is a simple one room wood structure with a low-pitched gable roof.

7. Cottage (c. 1920) contributing

The cottage is the largest of the secondary structures. The structure stands southwest of the house and directly south of the sleeping room cottage. It is a one-story wood structure with a hipped gable roof with overhanging eaves. Its eastern elevation faces into the yard, forming a courtyard of sorts with the main house bordering the northern side. A well and a storm shelter are contained in the courtyard. The cottage was constructed for one of John and Hattie's sons and his wife.

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The J. R. Rice Farmstead (1902-1923) is located on the NE4, SE4, SE4, NE4, 3-28-15 in the vicinity of Cullison, Pratt County, Kansas. The property is being nominated to the National Register under criterion C for its architectural significance as an example of a modest, early twentieth century farmstead. The farmstead's 1909 gambrel roof horse barn and 1907 gable roof granary were listed previously in an earlier nomination.

The farmstead was built by John R. Rice on land that he homesteaded with his wife Hattie P. Rice in 1884. The couple emigrated to Pratt County, Kansas from Missouri in 1884. Rice was born in Gentry County, Missouri in 1860, his wife was born in Iowa in 1869. They filed a claim on the land where the farmstead now stands in 1884, and lived in a dugout until 1887 when they built their first frame house.

Although Kansas and the plains states were devastated by drought and extreme loss of crops and livestock in early 1880s, increased rainfall and improved crops in 1883 and 1884 beckoned settlers. Land speculation created a boom in the settlement of western Kansas during the mid-1880s that finally collapsed by 1889. The droughts of 1893 and 1894 and the grasshopper plague of the later year put a damper on continued settlement of this part of the state. Many farm families faced poverty and starvation during these crisis years.

The records do not indicate whether the Rice family prospered or suffered during the first eleven years of homesteading in Pratt County. The first census recording found for the family occurs in 1895. The couple had started a family during this time. The census indicates that the couple had three children, a 10 year old boy, a 6 year old boy and a 6 month old daughter, all of whom were born in Kansas.

At that time, the Rice farm was 160 acres and valued at \$800. Rice raised 176 acres of winter wheat and 100 acres of corn, some of that on leased land. The family's orchard was extensive, including 250 apple trees and 300 peach trees. During the previous year the family sold 200 pounds of butter and \$200 worth of livestock. The family owned 10 horses and 17 swine.

By 1905 the family had built their second house and a barn and had started to plan for the construction of the granary and the new barn. Rice had expanded his farm to include 560 acres, the land was valued at \$9,000 and the buildings were valued at \$2,000. He planted 300 acres of winter wheat and 90 acres of corn and sold 200 pounds of butter, \$50 worth of eggs and poultry, and \$450 worth of livestock the previous year. The family owned 27 horses, 7 mules,

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5 milk cows and 17 cattle. The number of children in the family had increased from three to seven during the past ten years, four boys and three girls.

Between 1905 and 1915 the Rice farm experienced tremendous growth. The granary was constructed in 1907, followed by the construction of the gambrel roof barn in 1909 and then the expansion of the house in 1912. The barn became the focal point of the farmstead. Visible for miles around it spoke of the solid prosperity and progressiveness of the Rice farm. With the completion of the barn the major features of the farmstead had been put in place. The addition of the two sleeping cottages in the 1920s ended the building phase for the farmstead.

The complex of seven buildings is defined by two clusters. The barn and granary stand together, several hundred feet to the southwest of the residential cluster. The house stands closest to the road, maintaining an eastern facade orientation. The sleeping cottages, milkhouse and summer kitchen, and wood and corn cob shed stand to the west behind the house.

The horse barn is an example of the gambrel roof barn type. The twentieth century saw the evolution of the gambrel roof barn. These barns were large, constructed with balloon framing. Their open spans in the loft provided much storage space for hay. Before the advent of tractors, horse barns were essential on large farms. The Rice barn comfortably housed 24 horses. Additionally, it was used to store crops such as hay and grain, shelter other livestock, house farm equipment and was the location for preparing feeds and performing numerous other chores.

The wooden frame granary constructed with balloon framing sits on a concrete foundation and is surmounted by an asphalt shingle, gable roof. The granary is entered through two sliding plank doors on the east elevation. A sliding plank door pierces the north elevation. The interior of the granary is defined by four large grain bins. Grain was stored in the bins for local use or shipment to markets. The loft was used as living quarters for the carpenters building the barn.

The wooden frame, gable front and wing house was a common house type built through the county between 1870 and 1910. Victorian style porches were often a style feature used to dress up the appearance of the house. The Rice house porch has Victorian accents in the form of spindle work and posts. The roof line also has Victorian accents through metal ornamentation. The remodeling of the home in 1912 provided additional space on the second floor, added a basement and heating and electricity. This final aspect of modernization solidly placed the complex in the modern era.



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The placement of the sheds and sleeping cottages near to the house created a comfortable compound for the farm family. As the children came of age and married in the 1920s, additional sleeping quarters were provided through the construction of the two cottages. The milkhouse and summer kitchen had been constructed the year after the 1902 house had been completed, giving more latitude and space for milk storage and additional kitchen area. The wood and corn cob storage shed was moved to its site adjacent the milk house and summer kitchen in 1910. It was part of the original frame house constructed in 1887.

The last census report that was reviewed for the family was the 1915 census. This report shows that the Rice farm was comprised of 320 acres, all under fence. Rice planted 240 acres in winter wheat, 60 acres in corn, 16 acres in oats, and 50 acres in pasture, it appears that he may have leased some acreage for crops. The family sold 150 pounds of butter and \$100 worth of poultry the previous year. The horse barn housed 16 horses. By that time a 140 foot well had been dug on the property.

The farm has been in agricultural use for more than one hundred years. John and Hattie left the farm to their daughter Maggie Grossman and her husband. Although the Grossman's no longer farm the land themselves it is leased for agricultural purposes.

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**SELECTED BIBLIOGRAPHY**

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Fite, Gilbert C. The Farmers' Frontiers, 1865- 1900. (Albuquerque: University of New Mexico, 1977).

Grossman, Howard. "J. R. Rice Barn," National Register nomination draft, 1993.

Hart, John Fraser. The Rural Landscape. (Baltimore: Johns Hopkins, 1998).

Kane County Development Department. Built for Farming. (Aurora: Kelmscott Press, 1991).

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McAlester, Virginia and Lee. A Field Guide to American Houses. (New York: Knopf, 1984).

Noble, Allen G. and Wilhelm, Hubert G. H. Barns of the Midwest. (Athens: Ohio University, 1995).

Pratt, Kansas Pratt Union; 19 June 1902, 13 June 1907.

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**VERBAL BOUNDARY DESCRIPTION**

The nominated property is located NE4, SE4, SE4, NE4, 3-28-15 in the vicinity of Cullison, Pratt County, Kansas, on a two-and-a-half-acre tract of land. The farmstead stands on land that was part of the original 160 acre tract owned by Rice. The acreage is bounded to the east by a county road, to the north and west by parts of the original farmland and to the south by an adjacent property line.

**BOUNDARY JUSTIFICATION**

The nominated property is located on the NE4, SE4, SE4, NE4, 3-28-15 in the vicinity of Cullison, Pratt County, Kansas. The boundaries include the barn and granary, which have previously been listed on the national register, and a house and outbuildings. These properties are historically associated with the farmstead and stand on a two-and-a-half-acre tract that is part of the original 160 acre tract owned by Rice.

J.R. Rice Farmstead  
Name of Property

Pratt County, Kansas  
County and State

### 8. Statement of Significance

#### Applicable National Register Criteria

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

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

#### Criteria Considerations

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

Property is:

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

#### 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 # \_\_\_\_\_

#### Areas of Significance

(Enter categories from instructions)

Architecture

#### Period of Significance

1902 - 1925

#### Significant Dates

1902

c. 1907; c. 1909, c. 1912

#### Significant Person

(Complete if Criterion B is marked above)

N/A

#### Cultural Affiliation

N/A

#### Architect/Builder

Rice, J.R. - Builder

Harris, C. and Hacker, A.L. - Builders

#### Primary location of additional data:

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

Name of repository:

Kansas State Historical Society

J. R. Rice Farmstead  
Name of Property

Pratt County, Kansas  
County and State

### 10. Geographical Data

Acreage of Property Two 1/2 Acres

#### UTM References

(Place additional UTM references on a continuation sheet.)

1 

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4	1	6	5	5	4	0
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Zone Easting Northing

3 

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Zone Easting Northing

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 See continuation sheet

#### Verbal Boundary Description

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

#### Boundary Justification

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

### 11. Form Prepared By

name/title Martha Hagedorn-Krass, Architectural Historian

organization Kansas State Historical Society date October 8, 1999

street & number 6425 S.W. 6th Street telephone 785-272-8681 ext. 213

city or town Topeka state KS zip code 66615

#### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

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

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

#### Photographs

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

#### Additional items

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

#### Property Owner

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

name Maggie Grossman

street & number Route 4, Box 94 telephone \_\_\_\_\_

city or town Pratt state KS zip code 67124

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

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