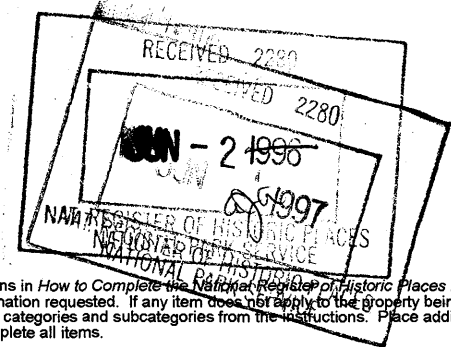


United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



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

## 1. Name of Property

historic name Gridley-Howe-Faden-Atkins Farmstead

other names/site number Brookside Farm, NeHBS #KM00-002

## 2. Location

street & number rural not for publication [n/a]

city or town Kimball vicinity [x]

state Nebraska code NE county Kimball code 105 zip code 69145

## 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 [x] statewide [ ] locally. ([ ] See continuation sheet for additional comments.)

Lawrence Sommer  
Signature of certifying official

5/20/97  
Date

Director, Nebraska State Historical Society  
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 certifying official/Title

\_\_\_\_\_  
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): \_\_\_\_\_

Edson H. Beall

7/9/97

\_\_\_\_\_  
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**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
7		buildings
		sites
4		structures
		objects
11		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**  
0

**6. Function or Use**

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

AGRICULTURE/SUBSISTENCE  
 animal facility, agricultural outbuildings, storage  
 DOMESTIC/single dwelling

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

AGRICULTURE/SUBSISTENCE  
 animal facility, agricultural outbuildings, storage  
 DOMESTIC/single dwelling

**7. Description**

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

n/a

**Materials**  
(Enter categories from instructions)

foundation stone, concrete  
 walls wood, stone  
 roof asphalt, wood shingle  
 other

**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 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 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.

**Narrative Statement of Significance**

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

**Areas of Significance**

(Enter categories from instructions.)

Agriculture

**Period of Significance**

1881-1947

**Significant Dates**

1881, 1899, 1905, 1919, 1947

**Significant Person**

(Complete if Criterion B is marked above.)

n/a

**Cultural Affiliation**

n/a

**Architect/Builder**

Builders: Howe, Henry; Faden, Elmer; Atkins, Vernon

**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 for Additional Data:**

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

Name of repository:

**10. Geographical Data**Acreage of Property approximately 8 acres

UTM References (place additional UTM references on a continuation sheet).

	Zone	Easting	Northing		Zone	Easting	Northing
1.	13	611990	4566790	3.			
2.				4.			

[] 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 Carol Ahlgren, Architectural Historianorganization Nebraska State Historical Societydate April, 1997street & number 1500 R Streettelephone (402) 471-4773city or town Lincolnstate NEzip code 68501**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/title Kendall and Beverly Atkinsstreet & number HC 89, Box 52telephone 308 682-5647city or town Dixstate NEzip code 69133

**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 the 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 Project (1024-0018), Washington, DC 20503.

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Continuation Sheet

Gridley-Howe-Faden-Atkins Farmstead

Name of Property

Kimball County, Nebraska

County and State

Section 7 Page 1

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**Description**

The Gridley-Howe-Faden-Atkins farmstead, (Brookside Farm), is located in the high plains region of the Nebraska Panhandle, one-half mile north of Kimball, the Kimball County seat. The complex reflects the evolution of agriculture from the late 19<sup>th</sup> century through the 1940's. The nomination includes seven (7) contributing buildings: house, sheep barn, cattle barn, hog shed, chicken coop, machine shed; and four (4) contributing structures: tank house, system of fences, windbreak, and a segment of former irrigation canal. All of the resources retain an exceptionally high degree of integrity and contribute to the historic significance of the property.

The Gridley-Howe-Faden-Atkins Farmstead, Brookside Farm, is located one-half mile north of Kimball, the Kimball County seat (1990 population: 2,574) in the Nebraska Panhandle. The county is bounded by Wyoming to the west and Colorado to the south. The property is a well-preserved example of a farmstead which reflects its evolution from a timber claim to a mid-20<sup>th</sup> century farmstead. Resources include a turn of the century stone farmhouse and sheep barn, cattle barn, 1920's outbuildings and clay tile tank house, and culminate with a 1947 Quonset machine shed. The property includes a system of woven wire and board fences that separate functional areas and a windbreak of Chinese elms and cedar trees.

Nebraska Highway 71, a major north-south Panhandle route, borders the property immediately east of the house. The farmstead is bordered to the north by a windbreak of Chinese elm and cedar trees; beyond the windbreak are fields and Lodgepole Creek, a major area waterway. South of the farmstead the remnants of an irrigation canal is visible as a depression in the ground. A segment of the former irrigation canal is within the nominated area and is considered to be a contributing structure for its association with the historic development of the farmstead.

The stone farm house is located at the extreme east edge of the property, its main (east) facade faces Highway 71. South of the house the farm driveway, bordered by cottonwood trees, curves in a northwesterly direction through the farmyard with its buildings sited in a courtyard shaped manner. The complex is striking for the alignment of the main and/or secondary facades of buildings with each other. The sense of enclosure is further reinforced by the windbreak to the north and the series of woven wire fences, gates and board fences which separate the house yard from the farmyard. Near the sheep barn and the cattle barn, additional fences separate livestock areas. The large frame 1905-06 barn creates a visual boundary to the west. North of the barn the farm lane continues in a northwesterly direction through the windbreak to fields and Lodgepole Creek.

Three frame c.1920 outbuildings: a garage, hog shed, and chicken coop are located east of the barns. The last outbuilding constructed on the property is located south of these buildings; a one-half Quonset machine shed with its main facade facing east.

The inventory of resources described below correspond with numbers on the accompanying site plan.

1) **Stone house** (photos 1,2,3) The one story native limestone house was built in 1899 by Henry H. Howe. The wood shingled, pyramidal roof house measures c.38 x 38 feet. The east and south facades have centrally located doorways. Above each of these entrances is a slight overhang, supported by knee brackets. The house exhibits excellent integrity; alterations are limited to the c.1940 entrances and siding on the frame addition located on the rear (west) facade. A paving stone sidewalk is located on the south facade. A concrete sidewalk on the west facade leads to a fence and gate that separate the lawn from the farmyard. The house has pairs of tall, narrow double hung windows on the east, north and south facades which feature simple red brick arched lintels.

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Gridley-Howe-Faden-Atkins Farmstead

Name of Property

Kimball County, Nebraska

County and State

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- 2) **Tank House** (photo 4) The red clay-tile c.1920 tank house is located approximately 54 feet northwest of the house. The structure is 18 feet high with a circumference of 28 feet, topped by a wood shingle conical roof. A wooden doorway is located on the east facade of the structure.
- 3) **Hog Shed** (photos 5,6) The frame hog shed measures 42 x 20 feet, with a monitor roof and half doors on the west and southeast facades. Concrete ramps lead from each of these doors and are inscribed with the date of construction, 1919. The hog shed was built from University Extension plans by Vernon Atkins.
- 4) **Cattle Barn** (photos 6,7,8) The large frame, gambrel roof barn, constructed in 1905-06 by Elmer Faden, is located approximately 73 feet west of the hog shed. The north facade of the building is aligned with the main (south) facade of the hog shed. The barn measures 40 by 80 feet. The first floor has stalls and a small milking area. The east facade features a haymow door and haylift.
- 5) **Sheep Barn** (photos 7,8,9,10) The board and batten sheep barn is located southwest of the cattle barn and measures approximately 19 by 40 feet. Constructed c.1890, the gable roof building has small windows on the east and west facades. The main (south) facade has a large open entrance.
- 6) **Garage** (photo 11) The two-stall frame, gable roof garage was built c.1922 by the Atkins family. The garage, which measures 18 by 20 feet, has small square windows on the north and south facades. The entrance faces east, toward the house. The garage retains its integrity although the original wooden doors have been replaced with modern "roll-up" doors.
- 7) **Chicken Coop** (photo 12) The frame one-story shed roof chicken coop was built by Vernon Atkins as a University of Nebraska agriculture student. The main (south) facade is divided into three bays with symmetrically located wooden doors and small square windows. The building measures approximately 54 by 12 feet. The north and east facades of the chicken coop are in alignment with the south and west facades of the garage and hog shed, respectively.
- 8) **Machine Shed** (photo 11) The metal half-Quonset machine shed is located at the southwest edge of the farmstead. Constructed in 1947, the building represents the final addition to the complex. The Quonset, which measures 25 by 48 feet, rests on a concrete foundation. Metal entrance doors are located on the main (east) facade.
- 9) **Windbreak** (photos 5,6) A portion of the windbreak which consists of several rows of cedar and Chinese Elm trees forms the northern boundary of the nominated area. The windbreak provides a visual and physical boundary for the property and is also significant for its association with the property's historic origins as a western Nebraska tree claim.
- 10) **Fences** (photos 1,6,7,10,11) The nomination includes the various fences: board, and woven wire (c.1900-1947) as one contributing structural system. The geometric alignment and sense of enclosure of the farmstead is reinforced by the fences. A low wire mesh fence surrounds the house on each side. The house yard is further separated by a taller wire mesh fence, with a gate leading from the west facade sidewalk and a large gate that opens from the driveway into the farmyard; this fence extends north to the windbreak. Within the complex of buildings board and wire fences surround the farmyard with additional fences divided into areas for livestock containment on the north, and east facades of the barn.
- 11) **Irrigation Canal** (see site plan) A portion of the former irrigation canal which extends south of the complex of buildings is included within the nominated area. The former canal is significant for its association with the historic development of the farmstead.

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Gridley-Howe-Faden-Atkins Farmstead

Name of Property

Kimball County, Nebraska

County and State

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The Gridley-Howe-Faden-Atkins Farmstead, or Brookside Farm, retains a high degree of historic integrity and includes no intrusive elements. The farmstead is still owned by Atkins descendants who use the property for agricultural purposes and as a secondary residence.

**Statement of Significance**

The Gridley-Howe-Faden-Atkins Farmstead is being nominated to the National Register on the statewide level under criterion A for its association with agriculture. The property illustrates an historically typical farmstead evolution in Nebraska. The farmstead is a rare, well preserved collection of buildings and structures which reflect changes in agriculture from timber claim to 20<sup>th</sup> century technology and small scale farm diversification. The period of significance, 1881 - 1947, encompasses the farmstead's origins as a tree claim through construction of the final building within the complex.

In 1880, Kimball County was part of Cheyenne County, a vast area that also included present day Banner, Deuel, and Scotts Bluff counties in the Nebraska Panhandle. The population of the entire area in 1880 was only 1,558. In 1881, James Gridley arrived in the area and established a timber claim of 80 acres. The extent of his improvements is unknown at this time, but he received certification of proof in 1891, and the property was irrigated.

Soon after proving his claim, Gridley moved west to Utah where he was employed with the railroad (Western Nebraska Observer, 4-2-1891). The next significant owner was Henry H. Howe, who purchased the property for back taxes from L. H. Lilly in 1895. Howe, a Vermont native who arrived in the area in the 1890's had established a large sheep ranch south of Kimball and was described as one of the area's "solid stockmen." (Observer, 8-26-1897)

During this time, sheep ranches were the predominant agricultural enterprise in the area. Kimball County, in the meantime, had been formed by its separation from Cheyenne County in 1888. The first census for the county listed 959 people. A guide to the area reported that 900 tree claims, 1,000 homesteads and pre-exemption claims had been established (Shumay, 1921).

Howe's wife and children spent most of the year in the town of Kimball with Howe joining them during the winter months. In the summer and fall of 1899, he hauled limestone from an area south of Kimball and constructed the one story 36 x 36 foot house (Observer 7-20-1899; 9-7-1899). The family moved into the "fine large stone house" on their "irrigated farm" in February, 1900 (Observer 2-15-1900). The Howes remained in the area for approximately ten years, and apparently prospered. Both Mr. and Mrs. Howe visited relatives in Vermont and British Vancouver, respectively (8-30-1900; 7-18-1901).

In 1905, having sold the farmstead north of Kimball to Elmer Faden, the Howes took an extended vacation to the west coast. With the profit from that sale and his success as a sheep rancher, Howe purchased a 40 acre farm in Idaho during his vacation. He also purchased a commercial building in the new town of Twin Falls for \$25,000 (Observer 6-29-1905).

In September, 1905, the Howes returned to Kimball and loaded a train car with livestock and household goods and left the area (Observer 9-5-1905). The new owner of the farmstead, Elmer Faden, was part of a large family who had arrived in the area in the 1890's; he was also engaged in raising sheep in the Kimball area. Faden built the large frame gambrel roof barn in 1905-1906 for livestock including cattle and horses (Observer 11-16-1905).

Less than ten years after the barn was built, the farmstead was sold to the Atkins family. Like the Howes before them, the Atkins family retained a large sheep ranch further north in the county, leasing the land and buildings. The Atkins family, who own the property to the present day, constructed several buildings which reflect available 20<sup>th</sup> century technology and agricultural diversification.

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Gridley-Howe-Faden-Atkins Farmstead

Name of Property

Kimball County, Nebraska

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Between 1917 and 1922, the tank house and frame outbuildings; hog shed, chicken coop, and garage were constructed. Vernon Atkins obtained plans from Extension for the chicken coop and hog shed which were constructed by the family. Throughout the country at this time, Agricultural Extension offices provided farm families with information ranging from household management to livestock raising and building plans.

The final building added to the complex in 1947 was a half Quonset machine shed, which reflected available technology and the need for a shelter for tractors and other machinery. Quonset buildings were increasingly available after WWII; their popularity reflected pre-fabricated technology available to area farmers and ranchers.

With its turn of the century stone house, windbreak, and related agricultural buildings and structures dating from c. 1890-1947, the Gridley-Howe-Faden-Atkins farmstead conveys a strong sense of its historic origins and evolution into a mid-20<sup>th</sup> century farmstead. All of the resources retain their integrity and contribute to the historic significance of the property. The board and batten sheep barn and large frame barn indicate the property's diversification from sheep to horses and cattle. The frame chicken coop, garage, and hog shed are indicative of the influence of Agriculture Extension offices and are further indicative of the farmstead's historic evolution into small scale diversification. The 1947 Quonset building as the final building constructed within the complex reflects pre-fabrication technology, which gained in popularity and availability after World War II.

To date only three farm complexes are listed in the National Register from the eleven county Nebraska Panhandle. The Herboldsheimer farmstead in adjacent Cheyenne County to the east, was listed in 1990. The Herboldsheimer farmstead, however, was deemed significant under architecture for its predominant limestone construction. Further, unlike the Gridley-Howe-Faden-Atkins farmstead, it includes several c.1960's non-contributing structures such as corn bins. The Spade Ranch, in Sheridan County was listed on the National Register in 1980. The nomination, however, includes over 3,000 acres and is listed for its significance as an early area ranch. Similar to the Spade Ranch, the Wamer Ranch in Banner County (listed, 1984) derives its significance as a ranch headquarters complex.

**Bibliography**

Atkins, Vernon. A Peek Into the Past. (Potter, NE: The County Printer, 1992).

Kimball County Tax Assessment Rolls, 1890-1922. (Lincoln, NE: Nebraska State Historical Society).

Shumay, Grant, ed. Vol. II, Vol.III. A History of Western Nebraska And Its People. (Lincoln, NE: Western Publishing and Engraving Co., 1921).

Western Nebraska Observer (Kimball, NE) 1886-1918.

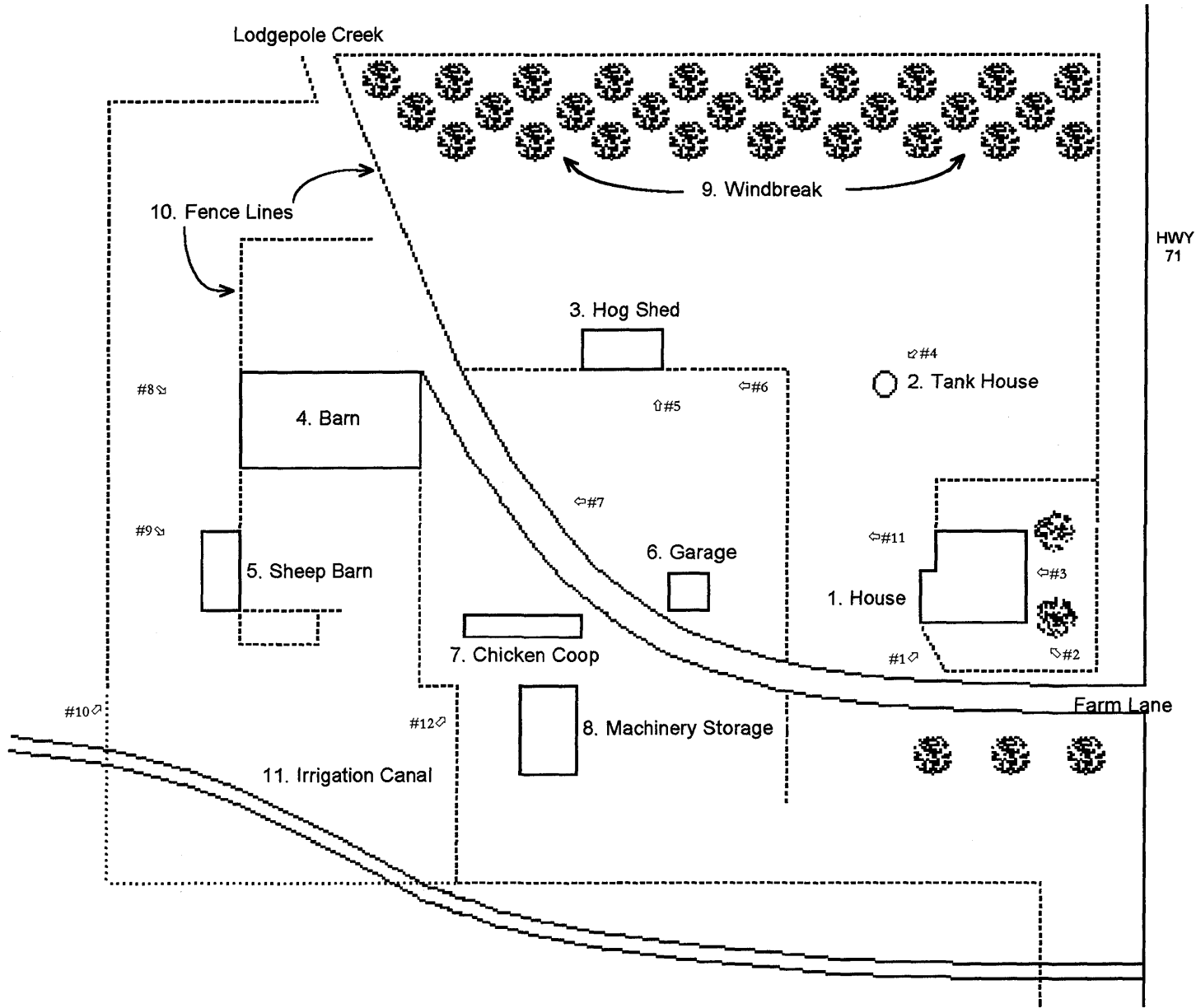
**Verbal Boundary Description**

The nominated area is a tract of land located in the Northeast Quarter of Section 30, Township 15 North, Range 55 West of the 6th Principle Meridian in Kimball County, Nebraska, described as follows: Beginning at a point 1,300.6 feet north of the Southeast corner of the Northeast Quarter of said section thence north 564.4 feet thence west 555 feet thence south 459.2 feet thence east 550 feet to the point of beginning.

**Boundary Justification**

The boundary encompasses a tract of land containing the buildings and structure historically associated with the farmstead.





HWY  
71

**Gridley-Howe-Faden-Atkins  
Farmstead**  
(Brookside Farm)  
(NeHBS #KM00-002)  
Rural Kimball Co., Nebraska

Site Plan—No Scale

Drawn by Teresa Fatemi from field  
notes by Robert Hurst, NSHS  
Jan. 1997

Photo Key  
↗ direction of view



**N**