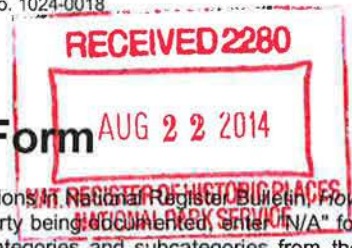


United States Department of the Interior
National Park Service



828

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 Whitewater Falls Stock Farm

Other names/site number KHRI # 015-417

Name of related Multiple Property Listing Historic Agriculture-Related Resources of Kansas

2. Location

Street & number 433 Falls Road not for publication

City or town Towanda vicinity

State Kansas Code KS County Butler Code 015 Zip code 67144

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 at the following level(s) of significance:

national statewide local Applicable National Register Criteria: A B C D

Patrick Zollner

8-15-14

Signature of certifying official/Title Patrick Zollner, Deputy SHPO

Date

Kansas State Historical Society

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:)

Edson B. Beall

10-8-14

Signature of the Keeper

Date of Action

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5. Classification

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

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

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

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

<u>Contributing</u>	<u>Noncontributing</u>	
4		buildings
		sites
		structures
2		objects
6		Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

Agriculture: Agricultural outbuilding

Agriculture: Animal Facility

Domestic: Single Dwelling

Work In Progress

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

Craftsman (residence)

Other: Vernacular Barn with Greek Revival features

foundation: Concrete; Stone: limestone

walls: Wood: Weatherboard; Brick; Stucco

roof: Wood Shingle; Asphalt

other: _____

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources, if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary

The former Whitewater Falls Stock Farm is located along the Whitewater River in the southwest corner of Fairview Township west of El Dorado in Butler County, Kansas. The farm was established in 1884 and, at its peak in the early 20th century, encompassed a few thousand acres in Fairview and Murdock townships. Today, the property consists of an iconic barn built in 1909, a sprawling Craftsman-era residence, and a few outbuildings associated with the farming operation. The Whitewater River passes just to the north of the farmstead.

Elaboration

The residence faces south and the yard is partially enclosed with a mortar-laid rock wall along the south and east border near the roadway. The large stock barn (the most prominent building on the property) is situated across the gravel road to the east, about 80 yards away from the house. The barn faces west toward the house. There is a small wood-frame well house east of the house, on the same side of the road. There is another outbuilding of unknown function located immediately northwest (behind) the residence. A concrete sidewalk wraps around the north side of the house extending east to the barn, and also one running south from the house's entrance to the yard's entrance.

1. Residence (1917, contributing building)

Latitude/Longitude: 37.831355 / -97.040026

The impressive Craftsman-style house on the Whitewater Falls Stock Farm was designed by El Dorado architect Carl Muck and built in 1917 to replace the former residence, which had burned down. The residence is two stories and is oriented south. The foundation is primarily concrete. The windows are all original, the majority being double-hung wood sashes with multi-pane upper sashes. The first story is clad in a mixture of dark red and brown tapestry bricks. The second story is stucco with half-timbering. The building has wide eaves supported by flared triangular knee braces and exposed rafter tails. There is a single brick chimney generally centered on the home's roof. The home features a main gable roof with ends facing east and west. There are two large gabled dormers on the south façade and one on the opposite north façade.

The home's dominant exterior feature is a large covered porch supported by massive battered stone columns – nine in all. The porch covers approximately the east two-thirds of the south façade and wraps around to cover the entire east façade. The porch is accessed by three sets of concrete steps, each covered by a gabled porch roof. The primary entrance on the home's south elevation is defined by a gabled roof with flared eaves supported by groupings of short square wood posts atop the battered stone columns. The exterior wall within the gable is stuccoed with half-timbering and a single, central flared triangular knee brace at the gable peak. A wood pergola once extended west along the south elevation, but it was replaced with a small enclosed greenhouse attached to the main body of the house. This greenhouse was removed in 2014 and the pergola was rebuilt. The portion of the porch on the east façade is covered by two identical gabled roofs – one at each corner of the building. These roofs also have flared eaves, are supported by groupings of short square wood posts, and have a similarly finished exterior wall within the gable – stuccoed with half-timbering and a single, central flared triangular knee

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brace at the gable peak. A wood pergola extends outward (to the east) from the porch roof at the southeast corner.

The entrance is comprised of an extremely wide, 15-light wood door on the south side of the house. On either side of the entrance is a double-hung wood window with multi-pane upper sashes. The sills are cast stone. There are two secondary, double-door entrances on the home's east-facing wall.

The north side of the house includes a one-story square bay with a gabled roof supported by flared triangular knee braces at the gable peak and corners. The bay includes a long, horizontal fixed window with a tall, narrow window on either side. On either side of the bay is a typical double-hung wood window with multi-pane upper sashes. At the west end of this north elevation is an enclosed wood-frame porch off the kitchen. It extends out from the main body of the building and has a shed roof with open eaves and exposed rafter tails.

The west (rear) side of the house is comprised of three gables – the main gable roof end from which projects two one-story gabled bays. Centered on this side of the building is a door, with the original doors and screens. On either side of the entrance is a fixed half-window with vertical muntins forming narrow divisions. The north (or left) one-story gable includes a set of three casement windows with vertical muntins forming narrow divisions. The south (or right) gable includes two typical double-hung wood windows with multi-pane upper sashes. The three gables include a stucco finish with half-timbering. Each one-story gable has a single fixed window in the gable. There are two small double-hung windows in the second-story gable. There is a cellar entrance along the wall at the northwest corner.

Interior

The interior of the house retains the original floor plan, with original quarter-sawn oak floors throughout the majority of the first floor, wood trim, an open stairway leading upstairs to second floor, many built-in cabinets and drawer units, closets, a fireplace, and doors. The first floor has two bedrooms, a great room/living room with a fireplace, butler's pantry, small room off of great room (possible office), kitchen, bathroom, washroom, and a laundry space/mudroom off of the kitchen, that is now larger-this is what used to be an exterior porch on the west side. The kitchen has been remodeled with mid-century metal cabinets. The second floor has three bedrooms and a bathroom accessed off a wide central corridor. Two of the bedrooms have built-in, pull-out beds. In the east bedroom on the second level, a built-in closet has replaced the pull-out bed, and a bathroom has been added into the attic space on the northeast side.

2. Barn (1908-1909, contributing building)

Latitude/Longitude: 37.831257 / -97.038808

The barn, located east of the residence, is an impressive showpiece that the Robison's built to market their famous Percheron horses. It was designed by Wichita-based architect Ulysses Grant (U.G.) Charles and completed in 1909.

This vernacular Kansas barn exhibits elements of the Greek Revival style, primarily in the cornice returns and the porte cochere. It measures 64 feet by 120 feet, and the eaves are 20 feet and 24 feet high on the west and east ends, respectively. It is 48 feet high at the peak of the rafters and a square cupola with a weather vane extends another 10 feet. The main part of the roof is hipped and there are intersecting gables on each of the four sides. A cupola, with louvered sides, flared eaves, and a large weather vane is centered at the peak of the hipped roof with wide, flared eaves. All gables have cornice returns. The roof is clad in wood shingles.

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The building has vertical board-and-batten siding and a horizontal wood band that runs around the barn at the height of the eaves. The foundation is concrete. On the north and south sides of the barn, there are built-in covered spaces for carriage parking. All of the exterior doors are sliding doors.

A defining feature of this barn is its unique commercial-like covered entrance or porte cochere on the west (front) wall. It is just one-story and has a flat roof topped by a short turned-post balustrade. The roof is supported by two full-height stone and wood columns. There are two sliding doors at ground level serving as the building's primary entrance. Above the porte-cochere, on the second story, is a sliding door that opens to the hay loft. Above this door is a three-part semi-circular window. There are three first-story windows and four second-story windows, most missing sashes. Originally, there was a mix of double-hung and fixed wood windows.

On the north side there is a carriage parking space at the northwest corner, a washroom for the horses, and a small bathroom built in. There is one box stall door, one door to the interior walkway, one door to the interior driveway, a door that opens to the storage room that wasn't original (this used to be a box stall), there is a door on the upper level, and also two very high hay doors. There are 11 fixed windows on the first story, most missing their sashes, and four fixed windows situated just below the roofline, most missing their sashes.

The east (rear) side of the building includes a dominant center gable with a double hay door at its peak. There are five windows on this east side, most missing their sashes. There is a doorway on the second story with a descending metal staircase. This door was most likely a window, originally. This metal staircase was later added for a fire escape. The first story includes one box stall door and three other doors that originally led to box stalls, however two now lead to stanchions that were later added for milking cows and storing hay. One leads to the storage room.

The south side of the barn includes three box stall doors, one door that leads to the interior driveway, one door that leads to the interior walkway, a louvered opening at the peak of the gable for ventilation, and a total of 14 windows. The parking area is concentrated at the southwest corner.

Interior

Inside the barn, the structure is mostly made up of laminated posts and beams.

Through the primary entrance on the west side, there is a wide center hall with rooms and stalls on either side. The floor is concrete throughout this front section and down the center aisle. There is an office to the right of the entrance at the southwest corner. The interior finish includes beadboard wall covering and storage cabinets. The enclosed staircase to the hayloft is next to this office. To the left of the entrance at the northwest corner is a food mixing room complete with a grain elevator and overhead grain storage for oats, bran, and corn.

The center aisle with a concrete floor runs west to east from the main entrance. This aisle is lined with 10 box stalls. All of the box stalls have iron lattice work or bars on the upper half of them for increased ventilation. This aisle or driveway intersects with a north-south aisle with open stalls on both sides. Behind the row of far east open stalls is where the original box stalls used to be that were turned into stalls for milking cows as needs changed; in between is a walkway in which a person could feed the horses. In all, there are 20 open stalls and 19 box stalls, with nine having exterior doors.

At the entrance of the barn there is also a hand lift platform made by KC Elevator MFG CO., Kansas City, Missouri. It was capable of lifting a wagon full of grain up to the hay loft. The enclosed wood staircase near the office leads up to sleeping quarters on the second floor. The sleeping quarters contain a closet and are lined with beadboard. In the hay loft floor, which is capable of holding up to 250

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tons of hay, there are trap doors to the horse stalls below. There is a track running east to west with a door on the east side for the hay grabber hook.

The barn originally had a gas acetylene lighting system and a compressed air water service and sewer.

There was a small stone blacksmith shop located immediately southwest of the barn (as documented in historic photographs), but it is no longer extant.

3. Well House (pre-1909, contributing building)

Latitude/Longitude: 37.831428 / -97.039595

The well house is located between the residence and the barn. It is a small, one-story, wood-frame building with a rectangular footprint. It has a gable roof with ends facing north and south. It is clad in horizontal wood weatherboard siding and asphalt shingles on the roof. It rests atop a limestone foundation and has a concrete floor. The building has three doors – one on the south side and two on the west side. It has just one window on the east side.

4. Outbuilding (circa 1915-1920, contributing building)

The construction date of this building is unknown. It does not appear in the 1909 panoramic view of the farmstead, but is thought to be a contemporary of the residence built in 1917. Its historic function is not known.

The one-story building has a rectangular footprint and is made of moulded concrete blocks. It has a hipped roof with wide overhanging and flared eaves, metal roof shingles, and two interior brick chimneys. There is a shed-roof lean-to on the west (rear) side of the building. The primary entrance is centered and inset on the east wall. There are two windows on the east wall – they appear to have been four-over-one wood windows, but they are in poor condition. There are at least two interior rooms, one on either side of the central entrance. The interior walls are plaster, the floor is wood, and the door and window openings have simple wood trim. The south room contains the remnants of a large sink, which suggests this building may have served as a wash house of some sort. The interior is in poor condition.

5. Stone Landscape Features (circa 1915-1920, two contributing objects)

The construction dates of the various stone landscape features are not known, but it is believed they were installed around the time the house was erected in 1917.

The stone landscape features are generally confined to the area near the house – primarily south and east of the house. A mortared stone wall once spanned the property alongside the road south and east of the residence. Generally, only the footing remains along the south portion, but the east stone wall is intact. Portions of this wall include moulded concrete blocks similar to those found in the outbuilding described above. In the southeast corner of the yard is a stone and concrete water feature with a pond and a flagpole.

Integrity

Two generations of Robisons built and managed this successful stock farm. Little has survived from the earliest development from the 1880s. The barn and residence were built during the second generation of development, beginning in the early 1900s, as were likely the remaining outbuildings. The farm was once much bigger, with two additional barns, many smaller outbuildings, and adjacent tenant farms. What remains,

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though, are outstanding examples of early 20th century architecture, which reflects the success once enjoyed by its owners. The residence, in particular, retains a good degree of integrity in its design, workmanship, materials, location, feeling, and association. Its setting, though still very much rural in character, has changed in the loss of several associated outbuildings. The barn is in poor condition, but is quite intact and retains a high degree of integrity. Like the house, it has suffered in the loss of its ancillary structures.

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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 old or achieving significance within the past 50 years.

Areas of Significance

Agriculture

Architecture

Period of Significance

1884-1945

Significant Dates

1908, 1917, 1945

Significant Person

(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation

N/A

Architect/Builder

Charles, U.G. (architect – barn)

Calvert, C. (contractor – barn)

Muck, Carl (architect – residence)

Period of Significance (justification)

The period of significance begins with the founding of the stock farm in 1884 and extends to 1945 when the business and property were sold. This period includes the dates of construction of the various extant resources.

Criteria Considerations (justification)

N/A

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Narrative Statement of Significance

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Summary

James W. (J.W.) Robison purchased prime land along the Whitewater River west of El Dorado in 1879 and established the Whitewater Falls Stock Farm in 1884. His son, James C. (J.C.) Robison, partnered with his father in 1895 to run the successful farm, which specialized in raising a breed of draft horse known as the Percheron. Their registered stock won awards at the World's Fair, the American Royal, and many state fairs. The farm grew into a major cattle feeding operation in the early 20th century, as the land around the Whitewater River proved excellent for growing alfalfa. Not long after J.C. Robison's death, the business ended and the farm was sold in 1945.¹

The property is nominated as part of the *Historic Agriculture-Related Resources of Kansas* multiple property nomination as an example of the Associated Grouping property type. It is nominated under Criteria A and C in the areas of agriculture and architecture.

Elaboration

Local History

Butler County is one of the original 33 counties established by the Territorial Legislature in 1855, though its boundaries changed several times during its first decade. The first Euro-American settlers arrived in Butler County shortly after the Kansas Territory opened to settlement in 1854. Multiple elections were held in the 1860s and 1870s to determine a location for the county seat of government. A majority of voters selected El Dorado and a courthouse was erected in 1871. Butler County's population grew rapidly in the 1870s – from 3,035 in 1870 to 18,586 in 1880. The county's population had leveled off by 1900 at 23,363 and 23,059 in 1910.² J. W. Robison purchased land in Butler County in 1879 and established the Whitewater Falls Stock Farm in 1884 – during the height of the county's growth and development.

In 1910, shortly after J.C. Robison built a new stock barn at Whitewater Falls Stock Farm, the federal census noted Butler County's "value of field crops in that year was 3,103,888, and of all farm products \$6,843,341. Corn led the list with a value of \$923,498; hay, including alfalfa, stood second with a value of \$815,246; other leading crops were Kafir corn, \$764,256; oats, \$322,583; Irish potatoes, \$89,694. The value of animals slaughtered or sold for slaughter was \$3,289,163; of poultry and eggs, \$247,369, and of dairy products, \$199,635."³ By this time, Whitewater Falls Stock Farm was growing 500 acres of alfalfa and had become a leading breeder of Percheron draft horses in the United States.⁴

¹ Frank Blackmar, *Kansas: A Cyclopedia of State History, vol. 3, part 2* (Chicago: Standard Publishing Co., 1912), 851; J. C. Robison, *Whitewater Falls Stock Farm* (Kansas City, MO: F.P. Burnap Stationery & Printing Co., 1909), 3 and 5 (Retrieved 23 December 2013, from the Kansas Historical Society: <http://www.kansasmemory.org/item/223507>); *Butler County Times*, 14 June 1945.

² Historical Census Browser, 2004. Retrieved 23 December 2013, from the University of Virginia, Geospatial and Statistical Data Center: <http://mapserver.lib.virginia.edu/collections/stats/histcensus/index.html>.

³ Frank Blackmar, *Kansas: A Cyclopedia of State History, vol. 1* (Chicago: Standard Publishing Co., 1912), 265.

⁴ Robison, *Whitewater Falls Stock Farm*, 3.

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Property History

Whitewater Falls Stock Farm was at one time one of the most prestigious farms in the United States. With contributions to Butler County's financial well-being, social atmosphere, and reputation, the farm played a key role in the community. J.W. Robison, the farm's founder. He was a native of Scotland, born in 1831 and came to America with his parents when he was a one year old.⁵ J.W.'s parents eventually settled in Illinois, receiving land grants in 1835 where there was a misspelling of the last name, which originally was 'Robertson' Not wanting to go through detailed correspondence to correct the error, J.W.'s parents left the spelling 'Robison.'⁶ J.W. Robison was married in 1860 to Sarah Woodrow and they had nine children. J.W. was a gifted and progressive farmer everywhere he lived. In Illinois, he had success at growing apples, gaining him the nickname, 'Apple Robison'.⁷ Along with his agricultural success, he also held many important offices: member of the upper house of Illinois legislature from 1874-1879, charter member and one-term president of the Illinois State Horticultural Society, chairman of the Board of Kansas Railway Commissioners, president of the (Kansas) State Board of Agriculture, Kansas State senator, president of the Kansas Cattle Shippers' Association, and a trustee for four years at Washburn College.⁸

In 1879, J.W. Robison purchased 1,280 acres along the Whitewater River in Kansas.⁹ He erected a residence on the property and moved his family to Kansas in 1884. This same year, J.W. purchased his first Percheron horses. He was reportedly the first farmer to grow alfalfa in Kansas and was known as the authority on alfalfa as well as crop rotation.¹⁰ J.W. also had the most profitable crop of wheat in his section of the state, earning him the title 'Wheat Robison'. The land contained much limestone, which greatly supported growth of grasses and alfalfa, and many believe this is what contributed to their success in raising award-winning Percherons.¹¹ The farm contained high grade Holstein cattle as well that showed success.¹² J.C. partnered with his father in the business in 1895, and they increased their landholdings, eventually totaling 17,000 acres. The firm was called J.W. & J.C. Robison.

At the peak of business on the farm, J.C. Robison commissioned the construction of a large barn in 1908 to hold horses and conduct business. Wichita architect Ulysses Grant (U.G.) Charles designed the barn and C. Calvert of El Dorado received the contract to construct it.¹³ Reportedly, Robison traded some horses for lumber with an Arkansas man, which left the rest of the expenses for erecting the barn at \$9,000.¹⁴ The barn, which measures 64 x 120 feet and reaches 48 feet high, was said to have been "one of the best arranged and most complete barns in the country."¹⁵ One evening in May 1909, between 800 and 1,000 people visited the farmstead to see the newly completed horse barn. The *Topeka Daily Capital* reported that "the grounds were a blaze of gleaming lights and the immense barn, lighted by an acetylene gas plant, gave the appearance of a large palace. Flags and bunting were everywhere..." And, "During the evening 50 gallons of ice cream, 3,000 ice cream cones, a wagon load

⁵ Blackmar, *Kansas: A Cyclopedia of State History*, vol. 3, part 2, 848.

⁶ *Ibid.*, Volney P. Mooney, *History of Butler County* (Lawrence, KS: Standard Publishing Company, 1916), 533-534.

⁷ Blackmar, *Kansas: A Cyclopedia of State History*, vol. 3, part 2, 848.

⁸ *Ibid.*, 849.

⁹ Mooney, *History of Butler County*, 534.

¹⁰ Blackmar, *Kansas: A Cyclopedia of State History*, vol. 3, part 2, 849; "J.W. Robison, Former Member R.R. Board, Dead," *Topeka Daily Capital*, 3 July 1909.

¹¹ Blackmar, *Kansas: A Cyclopedia of State History*, vol. 3, part 2, 851.

¹² Mooney, *History of Butler County*, 535.

¹³ *Towanda News*, 17 July 1908.

¹⁴ Mooney, *History of Butler County*, 535.

¹⁵ *Ibid.*

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of pop, a box of lemons made into lemonade and a barrel of cookies were served."¹⁶ Guests danced to the music of Fisk's orchestra, of El Dorado, in the barn's second-story hayloft. The same newspaper article noted that the farm employed 30 to 40 employees. Approximately six weeks after this festive event celebrating the completion of the barn, J.W. died on July 3, 1909, and J.C. became the sole owner of the farm.¹⁷ Also that same year, in 1909, J.C. Robison produced a promotional booklet for the farm, which included photos of his impressive new barn.

Like his father, J.C. had an impressive resume, including being a board member of the Kansas State Board of Agriculture, president of the Percheron Society of America, and director of the American Royal Live Stock Show. He was married in 1897 to Miss Bertha Ellet and had four children.¹⁸

J.W. built on his father's successes and quickly became a national figure in the Percheron industry. Percheron is a breed of draft horse known for its muscular build and willingness to work. By 1911, the farm was the "largest, best equipped and most important breeding establishment devoted to registered Percheron stock in America."¹⁹ Percheron horses were extremely important in this era of agriculture. They were used on farms as work horses. The breed has French roots going back hundreds of years. The United States' horse stocks were affected by the American Civil War in the 1860s, and there was a great demand for strong work horses as settlements pushed farther west into the American frontier in the mid- and late-19th century. Percherons from Europe were purchased by buyers such as J.W. Robison, and "in the decade of the 80s [1880s] almost 5,000 stallions and over 2,500 mares were imported to this country from France, mostly from Le Perche."²⁰ In the 1920s, the role of the horse was being threatened by motorized truck and tractor use in the cities and farms. By the 1940s, the use of the draft horse had greatly declined.²¹ This decline coincided with the death of J.C. Robison in 1937 and the livestock business was sold in 1945.²²

Robison and his stock operation have won many prizes with their Percherons. Casino was the most well-known stallion (see figure below), winning 115 first-place prizes, including the 1904 World's Fair at St. Louis.²³ Also at the 1904 World's Fair, their mare Zaza won first prize in her class,²⁴ and the Robison's Percherons won more prizes than any other Percheron breeder.²⁵ The Robison family won many prizes beyond the prestigious World's Fair: the American Royal, state fairs of Illinois, Missouri, Virginia, Indiana, Kansas, Colorado, Arizona, Oklahoma, and in Canada.

The Robisons held annual sales at the property throughout the early 20th century. In 1915, the sale of Percheron stallions and mares brought in \$23,000, with the largest single sale of \$1,700 brought by the stallion Glacius. Approximately 500 people were in attendance from as far away as North Dakota and New Mexico. The women of Towanda Methodist Church raised \$125 selling meals on the grounds.²⁶ To accommodate these sales and other business on the farm, J.C. built a barn in 1909 in Towanda near the

¹⁶ "Home of the Percheron Stud of J. C. Robinson [sic], Towanda, Kan., the Largest and finest Horse Farm in America," *Topeka Daily Capital*, 23 May 1909.

¹⁷ Mooney, *History of Butler County*, 534; "J.W. Robison, Former Member R.R. Board, Dead," *Topeka Daily Capital*, 3 July 1909.

¹⁸ Blackmar, *Kansas: A Cyclopedia of State History*, vol. 3, 852.

¹⁹ *Ibid.*, 849.

²⁰ "The Origin and History of the Percheron Horse," Percheron Horse Association of America website: <http://www.percheronhorse.org/origin/default.html>. Retrieved 16 June 2014.

²¹ *Ibid.*

²² *Western Butler County Times*, 14 June 1945.

²³ Blackmar, *Kansas: A Cyclopedia of State History*, vol. 3, part 2, 850.

²⁴ "1904 St. Louis World's Fair: Percheron Horse Shows," Retrieved 16 June 2014 from Agricultural History Series, Southwest Missouri State University. <http://www.lyndonirwin.com/04horse03.htm>.

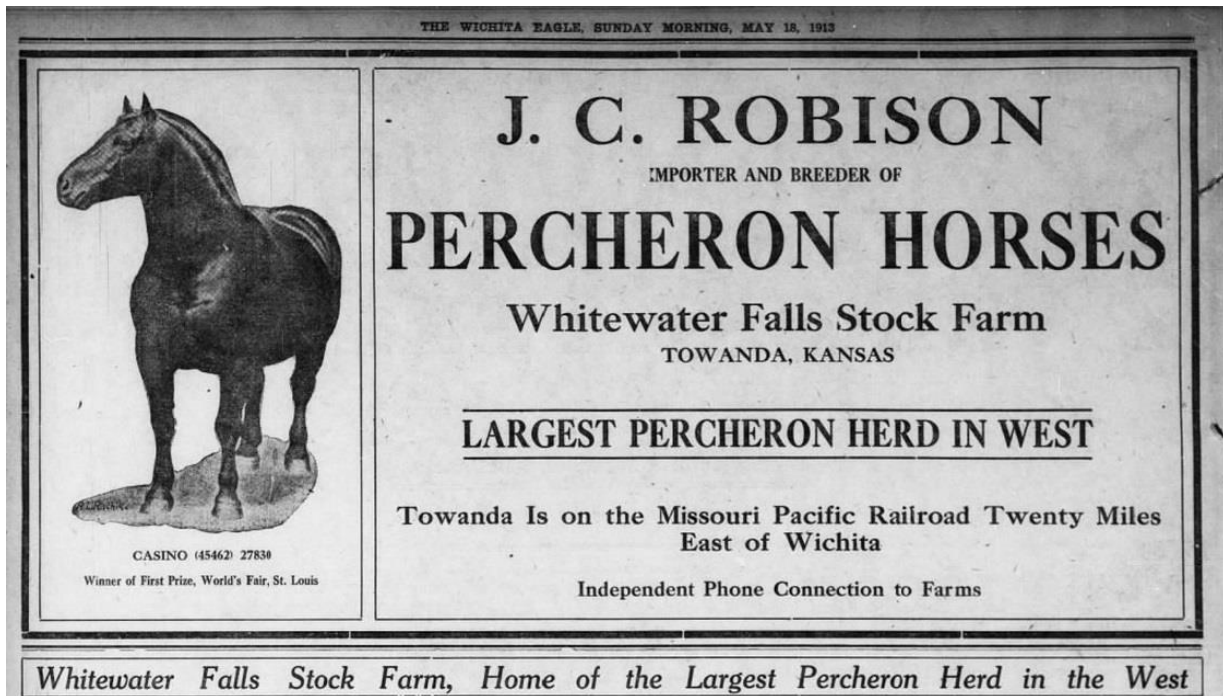
²⁵ Mooney, *History of Butler County*, 535.

²⁶ "Fine Horses Bring \$23,000," *The Wichita Daily Eagle*, 17 December 1915.

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depot where he could more easily receive and deliver horses.²⁷ These brief examples illustrate the impact of the stock operation on the surrounding economy.



The Wichita Eagle, May 18, 1913.

The farm was dealt a setback on March 20, 1917 when the Robison's old 14-room farmhouse was struck by lightning burned to the ground.²⁸ J. C. was injured in the fire while rescuing two of his children from the burning house. The loss was estimated at \$20,000.²⁹ Within days, J.C. had commissioned El Dorado architect Carl Muck to draft plans for a new residence. *The Wichita Eagle* described the new residence to be of the "California bungalow type" and "native Butler County boulders" to be used in the construction. It also suggested the house would be constructed of hollow tile and brick veneer.³⁰

J.C. Robison died February 24, 1937 after a long illness. He was 64 years old. After his death, the house remained unoccupied and served as the family's summer home, until it was sold in 1945. J.C. Robison, Jr. managed the property after his father's death, and leased it to Peter A. Zuercher in 1944. Zuercher purchased the property in 1945 and his son and son-in-law, who had been fighting in the war in Europe, moved to the property. Zuercher occupied the nine-room residence.³¹

Architects

²⁷ *Towanda News*, 20 May 1909.

²⁸ The previous house was reportedly an old hotel brought in from Benton, Kansas, but this has not been confirmed through research.

²⁹ "Robison Injured," *The Wichita Daily Eagle*, 21 March 1917.

³⁰ "Will Erect Fine Home," *The Wichita Eagle*, 19 April 1917; Robison Home Will Be Thoroughly Modern," *El Dorado Republican*, 20 April 1917.

³¹ "Robisons Sell Picturesque Whitewater Falls Stock Farm To Peter Zuercher," *Western Butler County Times*, 14 June 1945.

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Ulysses Grant Charles (1885-1947)

U.G. Charles moved to Wichita in 1887, early in his career. In 1894, he moved his young family to Oshkosh, Wisconsin to work for the Northwestern Car and Machine Works. He subsequently worked for the Morgan Company, a sash and door manufacturer, and the Radford Company. Charles left the Radford Company in 1902, just as the company began publishing plan books, and returned to Wichita to work as an architect. In their research of building permits issued by the city of Wichita and local newspapers, Kathy Morgan and Barbara Hammond noted Charles' involvement in the design and construction of 23 residences, 17 commercial buildings, and 14 public, fraternal, and religious buildings.³² One of his better-known Wichita designs is the Mentholatum Company Building, which was listed in the National Register of Historic Places in 2006. He is known to have designed other buildings throughout south-central Kansas.³³

It is not known if Charles designed any other barns besides the one at Whitewater Falls Stock Farm. Charles' residential designs in the Wichita area are all monumental in scale, and "the majority of them adhere to the American Foursquare style in both frame and brick, using simple massing with full-width porches and flared-eave dormers." And, "in some designs, he incorporated shingles within gambrel ends that impart the formal composition of the Dutch Colonial Revival style, and stonework that adds to the impression of weightiness."³⁴

Carl Muck

Little information could be found to produce a short biography of Carl Muck. His name was referenced in two newspaper articles attributing him with the design of the 1917 residence at Whitewater Falls Stock Farm.³⁵ The news articles described him as an architect, but his formal training and background are not known. Moreover, his name is not referenced in the files of the Kansas Historic Resources Inventory (KHRI) database as being associated with any documented properties.

Architecture

In her 2007 survey of over 300 barns and farmsteads in Kansas, Brenda Spencer found a majority of extant late 19th and early 20th century barns featured a gable or gambrel roof. In her *Historic Agriculture-Related Resources of Kansas* multiple property documentation form, Spencer provides a typology of barns based on her survey and specific to Kansas. The barn typologies are generally categorized by form and/or roof type and include: Bank; Gable-roof; Gambrel-roof; Arch-roof; Polygonal/Round; Midwest Prairie; Kansas Vernacular; and Other.

Rarely does one encounter an architect-designed showpiece of a barn from the early 20th century. Few barns in Kansas compare to the barn at Whitewater Falls Stock Farm, and it is not easily categorized in one of these property types. It has some similar characteristics to the Kansas Vernacular Barn property type, which includes barns with unique plans and roof forms. But, its Greek Revival-style characteristics conceived by architect U.G. Charles are contrary to the definition of Kansas Vernacular Barns. It not only housed horses

³² Kathy Morgan and Barbara Hammond, *Residential Resources of Wichita, Sedgwick County, Kansas* (Topeka: Kansas Historical Society, 2007), E42-43. See also: William Connelley, *A Standard History of Kansas and Kansans, vol. 4* (Chicago: Lewis Publishing Co., 1918), 1781-1782. Transcription online at: <http://skyways.lib.ks.us/genweb/archives/1918ks/bioc/charleug.html>.

³³ Examples include the former Kiowa City Hall in Barber County (KHRI # 007-2870-00002) and the (demolished) First Christian Church in Cheney (KHRI # 173-0910-00002).

³⁴ Morgan and Hammond, *Residential Resources of Wichita, Sedgwick County, Kansas*, E43.

³⁵ "Will Erect Fine Home," *The Wichita Eagle*, 19 April 1917; Robison Home Will Be Thoroughly Modern," *El Dorado Republican*, 20 April 1917.

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and stored hay, but it served as an office, showplace, and living quarters. Therefore, this barn is best categorized as the Other property type.

By all accounts, the residence was designed quickly. The former house burned on March 20, 1917, and, according to articles in area newspapers, the new house plans were being finalized less than a month later. It is quite possible the Carl Muck, the El Dorado-based architect noted in the newspaper, purchased a plan and edited it to meet the Robisons' needs. No house plans have been found, so Muck's role in the design and construction of the house is not fully known. Nevertheless, the house is an excellent example of the Craftsman style, which is exhibited in the materials, form, wrap-around porch with pergolas, half-timbering in the gables, and wide overhanging eaves with exposed rafter ends.

The Craftsman style emerged out of the Arts and Crafts Movement, which traced its roots to mid-19th century England and William Morris. The movement championed craftsmanship, natural materials, and good design, and eventually made its way to the United States through Gustav Stickley and his magazine *The Craftsman*. The Craftsman style echoed the tenants of the Arts and Crafts Movement and remained popular throughout the United States between 1900 and 1930.³⁶

³⁶ For more information on the Craftsman style and the Arts and Crafts Movement in Kansas, see *Craftsman-style Dwellings of Emporia, Lyon, County, Kansas, 1900-1930* National Register Multiple Property Documentation Form (Topeka: Kansas Historical Society, 2014), E7-11.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

"1904 St. Louis World's Fair, Percheron Horse Shows." Retrieved 31 March 2004 from Agricultural History Series, Southwest Missouri State University. <http://www.lyndonirwin.com/04horse03.htm>.

Blackmar, Frank. *Kansas: A Cyclopaedia of State History, vols. 1 & 3*. Chicago: Standard Publishing Co., 1912.

El Dorado Republican, 20 April 1917.

El Dorado Times, 24 February 1937.

Historical Census Browser, 2004. Retrieved 23 December 2013, from the University of Virginia, Geospatial and Statistical Data Center: <http://mapserver.lib.virginia.edu/collections/stats/histcensus/index.html>.

Mooney, Volney P., *History of Butler County*. Lawrence, KS: Standard Publishing Company, 1916.

Morgan, Kathy, and Barbara Hammond. *Residential Resources of Wichita, Sedgwick County, Kansas*. Topeka: Kansas Historical Society, 2007.

Robison, J. C. *Whitewater Falls Stock Farm*. Kansas City, MO: F.P. Burnap Stationery & Printing Co., 1909. Retrieved 23 December 2013, from the Kansas Historical Society: <http://www.kansasmemory.org/item/223507>.

"The Origin and History of the Percheron Horse." Retrieved 25 November 2003 from <http://www.geocities.com/phaoa/about/hist.htm>.

Topeka Daily Capital, 23 May, 1909; 3 July 1909.

Towanda News, 24 December 1908; 7 January 1909; 4 February 1909; 18 February 1909; 25 March 1909; 20 May 1909; 12 April 1917.

Western Butler County Times, 14 June 1945.

The Wichita Eagle, 18 May 1913; 19 April 1917.

The Wichita Daily Eagle, 17 December 1915; 21 March 1917.

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Kansas Historical Society

Historic Resources Survey Number (if assigned): N/A

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10. Geographical Data

Acreeage of Property Less than five acres

Provide latitude/longitude coordinates OR UTM coordinates.

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1	<u>37.831689</u> Latitude:	<u>-97.040484</u> Longitude:	3	<u>37.830980</u> Latitude:	<u>-97.038434</u> Longitude:
2	<u>37.831663</u> Latitude:	<u>-97.038430</u> Longitude:	4	<u>37.831026</u> Latitude:	<u>-97.040488</u> Longitude:

Verbal Boundary Description (describe the boundaries of the property)

The nominated property (totaling less than five acres) is located within a 20.6-acre parcel described as follows:
Section 31, Township 25, Range 4E: BEG NW/C SW1/4 N400 E405 S203.28 SE726.43(S) NE532.55 ELY34 S534
W691 N114.65 SW128.55 W292.29 N40 W464.52 N606 TO POB.

Boundary Justification (explain why the boundaries were selected)

The nominated property includes the concentration of extant historic resources associated with the Whitewater Falls Stock Farm homestead.

11. Form Prepared By

name/title Amanda Busenitz

organization _____ date May-June 2014

street & number _____ telephone _____

city or town _____ state _____ zip code _____

e-mail _____

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

name Amanda & Duane Busenitz

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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 100 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.

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Additional Documentation

Submit the following items with the completed form:

Photographs

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photograph Log

Name of Property: Whitewater Falls Stock Farm

City or Vicinity: Towanda

County: Butler State: Kansas

Photographer: Sarah Martin

Date
Photographed: 22 May 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 17 Residence – South (primary) elevation, camera facing N
- 2 of 17 Residence – Southeast corner of house, camera facing NW
- 3 of 17 Residence – East (side) elevation, camera facing W
- 4 of 17 Residence – Northeast corner of house, camera facing SW
- 5 of 17 Residence – West (rear) elevation, camera facing E
- 6 of 17 Residence – Stone base of porch column on east side, camera facing SE
- 7 of 17 Residence – Porch and primary entrance on south side, camera facing NW
- 8 of 17 Outbuilding – East elevation, camera facing W
- 9 of 17 Well-house – southwest corner of building, camera facing NE
- 10 of 17 Landscape elements southeast of house, camera facing SSW
- 11 of 17 View of residence from road, showing stone wall, camera facing W
- 12 of 17 Barn – northwest corner of barn, camera facing SE
- 13 of 17 Barn – south (side) elevation, camera facing N
- 14 of 17 Barn – close-up of cupola, camera facing N
- 15 of 17 Barn – west (primary) elevation, camera facing ENE
- 16 of 17 Barn – date stamped in concrete at entrance
- 17 of 17 Barn interior – view of center aisle flanked by stalls, camera facing E

Figures

Include GIS maps, figures, scanned images below.

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Figure 1: Contextual Aerial Image, Google.com 2013



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Figure 2: Close-in Aerial Image, Google Earth 2014.

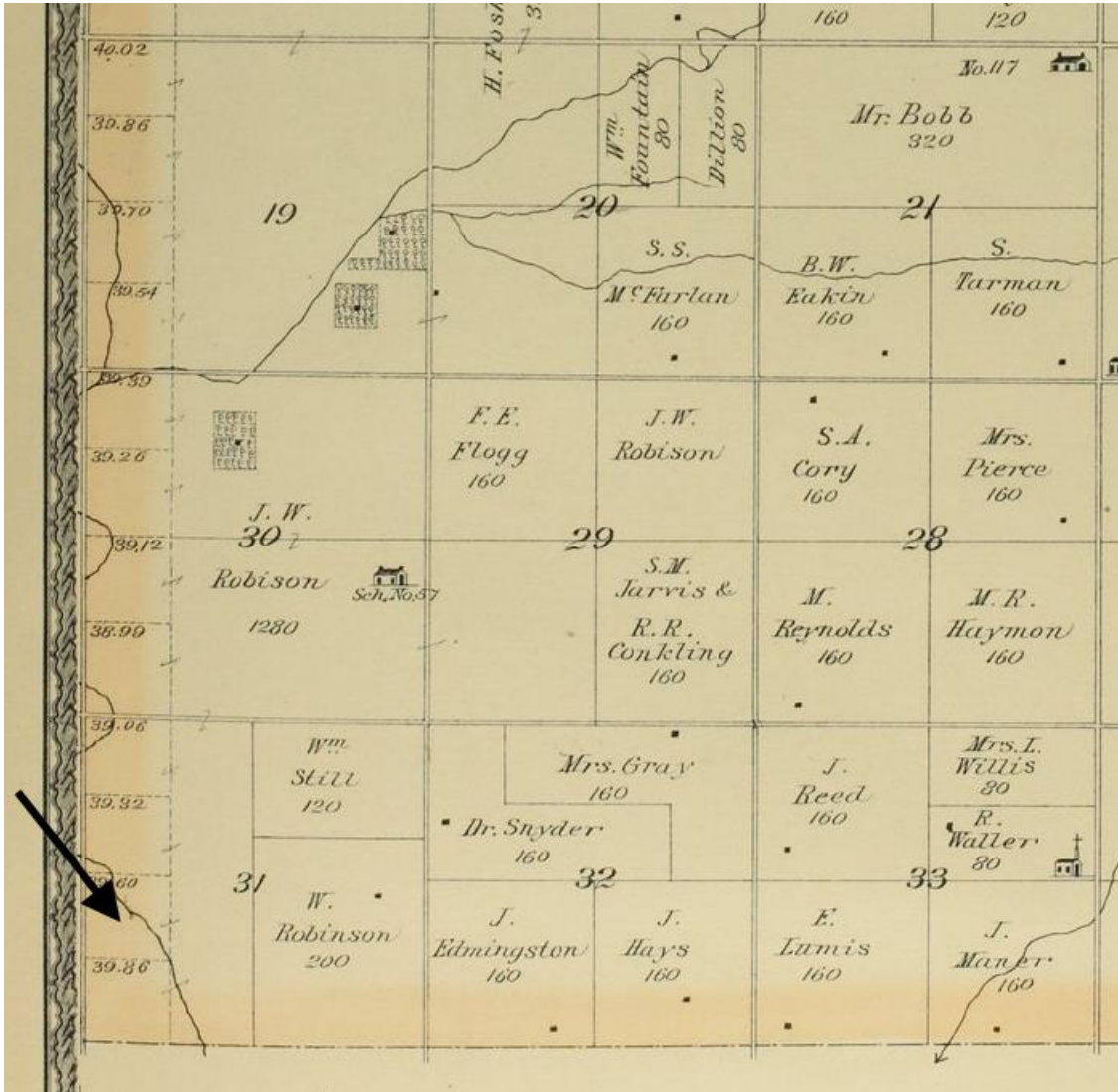


- A: 37.831689 / -97.040484
- B: 37.831663 / -97.038430
- C: 37.830980 / -97.038434
- D: 37.831026 / -97.040488

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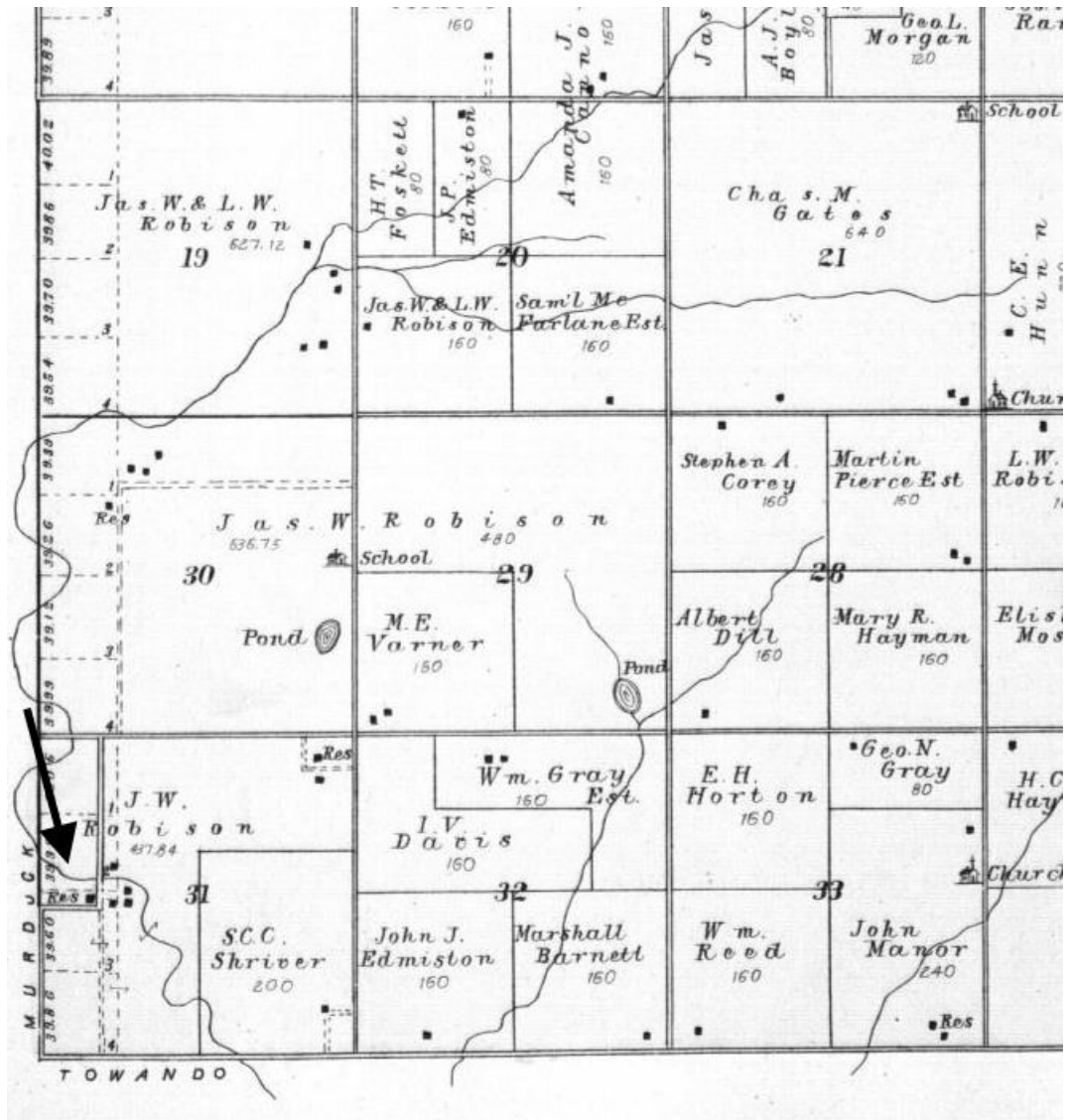
Figure 3: Walter C. McGinnis, *Historical Atlas of Butler County, Kansas* (1885). Source: Kansasmemory.org.
<http://www.kansasmemory.org/item/223980/page/24>



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Figure 4: George A. Ogle, *Standard Atlas of Butler County, Kansas* (1905). Source: Kansasmemory.org.
<http://www.kansasmemory.org/item/209415/page/13>



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Figure 5: Panoramic View of Farmstead, 1909.
Source: Robison, J. C. *Whitewater Falls Stock Farm*. Kansas City, MO: F.P. Burnap Stationery & Printing Co., 1909.
Kansas Historical Society: <http://www.kansasmemory.org/item/223507>.



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Figure 6: Barn, 1909.

Source: Robison, J. C. *Whitewater Falls Stock Farm*. Kansas City, MO: F.P. Burnap Stationery & Printing Co., 1909.
Kansas Historical Society: <http://www.kansasmemory.org/item/223507>.



HOSE BARN, 64X120 FEET, RECENTLY ERRECTED AT WHITEWATER FALLS STOCK FARM.

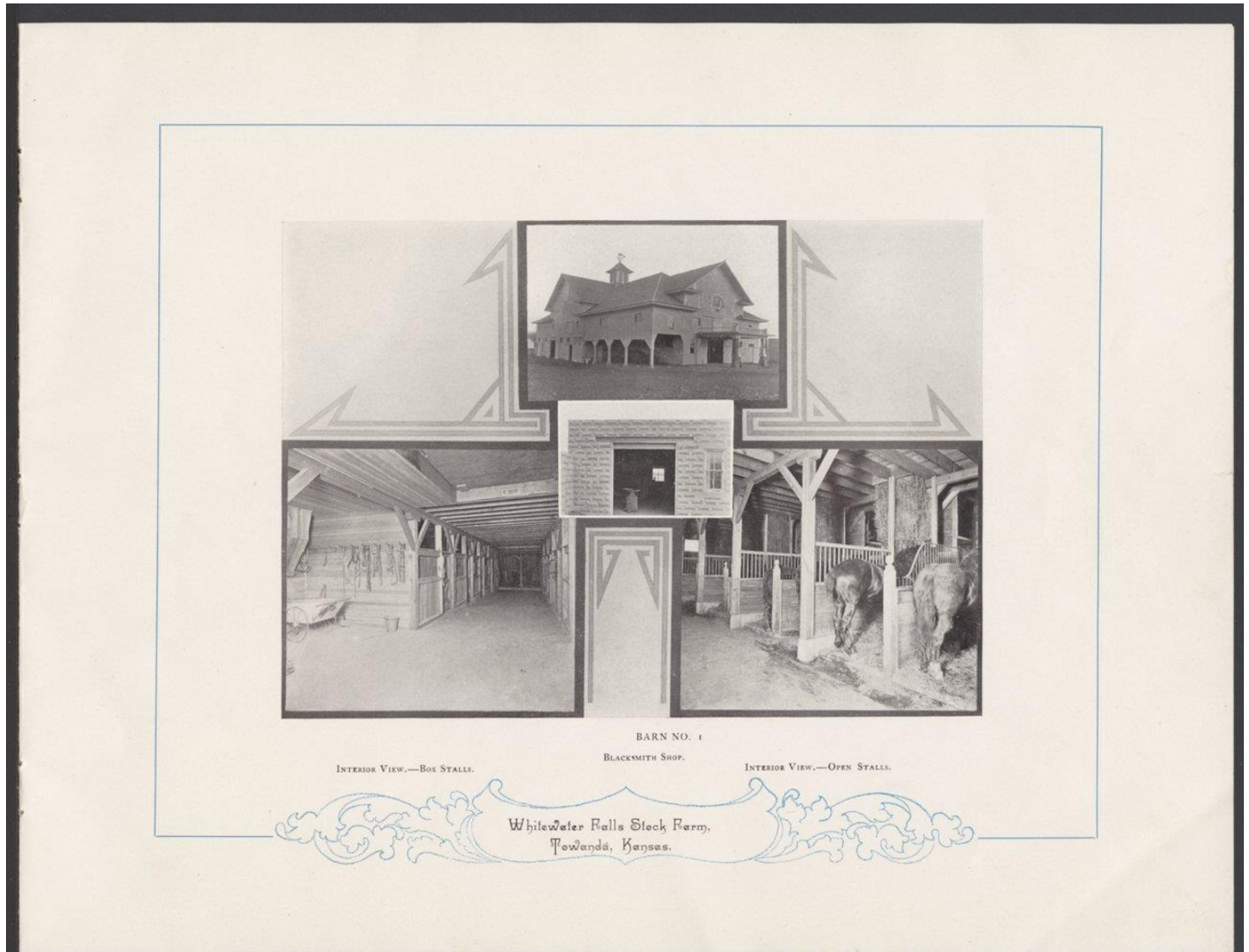
Whitewater Falls Stock Farm.
Towanda, Kansas.

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Figure 7: Interior of barn, 1909.

Source: Robison, J. C. *Whitewater Falls Stock Farm*. Kansas City, MO: F.P. Burnap Stationery & Printing Co., 1909.
Kansas Historical Society: <http://www.kansasmemory.org/item/223507>.



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Figure 8: Early view of Robison residence, undated. Source: Kansas Historical Society collections.



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Figure 9: Early view of Robison barn, undated. Source: Kansas Historical Society collections.




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Figures 10-12: Sample of early 20th century advertisements.

December 5, 1917. 13

THE AMERICAN BREEDER



23d SALE

50 PERCHERONS

IMPORTED AND AMERICAN BRED STALLIONS, MARES AND COLTS

DECEMBER 15

AT WHITEWATER FALLS STOCK FARM, J. C. ROBISON, Prop., TOWANDA, KAN.


Stallion and mares by Casino; mares bred to Casino.
Mares by Casino and other great sires bred to Koulet, son of the \$40,000 Carnot.
Among the outstanding attractions are two yearling stallions by Koulet, proof that he is a real sire. Also a black son of Casino—one of the best ever sold.
25 stallions and 25 mares such as would take a lot of traveling to find.
Send for illustrated catalog and mention the American Breeder. Come early, there is plenty to see, and lunch will be served at the farm. Free conveyance from the trains.

J. C. ROBISON - - - Towanda, Kansas

AUCTIONEERS—FRED BEFFERT, J. D. SNYDER, BOYD NEWCOM, WM. ARNOLD.

Casino, Whose Rank is High Among the Breed's Greatest Sires.

The American Breeder, 5 December 1917.



J. C. ROBISON

Whitewater Falls Stock Farm

SEE MY EXHIBIT OF PERCHERONS

at the Wichita Show and Sale, where I will exhibit and sell 30 head of valuable registered Percherons, including the entire Longview Percheron stud, which I recently purchased. See, or address me at

Towanda, Kansas

Casino

The American Breeder, 5 March 1918.


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TWENTY FIRST SALE OF
50 - IMPORTED and AMERICAN BRED REGISTERED
PERCHERON STALLIONS, MARES and COLTS - 50

AT THE
WHITewater FALLS STOCK FARM
J. C. ROBISON, PROPRIETOR, TOWANDA, KANSAS.

THURSDAY, DEC. 16, 1915



CHAMPION GLACIS 55200 (71473)
Winner of Gold Medal at American Royal and Kansas State Fair,
Included in Sale.

Twenty stallions from weanlings to mature age. Thirty mares from weanlings to tried brood mares. Stallions and mares sired by CASINO and GLACIS and mares bred to them. Imported and American-bred mares with colts by sides. There has never been a lot their equal sold in the West.

Go where you can get as good as grows. Either imported or American-bred. More sons and daughters of the Champion CASINO included in this sale than in any former offering. Send for catalog to

J. C. ROBISON, Towanda, Kan.
AUCTIONEERS
Fred Reppert J. D. Snyder W. M. Arnold Boyd Newcom H. L. Burgess

Sale will be held in SALE PAVILION on the farm four miles northwest of Towanda, Kansas. Free conveyance to farm from Towanda.

The Kansas Farmer, 11 December 1915.

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Figure 13: Advertisement in *The Wichita Daily Eagle*, 22 October 1918.

100 HEAD—TWO DAYS—100 HEAD

SHORTHORN SALE

Wichita, Kansas
RAIN OR SHINE

At Horse Barn, Wichita Stock Yards
THURSDAY AND FRIDAY
October 24-25



IMPORTED BAPTON CORPORAL

Thursday, October 24, 1918

Park Place Stock Farm
PARK E. SALTER, Owner

SELLS—
50 HEAD
Scotch and
Scotch Topped
SHORTHORNS

Whitewater Falls Stock Farm
J. C. ROBISON, Proprietor

SELLS—
50 HEAD
Registered
SHORTHORN
Cattle



DALES RENOWN BY AVONDALE

Friday, October 25, 1918

AT HORSE BARN, WICHITA STOCK YARDS

























WHITEWATER FALLS
STOCK FARM





WHITEWATER FALLS
STOCK  FARM







UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Whitewater Falls Stock Farm
NAME:

MULTIPLE Agriculture-Related Resources of Kansas MPS
NAME:

STATE & COUNTY: KANSAS, Butler

DATE RECEIVED: 8/22/14 DATE OF PENDING LIST: 9/23/14
DATE OF 16TH DAY: 10/08/14 DATE OF 45TH DAY: 10/08/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000828

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT OCT - 8 2014 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Kansas Historical Society

Sam Brownback, Governor
Jennie Chinn, Executive Director



August 18, 2014

Carol Shull
National Register of Historic Places
National Park Service
1201 Eye Street, N. W.
8th Floor (MS 2280)
Washington, DC 20005

Re: National Register Nominations – new submissions

Dear Ms. Shull:

We are pleased to submit for your consideration the following National Register documents:

- **Schwartz, Alexander & Anna, Farm – Lane County** (new nomination)
 - Enclosed: Signed copy of nomination and 3 disks (with nomination, GIS, and photo files)
 - The enclosed disk #1 contains the true and correct copy of the nomination.

- **First Congregational Church – Montgomery County** (new nomination)
 - Enclosed: Signed copy of nomination and 2 disks (with nomination, GIS, and photo files)
 - The enclosed disk #1 contains the true and correct copy of the nomination.

- **Whitewater Falls Stock Farm – Butler County** (new nomination)
 - Enclosed: Signed copy of nomination and 3 disks (with nomination, GIS, and photo files)
 - The enclosed disk #1 contains the true and correct copy of the nomination.

- **Martin, Handel T., House – Douglas County** (new nomination)
 - Enclosed: Signed copy of nomination and 2 disks (with nomination, GIS, and photo files)
 - The enclosed disk #1 contains the true and correct copy of the nomination.

- **Derby Public School – District 6 – Sedgwick County** (new nomination)
 - Enclosed: Signed copy of nomination and 2 disks (with nomination, GIS, and photo files)
 - The enclosed disk #1 contains the true and correct copy of the nomination.

- **Masonic Grand Lodge Building – Shawnee County** (new nomination)
 - Enclosed: Signed copy of nomination and 2 disks (with nomination, GIS, and photo files)
 - The enclosed disk #1 contains the true and correct copy of the nomination.

Please do not hesitate to contact me if you have any questions. I may be reached at 785-272-8681 ext. 216 or smartin@kshs.org.

Sincerely yours,



Sarah J. Martin
National Register Coordinator

Enclosures