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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 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 Kibbee Farmstead  
other names/site number KHRI #045-4316; #045-4317; #045-4318; #045-4319; #045-4320; #045-4321

## 2. Location

street & number 1500 Haskell Avenue  not for publication  
city or town Lawrence  vicinity  
state Kansas code KS county Douglas code 045 zip code 66044

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

    national     statewide   X   local

Patrick Gellner 2-25-13  
Signature of certifying official Date

DSHPO  
Title 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:)

Ver Eason H. Beall 4-16-13  
Signature of the 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
6	buildings
	district
	site
	structure
	object
6	<b>Total</b>

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

**Number of contributing resources previously listed in the National Register**

Agriculture-Related Resources of Kansas

0

**6. Function or Use**

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

- DOMESTIC/Single Dwelling
- AGRICULTURE/Animal Facility
- AGRICULTURE/Storage
- AGRICULTURE/Agricultural Outbuilding

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

- DOMESTIC/Single Dwelling
- AGRICULTURE/Animal Facility
- AGRICULTURE/Storage
- AGRICULTURE/Agricultural Outbuilding

**7. Description**

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

- LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS/Colonial Revival
- OTHER: GABLE-ROOF BARN

**Materials**  
(Enter categories from instructions)

- foundation: CONCRETE
- walls: WOOD; WEATHER BOARD; SHINGLE
- roof: ASPHALT
- other:

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## Narrative Description

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### Summary

The Kibbee Farmstead is a collection of six historic farm structures located on the southeast corner of East 15<sup>th</sup> Street and Haskell Avenue in Lawrence, Kansas. The farmstead was historically located outside of the Lawrence city limits and encompassed nearly 15 acres. The farmstead is now 5.31 acres and consists of a house, barn, chicken house, shed and outhouse all constructed around 1909 and 1910. A garage was probably added to the farmstead in the 1920s. The farmstead is in excellent condition and retains a very high degree of integrity in location, design, materials, workmanship, feeling and association. The Kibbee farmstead is surrounded by suburban Lawrence buildings, including single-family housing, public-assistance housing, a recreation center and a former school that is now owned by the Boys and Girls Clubs.

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### Elaboration

Construction dates based on Douglas County tax records show a significant increase in property value between 1908 and 1909, coinciding with the sale of the property from an elderly Mary Coffin who lived elsewhere to Fannie Kibbee in December 1908. Walter and Fannie Kibbie (sic) took out a \$5000 mortgage on the property in December 1908. This activity likely indicates the onset of construction.

The farmstead's most noticeable building, the Kibbee house, is located prominently on the southeast corner of East 15<sup>th</sup> Street and Haskell Avenue. A shed and outhouse are located behind the house to the east. The barn, garage and chicken house are located southeast of the house, slightly removed from the farmstead's domestic area. A gravel drive with entrances on 15<sup>th</sup> Street and Haskell Avenue is likely part of the historic layout, bound by the concrete foundations of the house and rear outbuildings. All buildings, unless noted, are of frame construction with poured concrete foundations and asphalt shingle roofs.

### Inventory of Resources

#### 1. Kibbee House (circa 1909, contributing)

The two-story cross-gabled Dutch Colonial house is oriented to the west. The house has wood clapboards on first story and wood shingles on second story. All windows are original one-over-one double-hung wood windows. The poured concrete foundation is clad with molded concrete blocks. The house has wide gambrel gables on the east and west elevations and narrow cross gables on the north and south sides. All eaves are flared. A full front porch supported by Tuscan columns wraps around to the south side, meeting the first-story chamfered bay of the south cross-gable. The north cross-gable projects from the house's north wall. A one-story rear bay with a hipped roof contains an enclosed porch in the southeast corner and the kitchen in the northeast corner. Concrete sidewalks surround the house.

The house retains its historic interior configuration, pine floors, wood trim, doors and two stairways. The first story includes a formal parlor, family parlor, dining room and kitchen. The second story includes four bedrooms and a modern bathroom.

#### 2. Kibbee Barn (circa 1910, contributing)

The Kibbee barn is located southeast of the house. The two-story side-gabled barn has an east-west ridgeline with a west hay hood and hay door. The barn is clad in drop lap siding. A large sliding entrance door is located in the barn's north wall. Three four-paned windows are located in the first

story of the northwest corner. A partially enclosed shed is attached to south side. The shed has a foundation of concrete and hollow clay tile. A wood-frame chicken house with a concrete foundation, an irregular footprint and a shed roof is attached to east side of the barn. No door connects the main portion of the barn to this extension, indicating that the structure was likely built after initial construction as the farmstead increased chicken production. The barn and attached chicken house have drop lap siding that has been stripped of its paint and coated with a clear sealer.

The barn's first story has a storage and tack room in the east half and a milking parlor and hay rack in west half. The floor and foundation are concrete. A cellar is located under the east portion of the barn, accessed through a cellar door in the northwest corner of the attached chicken house. North stairs lead from the ground floor to second-story haymow.

*3. Kibbee Chicken House (circa 1910, contributing)*

The freestanding chicken house is located south of the barn. The small chicken house has a shed roof and an east entrance. South openings at window- and ground-level allow the chickens access to a fenced chicken yard. The structure has a concrete foundation and is clad with vertical tongue-and-groove siding.

*4. Kibbee Outhouse (circa 1909, contributing)*

The Kibbee outhouse, located east of the house, retains its interior configuration as a "two seater." The side-gabled building has vertical wood siding with a west door. The foundation is concrete. Square ventilation windows are located in the north and south walls. The interior seating has been removed.

*5. Kibbee Shed (circa 1910, contributing)*

The shed is located north of the outhouse. The side-gabled building is clad with horizontal shiplap siding and has a wood west door.

*6. Garage/Outbuilding (date unknown, contributing)*

The garage is located southeast of the house. The structure may be newer than other farmstead buildings, possibly dating to the early 1920s, when the Altenbernd family acquired the farmstead. The Altenbernd family did not own a horse and may have constructed this building to house motorized vehicles.

The two-bay garage has two doors in the north wall. The west bay is wood with drop lap siding, sliding wood doors and no roof. This portion of the building is in ruins and will likely be removed soon. The east bay, constructed of poured concrete, has hinged metal doors and a window opening in the south wall.

**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.

**Areas of Significance**

(Enter categories from instructions)

AGRICULTURE

ARCHITECTURE

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1909-1926

\_\_\_\_\_

**Significant Dates**

1909

1910

\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

\_\_\_\_\_

\_\_\_\_\_

**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.

**Period of Significance (justification)**

1909-1926

The Period of Significance includes the probable construction dates for the six extant buildings on the Kibbee Farmstead.

**Criteria Considerations (justification)**

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## Narrative Statement of Significance

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### Summary

Walter and Fannie Kibbee purchased 15 acres in the northwest quarter of Section 5, Township 13, Range 20 in Douglas County in December 1908. The property at 1500 Haskell Avenue quickly increased in value, indicating construction of the Kibbee house, barns and outbuildings. The farm was originally located in rural Douglas County, but the area was on the verge of development due to its proximity to Lawrence. The farmstead with its five remaining acres is nominated to the National Register of Historic Places under Criterion A for its association with local agricultural history and under Criterion C for its architecture. It is nominated as part of the multiple property submission, "Historic Agriculture-Related Resources of Kansas" as an example of a Farmstead property type. All six buildings of the Kibbee farmstead are considered associated historic agriculture-related structures as outlined in the MPDF.

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### Elaboration

#### Agricultural History

The Kibbee farmstead was built on land awarded to George Smith in an 1863 patent that included the entire northwest quarter of Section 5. William G. Coffin purchased a portion of the section in 1871 for \$4250. Coffin sold 15 acres of the property to his daughter-in-law, Mary Howard Coffin, in 1883 for \$1500. Douglas County atlases show no evidence of buildings on the property during the ownership of Mary and Henry Coffin. County tax records value the 15-acre property at \$750 to \$800 through 1907.

According to the property's Abstract of Title<sup>1</sup>, Henry and Mary Coffin sold 14 3/5 acres to Fannie Kibbee for \$3000 in December 1908.<sup>2</sup> Census records indicate that Mary Coffin would have been 65 years old in 1908. Fannie and Walter Kibbee took out a mortgage of \$1200 in December 1908, indicating building construction.<sup>3</sup> Under the ownership of Fannie and Walter Kibbee, the property dramatically increased in tax value, from \$800 in 1907 to \$3300 in 1908.

Walter Kibbee was born in 1851 in Massachusetts and Fannie Kibbee was born in 1852 in Missouri. The couple is listed in the 1900 census as living in Marion, Iowa. The 1910 census states that the couple had been married 35 years and had two children that were no longer living. Walter Kibbee's occupation is listed as "general farmer." Walter Kibbee is also listed in the 1913 Lawrence City Directory as a farmer residing at 1500 Haskell Avenue. The 1915 Kansas census shows that the Kibbees raised cattle, milk cows, poultry and swine. The census states that the small Kibbee farm in Wakarusa Township contained three acres of alfalfa and ten acres of uncultivated land. The entire property was under fence. During the previous year, the farm produced 100 pounds of butter and sold \$100 worth of eggs and poultry. The Kibbees had one cream separator, one horse, three milk cows, three other cattle, ten swine and two dogs.<sup>4</sup>

Most of the farmstead's buildings were likely built during the early years of the Kibbee ownership, probably by 1910. In addition to the Kibbee residence, initial construction would have included the barn, chicken house, outhouse and shed. The farm's years of development fall within "The Golden

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<sup>1</sup> The current owners have the Abstract of Title.

<sup>2</sup> The increase in the real estate can be attributed to the development of this area on the southeast edge of Lawrence during the 1900s.

<sup>3</sup> The mortgage was released in 1913, coinciding with the sale of a portion of the acreage to Laura B. Powell.

<sup>4</sup> 1915 Kansas census. Accessed through [www.ancestry.com](http://www.ancestry.com).

Age: Farming in the Progressive Era, 1900-1920” as described in the MPDF.<sup>5</sup> According to the document, Kansas farms increased by four million acres during this time. Although the property may have been farmed before the Kibbees purchased it, this era of growth in Kansas may have inspired the Kibbees to carve out a portion of the section for their own subsistence farming.

Fannie and Walter Kibbee sold the farmstead to C.D. Stewart in 1919 for \$12,500. Douglas County valued the property in 1919 at \$6740. According to the 1920 federal census, Walter and Fannie Kibbee moved to San Diego, California. They are listed in a 1921 City Directory for Riverside, California. The 1923 Riverside directory lists only Mrs. Fannie Kibbee as living there and raising poultry.<sup>6</sup>

The farmstead was sold in 1920 and again in 1924 to Conrad and Bertha Altenbernd. The farmstead’s garage may date to the 1920s, when motorized vehicles replaced the horse that the Kibbees used for transportation. It was likely built by the Altenbernds, who did not own a horse.

The 1925 Kansas census shows that the Altenbernds had three acres of corn, ten acres of grass pasture, three milk cows and one dog on the nearly 15-acre property. The 1930 Federal Census states that Conrad and Bertha Altenbernd were both born in Kansas to German immigrants. The Altenbernds, ages 61 and 57 in 1930, lived with their 23-year-old daughter Lena and 16-year-old son Elmer.<sup>7</sup> Conrad Altenbernd’s occupation is listed in censuses as a general farmer. He owned and farmed three additional acreages in Douglas County totaling 185 acres. Lena was working as a bookkeeper in a bank in 1930. By 1940, Conrad Altenbernd was still a farmer living with his wife, son Elmer—also a farmer—and daughter-in-law Thelma Altenbernd.

Conrad Altenbernd died in 1946. His wife, Bertha, deeded the property in 1947 to her daughter, Lena Altenbernd, as part of a life estate. Bertha Altenbernd likely remained on the farm until her death in 1953. A Quit Claim deed in 1959 by Bertha’s heirs allowed Lena, who was single, to maintain the property for her entire life. During Lena’s ownership, improvements came to this farm on the outskirts of Lawrence. Sewers were installed in the area in 1958, likely bringing indoor plumbing to the house. The property was also annexed by the City of Lawrence in March 1959. Lena continued to use the property for agricultural purposes until her death in 1972 at the age of 63.

Gary and Susan Wamsley purchased the farm from Lena Altenbernd’s estate in 1972. During the Wamsley’s ownership, the property transitioned from a rural farmstead to a large, suburban tract. The couple sold off and deeded several sections of the property, including a tract south of the farmstead in 1976 to the Lawrence Lodge No. 4 of the International Order of Odd Fellows.<sup>8</sup> David Frayer purchased the farmstead’s remaining five acres in July 1989. The farmstead’s buildings are all in good condition.

The Kibbee farmstead retains its historic integrity as a subsistence farm, making it eligible for listing in the National Register under Criterion A according to the registration requirements set forth in the MPDF. The farm is notable for its development as a suburban farmstead located on the outskirts of

<sup>5</sup> Christy Davis and Brenda Spencer, “Historic Agriculture-Related Resources of Kansas,” National Register of Historic Places Multiple Property Documentation Form, 28.

<sup>6</sup> City Directory for Riverside, California, 1921; 1923, [www.ancestry.com](http://www.ancestry.com).

<sup>7</sup> Older son Herold Altenbernd is not listed in the census as part of the household.

<sup>8</sup> This building is currently owned by the Boys and Girls Club. A former elementary school located north of the farmstead is also owned by the Boys and Girls Club.

Lawrence, a growing and important Kansas town. During this time period of “The Golden Age: Farming in the Progressive Era, 1900-1920” as described in the MPDF, most Kansas farms were expanding to become large cash-crop operations. The Kibbee farmstead, by contrast, was developed as a subsistence farm bringing in minimal income. The farm’s location adjacent to the city boundaries of Lawrence likely complimented the Kibbee’s poultry and dairy endeavors. The MPDF, “Historic Resources of Lawrence, Douglas County, Kansas” quotes a 1910 promotional issue of the *Lawrence Daily Journal*, describing Lawrence as “the trading metropolis for a rich and populous agricultural county.”<sup>9</sup> This interaction between rural and urban residents would have enabled the Kibbees to sell any extra poultry or dairy products.

Despite the farm’s 1959 annexation by the city of Lawrence, the Kibbee farmstead retains its contributing buildings and its historic configuration, making it an intact example of a unique site.

### Architecture

The Kibbee farmstead contains a cohesive collection of extant buildings that demonstrate the historic use of the property by its owners as a subsistence farm on the edge of one of Kansas’ larger towns. The buildings range from the most important—the house and barn—to structures that are much smaller but just as necessary to the operation of the farm. No known Kibbee farmstead buildings have been demolished. All buildings are all in good condition, conveying the integrity of a historic Douglas County farmstead.

The Kibbee farmstead buildings display an abundant use of concrete, an important innovation in Kansas farmsteads during the 1910s. The Kibbee house uses the material not only in the poured foundation, but also in the decorative foundation cladding. Concrete sidewalks also surround the house. Concrete was used for the outbuilding foundations, as well as the barn floor, cellar and retaining walls. The east portion of the garage/outbuilding southeast of the house is a unique structure, containing concrete walls, floor and ceiling. The MPDF, “Historic Agriculture-Related Resources of Kansas,” notes that concrete revolutionized agriculture-related construction. Lightweight, economical and fireproof, the material was increasingly used in the 1910s for stall floors, cellars, fence posts, septic tanks, silos, grain elevators, water troughs and foundations.<sup>10</sup> The Kibbee farmstead aptly demonstrates an enthusiasm for concrete as a domestic and agricultural material.

The Kibbee House is an excellent example of the Dutch Colonial Revival style with earlier Queen Anne influences. The Kibbee house contains no evidence of being a mail-order house, but its design may have been adapted from a pattern book. The house’s façade and rear elevation present prominent gambrel gables with flared eaves. Flared eaves are also evident on the smaller cross gables. According to Virginia and Lee McAlester, the front gambrel style was popular from around 1890 to 1920.<sup>11</sup> The wrapped front porch is a feature left over from the Victorian-era Queen Anne style, as is the first-story chamfered bay of the south cross gable. The first story retains much of its original layout that includes an entry with original staircase, formal parlor, family parlor, dining room and kitchen. The house’s second story contains four bedrooms, each with an original closet. One of the bedrooms can only be accessed by the house’s rear stairway.<sup>12</sup> Bathrooms were later added to

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<sup>9</sup> Deon Wolfenbarger, “Historic Resources of Lawrence, Douglas County, Kansas,” National Register of Historic Places Multiple Property Documentation Form, E21.

<sup>10</sup> Davis and Spencer, 41.

<sup>11</sup> Virginia & Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 1995), 325.

<sup>12</sup> No maid is listed as part of the household in any census.



the first and second stories, probably in the late 1950s when sewers came to this area. The second story bathroom has been recently updated. The house's poured concrete basement with exterior cladding of molded blocks is typical of post-Victorian construction in the Midwest.

Lawrence contains several examples of the Dutch Colonial Revival style built between 1890 and 1950. A front gambrel gable as seen on the Kibbee house is usually found on earlier local buildings, such as the residences at 642 Louisiana built in 1890, 1101 Indiana built in 1905 and the now-demolished residence at 1333 Ohio built in 1905.<sup>13</sup> The house at 945 Indiana built in 1905 most resembles the Kibbee house, with a front gambrel gable, side wall dormers, a chamfered bay and originally a one-story rear kitchen extension. The 945 Indiana house appears to have been altered and is missing a front porch, but the two houses are remarkably similar.

Colonial Revival is the most prevalent American home style, taking hold in the late 1870s and continuing to the present. The Dutch Colonial Revival style, popular from the late 1800s onward, features a noticeable gambrel roof and often flared eaves. Colonial Revival evolved out of a desire to leave behind the fussiness of late-Victorian styles in favor of the simplicity of earlier dwellings. James Massey and Shirley Maxwell write about the transitional period of the Kibbee house, "The Queen Anne house would have to go, but the country was not about to give up the expansive interiors, flexible floor plans, interesting building shapes, and big porches it had so recently taken to its heart...By combining Queen Anne features with Georgian and Federal-style ornament, an acceptable new colonial style was sure to evolve in due time."<sup>14</sup> The Kibbee house features this distinctive combination of Queen Anne influences with the Dutch Colonial Revival style.

The barn is a two-story Gable-Roof Barn property type noted in the MPDF, "Historic Agriculture-Related Resources of Kansas." The barn is constructed of dimensional lumber. The west portion of the barn has a concrete floor with a center gutter, indicating the space's original use as a milking parlor. The east portion of the barn is accessed by a historic sliding door in the north wall. Louvered doors between the west and east sections opened to allowed the cows access to hay during milking. The east portion of the barn also contains a walled-off area historically used for storing horse tack. Stairs in the northwest corner of the barn lead to a second-story open hay mow. The barn's south shed and east chicken house are likely later additions that probably still date to the Kibbees, who sold eggs and poultry. The barn's good condition indicates that the building has been well maintained by its past and current owners.

The chicken house was an important part of the Kibbee family's subsistence farm. The shed-roofed frame building sits on a sturdy concrete foundation, obviously built as a permanent structure. The MPDF notes that most subsistence farmers raised chickens and other poultry for their own consumption.<sup>15</sup> Although the Kibbees focused on milk production for their primary income, the poultry house was also a primary component of the farmstead.

The farmstead's three ancillary structures—the outhouse, garage and shed—are all easily identified by their forms and placement near the primary farm structures. The buildings are secondary structures but contribute architecturally to the integrity of the farmstead's historic setting and feeling.

<sup>13</sup> These examples are part of the KHRI database and can be view at <http://khri.kansasgis.org/>.

<sup>14</sup> James C. Massey and Shirley Maxwell, *House Styles in America*, (New York: Penguin Group, 1996), 181.

<sup>15</sup> Davis and Spencer, 64-65.

The Kibbee farmstead retains a very high degree of architectural integrity. The Dutch Colonial Revival house and additional buildings convey the history of the property as a subsistence farm, primarily providing a residence, but also providing food for Fannie and Walter Kibbee. Through materials, placement and setting, the compact collection of well-preserved buildings is an excellent example of a small 1910 farmstead located on the edge of a busy town.

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**9. Major Bibliographical References**

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Abstract of Title for property in Douglas County, Kansas. In possession of the current owners.

Armstrong, A.W. and D.B.M. Soudea. Plat Work and Complete Survey of Douglas County, Kanas. Topeka: Frank M. Shanklin, 1909.

Davis, Christy and Brenda Spencer. "Historic Agriculture-Related Resources of Kansas," National Register of Historic Places Multiple Property Documentation Form.

Douglas County Tax Records, 1900-1921. Located at Spencer Research Library, University of Kansas, Lawrence, Kansas.

Federal Census records: 1900, 1910, 1920, 1930. Accessed online via www.Ancestry.com.

Framer, David and Jeanette Spencer. Interviews by author, July 2012.

Kansas State Census, 1915, 1925. Accessed online via www.Ancestry.com.

Massey, James C. and Shirley Maxwell. House Styles in America. New York: Penguin Group, 1996.

McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1995.

Wolfenbarger, Deon. "Historic Resources of Lawrence, Douglas County, Kansas," National Register of Historic Places Multiple Property Documentation Form.

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

Name of repository: **Kansas Historical Society**

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Kibbee Farmstead  
Name of Property

Douglas County, Kansas  
County and State

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

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**10. Geographical Data**

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**Acreage of Property** 5.31 acres  
(Do not include previously listed resource acreage)

**UTM References**

(Place additional UTM references on a continuation sheet)

1	<u>15</u> Zone	<u>307370</u> Easting	<u>4314100</u> Northing	3	<u>                    </u> Zone	<u>                    </u> Easting	<u>                    </u> Northing
2	<u>                    </u> Zone	<u>                    </u> Easting	<u>                    </u> Northing	4	<u>                    </u> Zone	<u>                    </u> Easting	<u>                    </u> Northing

**Verbal Boundary Description** (describe the boundaries of the property)

The boundaries of the L-shaped property begin at the southeast corner of East 15<sup>th</sup> Street and Haskell Avenue, extending 535 feet east along E. 15<sup>th</sup> St., south 641.45 feet, west 226.5 feet, north 300 feet, west 135.5 feet, north 100 feet, west 174.5 feet and north along Haskell Avenue 243.83 feet. (Parcel ID # 023-103-05-0-20-04-002.00-0)

**Boundary Justification** (explain why the boundaries were selected)

The boundaries include the extant historic Kibbee farmstead buildings and the remaining agricultural land associated with the farmstead.

Kibbee Farmstead  
Name of Property

Douglas County, Kansas  
County and State

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### 11. Form Prepared By

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name/title Susan Jezak Ford  
organization Citysearch Preservation date 17 October 2012  
street & number 3628 Holmes Street telephone 816-531-2489  
city or town Kansas City state Missouri zip code 64109  
e-mail citysusan@gmail.com

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### Additional Documentation

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Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Historic images, maps, etc.)

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### Photographs:

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Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Kibbee Historic District  
City or Vicinity: Lawrence  
County/State: Douglas County/ Kansas  
Photographer: Susan Jezak Ford  
Date of Photos: 17 July 2012

Description of Photograph(s) and number:

- 1 of 8: Kibbee House, west façade (left) and south elevation (right), camera facing northeast.
- 2 of 8: Kibbee House, west façade (right) and north elevation (left), camera facing southeast.
- 3 of 8: Kibbee House, south (left) and east elevations (right), camera facing northwest.
- 4 of 8: Kibbee Barn, north (left) and west elevations (right), camera facing southeast.
- 5 of 8: Kibbee Barn Chicken House addition, south elevation, camera facing northwest.
- 6 of 8: Kibbee Chicken House, south (left) and east (right) elevations, camera facing northwest.
- 7 of 8: Altenbernd Garage, north (left) and west (right) elevations, camera facing southeast.
- 8 of 8: Kibbee Ouhouse (right) and shed (left), camera facing northeast.

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### Property Owner:

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

name David Frayer  
street & number 1500 Haskell Avenue telephone 785-841-7160  
city or town Lawrence state Kansas zip code 66044

**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.).

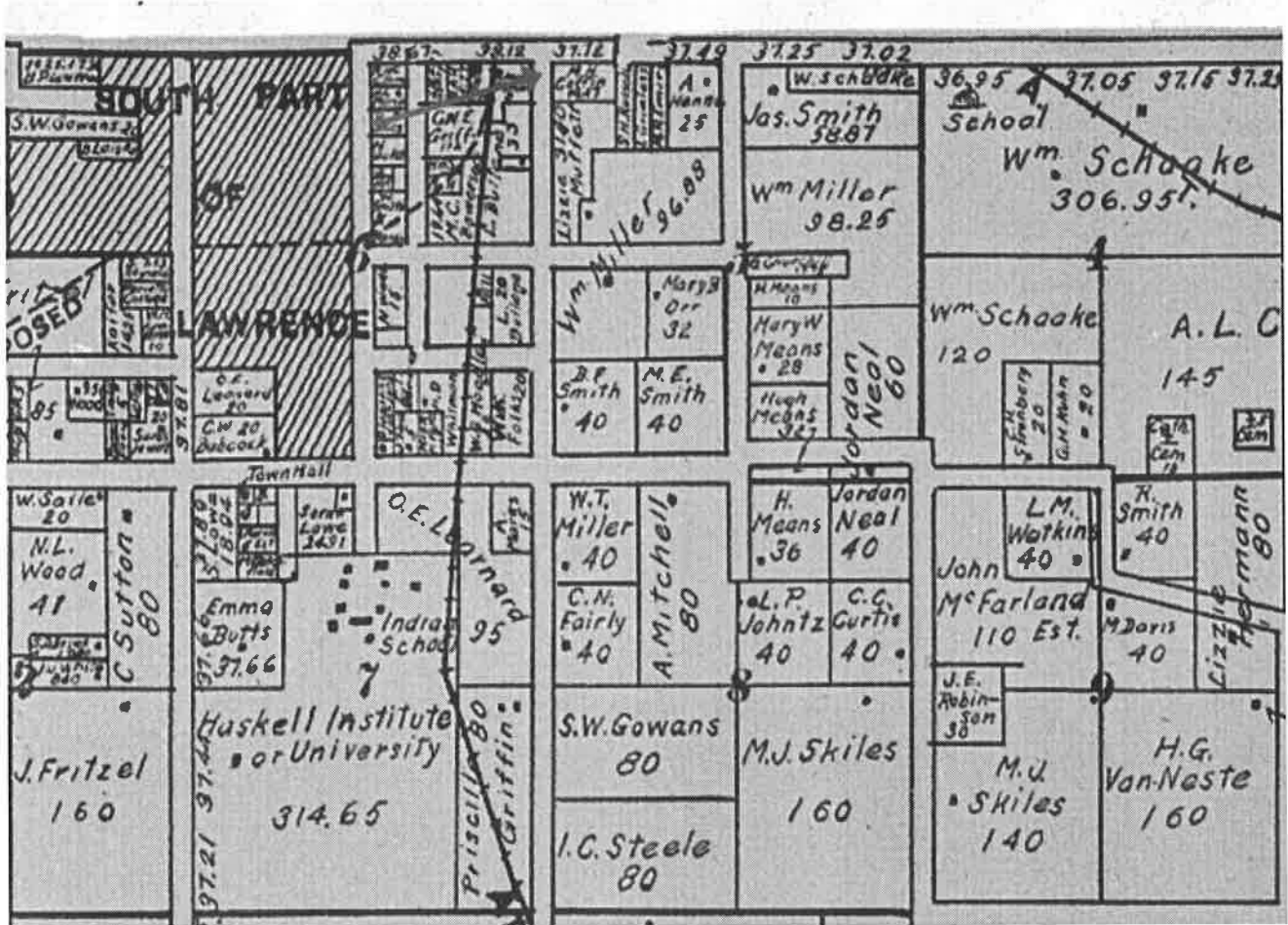
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Aerial photograph showing buildings and photograph locations.  
(www.bing.com, accessed 17 October 2012)



Aerial photograph showing nomination boundary.  
(www.bing.com, accessed 17 October 2012)



1909 Atlas showing the development in the northwest quarter of Section 5.

89°11' 00" E  
(WILLIAMSTOWN)

39°00' 00" N

4318000m E

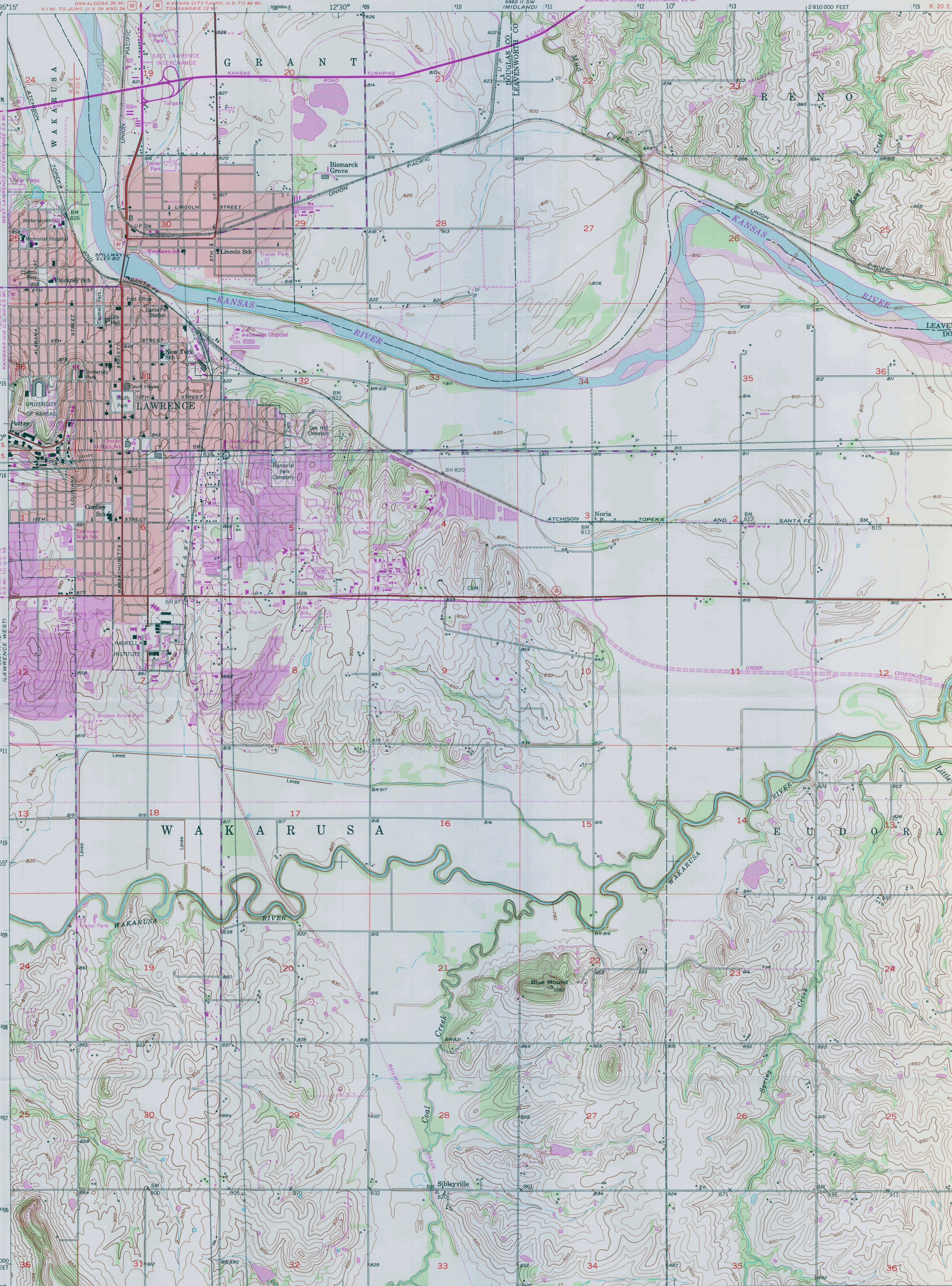
12°30' 00" W

57°30' 00" T. 12 S.  
T. 13 S.

6087 1/4 NE  
(LAWRENCE WEST)

15: 307370 E  
4314 100N  
Douglas Co. KS

KIBBEE FARMSTEAD  
HISTORIC DISTRICT  
1500 HASKELL AVE.

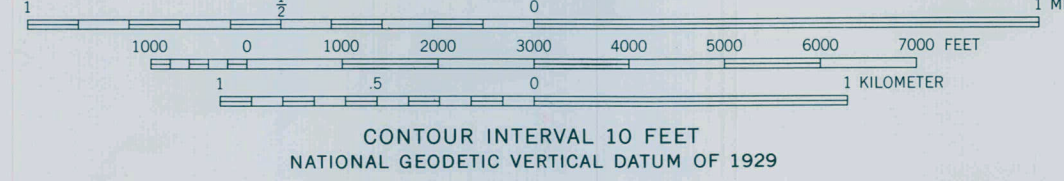
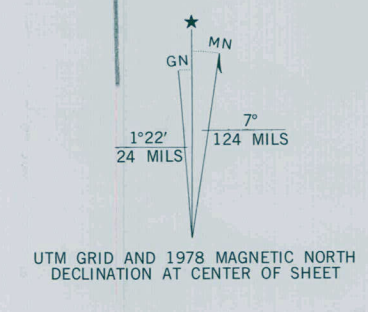


Mapped, edited, and published by the Geological Survey

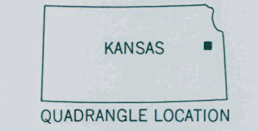
Control by USGS and USC&GS  
Topography by multiplex methods from aerial photographs taken 1948, and by plane-table surveys 1950  
Field check 1950

Polyconic projection. 1927 North American datum  
10,000-foot grid based on Kansas coordinate system,  
north zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 15, shown in blue

Red tint indicates areas in which only  
landmark buildings are shown  
Purple tint indicates extension of urban areas



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
AND KANSAS GEOLOGICAL SURVEY, LAWRENCE, KANSAS 66044  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved
Interstate Route	U.S. Route

LAWRENCE EAST  
N 3852.5—W 9507.5

1950

PHOTOREVISED 1967 A

AMS 6961 1 NW—SERI

Revisions shown in purple compiled in cooperation with  
State of Kansas agencies from aerial photographs taken  
1967 and 1977. Map edited 1978  
This information not field checked









Two-story yellow house with a brown roof. The house features a prominent gable roofline and a front porch with a lattice railing. The exterior is finished with yellow siding and white trim around the windows and doors. The house is surrounded by lush green trees and a well-maintained lawn.

The front porch is a focal point, featuring a wooden table and several chairs. The porch is decorated with colorful string lights and potted plants, creating a warm and inviting atmosphere. A large tree on the left side of the house provides shade and adds to the natural beauty of the property. The overall scene is a picturesque representation of a well-kept, charming home.

BROOKING,  
N.H.















Haskell Avenue

N

E. 15th Street

005  
005

Chicken House

004  
Barn

003  
003

Garage

007

008  
009  
Chicken House  
Chicken House

House

001

010

F 15th St

Haskell Av



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Kibbee Farmstead  
NAME:

MULTIPLE Agriculture-Related Resources of Kansas MPS  
NAME:

STATE & COUNTY: KANSAS, Douglas

DATE RECEIVED: 3/01/13 DATE OF PENDING LIST: 3/22/13  
DATE OF 16TH DAY: 4/08/13 DATE OF 45TH DAY: 4/17/13  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000165

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 4-16-13 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

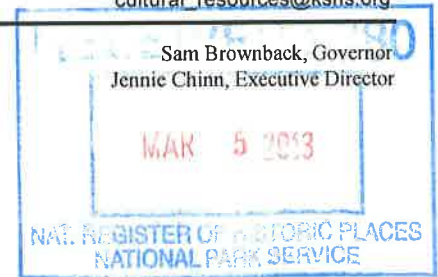
If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

6425 SW 6<sup>th</sup> Avenue  
Topeka, KS 66615



phone: 785-272-8681  
fax: 785-272-8682  
cultural\_resources@kshs.org

Kansas Historical Society



February 25, 2013

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

Dear Ms. Shull:

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

- University of Kansas Historic District – Lawrence, Douglas County, KS (new submission)
- Kibbee Farmstead – Lawrence, Douglas County, KS (new submission)
- Welborn Community Congregational Church – Kansas City, Wyandotte County, KS (new submission)
- Colby Municipal Swimming Pool & Bath House – Colby, Thomas County, KS (request to de-list)

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](mailto:smartin@kshs.org).

Sincerely yours,

Sarah J. Martin  
National Register Coordinator

Enclosures