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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.

1. Name of Property

Historic name Rouse Ranch
Other names/site number HT00-290
Name of related multiple property listing N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & Number 88780 495th Avenue
City or town O'Neill State Nebraska County Holt
Not for publication Vicinity

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

Michael J. ... SHPO/Director July 9, 2013
Signature of certifying official/Title: Nebraska 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 of 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): _____

Jim Sulley 7/4/2013
Signature of Keeper Date of Action

Rouse Ranch
Name of Property

Holt County, Nebraska
County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

- Private
- Public-local
- Public-state
- Public-federal

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

- Building(s)
- District
- Site
- Structure
- Object

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

Contributing	Noncontributing	
<u>9</u>	<u>3</u>	Buildings
<u>1</u>	<u>0</u>	Sites
<u>3</u>	<u>10</u>	Structures
<u>1</u>	<u>0</u>	Objects
<u>14</u>	<u>13</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions (Enter categories from instructions.)

Domestic: Single Family
Agriculture: Animal Facility
Agriculture: Storage
Agriculture: Agricultural Field
Agriculture: Outbuildings

Current Functions (Enter categories from instructions.)

Domestic: Single Family
Agriculture: Animal Facility
Agriculture: Storage
Agriculture: Outbuilding

7. Description

Architectural Classification (Enter categories from instructions.)

No Style

Materials (enter categories from instructions.)

Principal exterior materials of the property: Wood and Metal

Rouse Ranch

Holt County, Nebraska

Name of Property**County and State****Description**

Summary Paragraph (Briefly describe 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.)

The Rouse Ranch is located in northern Holt County, Nebraska, just north of the city of O'Neill (2010 population: 3,705). The ranch sits just over six miles south of the Niobrara River, a tributary of the Missouri River, approximately 568 miles long. The farmstead is bounded on the north and east by pasture used mainly for cattle and to the south by agriculture lands. The western boundary, under different ownership, is currently being farmed. There are eight contributing buildings and two contributing structures. There are thirteen non-contributing structures on the site, however, eight of these are prefabricated metal grain silos and function as one unit.

Narrative Description (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

General Description

The historic Rouse Ranch consists today of a total of 2,864 acres more or less.¹ The farmstead land is located in Section 3 Township 31 Range 11W, the original homestead land and location of the first buildings. An unpaved drive leads past the dwelling units to the east, where the cattle are held, and branches north to the storage and tractor barns.

The farmstead itself takes up approximately 15 acres on a rectangular site, longest on the east to west axis. It is bounded on the west and north by a windbreak of mature trees, grass pasture for cattle grazing on the east, and a sparse windbreak of mature trees on the south. The southwestern portion of the farmstead is the residential cluster, consisting of the 1879 farmhouse, the 1957 farmhouse, and the trailer house. The eastern portion of the farm contains the buildings used for cattle and horse containment mixed with storage. These buildings include the large 1936 barn, smaller horse barn, granary, utility building, and hog barn. The northern and northwestern portion are used strictly for machinery and storage and are home to a pre-fabricated metal grain silo, the salvage building, tractor shed, and machine shed. The remainder of the grain silos stretch along the western portion of the main drive.

The majority of the farmstead is rented out for agricultural use; however, the area immediately adjacent to the farm on the northern and western boundaries is maintained by the Rouse family for continuation of the cattle business. The area still maintained by the Rouse family for cattle is part of the original 160 acres of Homesteaded area.

Individual Resource Descriptions

1. Original Farmhouse (contributing building)

The original portion of the farmhouse measures 10 feet by 22 feet and was constructed in 1879, most likely by Alphonzo Rouse. The one-story with attic is of frame construction with asphalt siding covering white clapboard and has a gable roof of asphalt shingles. A brick chimney of simple design is located just off center, interrupting the roof line. This one chimney served to heat the entire house, including the addition, for many years. The foundation is a mixture of what appears to be poured concrete and original stone foundation. Corrugated metal banding wraps the foundation. Two exterior doors are located on the east side of the house, one in the center of the façade and the other to the south about four feet. The rectangular plan houses the kitchen, pantry, and family room.

The one and a half story addition was a house moved onto the site and added to the original portion of the house and is also frame construction clad in asphalt siding. The date of the addition and its original location are unknown, however it was likely added circa 1900 as the Rouses would have needed the additional space with their rapidly expanding family. The gable roof is composed of asphalt shingles as well. The addition has created an irregular, T-shaped floor plan. A third

¹ Rouse Ranch Property Assessment Document. 2012.

Rouse Ranch

Holt County, Nebraska

Name of Property**County and State**

entrance to the house is located on the south façade of the addition opening into the first bedroom. This addition added a bathroom and four additional bedrooms.

When considering its age and extensive use, the house retains a surprising amount of integrity. The house maintains its original double hung windows and decorative interior woodwork. The first floor door moldings are dark stained oak featuring corner blocks with rosettes, a feature carried into the door of the third entrance on the back of the house. The absence of use for the last fifty years has allowed the house to maintain its original floor plan and details. The house is designed in the typical farmhouse vernacular of simple design details with an attempt at a decorative interior and modest exterior.

2. 1957 Farmhouse (non-contributing building)

The more recent farmhouse, currently in use by the Rouse family, was moved onto the farm in 1957, shortly before the original farmhouse lost its use. The house consisted of four rooms originally; however, when the house was moved on, the bathroom and utility room were added. In 1970 the front (west) addition was added and in 1999 the side (south) addition was added. The house features horizontal white clapboard with a concrete foundation. The front gable roof is faced with asphalt shingles. The house is one story tall and features a small portico on the west façade.

3. Trailer House (non-contributing building)

The trailer house is clad in vertical wood clapboard with a shingle end gable roof. There is metal sheeting wrapping the foundation. The main entrance is located on the south façade with an additional entrance on the north façade, which is attached to the original farmhouse porch by an added ramp.

4. 1936 Barn (contributing building)

The original barn was constructed in 1879 along with the farmhouse; however it was lost in a fire in 1936. Fires in Holt County were common during this time and were virtually unstoppable.² While Howard Rouse, the owner of the farm at the time, tried his best to get the horses out, the horrible fire led to the loss of the majority of their herd. The barn standing now was constructed as a replacement that year. It is a two-story wood frame building with a salt-box type addition to the south. The walls are clad in horizontal clapboard and painted red. The barn features a gable roof, originally wood shingle that has been covered with metal panels, and sliding barn door on the west façade. The building sits on a mixed concrete block and stone foundation. There is a hayloft installed above the first floor for shelter and storage with a hay door located on the west façade.

The interior of the barn has a dirt floor and is divided into three bays along the east-west axis. The first (northern) bay leads to six horse stalls, each with feeding troughs. The second bay leads to the hayloft and an enclosed workroom. The last (southern) bay leads to an additional animal stall, not currently in use, reached by a narrow walkway. The barn has maintained great integrity despite the peeling exterior paint.

5. Granary (contributing structure)

The granary is original to the site, constructed in 1879 by Alphonzo Rouse. The building is a one and a half story structure with a wood shingle gable roof, consisting of three bays. The east and west bays were originally used to hold the corn for storage, while the center bay was used for storage of farming implements. The granary sits on a stone foundation and has a dirt floor. The walls are constructed of horizontal clapboard with slatted openings on the first story of the barn to allow air circulation for the corn. The northern (rear) portion of the granary has been repaired with metal panels. The building is completely enclosed except for the southern façade middle bay, which is left open for large farming equipment to access the space. It appears a loft was in place at one time based on the opening on the upper southern façade in the center bay.

² Verna Lee Tubbs. *Settlement and Development of the Northeast Sandhills*. Lincoln, NE: 1957.

Rouse Ranch

Holt County, Nebraska

Name of Property**County and State**

6. Utility Building (contributing structure)

The utility building is a one and a half story frame construction with wood shingled gable roof. This building is original to the farmstead constructed in 1879 by Alphonzo Rouse. The exterior walls are horizontal clapboard painted red. The building sits on a concrete block foundation and portions have a poured concrete floor. There is a large rectangular opening right of center on the southern façade for machinery to enter. There is a loft with access at the northern portion of the interior and on the upper southern and northern facade from the exterior. A door on the east façade provides additional ground story access.

7. Machine Shop (contributing building)

The machine shop was original to the Hubby family farm located nearby and was moved onto the Rouse Ranch in the 1940s. In March of 1948, Howard Rouse's farm accounting booklet shows payments to Ron and Don Borg for "moving a building."³ It is possible this was the building that was moved that year. It is a one-story wood frame construction with gable roof composed of wood shingles. The exterior walls are horizontal clapboard painted white. The building is rectangular in plan with a small appendage on the western façade allowing for additional work space. Based on the detailed molding on the interior and the remnant plaster work, it can be assumed that this was previously a front porch to a house. There is a concrete block foundation and dirt floor. The main entrance for storing farm implements is on the eastern façade. There are also doors located on the south and east facades for general access.

8. Hog House (contributing building)

The hog barn is a one story, end wall gable structure, with metal clad roof and horizontal clapboard siding on the north, east and south walls. Metal cladding is laid over the original wood on the west exterior wall. There is a vertical wood panel door on the western façade and horizontal wood panel door on the eastern façade. The building is sitting on a stone foundation. The hog house was most likely built by Alphonzo Rouse in 1879. The "1884 Homestead Proof-Testimony of Witness" claims there was a pigpen and chicken house. This building likely served one of those original functions.

9. White Barn (contributing building)

The small white barn located west of the 1957 farmhouse was brought onto the farmstead in the 1940s from Howard Rouse's in-laws, the Hansen's. Their farm, no longer extant, was located just up the road to the northwest. The building is white horizontal clapboard, with vertical clapboard on the sliding barn door located on the west facade. The roof is a front gable with wood shingles. There are two windows located on both the north and south walls. The barn is sitting on a stone foundation. There is evidence that the barn was once either a small house or two-room schoolhouse. Located on the interior is original plaster, baseboards, and window molding. There is also a shadow outline running from floor to ceiling on the North South axis displaying the location of a previous wall.

10. Tractor Barn (contributing building)

The tractor barn is rectangular in plan and one story in height. The gabled roof, originally wood shingled, is clad with corrugated metal panels. There is horizontal wood clapboard on the original portion. A loft is located in the upper portion and accessed through a small opening in the upper east façade. The lower portion of the east façade is left open for farm implement storage. An additional opening was made in the south façade at the point where the original barn meets the addition, which was added to the rear (west) and consists of corrugated metal panels. The original wood portion of this barn was also moved onto the farmstead in the 1940s from the Hansen farm.

³ Howard Rouse Farm Account Book, 1948.

Rouse Ranch

Holt County, Nebraska

Name of Property

County and State

11. Salvage Barn (non-contributing building)

The salvage barn is a metal hangar style barn built around 1971 by Delbert Rouse to house the Rouse Brothers Salvage business. The main garage door is located in the center of the east façade and is made of synthetic siding. There is an alternate door located to the south of the garage door on the east façade.

12. Horse Barn (contributing building)

The horse barn is a one-story wood frame structure with gable roof clad in corrugated metal. It appears a sliding barn door was added to the original building. There are side-by-side double hung windows on the east façade, as well as interior plaster remnants indicating the likely original use as a domestic building. Howard Rouse's farm account books show the payment to Ron and Don Borg for "moving kitchen" at a cost of \$15 March 27, 1948.⁴ Based on the unusual features of this barn, such as the decorative windows and hinged door on the south facade, it is most likely the kitchen that is mentioned in this purchase log. Delbert Rouse, the current owner, confirms the building's arrival on the property in the 1940s.

13. Metal Shed A (contributing building)

This one-story metal shed is located just west of the 1957 farmhouse and carport. It was built around 1960. The shed stands one-story tall and is clad in vertical corrugated metal panels. The gable roof is also of corrugated metal. The only openings on the shed are the west doors, which are two horizontal wood clapboard panels.

14. Metal Shed B (contributing building)

This one-story metal shed is located just south of the 1936 barn and is roughly three times the size of Metal Shed A. It features an atypical roofline with the peak of the front gable skewed to the south end of the shed. The building is made of vertical metal panels. There are two doors on the west façade, one small hinged door and a larger sliding barn door, both of metal. This shed was built around 1950.

15. Carports (non-contributing structures)

There are two carports on the farmstead. One is located immediately adjacent to the 1957 farmhouse to the east while the other is located directly west of the machine shed. These structures were added in early 2000 and therefore are not contributing structures to the farmstead's integrity.

16. Outhouse (contributing structure)

The original outhouse is still standing just north of the farmhouse. It was likely built when the original portion of the house was in 1879. It is an eight foot tall, horizontal clapboard structure with a front gable roof. The roof is clad in wood shingles. The unusually large footprint of the outhouse allows for two adult-sized seats and one child-sized seat.

17. Windbreak (contributing site)

The majority of the trees surrounding the farmstead were likely original to the farm. The "1884 Homestead Proof-Testimony of Witness" shows "forest trees" as contributing to the site during that year. There are also accounts of tree plantings in 1938 as Howard Rouse recorded in his farm account book on March 30 "trees" purchased for \$2.35 and the following year on April 7 "single trees" purchased for \$1.43. Delbert Rouse, the current owner, recalls his eldest brother, Lawrence, planting trees around the house in the 1930s supporting this evidence. The windbreak, comprised of mature trees, is a contributing site in the farmstead providing necessary shelter for the crops to the south for the historic agricultural function, as well as protection for the northern barns and the house.

⁴ Howard Rouse's Farm Account Book, 1948.

Rouse Ranch

Holt County, Nebraska

Name of Property

County and State

18. First Tractor (contributing object)

The first tractor was purchased in 1942 on June 30, by Howard Rouse. It was an H Farmall Tractor which cost \$900. Farmall was a model name and later a brand name for tractors manufactured by International Harvester. Farmall's were general-purpose tractors. The tractor is still on the farm but has been decommissioned. There are plans to restore the tractor to its original state as the original metal tires are still on the farm.

19. Silos (non-contributing structures)

There are eight metal grain silos in the district, which function as one unit due to their close grouping. They vary in diameter; however, all have a circular base with conical roof. Each sits on its own poured concrete foundation and is constructed with corrugated metal paneling. They have central openings for loading and removing grain. The bins are arranged in one row along the east-west axis with one additional silo south of the grouping, as well as one to the west, located in the area of the farm buildings. The silos were added in recent years and while they do not interrupt the spatial relationships and historic feel of the farmstead, they are not contributing resources for Rouse Ranch.

Overall Integrity:

The Rouse Ranch maintains integrity as a district based on the number of remaining original buildings, spatial relationships, and continued use. There are three known buildings constructed when the farm was homesteaded, two of which are still contributing to farm operations. The structures are all located in their original positions showing the intent of Alphonzo and Arthur when building and adding structures for expanding farm operations. The horse barn was even rebuilt in the same location as the original, keeping the district intact. The reuse of houses for barns is also an interesting and ingenuitive feature of the farmstead. There are two barns converted from houses and one shed expansion from a porch. Additionally, there are two more buildings moved from other local farmsteads. With the addition of a few minor intrusions to the site, the farm has not changed since the 1940s when the last wave of new buildings were brought over from neighboring family farms. While neglect of building maintenance may seem cause for loss of historical integrity of the buildings, this has allowed them to maintain their original craftsmanship and design. Most of the buildings maintain their original function as well. This patchwork method of building maintenance has allowed the farm to continue functioning without any building loss due to replacement with up to date structures, a common situation among many farms today. Finally, the farmstead is located in the exact spot that was homesteaded over 130 years ago with no major intrusions to the area, keeping the historic rural setting intact.

The Rouse Ranch also maintains high integrity in comparison to farms of similar size and history in the Holt County vicinity. Of the farmsteads surveyed in the 1987 Nebraska State Historical Society survey, this is the oldest dated farmstead still in working use. This survey turned up three original farmhouses with a similar irregular floor plan and style. All three farmhouses were on abandoned farmsteads giving the Rouse Ranch farmhouse its significance, as it is the last remaining farmhouse in Holt County of its type to remain on a working farm. According to Delbert Rouse, in the immediate vicinity of the Rouse Ranch, this is the only remaining farmstead maintained within the same family from the time of homesteading to today. The farm is legally bound to stay in the family when it is transferred to Delbert's children, ensuring its protection against demolition or severe alterations.

Rouse Ranch
Name of Property

Holt County, Nebraska
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

Settlement

Agriculture

Period of Significance

1879-1963

Significant Dates

1879

1942

1958

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Alphonzo Rouse

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

The Rouse Ranch is significant at the local lever under Criterion A for its association with the Homestead Act of 1862, the greater settlement of Holt County, Nebraska, and as a prime example of the evolution of farming in this region. As a small homestead that grew into a large ranching operation, it represents the development of Holt County from lone prairie to farming and ranching operations. The ranch is representative of the settlement of the area due in large part to the

Rouse Ranch

Holt County, Nebraska

Name of Property**County and State**

influence of the Homestead Act in drawing pioneers onto the unclaimed land. Similar to most homesteaders of the time, the Rouse family found farming was not enough to sustain their operations. They were diverse in their crops and cattle, eventually starting a salvage business in later years to supplement their income. The period of significance lasts from 1879, when Alphonzo Rouse purchased the land through 1963, or 50 years from the present. This period of significance includes the construction of all the farmstead's contributing resources, the modernization to occur in the 20th century, and the alteration from purely farming and ranching to a diverse salvage and cattle business.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Settlement and Agriculture in Holt County, 1870-1955

The first inhabitants of the Holt County area were the Ponca and Omaha Native American tribes. They were semi-sedentary tribes which lived on the eastern Great Plains and depended on both agriculture and hunting. By 1874, the entire population was living along the Niobrara River and in 1877 was forcibly removed to Indian Territory.⁵

The first white settlers arrived in Holt County in the spring of 1870,⁶ sixteen years after the Nebraska Territory was established. General John O'Neill, an Irish leader, was instrumental in bringing settlers to Holt County. He sought to relieve the injustice of Irish immigrants who were settling in eastern mining towns and large cities by bringing them to the western frontier. He recruited settlers to the area by publishing "Northern Nebraska as a Home for Immigrants."⁷ The city of O'Neill was platted shortly after, between the years of 1874 and 1876.⁸

There were two main methods for obtaining land for settlement in the west, the Pre-Emption Act of 1841 and the Homestead Act of 1862. The Pre-Emption Act qualified persons to acquire up to 160 acres of government land at a cost of \$1.25 an acre. The settler was required to reside on the land and make improvements for at least 14 months prior to gaining the final title to the land. The Homestead Act on the other hand provided for up to a quarter section of free land. Those interested in the land were only required to pay the filing fee, usually \$10; however, they were required to reside on and cultivate the land for five consecutive years. Settlers could obtain land through both acts making it possible to own 320 acres total.⁹ Many families would have their eligible sons claim land under the Homestead Act in order to acquire more land for the family farm. The Kinkaid Act, effective in June of 1904, compensated for the lack of quality and productive land found in the northern part of Nebraska. The reason for the late settlement of Holt County was the unproductive land, which was unforgiving to crop cultivation. Soon enough however, settlers found cattle grazing was a fruitful industry on these lands. While the Homestead Act limited the number of acres to 160, the Kinkaid Act increased this amount to 640 acres. Homesteaders who already occupied land under the previous acts were allowed to obtain contiguous land up to the 640 acre maximum. This was necessary because "a farmer could not make a living on a quarter section, but with 640 acres, a careful man could by keeping cattle make a good living for his family..."¹⁰ By 1912 all the available land that applied to the Kincaid Act was taken.¹¹

In 1880, there were 488 farms in Holt County, of which 357 had between 100 and 500 acres. There was 47,616 unimproved acres and 27,120 improved acres. The value of farms in Holt County totaled \$8,889,589 for land and improvements.¹² The number of farms exploded in 1890 to 2,849 total farms and 2,204 farms between 100 and 500 acres. There were now

⁵ Save America's Heritage, *Nebraska Historical Building Survey* (Nebraska, 1988), 7-8.

⁶ Save America's Heritage, *Nebraska Historical Building Survey* (Nebraska, 1988), 10.

⁷ Save America's Heritage, *Nebraska Historical Building Survey* (Nebraska, 1988), 11.

⁸ O'Neill Chamber of Commerce. A Historical Look at O'Neill, Nebraska.

http://www.oneillchamber.org/a_historical_look_at_o.htm

⁹ Save America's Heritage, *Nebraska Historical Building Survey* (Nebraska, 1988), 9.

¹⁰ Verna Lee Tubbs. *Settlement and Development of the Northeast Sandhills*. (Lincoln, NE: 1957), 117.

¹¹ Save America's Heritage, *Nebraska Historical Building Survey* (Nebraska, 1988), 10.

¹² USDA, Agricultural Census, 1880.

Rouse Ranch

Holt County, Nebraska

Name of Property**County and State**

254,224 unimproved acres in farm status and 262,530 acres of improved land, a 968% increase in the farm land that had been improved.¹³ The county as a whole saw an increase in population from 3,287 in 1880 to 13,672 in 1890.¹⁴ In 1900, there were 732,155 acres unimproved in farm status and 383,609 in improved acres. The number of farms had decreased to 1,876, signaling the increase in farm size.¹⁵ Many smaller ranches were being swallowed up by larger ranches that today consist of thousands of acres. Many early homesteaders had to sell prematurely due to financial hardships, one such cause being the drought of the 1930s.¹⁶ By 1910, between 60 and 80 percent of all land area in Holt County was in farming status. The average value of land per acre was \$10-25, which was low compared to Nebraska averages. This is due to the poor soils for farming and the damage done over the years in forcing agricultural functions on land better suited for grazing. From 1910 to 1930, the number of farms in Holt County fluctuated slightly, however stayed around 2,200. The post-war era saw the steady decline in number of farms beginning in 1940 with 1,925 farms and by 1959 there were 1,716 farms.

As settlers began learning how to manage their volatile farmsteads, they began changing their farming operations. The soils were difficult to plant in; however, many areas were stable enough to produce good returns on corn and some areas even wheat. Corn occupied more than 75% of the land used for grain crops. This is because corn does better than small grains, especially in the sandy soils. It is also more valuable as feed to supplement hay in the livestock ration.¹⁷ A large hay industry also developed in the early 1900s. "The exportation of hay grew to be the principal industry of the valley and remained so until the price of cattle increased so greatly that the cattle industry became more profitable..."¹⁸ From 1920 to 1955, a steady growth in cattle occurred. The number of cattle more than doubled. There was also a transition from diverse breeds, sizes, and colors of cattle to a focus on Texas Longhorns.

Building Rouse Ranch: 1879-1920

Alphonzo Rouse, along with his father Abraham and mother Elizabeth moved to Seward, Nebraska in 1877 from their home in Michigan. The Rouse family has long established roots in the United States having come here from Germany prior to 1800, the year Abraham's father, Thomas Rouse, was born in New York. Two years after arriving in Seward, Alphonzo and Abraham walked to Holt County looking for homesteads. They found land in what was then known as the Blackbird Valley and walked thirty-five miles, accompanied by two other men, to Niobrara to file their claims. Alphonzo filed his application June 29, 1879 for land in the west half of the NW quarter of section 3 township 31 range 11 west and the SW quarter of the SW quarter of section 34 township 32 range 11 west. In total, he claimed 160 acres of land costing him a \$14 filing fee.¹⁹ Alphonzo and Abraham returned to Seward County the following summer, working their way back to their homesteads with a horse-drawn threshing machine, threshing grain when they found it. At Ewing, they had to leave the machine behind due to wintery conditions.²⁰

Alphonzo was ahead of the settling boom in Holt County, as the unusual rush of newcomers occurred during 1884 and 1885.²¹ Between 1883 and 1891 there were 2,889 homesteads claimed. In order to make a claim, the homesteader was required to fill the criteria of the Homestead or Pre-Emption Act, one of which was residing for five years on the land.

¹³ USDA, Agricultural Census, 1890.

¹⁴ Verna Lee Tubbs. *Settlement and Development of the Northeast Sandhills*. (Lincoln, NE: 1957), 124.

¹⁵ USDA, Agricultural Census, 1900.

¹⁶ Verna Lee Tubbs. *Settlement and Development of the Northeast Sandhills*. (Lincoln, NE: 1957), 127.

¹⁷ Verna Lee Tubbs. *Settlement and Development of the Northeast Sandhills*. (Lincoln, NE: 1957), 4.

¹⁸ Verna Lee Tubbs. *Settlement and Development of the Northeast Sandhills*. (Lincoln, NE: 1957), 132.

¹⁹ Records of the Bureau of Land Management. Land Entry Records for Nebraska, compiled 1857-1908. Application #4343, December 13, 1884.

²⁰ Nellie Snyder Yost, *Before Today: the history of Holt County, Nebraska* (Nebraska: Miles Publishing Company, 1976), 104.

²¹ Verna Lee Tubbs. *Settlement and Development of the Northeast Sandhills*. (Lincoln, NE: 1957), 99.

Rouse Ranch

Holt County, Nebraska

Name of Property**County and State**

Alphonzo had made two separate claims, one in 1884 for the original 160 acres, and the other in 1903 for an additional 40 acres. There were 61 of these claims, or about 2 percent of all homestead claims in Holt County, made prior to Alphonzo's original 1884 claim. By the time the majority of homesteads were claimed in 1912, his farmstead was already well established and growing in size.

In 1881, Alphonzo worked on the railroad for income to improve his homestead. The Fremont Elkhorn Missouri Valley railroad, which he worked on, was the first railroad to reach O'Neill, coming from the city of Neligh.²² In October of 1882, he married Mary Griffith, who came to the area from Pennsylvania with her parents. They had nine children all born on the homestead. His youngest, Howard, married Addie Hubby in June of 1919 and remained on the homestead all his life.

Shortly after homesteading, Alphonzo purchased 200 additional acres of land just a few miles north of the original area. This land was a tree claim, which provided them with additional free land in exchange for planting trees on the barren prairie landscape. The homesteader had to plant ten acres of trees and keep them alive for eight years.²³ The last original tree from this claim died only a few years ago. The area has been in-filled with new trees that have grown up over the years. An additional 80 acres was purchased from G.E. Hanson sometime between 1904 and 1915. The land was located directly east of the original 160 acres. The Hansen family would marry into the Rouse family in subsequent years, providing them with additional land and buildings, which were converted into barns for the farmstead.

On November 1, 1884, Alphonzo, at the age of twenty-seven, appeared before the clerk of the district court at O'Neill, Nebraska to prove his ownership of the homestead. His witnesses at the time were George McGown, John Hubby, M. Hubby, and T.H. Berry. He was required to prove continued residence and cultivation of the land to keep his title. On the testimony forms he mentioned that he had cultivated 50 acres of land for the past five years. The buildings standing on the property were a "frame house 10x22 one story 3 windows 2 doors shingle roof,"²⁴ a stable, grainery, pig pens, well, chicken coup, 12x16 corn crib, "two acres of forest trees and 50 acres swampy,"²⁵ all valued at \$800.

The second portion of the farmhouse was added sometime before 1919 by Alphonzo. The addition was a freestanding house that was moved onto the farmstead and attached to the original 10x22 rectangular house. This addition provided them with indoor plumbing and the addition of four separate bedrooms, a necessity considering Alphonzo and Mary had nine children. The last child, Mildred, was born in 1903, making the addition of the northern portion of the house more likely to have occurred circa 1900.

Alphonzo's Resourcefulness: The Vernacular Farm

Ingenuity and forward thinking was necessary for farmers settling the new lands out west. Alphonzo Rouse was among the first farmers to settle in the Holt County area and proved these traits through his reuse of old buildings. Today, there is a trend to convert old barns into houses; however, Alphonzo was doing the exact opposite by bringing old houses onto the farm and converting them into useable barns and sheds. These houses were brought over from family farmsteads located nearby. By using these old buildings, he not only saved money from the cost of lumber and labor, as well as space in landfills, but also time that would have been spent constructing the new buildings. What the Rouse family did not realize at the time of moving these houses onto their farmstead was that they were participating in sustainable and energy efficient practices. Creative reuse such as this was a contributor to the success of these smaller farms.

²² Save America's Heritage, *Nebraska Historical Building Survey* (Nebraska, 1988), 13.

²³ The Weekly South Dakotan. "Homesteading and Town Building." <http://www.sd4history.com/unit6/hsandtblesson1.htm> (accessed 04/10/2013).

²⁴ Records of the Bureau of Land Management. Land Entry Records for Nebraska, compiled 1857-1908. Homestead Proof Testimony of Witness, November 21, 1884.

²⁵ Records of the Bureau of Land Management. Land Entry Records for Nebraska, compiled 1857-1908. Homestead Proof Testimony of Witness, November 21, 1884.

Rouse Ranch

Holt County, Nebraska

Name of Property**County and State**

These repurposed buildings fall under the category of vernacular architecture, which is “an area of architectural theory that studies the structures made by empirical builders without the intervention of professional architects.”²⁶ It is a very open, comprehensive concept that includes folk, popular, and rural architecture. Vernacular architecture is a reaction to a person’s or society’s building needs and allows them to construct shelter based on their circumstances.²⁷ The Rouse’s had available buildings at their disposal and made use of these circumstances by bringing them to the farmstead to be given a new function.

In Henry Glassie’s book *Material Culture*, he states that, “vernacular technology depends on direct connections: direct connections among suppliers, producers and consumers who simultaneously shape landscapes, social orders, and economic arrangements, while wealth circulates in the vicinity.”²⁸ Alphonzo Rouse’s reuse of existing buildings helped to shape the landscape of his farm as well as the rural surroundings by removing the houses from the rural landscape through direct connections with other farmers, for use in another location. He also impacted social order and economic arrangements by his building repurpose through material salvage, which was economically beneficial.

The Next Generation: 1920-1942

Alphonzo retired from the farmstead in 1920 after suffering a heart attack, leaving the operation to his son Howard who farmed the land with two of his three sons. Alphonzo moved to the city of O’Neill, Nebraska to live out the remainder of his life. He died November 6, 1935 of a heart attack. Alphonzo was heralded as a “real pioneer of the county.” His obituary called him a successful farmer, frugal and industrious, who built up “one of the finest farms in this section of the country.”²⁹

Alphonzo had focused his agricultural ventures on oats, wheat, corn, hay, and alfalfa. Although the land in Holt County is better adapted to raising cattle and sheep than to the cultivation of the cereals, there are still portions of it that yield good numbers of wheat, corn, barley, oats, and a few other crops.³⁰ Alphonzo dealt with this soil problem through the diversity in his crops as well as his livestock. This is supported by his testimony for rightful ownership listing 50 acres of the 160 as cultivated. The remainder was likely used for a small cattle or hog operation. It is unknown the exact time when the Rouse farm began taking on cattle, hogs, and chickens; however, it is likely, based on the pattern of other early homesteads, that Alphonzo had some form of livestock early on. The success of his farm hinged on his understanding of the harsh soil and its better use as grazing land, for which his 200 acre tree claim was likely used. Without the necessary skills to make use of the poor soil, many other small farms were forced to sell off.

After his retirement, his son Howard carried on Alphonzo’s noteworthy farm operation. Howard, along with his brother Arthur who was also living on the farm, continued to manage operations in the same way Alphonzo had before them. There was little in the way of technology at this time, therefore all the plowing and harvesting was done by horse power. The crops were also at the mercy of the weather since irrigation was not installed yet either. The Great Depression and drought hit the farmstead hard, like it did with so many others. Cows were sold from 50 cents up to \$23 for the best cows at market. The Agricultural Adjustment Act of 1933 was enacted in order to reduce the supply of hogs and cattle in an effort to raise prices for hurting farmers. In Nebraska, the government purchased about 470,000 cattle and 483,000 pigs. The hogs and cattle were usually bought, killed, and buried in deep pits. The government believed that if they reduced the

²⁶ Ethno Architecture: Architecture in Technicolor. “Indigenous and Vernacular Building.” 2006. www.vernaculararchitecture.com. (accessed 5/20/2013).

²⁷ Sarah Edwards. ArchDaily. *Vernacular Architecture and the 21st Century*. August 12, 2011. www.archdaily.com/155224/vernacular-architecture-and-the-21st-century/. (accessed 5/20/2013).

²⁸ Glassie, Henry. *Material Culture*, 230.

²⁹ Alphonzo Rouse Obituary, November 6, 1935.

³⁰ Andreas’ History of the State of Nebraska. “Holt County.” http://www.kancoll.org/books/andreas_ne/holt/holt-pl.htm. (accessed 4/10/2013).

Rouse Ranch

Holt County, Nebraska

Name of Property**County and State**

number of livestock, they would help increase prices.³¹ Almost every farm in Nebraska had chickens and milk cows during the drought and Depression years to provide a stable source of income.³² The Rouse's were no different, getting a majority of their income from the sale of eggs and milk.

One of the biggest setbacks the Rouse farm faced during the Depression was the loss of their horse barn and the majority of their herd. In 1936, the main barn went up in flames. Howard tried to free the horses trapped in the burning barn; however, he was unsuccessful and suffered bad burns on his hands. Despite this setback, Howard rebuilt the barn later that year, but building his herd of horses back up took time. In late 1938, Howard recorded purchasing \$160 in lumber and \$20 in "carpenter (sic) work." Based on the size of the other buildings possibly constructed at this time, the money most likely went to the salt-box addition to the large barn built two years prior.

In the late 1930s, the farming and ranching situation began to stabilize. Lawrence Rouse, Howard's eldest son, began planting the trees that now surround the old farmhouse and eastern barns. In Howard's farm account book from 1938, an entry for \$2.35 for trees is dated March 30th. The following year there is another purchase for \$1.43 for "single trees." These trees remain on the farmstead today, providing necessary protection from the strong north winds. They had also purchased enough land to grow their farmstead from the original 160 acres to 920 acres. This was likely the result of buying out the smaller ranchers in the area who were "unable to make satisfactory livings on their homesteads"³³ resulting from the difficult nature of the soil and climate.

In 1938, Howard recorded in his farm account book that he had fifteen horses, thirty-one cows, one bull, fifteen calves, seventy-nine hogs, and two hundred poultry. He maintained about the same amount of each animal through the 1940s, growing his hog operation drastically in the mid-1940s to its peak herd of 165 in 1946. Howard mainly sold his hogs and cattle nearby in O'Neill or Sioux City; however he recorded sales in Omaha, Butte, and Ewing as well. The crops during this period following the depression were mainly corn, oats, and hay, with portions of crops such as wheat and rye. The main cash flow was milk, supplemented by eggs. Milk on average brought in about \$400 yearly in the late 1930s and by the early 1940s was producing about \$650 annual income. Eggs were not nearly as respectable at producing income, averaging around \$120 a year in the late 1930s and rising to about \$300 in the early 1940s. Total recorded value from crops, animals, and the sale of milk and eggs totaled \$4,415.25 in 1938. This number stayed consistent through 1941, jumping to \$7,130.50 in 1942. This drastic rise in value is likely attributed to the Rouse homestead's purchase of its first tractor and introduction of modernization on the farmstead.

Modernization: 1942-1958

Up until 1942, the farmstead had been operating solely on horsepower. Howard decided to buy the farm's first tractor that year, allowing for the beginning of modern farming techniques to take hold on the farmstead. On June 30, he purchased an H Farmall Tractor at a cost of \$900. Farmall was a model name and later a brand name for tractors manufactured by International Harvester. Farmall's were general-purpose tractors, pioneering the obviation of the horse team entirely. Production of Farmall tractors began in the 1920s and ended in the 1970s.³⁴ This tractor is still on the farmstead today, however it is not in working condition.

³¹ Living History Farm. "Farming in the 1930s." http://www.livinghistoryfarm.org/farminginthe30s/crops_13.html (accessed 04/10/2013).

³² Living History Farm. "Farming in the 1930s." http://www.livinghistoryfarm.org/farminginthe30s/crops_13.html (accessed 04/10/2013).

³³ Verna Lee Tubbs. *Settlement and Development of the Northeast Sandhills*. (Lincoln, NE: 1957), 126.

³⁴ Wikipedia. "Farmall." <http://en.wikipedia.org/wiki/Farmall> (accessed 04/10/2013).

Rouse Ranch

Holt County, Nebraska

Name of Property

County and State

Crop production and diversity increased in the years following 1942. Corn went from about 1600 bushels in 1941 to 2700 bushels by 1945. In 1942, Howard and Arthur took to farming not only corn, oats, rye, barley, but added hay and wheat as well. By 1950, the farm was producing 2500 bushels of corn, 50 bushels of oats, and 75 tons of hay.

Howard Rouse worked on the farmstead until his death in June 1987. He was honored at Ak-Sar-Ben in Omaha for having a farm owned by the same family for over 100 years.³⁵ His two sons, Lloyd and Delbert, helped with the farm and took over management after Howard’s death.

Lloyd had always farmed in the area; however Delbert joined the air force and was away from the farm during the Korean War. Delbert came back to help with the farmstead in 1957, about the time the farm began changing for a second time. The poultry had all been sold off by 1950 and the hogs by 1956. The Rouse family decided to get rid of the milk cows and focus solely on beef cows in 1958. At one point, their herd was up to over 1,000 cows. They still maintained the agricultural side of the business. In the 1960s, they began to irrigate the land from the local creek because there were no wells in the area. Farmers in the area found out quickly that this method was a poor way to farm because of the difficulty in using the system. Irrigation in Holt County had been brought up in the 1880s and 1890s, however “insufficient water for irrigation shattered their high hopes, and the fate of the farmer remained entirely in the hands of nature.”³⁶

Rouse Brothers Salvage: Third Generation Ingenuity

Beginning in 1969, Lloyd and Delbert Rouse began Rouse Brother’s Salvage, a company which bought tractors in the south and sold them around the Holt County area where they were worth more. They also salvaged tractors and used the parts for the other major part of their business, which was selling tractor parts. This business helped to supplement their growing cattle business. They had by this time diverted away from agriculture, focusing on the cattle and salvage business which were more profitable than selling crops at the time.

The Rouses continued to farm up until 2005. Now they rent their agricultural fields out to local farmers. Delbert quit the salvage business in 2012, shortly after Lloyd’s passing. The farm is now managed by Delbert and his son Deryl who are working to build their cattle business back up. The total acres owned by the Rouse family today have grown 1790% from its original homesteaded acres to a size of 2,864 acres.

Conclusion

The Rouse Ranch is significant at the local level under Criterion A in the area of settlement and agriculture as one of the last remaining examples of an original homesteaded farm in Holt County, Nebraska, that has remained in the ownership of the original family, and as a prime example of the evolution of farming in the region. The Rouse Ranch is legally bound to stay in the family after Delbert, ensuring its continued use and maintenance within the original family. The only other known Holt County farmstead still in the original family is the Hull family farm; however, the original buildings are no longer extant and the family does not live on the land. A survey of Holt County completed in 1983 showed 40 abandoned farmsteads and 105 operating farmsteads. According to the Nebraska State Historical Society records, the oldest dated farmstead dates to 1885, and the oldest abandoned farmstead dates to 1882. The Rouse Ranch was homesteaded six years prior in 1879 making it the oldest known operating farmstead in Holt County. In the O’Neill area, the Rouse Ranch is one of only eight remaining surveyed farms with the oldest farm dated to 1890, eleven years after the founding of the Rouse farmstead. The farmstead also shows an innovative method of building expansion through the vernacular architecture of building reuse. The majority of the buildings were either original to the farmstead’s founding or were brought over from neighboring farms and repurposed as outbuildings. The Rouse’s understood the need to evolve the farm to keep pace with the changes occurring in agricultural business. To do this they changed their diverse farming operations and focused their efforts on cattle. They were also keen in their creation of Rouse Brothers Salvage, which provided the necessary income to help

³⁵ Howard W Rouse Obituary, June 20, 1987.

³⁶ Verna Lee Tubbs. *Settlement and Development of the Northeast Sandhills*. (Lincoln, NE: 1957), 115.

Rouse Ranch

Holt County, Nebraska

Name of Property

County and State

supplement the ranching operations and stabilize the farm. These changes that were made are what make Rouse Ranch an excellent example of farming's evolution in Holt County.

Significant dates include the homesteading of the land and construction of the original farmhouse, corncrib, utility barn, and hog pen (1879), the purchase of the first tractor, which began the modernization of the farm (1942), and the change in direction from a diverse agricultural and animal farming operation, to a focus on beef cattle (1958). Farms like the Rouse Ranch are increasingly rare, as most have lost the significance of original ownership and continuous operation. Farms that convey historic patterns of settlement and development through their association with long established families and continued operation are important and increasingly valuable as historic resources.

Rouse Ranch
Name of Property

Holt County, Nebraska
County and State

9. Major Bibliographic References

Bibliography (Insert bibliography here – cite the books, articles and other sources used in preparing this form.)

Alphonzo Rouse Obituary, November 6, 1935.

Andreas' History of the State of Nebraska. "Holt County." http://www.kancoll.org/books/andreas_ne/holt/holt-p1.htm. (accessed 4/10/2013).

Edwards, Sarah. "Vernacular Architecture and the 21st Century." August 12, 2011. www.archdaily.com/155224/vernacular-architecture-and-the-21st-century/. (accessed 5/20/2013).
Ethno Architecture: Architecture in Technicolor. "Indigenous and Vernacular Building." 2006. www.vernaculararchitecture.com. (accessed 5/20/2013).

Glassie, Henry. *Material Culture*. Bloomington: Indiana University Press, 1999.

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Living History Farm. "Farming in the 1930s." http://www.livinghistoryfarm.org/farminginthe30s/crops_13.html (accessed 04/10/2013).

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Records of the Bureau of Land Management. Land Entry Records for Nebraska, compiled 1857-1908.

Rouse Ranch Property Assessment Document. 2012.

Save Americas Heritage. Nebraska Historic Building Survey: Reconnaissance Survey Final Report of Holt County, Nebraska. Nebraska: 1988.

Tubbs, Verna Lee. *Settlement and Development of the Northeast Sandhills*. Lincoln, NE: 1957.

USDA, Agricultural Census, 1880-1900.

The Weekly South Dakotan. "Homesteading and Town Building." <http://www.sd4history.com/unit6/hsandtblesson1.htm> (accessed 04/10/2013).

Wikipedia. "Farmall." <http://en.wikipedia.org/wiki/Farmall> (accessed 04/10/1913).

Yost, Nellie Snyder. *Before Today: The History of Holt County, Nebraska*. Miles Publishing Company: 1976.

Rouse Ranch
Name of Property

Holt County, Nebraska
County and State

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)

Historic Resources Survey Number (if assigned): HT00-290

10. Geographical Data

Acreage of property 160 USGS Quadrangle Meek NE Quadrangle

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

1.	Latitude	<u>42°41'49.28"N</u>	Longitude	<u>98°35'56.45"W</u>
2.	Latitude	<u>42°41'49.38"N</u>	Longitude	<u>98°35'21.32"W</u>
3.	Latitude	<u>42°41'23.38"N</u>	Longitude	<u>98°35'21.61"W</u>
4.	Latitude	<u>42°41'23.13"N</u>	Longitude	<u>98°35'56.33"W</u>

Verbal Boundary Description (Describe the boundaries of the property.)

The Rouse Ranch is located in Section 3 Township 31 Range 11 West, Holt County, Nebraska. It encompasses approximately 160 acres bounded on the west by 495th Avenue, an unpaved county road. The northern and eastern boundaries are pasture land and the southern boundary is agricultural fields fronted with a windbreak of mature trees.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries encompass all the resources that contributed to the development of the Rouse Ranch as well as the original homesteaded acres.

11. Form Prepared By

name/title Stephanie Rouse
organization _____ date May 2013
street & number 805 Sumner Street telephone 402-641-3289
city or town Lincoln state NE zip code 68502
email stephanielbrady@gmail.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.
- **Additional items:** (Check with the SHPO for any additional items.)

Rouse Ranch
Name of Property

Holt County, Nebraska
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch 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.

Photo Log

Name of Property Rouse Ranch
City or Vicinity O'Neill County Holt State Nebraska
Photographer Patrick Hayes (NSHS) unless otherwise noted Date Photographed 5/14/2013

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

- 1 of 32. NE_HoltCounty_RouseRanch_001
Rouse Ranch, main east-west drive, showing corn crib, utility building, barn, and white barn. Camera facing east.
- 2 of 32. NE_HoltCounty_RouseRanch_002
Rouse Ranch, main east-west drive, showing trailer, original farmhouse, machine shed, and utility building. Camera facing west.
- 3 of 32. NE_HoltCounty_RouseRanch_003
Original farmhouse, east façade. Camera facing west.
- 4 of 32. NE_HoltCounty_RouseRanch_004
Original farmhouse, west façade. Camera facing northeast.
- 5 of 32. NE_HoltCounty_RouseRanch_005
Original farmhouse door into the store room. Camera facing west.
- 6 of 32. NE_HoltCounty_RouseRanch_006
Original farmhouse interior door. Camera facing north.
- 7 of 32. NE_HoltCounty_RouseRanch_007
Original farmhouse interior showing kitchen and heating system. Camera facing south.
- 8 of 32. NE_HoltCounty_RouseRanch_008
Original farmhouse interior, space between rooms at the top of the stairs on the second floor of addition. Camera facing north.
- 9 of 32. NE_HoltCounty_RouseRanch_009
Original farmhouse second floor bedroom showing the unique roof pitch. Camera facing west.
- 10 of 32. NE_HoltCounty_RouseRanch_010
Machine shed, south and west façades. Camera facing northeast.
- 11 of 32. NE_HoltCounty_RouseRanch_011
Tractor barn, south and east facades. Camera facing northwest. Photo by Stephanie Rouse.
- 12 of 32. NE_HoltCounty_RouseRanch_012
Tractor barn, south and west facades. Camera facing northeast.
- 13 of 32. NE_HoltCounty_RouseRanch_013
Tractor barn interior showing tractor salvage parts. Camera facing north.
- 14 of 32. NE_HoltCounty_RouseRanch_014
Salvage barn, south facade. Camera facing north.
- 15 of 32. NE_HoltCounty_RouseRanch_015
Hog Barn, south and west facades. Camera facing northeast.
- 16 of 32. NE_HoltCounty_RouseRanch_016
Horse barn, west façade. Camera facing east.
- 17 of 32. NE_HoltCounty_RouseRanch_017

Rouse Ranch

Holt County, Nebraska

Name of Property

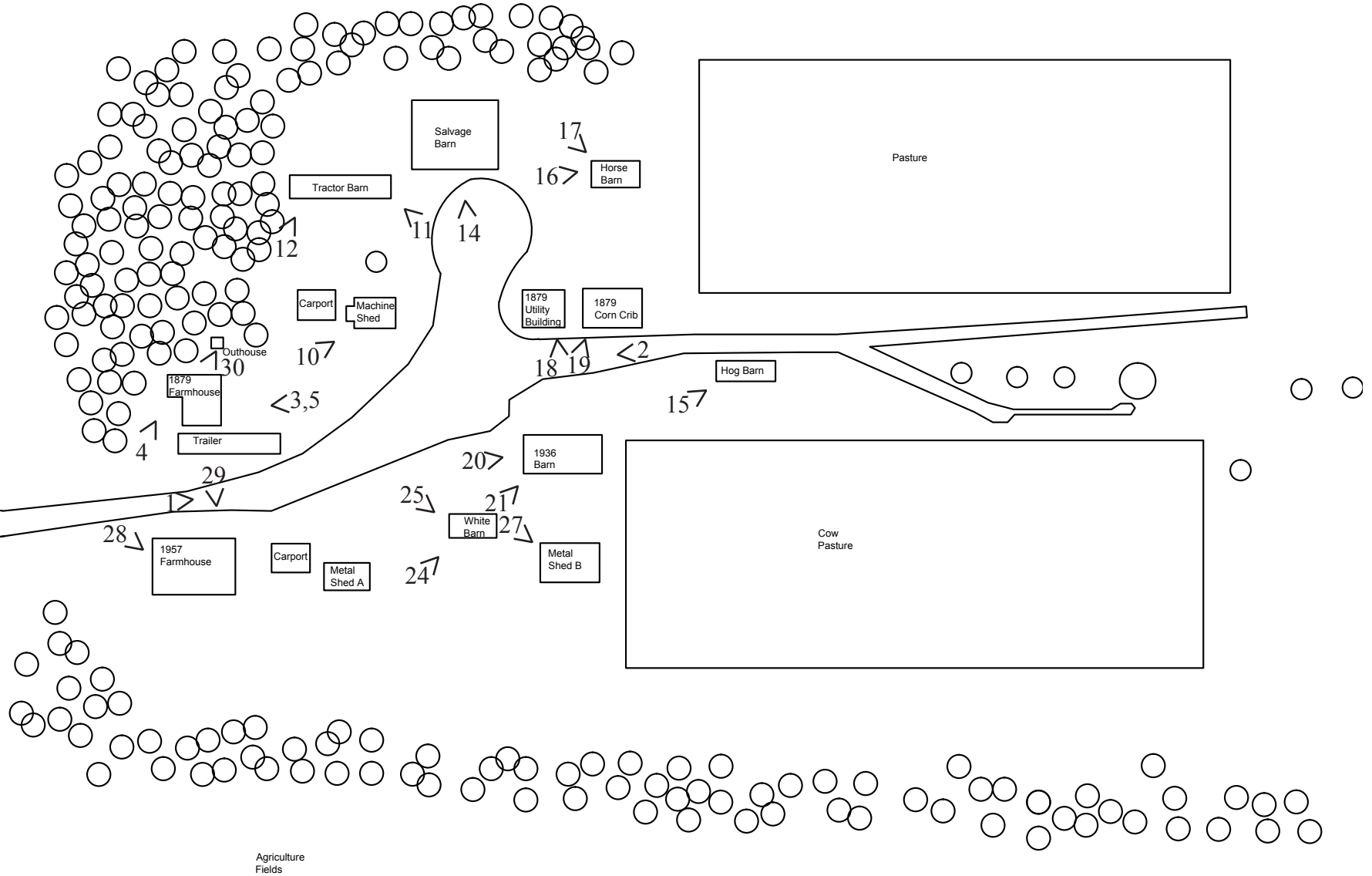
County and State

Horse barn, north and west facades. Camera facing southeast. Photo by Stephanie Rouse.
18 of 32. NE_HoltCounty_RouseRanch_018
Utility building, south and east façades. Camera facing northwest.
19 of 32. NE_HoltCounty_RouseRanch_019
Granary, south and west facades. Camera facing northeast.
20 of 32. NE_HoltCounty_RouseRanch_020
1936 Barn, west façade. Camera facing east. Photo by Stephanie Rouse.
21 of 32. NE_HoltCounty_RouseRanch_021
1936 Barn, south and west facades. Camera facing northeast.
22 of 32. NE_HoltCounty_RouseRanch_022
1936 Barn, interior photograph of horse stalls. Camera facing southeast.
23 of 32. NE_HoltCounty_RouseRanch_023
1936 Barn, roof structure above hay loft. Camera facing northwest.
24 of 32. NE_HoltCounty_RouseRanch_024
White Barn, west and south facades. Camera facing northeast. Photo by Stephanie Rouse.
25 of 32. NE_HoltCounty_RouseRanch_025
White Barn, west and north facades. Camera facing southeast.
26 of 32. NE_HoltCounty_RouseRanch_026
White Barn interior showing evidence of previous use as a house. Camera facing northwest.
27 of 32. NE_HoltCounty_RouseRanch_027
Metal Shed, north and west facades. Camera facing southeast.
28 of 32. NE_HoltCounty_RouseRanch_028
1957 Farmhouse, west and north facades. Camera facing southeast. Photo by Stephanie Rouse.
29 of 32. NE_HoltCounty_RouseRanch_029
1957 Farmhouse, north façade. Camera facing south.
30 of 32. NE_HoltCounty_RouseRanch_030
Outhouse, south and west facades. Camera facing northeast.
31 of 32. NE_HoltCounty_RouseRanch_031
Outhouse interior showing the two adult seats and one child seat. Camera facing down from above door.
32 of 32. NE_HoltCounty_RouseRanch_032
1942 Farmall Tractor, first one purchased for the farm. Camera facing southeast.

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.).

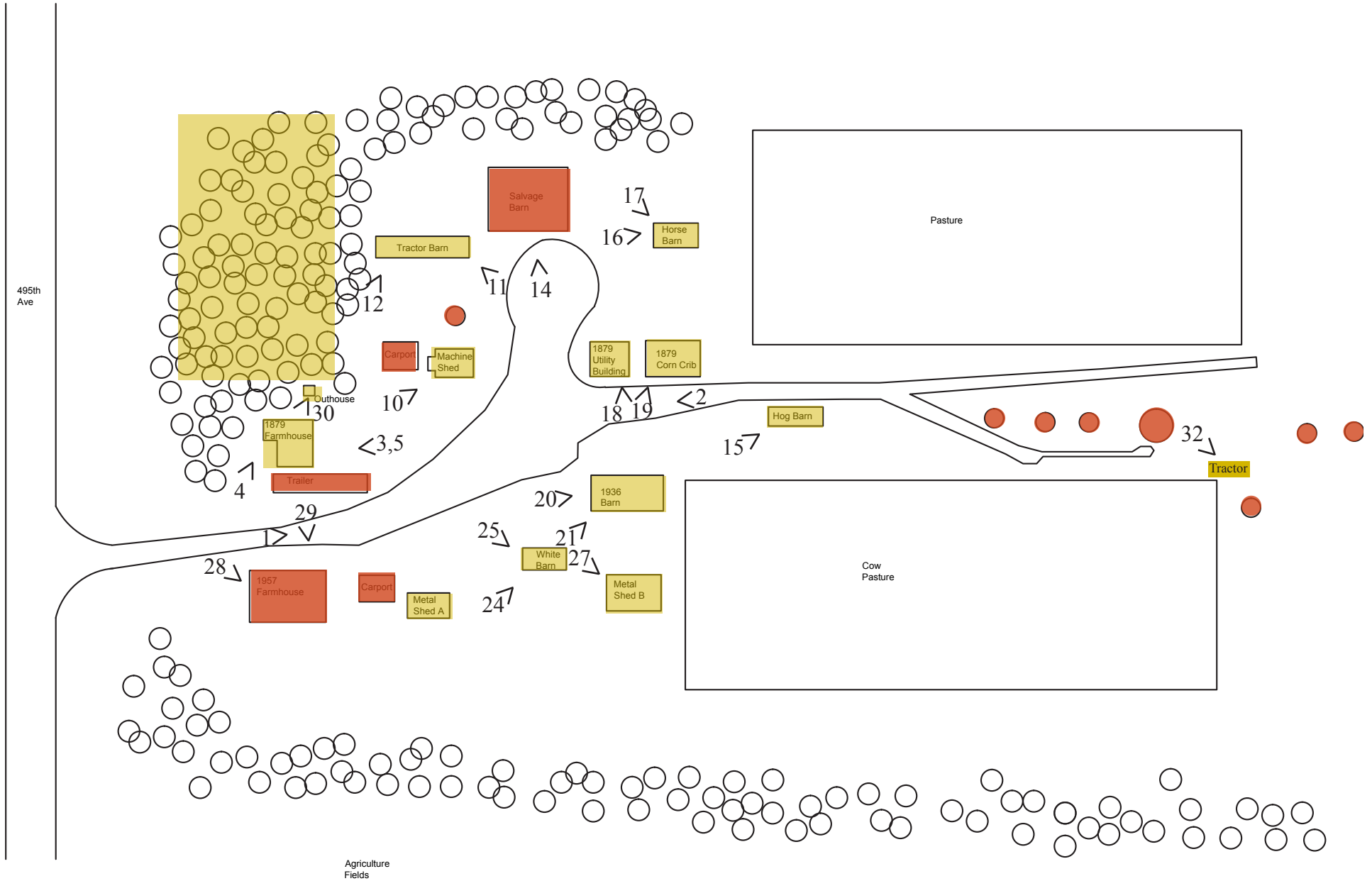
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

495th Ave



Homestead Site Plan (no scale)

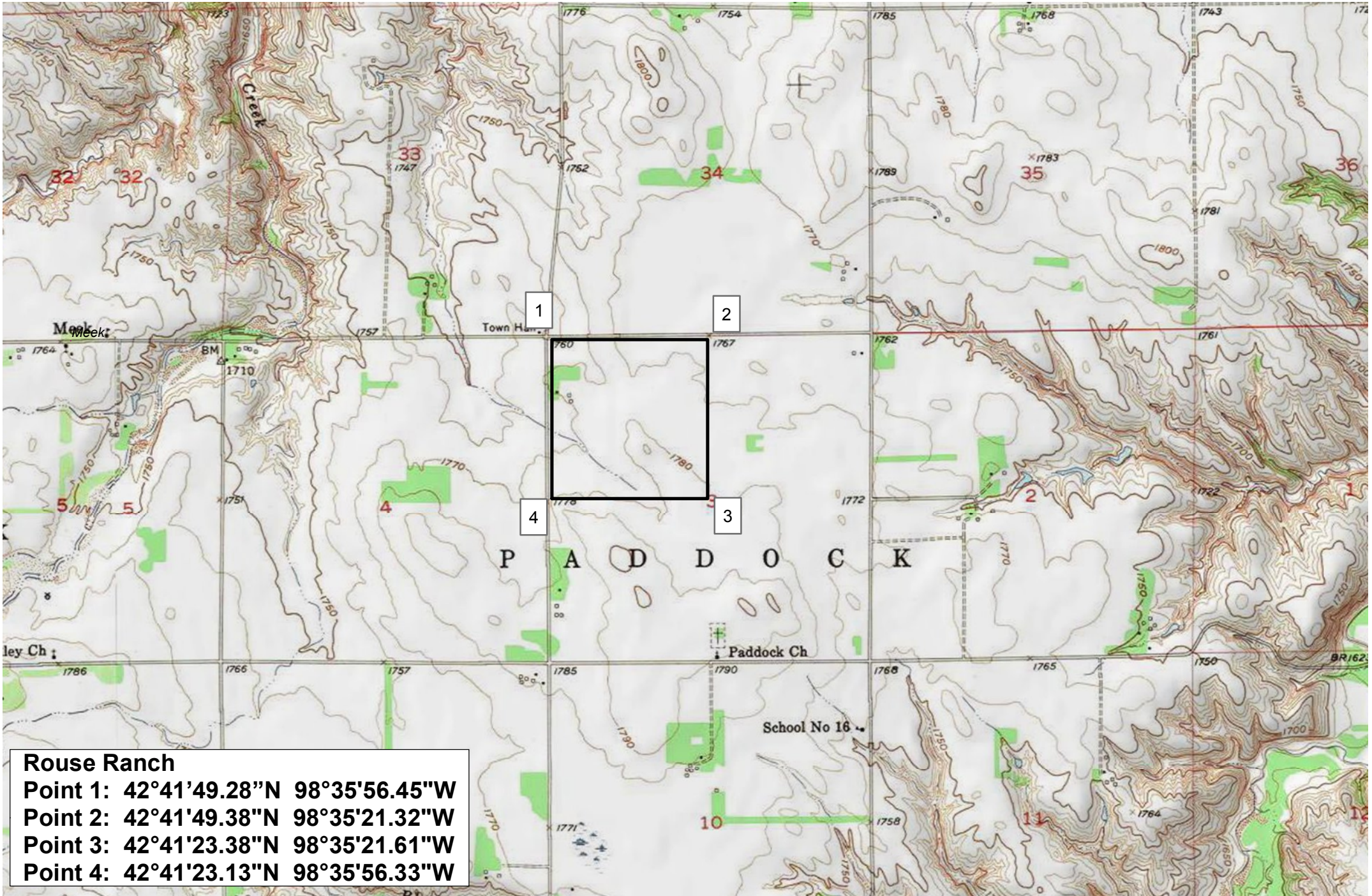




Contributing
 Non-Contributing

Homestead Site Plan (no scale)





Rouse Ranch

Point 1: 42°41'49.28"N 98°35'56.45"W

Point 2: 42°41'49.38"N 98°35'21.32"W

Point 3: 42°41'23.38"N 98°35'21.61"W

Point 4: 42°41'23.13"N 98°35'56.33"W

























BALE KING







VEHLEN





























ROUSE









UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Rouse Ranch
NAME:

MULTIPLE
NAME:

STATE & COUNTY: NEBRASKA, Holt

DATE RECEIVED: 7/19/13 DATE OF PENDING LIST: 8/19/13
DATE OF 16TH DAY: 9/03/13 DATE OF 45TH DAY: 9/04/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000674

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: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9/4/2013 DATE

ABSTRACT/SUMMARY COMMENTS:

Represents early settlement and subsequent success as agricultural enterprise

RECOM./CRITERIA Accept A

REVIEWER J. Gabbert 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.



July 15, 2013

J. Paul Loether
National Register—National Historic Landmarks Programs
National Park Service
1201 "I" Street NW, 8th Floor
Washington, DC 20005

RE: Rouse Ranch
Holt County, Nebraska

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for the above referenced property to the National Register of Historic Places. This form has met all notification and other requirements as established in 36 CFR 60.

If you have any questions concerning this nomination, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Robert Puschendorf".

L. Robert Puschendorf
Deputy State Historic Preservation Officer

Enclosure

1500 R Street
PO Box 82554
Lincoln, NE 68501-2554
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(402) 471-3270
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