

United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Barnes Apple Barn  
Other name/site number Vinland Nursery and Fruit Farm / 045-0000-0585

2. Location

Street & number 714 E. 1728 Road  not for publication  
City or town Baldwin City  vicinity  
State Kansas Code KS County Douglas Code 045 Zip code 66006

3. State/Federal Agency Certification

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

Patrick Zolner DSHPO

9/20/06

Signature of certifying official/Title  
Kansas State Historical Society

Date

State or Federal agency and bureau

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

Signature of commenting official /Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is

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

Signature of the Keeper

Edson H. Beall

Date of Action

11.1.06

Barnes Apple Barn  
Name of Property

Douglas Co., Kansas  
County and State

**5. Classification**

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

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

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

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

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		total

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

N/A

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

N/A

**6. Function or Use**

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

Agriculture/Subsistence: Processing

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

Other: miscellaneous storage

**7. Description**

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

Other: Vernacular

**Materials**  
(Enter categories from instructions)

Foundation: Limestone  
Walls: Limestone

Roof: Metal

Other:

**Narrative Description**

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

Barnes Apple Barn  
Name of Property

Douglas Co., KS  
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)

- 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 likely to yield, information important in prehistory or history.

#### Criteria Considerations

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

Property is:

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

#### Narrative Statement of Significance

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

#### Areas of Significance

(Enter categories from instructions)

Agriculture

Architecture

#### Period of Significance

1857-1920

#### Significant Dates

1857

#### Significant Person

(Complete if Criterion B is marked above)

Barnes, William E.

#### Cultural Affiliation

N/A

#### Architect/Builder

Unknown

### 9. Major Bibliographical References

#### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

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

#### Primary location of additional data:

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

Name of repository:

\_\_\_\_\_

Barnes Apple Barn  
Name of Property

Douglas Co., Kansas  
County and State

**10. Geographical Data**

Acreage of Property Less than one

**UTM References**

(Place additional UTM references on a continuation sheet.)

1

1	5	3	1	0	6	8	0	4	3	0	1	3	9	0
Zone		Easting						Northing						

2

Zone		Easting						Northing						

3

Zone		Easting						Northing						

4

Zone		Easting						Northing						

See continuation sheet

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

Name/title David P. and Barbara J. Maycock

Organization \_\_\_\_\_ Date May 24, 2005

Street & number 713 E. 1728 Road Telephone 785-594-4280

City or town Baldwin City State KS Zip code 66006

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

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

**Photographs**

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

**Additional items**

(Check with SHPO or FPO for any additional items)

**Property Owner**

Name David P. and Barbara J. Maycock

Street & number 713 E. 1728 Road Telephone 785-594-4280

City or town Baldwin City State KS Zip code 66006

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

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

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 1

Barnes Apple Barn  
Douglas Co., Kansas

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**Description**

**Summary**

The Barnes Apple Barn (c. 1857), is located immediately north of Vinland, in the Southwest Quarter of Section 10, Township 14, Range 20 in Douglas County, Kansas. The gabled, metal roofed limestone structure stands with a western orientation on a farmstead that was originally the "Coal Creek Nursery".

**Elaboration**

The outside measurements of the barn elevations are 32'-1" (west), 60'-2" (south), 32'-3" (east) and 60'-5" (north). The ground in which it was built slopes downhill from west to east. It has a lower level accessible on grade from the east, a main level accessible by two steps from the west and a loft level. The measurement between the lower and main levels varies from 7'-6" at the west end to 8'-10" at the east end. The measurement between the main and loft levels is 9'-8". The roof ridge runs east to west with the top of the rafters at 21'-11" above the main level floor.

The lower level is a single open space with a dirt floor accessible by a 58" wide by 77" high opening on the east side. There is a total of twelve (10- 6x6 square and 2-8 inch diameter round) wood posts arranged in two rows spaced 6'-9" apart and running the length of the building. The two rows of posts are spaced approximately 8'-0" apart and support 6 x 6 wood beams for the main level floor. Rotted posts and beams were replaced in 2002.

The main level is also a single open space accessible on the west side through a 4'-3" wide by 7'-6" high opening that has a pair of wood doors made up of diagonal 1x5 boards. It has a 1x3 tongue and groove wood floor on 2x10 wood joists spaced at 24 inches on center. Due to the fact that portions of the roof were open for long periods of time over the years due to storm damage, the floor is in bad shape. This is particularly true on the east end where a large portion of the flooring is missing. The floor framing suggests that there may have been a stairway along the north side of the east wall between the levels.

The roof is constructed with heavy timber framing, 2x6 rafters at 24 inch centers, 1x6 spaced sheathing and sheet metal roofing. The heavy timber framing is unique. It is comprised of four frames that are equally spaced along the length of the building. Each frame has a 6x8 bottom member that spans across the building and is set into the stone walls, two 6x6 side members (notched into and bolted to the bottom member) that slope with the roof and a 6x6 horizontal top member spaced 7'-0" above the bottom member. There are one inch diameter steel hanger rods with steel plates and nuts on the ends that extend from the intersection of the top and side members through the bottom member. The bottom members are spliced at the hanger rods on the north end. Continuous 6x6 timbers set on and connect the top member of the frames together near the intersections with the side members. They run the length of

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 2

Barnes Apple Barn  
Douglas Co., Kansas

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the building and carry the rafters. The rafter tails have a unique tapered and rounded end cut and provide a 24 inch overhang. The original roofing was probably wood shingles. Through the years the shingles were replaced with corrugated metal. The current metal roof was put on in 2002 along with the replacement of rotted rafters and sheathing on both the east and west ends.

The loft level apparently covered the entire main level. It was made up of 2x6 joists that were notched into the sides of the bottom member of the roof frames and the stone walls at 16 inch centers and covered with 1x3 tongue and groove flooring. A few of these joists and a small amount of the flooring are still in place.

All walls are constructed with course-faced ashlar stone and are approximately 24 inches thick at the lower level and 20 inches thick at the main level. The top of the north and south walls are 10'-0" above the main floor. The east and west walls slope up to 21'-0" at the peak. Wall fenestrations have cut stone lintels and sills. The openings on the west elevation have additional triangular cut stones on top of the lintels. There has been some settlement especially at the southeast corner causing cracks in the stonework, lintels and sills, widening of some of the window openings, bulging of the south wall and stone loss at the lower level access opening. Attempts have been made in the past to keep the walls from spreading by running cables across the length and width of it. The stonework is in need of tuckpointing.

The barn featured wood windows on all elevations. The eight lower level windows are vertically divided sash that slide into pockets in the stone walls. Six have 20 x 41 inch sash with three lights. Presumably, because of the sloping ground the other two have 12 x 29.5 inch sash with two lights. The ten main level and two loft level windows were probably all vertically divided 2/2 double hung sash measuring 25 inches wide by 61.5 inches high. Since there aren't any weight pockets the upper sash was probably fixed and the lower sash held up with rotating lever clamps mounted to the jambs when raised. While all but one of the smaller level sashes are in place, only two of the main and both of the loft level windows have sash in them. Aluminum storm windows were installed on the main level window openings in the early nineties in an attempt to preserve the building.

The west elevation is symmetrical and has the main level door and a loft level window on its centerline and main level windows at the quarter points. The east elevation mirrors the west except that the door opening is at the lower level and there are two additional windows at the quarter points of the lower level. The north and south elevations each have six windows symmetrically placed at the center and quarter points of the lower and main levels.

In summary, the Barnes Apple Barn stands today pretty much as it did when it was first constructed in 1857. The only modifications besides settling and deterioration have been the change in the roofing and probably the doors and the addition of some electrical outlets, lights, support cables and aluminum storm windows.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 3

Barnes Apple Barn  
Douglas Co., Kansas

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Statement of Significance

Summary

The Barnes Apple Barn (c. 1857) in Douglas County, Kansas, is being nominated to the National Register of Historic Places under Criterion B for its association with the life of William E. Barnes, a co-founder of Vinland, Kansas and the originator of the first vineyard in Kansas, and under Criterion C for its architectural significance as an example of a gabled-roofed limestone agricultural processing building.

History

William Eliot Barnes (1832 - 1925) moved to Douglas County, Kansas from Dracut, Massachusetts in 1856. He purchased and homesteaded 160 acres of land and started the Coal Creek Nursery. He also started what is believed to be the first vineyard in Kansas with Concord and Dracut Amber cuttings from his hometown of Dracut.<sup>1</sup> An 1865 advertisement boasted of 10,000 apple trees, 10,000 grapevines with 15 varieties and other trees and shrubs. By 1868 he formed a partnership with Seth Kelly and the name was changed to Vinland Nursery and Vineyard. Some time later the partnership with Mr. Kelly was dissolved and by 1882 the name was changed to the Vinland Nursery and Fruit Farm. In 1887 the Lawrence Journal newspaper reported on the joint meeting of the Douglas and Franklin County Horticultural societies meeting held on the property. It commented: "If there is any spot on earth that can be called an Eden or Paradise, it is the beautiful umbrageous grounds of Mr. Barnes of Vinland". The paper also reported that there were 4,000 evergreens, 6500 apple trees and 1500 pear trees on the 400 acre farm, making his operation the second largest fruit growing farm in Kansas. Stationary and order forms indicate name changes to the Vinland Nurseries and Fruit Farm by 1891 and then shortened to the Vinland Fruit Farm by 1910. As his business grew, so also did his prominence and influence. He was involved in the organization of the Kansas State Horticultural Society and was chosen as its first treasurer. His holdings also increased and included additional acreage and a grain elevator. He was also influential in persuading the Leavenworth, Lawrence and Galveston Railroad (later a part of the Atchison, Topeka and Santa Fe) to extend a line to Vinland, donating a strip of land through his property for a right-of-way in 1866. Ledgers from his business, found in the attic of the house, show that he shipped fruit and trees by rail all over the country.

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<sup>1</sup> The reference "Vinland, Why Named or How Vinland Got Its Name" (circa 1926 - 1928), states "Mr. Barnes.....had a very successful vineyard, the first I heard of in Kansas". The reference "History of Vinland and Vicinity" (April 16, 1923), states "Mr. Barnes.....started what was probably the first vineyard in Kansas".

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**Section number**   8   **Page**   4  

Barnes Apple Barn  
Douglas Co., Kansas

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Mr. Barnes was instrumental in establishing the town of Vinland. In 1869 he purchased 40 acres and platted the town. The original application for the town name was "Vineland", presumably because of Mr. Barnes vineyard. However, when the official post office name came back the "e" had been dropped and hence the name of "Vinland". Although the town was formally platted and dedicated in 1884, it was never officially incorporated. Mr. Barnes was generous and very community oriented, donating land in the town for the Methodist and Presbyterian churches, the Vinland Grange Hall and the Vinland Cooperative Association. However he had his limits and sold rather than donate land for the Coal Creek Library (organized in 1859) because they refused to change the name to the "Vinland Library".

William married Gertrude Adelia Dunn in 1867. Although he had no children of his own, he understood the importance of education and in 1870 donated 2.5 acres of land on the north side of his property for a one-room school. The building, now a residence, still stands. Access for the Vinland children to walk to school was provided by a gate in the fence on the south side of the property. This gate also provided access to the "Pine Walk", a portion of the nursery that romantic couples could go for a quiet walk. In 1916 Mr. Barnes donated 4 acres of land on the southeast corner of his property to for a high school. This was one of the first schools to provide vocational-agriculture training under the Smith-Hughes Act of 1917. Well respected and liked, William and his wife would occasionally have children over to their house. He was affectionately known as "Uncle B" throughout the community. Gertrude passed away in 1904.

Mr. Barnes moved to California with his niece, Elsie Woods and her family in 1920. Elsie and her husband Fred worked for him at the Vinland Nursery and Fruit Farm. He remained in California until his death in 1925. It is not known what happened with his nursery business during this time period. He deeded the property to another niece, Maude Hemingway, in 1924. She was his caregiver for the last 7 or 8 months of his life. After his death Maude and her husband Charles moved to the property. She passed away in 1931, stipulating in her will that the farm be sold and the proceeds distributed to her brothers, sisters and husband. This resulted in the property being sold to William H and Jennie A Hoskinson in October 1935. In January 1936, they sold it to Herve N and Erma O Hoskinson. The farm remained in the family being passed on in 1982 to their son Fred Hubert and his wife Roberta R until it was sold to Don and Elisabeth McKilup in February 1993. The current owners, David P and Barbara J Maycock, purchased the property in October 1993.

The Apple Barn presumably was built for the purpose of processing the various products of Mr. Barnes' business. Grapes, apples and pears were brought into the lower level where they were stored in the cool, ventilated environment. At the appropriate time they were conveyed up to the main level where they were sorted and packaged for shipment. Architectural features such as double hung windows, round cut rafter ends, cut stone lintels and sills and especially the triangular stone lintels at the west side elevate this structure above the many agricultural barns in the area.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Section number   8   Page   5  

Barnes Apple Barn  
Douglas Co., Kansas

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The barn is currently being used for miscellaneous storage. A local resident whose family purchased and moved into an old school building on the high school property in 1967 recalls being told by Herve Hoskinson that the barn used to be full of apples (probably how it became known as “the Apple Barn”). He doesn’t know if Herve was referring to his own operations or that of Mr. Barnes. He remembers Herve and a neighbor making apple cider on the farm every year, but he personally never saw the Apple Barn being used for anything other than miscellaneous storage.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number   9   Page   6  

Barnes Apple Barn  
Douglas Co., Kansas

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Major Bibliographical References

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Banks, Frank E. / Emick, John C. / Ethel High Abstract Co. / The Banks Co. Abstract of Title and Additional Abstracts of Title, March 20, 1858 Through January 30, 1986. Douglas County, Kansas.

Barnes, William E. Ledgers, Letters, Stationary and Advertisements, 1866 – 1905. Vinland, Kansas.

Committee on Records and History. A History of Vinland United Methodist Church of Vinland Kansas, 1974. Copy in the Baldwin City Library, Baldwin City, Kansas.

Hagerman, Faye and Vitt, Nora. History of Vinland and Vicinity, April 16, 1923. Copy of a history term paper (based on interviews with people who came to Kansas in the 1850's and 60's) in the Baldwin City Library, Baldwin City, Kansas

Hemphill, Anne E. Biography of Wm. E. Barnes, 1976. Copy of newspaper article in the Baldwin City Library, Baldwin City, Kansas.

Hemphill, Anne E. Vinland, Douglas County, Kansas Timeline, November 1, 1987. Copy in the Baldwin City Library, Baldwin City, Kansas.

Kelley, Katharine B. and Hemphill, Anne (Kelley). A Brief History of Vinland, Copy in the Baldwin City Library, Baldwin City, Kansas.

Prentiss, Anne J. (Soule). Vinland, Why Named or How Vinland Got Its Name, circa. 1926-1928 Copy in the Baldwin City Library, Baldwin City, Kansas.

Schaake, D. D. Douglas County Historic Building Survey - A Photo Sampler, 1976. A project of the American Revolution Bicentennial Administration and the Douglas County Bicentennial Commission.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 10,11 Page 7

Barnes Apple Barn  
Douglas Co., Kansas

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## Geographical Data

### Verbal Boundary Description

The nominated property consisting of the "Apple Barn" and a ten foot perimeter strip of land is located in the Southwest Quarter of Section 10, Township 14, Range 20, East of the Sixth Principal Meridian, Douglas County, Kansas.

### Boundary Justification

The nominated property is being limited to the barn structure and a ten foot perimeter strip of land because it is part of a larger tract of land that is in agricultural use.

### Photographs

The following information is consistent for all photographs:

1. Barnes Apple Barn
2. Douglas Co., Kansas
3. Photograph by Patrick Zollner
4. October 28, 2005
5. Digital image archived at Kansas State Historical Society

The following information is specific to each photograph:

<u>Photo #</u>	<u>Description of View</u>
1.	View from the west.
2.	View from the south.
3.	View from the southeast.
4.	View from the north.
5.	View of front entrance from the west
6.	Window detail from the south.
7.	View of west elevation window pediment from the west.
8.	View of rear elevation entrance from the northeast.
9.	View of interior from the west.
10.	View of truss detail from the southwest.