

United States Department of the Interior

NATIONAL PARK SERVICE 1849 C Street, N.W. Washington, D.C. 20240

March 21, 2011

Notice to file:

This property has been automatically listed in the National Register of Historic Places. This is due to the fact that the publication of our Federal Register Notice: "National Register of Historic Places: Pending Nominations and Other Actions" was delayed beyond our control to the point where the mandated 15 day public comment period ended after our required 45 day time frame to act on the nomination. If the 45th day falls on a weekend or Federal holiday, the property will be automatically listed the next business day. The nomination is technically adequate and meets the National Register criteria for evaluation, and thus, automatically listed in the National Register of Historic Places.

Edson Beall

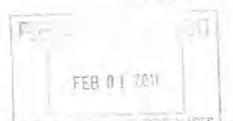
Historian

National Register of Historic Places

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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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property		¥-14-1-1	V(32300)200 **
historic name James and Margaret Greer Farmstead			
other names/site number CC00-238			
2. Location			
street & number 6135 202 nd 5+?		_	not for publication
city or town Alvo		X	vicinity
state Nebraska code NE county C	Cass code 025	zip code	68304
3. State/Federal Agency Certification			
I hereby certify that this _x_ nomination _ request for registering properties in the National Register of Historiset forth in 36 CFR Part 60. In my opinion, the property _x_ meets _ does not meet be considered significant at the following level(s) of signature of certifying official fittle Director, Nebraska State Historical Society State or Federal agency/bureau or Tribal Government In my opinion, the property _ meets _ does not meet the National	et the National Register Criteria. Inificance:	al and pro	fessional requirements
Signature of commenting official	Date		
	ate or Federal agency/bureau or Tribal Gov	ernment	
4. National Park Service Certification			
I hereby certify that this property is: Ventered in the National Register determined not eligible for the National Register	determined eligible for the National Re		ster
Signature of the Keeper	Date of Action		

(Expires 5/31/2012)

James and Margaret Greer Farmstead Name of Property

Cass County, Nebraska
County and State

5. Classification					
Ownership of Property (Check as many boxes as apply.)	Category of Property (Check only one box.)		ources within Priously listed resource		
		Contributing	Noncontributi	na	
X private	building(s)	9	0	buildings	
public - Local	X district	0	0	sites	
public - State	site	2	0	structures	
public - Federal	structure	0	0	objects	
	object	11	0	Total	
Name of related multiple pr (Enter "N/A" if property is not part of NA		Number of con listed in the Na	tributing resoure tional Register 0	ces previously	
6. Function or Use		Community From a str	ŭ.		
Historic Functions (Enter categories from instructions.)		Current Functions (Enter categories from instructions.)			
DOMESTIC: Single Family		DOMESTIC: Single Family			
AGRICLUTURE: Animal Faci	AGRICULTURE: Agricultural Outbuilding				
AGRIRCULTURE: Storage	WORK IN PROGRESS				
AGRICULTURE: Agricultural	Outbuilding	NOT IN USE			
7. Description					
Architectural Classification (Enter categories from instructions.)		Materials (Enter categories fro	m instructions.)		
EARLY 20th CENTURY AMERICAN MOVEMENT:		foundation: Concrete Block, Limestone			
Craftsman		walls: Horizontal / Vertical Board (Clapboard,			
OTHER: Gambrel Roof Barn	Drop / Channel); Corrugated Metal				
OTHER: Monitor Roof Hay Ba	roof: Asphalt Shingle, Cedar Shingle,				
OTHER: Drive-through Corn (Ridged I	Metal	- A		
		other:			

(Expires 5/31/2012)

James and Margaret Greer Farmstead

Name of Property

Cass County, Nebraska County and State

Narrative Description

Summary

The James Greer Farmstead is located in western Cass County, Nebraska between the small communities of Greenwood and Alvo (2000 populations: 544 and 142, respectively). It is approximately 20 miles northwest of Lincoln, the state capitol of Nebraska. The landscape is characterized by gently rolling hills transected by numerous streams that make up the southern portion of the Salt Creek watershed. In contrast, the rest of Cass County drains directly into the Platte River or Missouri River. Salt Creek runs from its source southwest of Lincoln until it empties into the Platte River some 50 miles to the northwest near Ashland, Nebraska. The nominated property sits on the divide between two Salt Creek tributaries: Camp Creek approximately 1.5 miles to the west and Dee Creek, approximately 1.5 miles to the east. At an elevation of approximately 1,250, the farmstead is situated some 100 feet above the valleys of these two streams. An intermittent tributary to Camp Creek originates very near the nominated property. More broadly, the property is located within the Nebraska /Kansas Loess Hills, a region well suited for agriculture due to ample precipitation and deep, silty soils.¹

Specifically, the James Greer Farmstead is centered in the easternmost portion of the SE½ of Section 30, T11N, R9W (Greenwood Township). It includes approximately 5 acres that are bounded by an unpaved section line road to the east (202nd Street), and agricultural fields to the north, south and west. A windbreak of Austrian Pines and Chinese Elms planted in the late 1940s defines the northern boundary, while more naturally occurring trees lining a streambed delineate the southern boundary. Cultivated land immediately abuts the farmstead to the west. On this end, the farmstead becomes pinched between streambeds as its boundaries follow the natural contours of the landscape. Mature ornamental trees, including one pine, surround the farmhouse and are interspersed throughout the farmstead. A residential cluster (farmhouse, tool shed, chicken house and outhouse) are located in the northeast portion of the farmstead, with a machine-related cluster (shop, garage and powerhouse) and an agricultural cluster to the west. The latter is the farmstead's most impressive cluster, and includes a monitor-roofed barn, a drive-through corn crib and gambrel-roofed barn all constructed between sometime shortly after WWI. A driveway enters the farmstead south of the farmhouse and travels past the original barn to a small garage before branching off around the barns, corncrib and machine shed to the west. Most of the secondary circulation routes are fading as the farmstead continues its conversion from the headquarters of a working farm to an acreage.

The nominated property includes 11 contributing resources (10 buildings and 1 structure) and 0 non-contributing resources. In general, the farmstead grew from east to west as James Greer prospered in the 1910s and 1920s. It was then "modernized" by his nephew Charles Greer and his family when they took over ownership in 1946. This included the remodeling of the 1917 farmhouse, the dismantling of the original farmhouse for reuse, the conversion of the original barn into a shop and the construction of a machine shed near the northwest corner of the farmstead. Outside of alterations to the farmhouse, some landscaping and the deterioration of some of the agricultural buildings, the James Greer Farmstead has changed little since the end of its historical significance in 1960. It lacks any substantial modern intrusions and has completely lost only one significant resource: a windmill that was taken down sometime after 1946.

Individual Resource Descriptions

1. Bungalow Farmhouse

Constructed in 1917 by James Greer, this Craftsman Style Bungalow was the second farmhouse built on the Greer Farmstead. It was constructed immediately in front (east) of the much smaller original farmhouse, which was a simple one-and-a-half story, gable roofed house with an eave-fronted, east-facing façade and a one story, rear kitchen wing. (See Machine Shed and Tool House descriptions). The 1917 farmhouse was remodeled in 1953 and again in c. 2002.

The bungalow farmhouse is a one-and-a-half story, frame building with an almost square footprint (25 feet long and 24 feet wide). It is clad in its original cedar clapboard siding. The steeply-pitched gable roof is covered in modern asphalt shingles and has overhanging eaves with exposed rafter tails. The house has an eave-fronted, east-facing façade with its gable ends on the north and south. Wide shed-roofed dormers are located on the east façade and rear elevation. Their roofs also have overhanging eaves with exposed rafter tails. In about 2002 the house was raised and the foundation was rebuilt with "rusticated" concrete block that closely resemble the original. As a result the foundation is more visible that it would have been historically.

¹ EPA, USFS, USDA, USGS, et al. "Ecoregions of Nebraska and Kansas," [Poster], Reston, VA: USGS, 2001. Available online at: ftp://ftp.epa.gov/wed/ecoregions/ks/ksne_front.pdf.

(Expires 5/31/2012)

James and Margaret Greer Farmstead

Name of Property

Cass County, Nebraska
County and State

The façade faces the county road to the east and is dominated by a partial gable-roofed porch and the large roof dormer (Photos 1-2). Originally the porch was recessed into the house approximately six feet with a centered door to the dining room and a door on the north facing wall that opened into the living room. The main entrance (to the dining room) contained a Craftsman style six-light door with a matching screen door and sidelights. However, in 1953 the recessed wall and main entrance (along with the door and sidelights) were moved to be flush with the rest of the house and the porch roof was cut down on either side. This left a small gable-roofed concrete stoop with concrete steps and wrought iron handrails. Recently (c. 2002), the porch was rebuilt to more closely resemble its original appearance. Currently, the porch extends approximately eight feet from the house and is fifteen feet wide. It has a wide gable roof supported by squared Craftsman style wood piers that sit on concrete blocks. New concrete steps lead to the concrete floor of the porch. The original door and sidelights have been retained.

The remainder of the façade includes original paired, one-over-one double hung windows with original storms on either side of the porch. Each pair is surrounded by a wood window frame with a simplified cornice at the head. Below these in the foundation are paired sliding sashes that provide light to the basement. Although these are recent, their design and materials (wood) are sympathetic to the originals. The dormer is supported by a triangular knew brace on either side and contains three small one-over-one double hung windows arranged in a ribbon with their original wood storms.

Side elevations (north and south) of the farmhouse are similar, although their fenestration patterns indicate different interior uses. Both have gable ends supported by five triangular knee braces. On the north elevation, a large picture widow flanked by two-over-two double hung sashes dominates the east side of the first story. This was a 1953 modification that replaced a projecting bay window and window seat in the living room. A single, one-over-one double hung unit lighting the first-story bedroom is located to the south. Paired one-over-one windows with original storm sashes are centered in the gable end, with a smaller square window to the west. These light an upstairs bedroom and bathroom. A single sliding basement window is located in the foundation. The first story of the south elevation contains a three widow openings (from east to west): paired one-over-one windows, a single one-over-one window and a fixed pane flanked by one-over-one units. These provide light to the kitchen, washroom and enclosed back porch area. Paired one-over-one windows are located in the second story gable end. The raised foundation is particularly visible on this elevation. Here new double-hung units have been inserted to provide ample light to the recently finished basement (Photo 2).

The rear (west) elevation has been modified in recent years. On the north end, a raised concrete block stoop capped with brick provides access to the first story bedroom through recently installed sliding doors with large rectangular lights. The door surrounds mimic those found around the house's historic openings. To the south of this is a low wood deck that extends past the south wall of the house. At its southern end is a small gazebo-like structure with intersecting gable roofs (Photo 2). A second concrete block stoop with steps leads to the original back entrance which is flanked by sliding windows to the south and a fixed pane to the north. Just to the south is a one-over-one double-hung window, which may fill a modified entrance to the house. An original, frosted, one-over-one window is located above this, but is offset slightly to the south. A similar window (not frosted) is located lower and to the south and lights the stairs. The completely original shed-roofed dormer, identical to the one found on the façade, dominates the roof eave.

Interior

The main story floor plan originally included an entry porch, dining room and stairs/bathroom in the central bay, with a living room and bedroom to the north and the kitchen, washroom and back porch to the south. This, along with the original oak woodwork, was modified in 1953 to provide more closet space and modernize the house. In addition to the modifications already discussed, a colonnade between the living room and dining room was removed and woodwork in some areas was cut down and re-stained, changing its aesthetic from Craftsman to Modern. The kitchen also includes mid-century features including Youngstown metal cabinets (Photo 3). These changes, which occurred during the period of significance, are significant in their own right. Despite the 1953 remodel, the main story does include significant Craftsman style detailing including a built in china cabinet, hardwood floors and two panel doors with crystal hardware (Photo 4).

Stairs to the second story are accessed through an original door on the south wall of the dining room. The narrow original staircase has a tight turn with a single landing before reaching the second story "hall" which is created by the dormers. Here the stair has a short Craftsman style railing and newel posts (Photo 5). Hardwood flooring, two panel doors and unique Craftsman style pine woodwork characterized the second story, which includes three bedrooms and a bathroom. Door and window surrounds on this floor have projecting plinth blocks and curved corner blocks. The basement of the farmhouse is newly finished and does not include any significant historic features. **Contributing Building**

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James and Margaret Greer Farmstead

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2. Garage

This is a small hip-roofed single-car garage clad with its original clapboard siding (Photo 1). The roof has overhanging eaves with exposed rafter tails and is covered in original cedar shingles. A modern overhead garage door is located in the east-facing façade. Considering its Craftsman style characteristics, the garage was likely constructed along with the house. A historic photo from about 1946 shows the garage in its current location. **Contributing Building**

3. Shop / Original Barn

This gable-roofed building is the Greer Farmstead's original barn (c. 1890), but it was rebuilt as a shop by Charles Greer in the 1950s (Photos 1 and 6). At this time, the roof was raised to accommodate machinery and a concrete floor was added. A pre-1946 saltbox addition to the south side of the barn once matched up with the eave of the barn roof, but is now much lower indicating the change in roof height. Stalls and stations were replaced with built-in work tables and a chimney and fireplace were added. Finally, tall siding doors were added the east façade, new barn-type four-light windows were added to the south elevation and the building was covered with corrugated metal. Overall, this building has changed little since its 1950s conversion. **Contributing Building**

4. Powerhouse

This relatively small outbuilding is located immediately southeast of the shop and along the creek bed that serves as the southern boundary of the farmstead (Photo 7). It was built around 1920 and originally housed a well and steam engine used for electricity. The engine is gone, but some of the mechanisms once attached to it are still present. The powerhouse has a rectangular footprint and sits on a concrete foundation. Asphalt shingles cover the gable roof, which has slightly overhanging, boxed eaves. It is clad in wide simple drop siding that has been painted white. The gable-end façade faces north and contains a sliding door made with drop siding on the east and a man door of the same materials to the west (current off its hinges). A single four light barn sash is located on the east elevation. Contributing Building

5. Tool House / Kitchen Wing from Original House

This small frame building was originally the rear kitchen wing on the c. 1890 farmhouse (Photo 8). When the house was dismantled in the 1950s, the main portion was moved to the northwest corner of the farmstead, while the kitchen wing remained near the new farmhouse to serve as a tool house. This is a small, gable-roofed building clad in simple drop wood siding with asphalt shingles. It sits on a slightly raised concrete slab foundation. The gable-end façade currently faces south and contains a single batten door with a concrete step. Each side elevation contains a single wood sash window: a double-hung, four-over-four light on west and a stationary four-light on the east. The interior of the building is finished with plaster, wood flooring and a simple baseboard indicating its original purpose. **Contributing Building**

6. Outhouse

Located along the farmstead's northern windbreak, just behind the tool shed, this is a small, shed-roofed building with simple drop siding and a batten door (Photo 8, background). Because of its size the outhouse is not visible in historic photos, and it is not clear if it is still in its original location. Regardless of whether it was moved, the outhouse retains excellent integrity of design, workmanship and materials and is associated with the farmstead's original house (c. 1890) which did not have indoor plumbing. **Contributing Building**

7. Chicken House

This small building is clad in simple drop siding and has a gable roof covered with corrugated sheet metal (Photo 9). Its gable-end façade faces east and contains a centered batten door with a simple door surround. The west elevation contains a single stationary window, while east elevation contains a four-light "barn-type" window. The interior is unfinished with a small opening at the floor on the west side for hens to move in and out. It is not certain when this building was constructed but it was built before 1946. By the 1950s, the Greer family no longer used it for poultry. It is used by the current property owners for storage. **Contributing Building**

8. Monitor Roof "Hay" Barn

Built about 1920, this barn is approximately 32 feet long (from east to west), with the central monitor section measuring 16 feet wide and 18 feet in height (Photo 10). Flanking shed-roofed sections with an approximate width of 12 feet create the gabled monitor roof. The south shed roof is currently covered with sheets of corrugated metal, while the other two roofs have historic cedar shingles. All roofs have overhang eaves and exposed rafter tails. Poured concrete footings under the monitor section and at the exterior walls of the flanking sections provide a foundation for the barn. Vertical wood channel siding covers the frame of the barn, except on the north and south sides which are currently open. Two sliding wood doors located in the east ends of the side sections allowed cattle access to feeders. Similar doors have been removed from the south ends of the shed-roofed sections. On the east façade, a large hay hood protects the original wood door and steel pulley system used to load hay. Two four light windows provide light to the hay loft on the west (rear elevation).

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The "Hay Barn" is currently in poor condition with a failing roof and the removal of siding in some areas. The interior is also deteriorating. However, it does retain sufficient historic and structural integrity to convey its significance as an architectural type (a monitor-roofed hay barn) and is salvageable with the property preservation treatment. It remains an integral part of the Greer Farmstead. **Contributing Building**

9. Drive-Through Corn Crib

Like the barns, this structure was constructed by James Greer sometime around 1920. The corn crib is approximately 48 feet long (from north to south), 25 feet wide and 15 feet tall with an elevated drive running lengthwise through the center (Photo 11). It has a gable roof covered in historic wood shingles and sits on stone footings located under the exterior walls and the outside of the drive. Side (east and west) elevations above the drive are clad in horizontal "simple drop" wood siding, while the area underneath the drive is loosely covered with horizontal boards to provide ventilation except in the southwest corner where loose grain was stored. Here, two small square doors of vertical siding with side hinges are present to provide for loading grain. Each end has a single window above a pair of sliding doors clad in diagonal wood siding that open to drive, although one door on the north side has collapsed. A wooden ramp still leads to the drive on the south side. The interior has two cribs on either side of drive, which is created by wide planks.

The corn crib is currently in fair condition. The roof is deteriorating in some places, one door has collapsed and surrounding vegetation has become overgrown on the north and south ends. However, it still retains good overall structural integrity and readily displays its original function, materials and design. **Contributing Structure**

10. Gambrel Roof "Big" Barn

This is the most impressive building constructed by James Greer c. 1920. Measuring approximately 37 feet wide (from north to south), 42 feet long and 18 feet tall, the "Big Barn"—as the family called it—has a large gambrel roof covered in historic cedar shingles (Photo 12). Overhanging eaves with enclosed (but still visible) rafter tails and purlins are present on the eave sides and gambrel ends, respectively. The building is cad in horizontal simple drop wood siding and sits on a poured concrete foundation which is highly visible on the north elevation due to a slope from south to north. A drive cuts through the center of the barn entering the south eave side at the ground level but requiring a ramp on the north side (no longer extant). Historic wood paneling, a squeeze chute and a livestock ramp leading to the west barn door on this elevation add to overall historic integrity of the building.

The gambrel ends of the barn face east and west. The east facing end contains four evenly-spaced, four light, barn style windows at the ground level and a large elongated opening that once contained a window is centered in loft. An elevated dutch door is located just off center at the main level. Steps or a ramp likely once provide access to the door. The west elevation is similar, but contains the impressive boxed hay hood that protects the door to the loft. Four light barn-style widows flank the hay door. The main level has the same fenestration pattern as the east elevation, except here all but the southernmost window are boarded shut and the top portion of the door has a light (a non-historic modification). A frame and chicken wire cage attached to this side of the barn indicates it has been used more recently for poultry. South and north facing eave sides are also similar. Both contain double sliding wood doors that open to the central drive and dutch doors on both ends. The only difference is a small wood door located immediately above the sliding doors on the south side. All doors on the barn are clad with vertical wood siding.

The main story interior of the barn is divided into two halves by the central drive, which is constructed with wide plank boards. An enclosed granary is located in the northeast corner. Above the main level is the expansive loft area used to store hay and straw. The "Big Barn" is in good condition and retains excellent historic integrity of design, materials and workmanship. **Contributing Building**

11. Combine and Machine Shed

Tucked away in the northwest corner of the Greer Farmstead is a mid-20th Century machine shed and what remains of the original c. 1890 farmhouse (Photo 9, background). The interior of the main section of the original farmhouse was stripped and it was moved to this location sometime between 1946 and 1952 for use as a combine shed. A gable-end side elevation was also removed and large swinging doors created by vertical boards were attached to the remaining walls with hinges. These doors face east. Lathe, clapboard siding and window sashes are still visible, but the roof has collapsed (Photo 13). Immediately to the north is a mid-20th century elongated machine shed that was likely constructed soon after the house was moved. This simple frame building has a gable roof and is covered with corrugated metal siding. The east elevation is completely open except two wood posts that support the roof. **Contributing Building.**

(Expires 5/31/2012)

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(Mark ")	cable National Register Criteria " in one or more boxes for the criteria qualifying the property	Areas of Significance (Enter categories from instructions.)
for Natio	onal Register listing.)	ARCHITECURE
x A	Property is associated with events that have made a significant contribution to the broad patterns of our history.	SETTLEMENT
В	Property is associated with the lives of persons significant in our past.	AGRIGCULTURE
x 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.	Period of Significance c. 1890– 1960
D Property has yielded, or is likely to yield, information important in prehistory or history.	Property has yielded, or is likely to yield, information important in prehistory or history.	Significant Dates
		1917
		1934
	a Considerations " in all the boxes that apply.)	1946
		Significant Person
Proper	ty is.	(Complete only if Criterion B is marked above.)
A	Owned by a religious institution or used for religious purposes.	
В	removed from its original location.	Cultural Affiliation
c	a birthplace or grave.	
_ D	a cemetery.	
E	a reconstructed building, object, or structure.	Architect/Builder James Greer
F	a commemorative property.	Charles Greer
G	less than 50 years old or achieving significance	

Period of Significance (justification)

within the past 50 years.

The period of significance lasts from c. 1890, when James Greer purchased the land through 1960, or 50 years from the present. This period of significance includes the construction of all the farmstead's contributing resources, as well as their mid-20th century "modernizations" by James Greer's nephew, Charles Greer, and his family after taking over ownership in 1946. This period also encompasses the farmsteads association with broad settlement patterns and agricultural trends in Cass County, Nebraska.

(Expires 5/31/2012)

Cass County, Nebraska County and State

James and Margaret Greer Farmstead

Name of Property

Statement of Significance Summary Paragraph

The James Greer Farmstead is significant at the local level under Criteria A and C. As a farmstead that evolved from a primitive house and barn into the headquarters of a modern general farm, it represents the continuous agricultural development of rural Cass County between 1890 and 1960. In particular the farmstead reflects the high agricultural prices of the WWI era and the mechanization of agriculture that followed. It is also associated with settlement, ownership and tenancy patterns that developed after the initial "claims" period in Cass County, which shifted significantly depending on everything from national events to family dynamics. Finally, the James Greer Farmstead is also architecturally significant as a collection of agricultural and domestic buildings from the early 20th Century, as well as for several mid-20th century adaptations and remodels occurring between 1946 and 1960. The 1917 farmhouse, two large barns and a drive-through corn crib are particular noteworthy for their architectural significance.

Narrative Statement of Significance

Criterion A: Settlement and Agriculture in Cass County, 1860-1950

The eastern portion of Nebraska along the Missouri River was obviously the first to be settled by Euro-Americans. Cass County is one of the original counties established along with Nebraska Territory in 1854. Settlement began as soon as the territory was purchased through a treaty with the Otoe and Pawnee Tribes that same year. Most lands were purchased by early settlers under the Preemption Act of 1841 or obtained through the Homestead Act after 1862. In 1860, there were only 17,000 improved farm acres in Cass County and 39,000 acres of unimproved land in farms. During this period, agriculture was still fairly experimental, and pioneer farms in Cass County ranked first in Nebraska Territory in the production of sorghum, butter, cattle, wheat and corn. The latter was already the most popular crop in Cass County with 362,000 bushels of corn produced in 1860 in comparison to about 75,000 bushels of wheat. Early farms also produced potatoes, buckwheat and swine in high numbers, at least when compared to other Nebraska counties.

By 1900, there were 284,427 improved acres and 51,114 unimproved acres utilized for agriculture, and a decade later, Cass County was one of 31 Nebraska counties with over 95% of its land in farms. During this period, Cass County was home to some of Nebraska's most productive and valuable farms, ranking 1st in value of orchard products; 5th in corn production (now at 3.4 million bushels), 5th in land value and 5th in the value of farm buildings. Only Lancaster, Otoe, Saunders and Gage County farms ranked consistently higher in those categories. The growing dominance of corn in eastern Nebraska, however, meant a decline in wheat and other crops. In 1900, Cass County ranked only 38th in bushels of wheat harvested, as the production of this crop in Nebraska shifted to western counties.

Cass County farmers continued to till new ground though the early 20th century, with 340,796 improved acres in 1950.⁵ However, the hard times of the Great Depression and the disruption of WWII took a toll on some Cass County farmers. The number of farms dropped from 2,060 in 1930 to 1,753 in 1950, and the average farm size grew from 164.7 acres to 194.4 acres over the same period. Comparative productivity and value also dropped slightly during this period, but Cass County remained in the top echelon of Nebraska's agricultural counties. For instance, in 1950 Cass County still ranked in the top 10 in farm value (land and buildings) and 16th in the value of corn products sold in 1949.

The relative prosperity and productivity of Cass County farming during its first century is expressed today through a wealth of historic farmsteads. The farmstead is one of Nebraska's most common and enduring historic property types, although they are increasingly subject to alteration, abandonment and demolition. Between historic resource surveys of Cass County in 1977 and 2004, 59 inventoried rural properties were demolished and another 43 no longer met minimum integrity requirements. Still, approximately 70 Cass County farmsteads are currently included in the Nebraska Historic Resources Survey and Inventory. Of these, two are already listed in the National Register of Historic Places: the Kehlbeck Farmstead (listed 1985) and the Snoke-Tate Farmstead (listed 1998). Twelve more farmsteads, including the James Greer Farmstead, were recommended as eligible for the National Register after the 2004 survey of Cass County.

The Greer Family and the Greer Farmstead, 1882-1934

James and Thomas Greer came to Cass County, Nebraska in 1882 at the age of 21 and 22, respectively. The brothers had just immigrated to the United States from Tandragee County in Northern Ireland. They hoped to establish themselves as farmers, but quickly found that land was hard to come by in Cass County and they were forced to rent land or work as

² Andreas History of the State of Nebraska, 1882.

³ USDA, Agricultural Census, 1860.

USDA, Agricultural Census, 1900 and 1910.

⁵ USDA, Agricultural Census, 1930 and 1950.

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farmhands through their first decade in Nebraska. In 1883, James Greer returned to Ireland and brought his thirteen-year old sister Margaret with him on his return to the United States. Seven years later, younger brothers Henry and Archie Greer joined their siblings in Cass County. Together the five siblings formed a cohesive family unit and were finally able to begin buying land in Section 29 and 30 of the Greenwood Township, approximately 4 miles south of Greenwood and three miles northeast of Alvo, both small towns with rail connections. James Greer began building his farmstead in the SE¼ of Section 30 along the section road. The quarter section had originally been a homestead, and a small farmstead was still present in the southwest corner of the property. A country school sat along the road in the far north east corner of the James Greer's land. This was far from the "virgin" soil so commonly associated with early farming in Nebraska. In the Euro-American settlement and agricultural development of Cass County, an arrival date of 1882 was relatively late. However, this did not necessarily prevent success, even in the face of further challenges after securing farms.

The first challenge the Greers faced was holding onto their newly acquired land during the financial panic and drought years of the early 1890s. In 1893, Nebraska only received an average of 16.3 inches of rain, seven inches less than the previous year. 1894 was worse yet, when only 13.5 inches fell. Even during the 1930s, rainfall never fell below 14 inches per year. According to Carolyn Greer, the granddaughter of Henry Greer, during this period:

...they thought they could not meet the payments on the land and wanted to turn it back, but the banker from whom they had borrowed the money, had confidence in them and wanted them to stay with it, and eventual they got it paid for.8

More personal challenges came with the death of Archie in 1895, Thomas in 1902 and James's wife, who died in childbirth. At this time, the remaining siblings, James, Henry and Margaret divided the land with each receiving adjacent quarter sections: James in the SE¼ of Section 30, Henry in the NE½ of Section 29 and Margaret in the NW¼ of Section 29. During this period, James built his the first farmhouse on his property along with a small gable-roofed barn. In 1904, Henry Greer married Clara Slater and they began to build their own farmstead and family, which soon included three children: Charles, Vernon and Dorothy. Margret never married and kept house for her widowed brother, James.

The 1905 Plat Book of Cass County listed James and Henry Greer among the 129 farmers living in Greenwood Township (T11N, R9E). At this point the Greer brothers were among the 45% of farmers in the Township who actually owned their farms; the remaining farmers were still renting the land they farmed. This tenancy rate is surprisingly high, considering only about 37% of farms in Nebraska were rented in 1900. By 1918, the three surviving siblings of the Greer Family owned a combined 560 acres in Sections 29 and 30, but they were finding it increasingly difficult to work all of their land. With no children between them, James and Margret were at a particular disadvantage. In 1918, they rented their 240 acre in Section 29 to M. Hilterbrand and his wife Blanche, who had six children, while James continued to work his original quarter section. Henry Greer also rented half of his land in 1918. Over the next three decades, they would continue to rent their land to area families, who often lived in the original farmhouse behind the 1917 bungalow.

The early 1900s were obviously a prosperous time for farm owners, particularly during WWI when agricultural prices skyrocketed. In Nebraska the value of all crops jumped 14.7% between 1910 and 1920, before falling again in the 1920s and 1930s. This is evidenced by the growth of the James Greer farmstead. In 1917, he built a new bungalow style farmhouse immediately in front (east) of his previous farmhouse. About the same time, he added a hay barn, a corn crib and a large gambrel-roofed barn to the west of the original farmstead. During this decade, he was also able to pay off his mortgage and add another 80 acres to his farming operation, located immediately to the east in Section 29.14 Finally,

Olson, James C. and Ronald C. Naugle, History of Nebraska, University of Nebraska Press, Lincoln, 1997, 461.

⁶ Compiled from "Greer History" in *Family Stories*, a collection of unpublished personal memoirs by Carolyn Greer, the granddaughter of Henry Greer who lived on the James Greer farmstead after 1946.

g Ibid.

⁹ Carolyn Greer does not provide her name or date of death. It is likely he was married to Myra Greer who died in 1904, as she is the only Greer buried in Cass County that is not accounted for in the family history.

¹⁰ Plat Book of Cass County, 1905.

¹¹ USDA, 1930 Census.

¹² Ibid.

¹³ History of Nebraska, 407.

^{14;} Atlas of Cass County, 1918; U.S. Census, 1910 and 1920 for Greenwood Precinct, Cass County, Nebraska. Accessed online at www.ancrestry.com. Despite being a naturalized citizen since 1910, James could not produce a birth certificate, and Margaret was not an American citizen. Both situations required official explanation. Fortunately—for their travel plans, at least—the siblings were not Catholics traveling to Ireland proper, where the Irish War of Independence had begun in 1919.

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James and Margaret used their WWI profits to sail to Ireland in 1920 to see their homeland again and visit family. In support of their passport application, the clerk of Nebraska's United States District Court wrote:

These applicants for passport... are Scotch, Presbyterians from the north of Ireland... They are long residents of Nebraska, are loyal and patriotic citizens, and well known to this office as being persons of good character and reputation, and are among our most substantial citizens. ¹⁵

The James Greer Farmstead, 1934-1960

James Greer died in 1934 at the age of 72. He left his land in trust with the income going to Margret until her death, when ownership would pass to his niece and nephews. Charles, Henry's oldest son, was in line to inherit his uncle's original quarter section. Between 1934 and 1946, the farm was rented while Margaret continued to live in the 1917 bungalow farmhouse. The income, however scarce, tenants gained from working the Greer farm during the Depression years likely made a difference in their family's lives. During the WWII era when prices spiked again, their income and Margret's, was probably much more substantial. Such rental agreements and tenancy patterns are significant and warrant further study.

In 1946, Charles Greer was 46 years old and just getting out of the Navy after serving in WWII. He and his wife, Carolyn, were hoping to move their family from Milford, Nebraska to a farm near his brother, Vernon, who had taken over their father's farm after his death in 1937. As Carolyn Greer recalled in 1990, after looking for a farm to buy:

Charles talked to [Margaret] about his desire to farm, to see how she felt about the situation. She was pleased that he wanted to farm and was very willing to move to Greenwood. She knew that the farm and homestead would be well taken care of and that was most important to her. We moved in June 1946 after school was out.¹⁶

Margaret Greer died just three years later at the age of 80 secure in the knowledge that the land her and her siblings worked so hard to buy and keep would stay in the family. The next generation of Greers made significant changes to the farmstead without actually demolishing any buildings. In addition to those changes discussed elsewhere, they cleared a significant amount of dying trees and planted a new windbreak comprised of Austrian Pines and Chinese Elms along the north side of the farmstead.

Settlement after the "Claims Period": Buying and Renting the Farm

The James Greer Farmstead is associated with settlement patterns in Cass County between the late 1880s and the 1950s. Its history suggests that not all family farms in Nebraska are a quarter-section homestead or preemption claim passed down through successive generations. Original homesteaders or "pioneers" often moved on, selling their lands to a new wave of settlers like the Greers from Northern Ireland. Some land owners found they could not work all their land and rented it out to aspiring farmers hoping to get a foothold in the area, or those who simply needed work. Others were land speculators from the beginning. Families like the Greers tried to settle on adjacent farms in order to share labor, resources and companionship. The Greenwood Township in western Cass County where the James Greer Farmstead is located is a microcosm of the complex settlement patterns typical of agriculturally productive landscapes in Nebraska.

Rural Cass County was historically a highly mobile society, where the Greer family is noteworthy for their stability. As mentioned above, the Greers owned a combined 560 acres in Sections 29 and 30 of the Greenwood Township by 1918. Only four other families and one individual centered in the Township owned more land at the time, and of that select group, only the Johnsons and Schuelkes had lived there for more that fifteen years. In contrast, the Olsons, Formans and P. P. Clark were among 66 new property owners listed in the 1918 Atlas of Cass County that were not included in its 1905 predecessor. Not surprisingly, renters were even more mobile. Of those 66 new property owners in 1918, 23 had been tenants in 1905. This group was fortunately enough to experience the same hard-earned upward mobility the Greers had found in Cass County just two decades earlier. However, even more tenant families (at least 32) left Greenwood Township entirely during the same period. In this sense, the Greer Farmstead is important as an exception to the general instability of local settlement patterns during its period of significance.

¹⁵ U.S. Passport Applications, 1795-1925. "Record for James Greer, 1920." Accessed online at <u>www.ancestry.com</u>. Despite being a naturalized citizen since 1910, James could not produce a birth certificate, and Margaret was not an American citizen. Both situations required official explanation. Fortunately—for their travel plans, at least—the siblings were not Catholics traveling to Ireland proper, where the Irish War of Independence had begun in 1919.

¹⁶ Greer, Carolyn E. "Moving to the Farm," in Family Stories (unpublished memoirs), 1990.

¹⁷ Plat Book of Cass County, 1905; Atlas of Cass County, 1918.

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More typical to the period was the Greers' decision to rent out a significant portion of their 560 acres to other families. In 1918, for instance, the siblings rented a combined 400 acres to M. Hilterband and P.A. White, both of whom were married with four and six children, respectively. Later in the 1940s, the James and Margaret Greer farm was rented to the Dave McKay family. Carolyn Greer remembers Margaret's rental agreement with the McKays prevented her and Charles from getting possession of the land until after the 1946 harvest. Successfully renting out their land meant James and Margaret were able to hold on to the farm, despite having no children between them. Renting out land was certainly not unusual in the Greenwood Township. As discussed above, 55% of farmers there were tenants in 1905, and approximately 41% of the township's 23,040 acres were rented out in 1918. Of these 9,440 acres, approximately 31% were rented to family members, while the remainder was rented to other families just like the Greer's land. Tenancy rates would rise to an all-time historical high of 52% in Nebraska by 1940, before dropping when stability returned after WWII. This is well illustrated by Charles Greer taking control of his uncle's farm in 1946, effectively ending its period as rental property.

Agricultural Significance

As a remarkably intact and well documented farmstead with no significant modern intrusions, the nominated property is an important physical representation of general farming practices in western Cass County, Nebraska between the late 1880s through 1960. Begging with just a barn and small farmhouse, by James Greer's death in 1934 the farmstead grew to include a second farmhouse, two barns, a drive-through corn crib, a small chicken house, and a powerhouse that originally protected a steam engine used for mechanical corn picking. Like most Cass County farmers, James Greer practiced general farming, which included raising livestock and growing crops for feed and also for sale. Buildings on the farmstead reflect an emphasis on cattle and corn, although other crops like wheat, alfalfa and oats were likely included in the crop rotation as well. Three of four cribs in the drive-through corn crib are loosely constructed for holding unprocessed corn, and the monitor roof hay barn was built for feeding cattle. Work horses were likely kept in the original barn, and later in the gambrel-roofed barn. A historic squeeze chute and paneling attached to the west elevation of the gambrel-roofed barn suggest it was also used for working cattle, while its central drive links it to barns used for processing grains. Just as important in establishing the dominance of cattle and corn is what the farmstead lacks. There is no record that a hog house or milk house were ever built on the property, and the gable-roofed chicken house is undersized, suggesting that poultry/eggs, dairy cattle and swine were not a significant part of James Greer's farming practices.

Changes made to the farmstead by Charles and Carolyn Greer between 1946 and 1960 suggest the continued evolution of farming practices and the ingenuity second generation farmers used when remodeling and reusing original farmstead buildings. The largest change in general farming practices during the early 20th Century was mechanization. After taking over farm, Charles Greer quickly converted the original barn into a garage for his pickup trucks and a shop for repairing farm equipment. Later he dismantled the original farmhouse, which was no longer need for renters, and converted it into a combine shed. He also constructed a simple machine shed to protect other equipment. The 1953 "remodeling" of the bungalow farmhouse house is another example of this trend. Finally, Charles Greer was able to erase all evidence of previous settlement on his farm by clearing and plowing areas that had been occupied by the pre-1890 homestead and school. Such reclamation projects probably account for the continual small increase in "improved" farm acres, even after Cass County had over 95% of land in farms by 1910. During this period, the Greers farmed corn, wheat, alfalfa and oats and continued to raise cattle, utilizing all of the buildings on the farmstead except the chicken house and powerhouse.²²

Criterion C: The Evolving Farmhouse and Farmstead

In addition to its important association with settlement and agriculture in Cass County, the James Greer Farmstead is also architecturally significant as a "distinguishable entity whose components may lack individual distinction." Of course, two individual components of the Greer Farmstead do possess individual distinction: the 1917 Farmhouse and a group of three c. 1920 agricultural buildings.

The 1917 Greer Farmhouse: A Modernized Craftsman Bungalow

As largely vernacular designs, farmhouses rarely fall solidly within a particular architectural style. They are more commonly categorized by type. For instance, in *Homes in the Heartland: Balloon Frame Farmhouses of the Upper Midwest*, 1850-1920, author Fred W. Peterson creates a typology for farmhouses base on their shape and structure. In his

11

¹⁸ Ibid.

¹⁹ Greer, Carolyn E. "Windbreak," in *Family Stories* (unpublished memoirs), 1990.

Plat Book of Cass County, 1905; Atlas of Cass County, 1918.

²¹ Ibid. It is possible some farmers were renting to son-in-laws, brother-in-laws or nephews, etc with different surnames, which would shift these numbers somewhat.

Forrest, Carol Greer. Email Correspondence with Martha Rhoades, 23 Sept. 2009. Carol Greer Forrest is the daughter of Charles H. and Carolyn E. Greer.

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scheme, the original c. 1890 farmhouse on the James Greer Farmstead would be a type 3, which has one-and-one-half stories and a "T" or "L" shape. 23 Peterson's typology, however, ends with the Foursquare and does not cover the Bungalow type, which—as an art historian—he considers "new." In contrast, the USDA's North Central Region Farmhouse Technical Committee recognized the "Bungalow" along with the "Model-T" and "Square" as the most common Midwestern farmhouse types in need of remodeling during a study in the 1950s, suggesting they were already considered "old" by farm families. 24 As one of the first types, along with the Foursquare, to deviate from the traditional farmhouse, Bungalows represent a transition period in rural domesticity. Many bungalows on Nebraska farms can be attributed to

high agricultural prices during WWI, but the style continued to be popular through the 1930s and 1940s.

Of course, this Bungalow farmhouse was brand new to James and Margaret Greer in 1917 and a vast improvement over their original house. It dwarfed the original farmhouse immediately behind it, and featured indoor plumbing, a fully integrated kitchen and Craftsman style woodwork and built-ins, such as a china cabinet, colonnade with bookcases and window seat. Just as significantly, its exterior reflected the period's most popular architectural styles. Unlike their earlier farmhouse, a purely vernacular structure devoid of any style, this house, while still vernacular, was easily attributed to the Craftsman style which had been increasingly popular since it was introduced in California in about 1900.²⁵ Character defining features present on the Greer Farmhouse include a wide gable roof, exposed rafter tails, shed-roofed dormers with a "ribbon" of three windows in the eave, and triangular knee braces in the gable ends. In large part, this house was constructed as an emblem of success and as a comfortable place for James and Margaret to relax as they grew older. Gradually, they were turning over the actual farm work to the various families who rented the farm and lived behind them in the original farmhouse.

When Charles and Carolyn Greer moved into the Bungalow Farmhouse in 1946; however, they saw some room for improvement. The idea of "remodeling" or "modernizing" farmhouses was popular during the mid-20th century and a series of publications from the USDA and various state extension offices were available to assist farm families. One of the earliest was Modernizing Farmhouses, which was published by the USDA in 1935. Immediately after WWII, the Iowa Agricultural Experiment Station put out a bulletin titled Modernizing a Midwestern Farmhouse (1946) and the USDA followed their original publication with Your Farmhouse...How to Plan Remodeling (1947). Life had changed drastically during the first half of the 20th century, and families wanted their house to keep pace. As the USDA put it in 1947:

So you are planning to remodel your old farmhouse! It is half a century at least since Grandfather built it. It was a good house by the standards of those days. It is probably a good house yet. Otherwise you would not want to make it over. Age can bring out a lot of weaknesses and faults...the old house may not be suited to the modern way of living or doing things. That is why you are going to remodel.

While there is no indication that the Charles and Carolyn Greer worked with and USDA or State Extension Service publications when they remodeled their house in 1953, their actions and memories echoed their guidance. Carolyn and her daughter Carol recall that the house was "very nice" when they moved in, but they also found the Craftsman style woodwork in the dining room "dark" and the first story storage space insufficient. 26 Incorporating the recessed porch into the house's interior allowed the Greers to add closets off the dining room and bedroom without shrinking their indoor living space. This alteration was one of many discussed by the USDA in Your Farmhouse, which noted, "Space on the first floor is needed for storing table leaves, sewing machine, games, card tables and other equipment."27 Modernizing the kitchen was also highly recommended by the USDA, and the Greers installed steel Youngstown kitchen cabinets. Removing the colonnade between the dining room and living room, cutting down the oak trim, and adding a concrete stoop with wrought iron railings were more personal choices base on modern aesthetics and materials, areas where the USDA was often silent. However, replacing the bay window seat with a picture window foreshadowed a future recommendation by the Illinois Agricultural Experiment Station. Their 1959 Remodeling the Model-T Farmhouse suggested replacing living room windows because, "Large glass areas for living rooms have been growing in popularity," which the authors repeated in Remodeling the Bungalow Farmhouse four years later.

The Greer Farmhouse is not directly associated with these publications, but it certainly reflects their general purpose and guidance. Therefore, in addition to its significance as an excellent local example of the Craftsman Style and Bungalow

²³ Peterson, Fred. Homes in the Heartland, 29.

²⁴ Hichcliff, K. H. Remodeling the Model-T Farmhouse, 1959.

²⁵ McAlester, Virginia and Lee. A Field Guide to American Houses, 454.

²⁶ Greer, Carolyn E. "Remodeling Our Home," in Family Stories, (unpublished memoirs), 1990; Forrest, Carol Greer. Email Correspondence with Martha Rhoades, 23 Sept. 2009.

USDA, Your Farmhouse... How to Plan Remodeling, Miscellaneous publication No. 619, 1947.

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Farmhouse type, alterations to the farmhouse that occurred between 1946 and 1960 are also considered significant in themselves. These alterations represent a documented trend in the remodeling of farmhouses during the mid-20th century, as well as the evolving aesthetic tastes of typical farm families like the Greers.

Agricultural Cluster

The three large agricultural buildings clustered at the west end of the farmstead are excellent local examples of a specific type or a unique combination of types. All were built between WWI and James Greer's death in 1934, most likely around 1920 when the farm was at its most prosperous. Perhaps the most iconic, and best preserved, is the large gambrel-roofed "Big" Barn. Difficult to classify, this barn combines characteristics of the Three Bay (or English) Barn and the Erie Shore Barn, both of which were popular through about 1920. Exhibiting the typical roof shape of the Erie Shore Barn, it deviates from this style in the centralized location of its aisle or drive. While both types have an aisle that runs from eave elevation to eave elevation, the Erie Shore Barn's aisle is typically at one end of the barn and not in the center. The central aisle, however, is a character-defining feature of the older Three Bay Barn, which in contrast to the "Big" Barn on the Greer Farmstead usually had a gable roof. Both barn types served multiple purposes of grain and hay storage in addition to housing livestock, with the Three Bay Barn also being used for threshing grains. All in all, this barn is an interesting specimen that contrasts with more common Western (or Prairie) Barns or Transverse Frame Barns, both of which typically have doors on their gable or gambrel ends.

The smaller, "Hay" Barn can alternately be described as a Transverse Frame Barn, a Midwest Three-Portal Barn, Feeder Barn, or as it was called in the 1922 publication Farm Buildings a "monitor barn," which:

...is made wider than the other types. It consists of a main part, 16 to 24 feet wide, for hay storage, and the hay space extends to the ground. On two or three sides of the barn are sheds for stock, each 14 to 20 feet wide. Hay is fed into racks direct from the loft, and wide doors are provided at the ends of the sheds.²⁹

Later the authors explain that while the monitor barn is not recommended for dairy cows "in colder sections," it is perfectly acceptable for beef cattle, "if the main portion is used for hay storage, and the sheds for stock." So while the barn was built to feed cattle hay, its monitor roof sets it apart from the more typical gable-roofed Feeder Barn. The *Minnesota Historic Farm Study*, completed in 2005, recognized this barn type as a variant of the typical Beef Barn or Feeder barn, although it does not call it a monitor barn. Instead, it describes them as barns with, "tall, central hay storage," that often had gable or gambrel roofs, "that could break into shed or hipped roofs over the lower housing areas." While the "Hay" Barn is currently in poor condition, it is still a representative example of this variation on the typical Feeder Barn.

The final significant agricultural building on the Greer Farmstead is the Drive-in Corn Crib, a building type common throughout Nebraska's corn-producing counties. However, in this case its commonness only suggests how essential it was to Nebraska farmsteads. This corn crib is an excellent example of its type with elongated cribs flanking a longitudinal drive, all under a gable roof.³¹ Together, this group of buildings offers a variety of roof shapes (gambrel, monitor and gable) and aisle arrangements that are not often seen together on farmsteads.

As a Collection of Building Types and Materials

The farmhouse, barns and corn crib are the farmstead's most outstanding buildings, but the remaining resources also contribute to the property's overall architectural significance. Outside of the more complex buildings, most other resources are relatively small gable-, hip- or shed-roofed structures. One of the farmstead's most significant attributes comes from its collection of various types of historic wood siding which includes: clapboard (both farmhouses and garage), simple drop (chicken house, pump house, "big" barn, corn crib), diagonal flush (corn crib doors), vertical channel ("hay" barn), and vertical batten (chicken house and outhouse doors) in addition to the historic corrugated siding and ridged metal roofs of the shop and machine shed. Some buildings, like the big barn, also still have their original cedar shingles. Overall, the James Greer Farmstead includes an exceptional collection of agricultural and domestic buildings types, historic building materials and historically-significant adaptations.

²⁸ Gordon, Stephen. How to Complete the Ohio Historic Inventory, Columbus: Ohio Historical Society, 1992, 143 and 149.

²⁹ Foster, W.A. and Deane G. Carter. Farm Buildings. W. A. New York: John Wiley & Sons, 1922, 29.

³⁰ Minnesota Historic Farms Study, V. II. 2005, 6.19.

³¹ Noble, Allen G. and Richard K. Cleek. The Old Barn Book, 69 and 157.

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James and Margaret Greer Farmstead

Name of Property

Cass County, Nebraska County and State

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Previous documentation on file (NPS): Primary location of additional data: preliminary determination of individual listing (36 CFR 67 has been X State Historic Preservation Office requested) Other State agency previously listed in the National Register Federal agency previously determined eligible by the National Register Local government designated a National Historic Landmark University recorded by Historic American Buildings Survey # X Other recorded by Historic American Engineering Record # Name of repository: Greer Family Collections; Internet recorded by Historic American Landscape Survey

(Expires 5/31/2012)

James and Margaret Greer Farmstead

Name of Property

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Hi	storic Re	esources Survey	Number:	CC00-238			
10). Geog	raphical Data					
			proximately 5 acres				
(D	o not inclu	de previously listed re	esource acreage.)				
U.	TM Refe	rences					
(PI	ace addition	onal UTM references	on a continuation sheet.)				
1	14	716053	4529395	3	14	715170	4529426
	Zone	Easting	Northing		Zone	Easting	Northing
2	14	715061	4529419	4	14	715170	4529233
	Zone	Easting	Northing		Zone	Easting	Northing
Po	oint 5	715078	4529233				
Po	oint 6	715053	4529248				
Th (G by ar	ne James Freenwood 202 nd S ea and th	s Greer farmstead od Township), Ca treet, an unpaved ne easternmost e fined by a tree-lin	ss County, Nebraska. I county road, and on xtent of tilled fields. A	stern ½ of the lt encompasthe west by a windbreak s	e SE ¼ sses app a north-s erves as	roximately 5 acresouth line even was the northern bo	ownship 11 North, Range 9 West es which are bounded on the east with the end of the historic farmyard undary, while the south boundary is a end due to the natural topography
В	oundary	Justification (E	xplain why the boundaries w	vere selected.)			
		aries encompass		nat contribute	e to the	James Greer Far	mstead and are based on historica

11. Form Prepared By

name/title Jessie Nunn / National Register Coordinator

organization Nebraska State Historical Society date December 1, 2010

street & number 1500 "R" Street telephone 402-471-4775

city or town Lincoln state NE zip code 68501

e-mail jessie.nunn@nebraska.gov

Additional Documentation

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: (Check with the SHPO or FPO for any additional items.)

(Expires 5/31/2012)

James and Margaret Greer Farmstead

Name of Property

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County and State

Photographs:

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: James Greer Farmstead

City or Vicinity: Alvo (vicinity)

County: Cass State: Nebraska

Photographer: Jessie Nunn, NSHS

Date Photographed: June 29, 2009 (Photos 6, 7, 10 and 11); July 15, 2009 (Photos 1-5, 8, 9, 12 and 13)

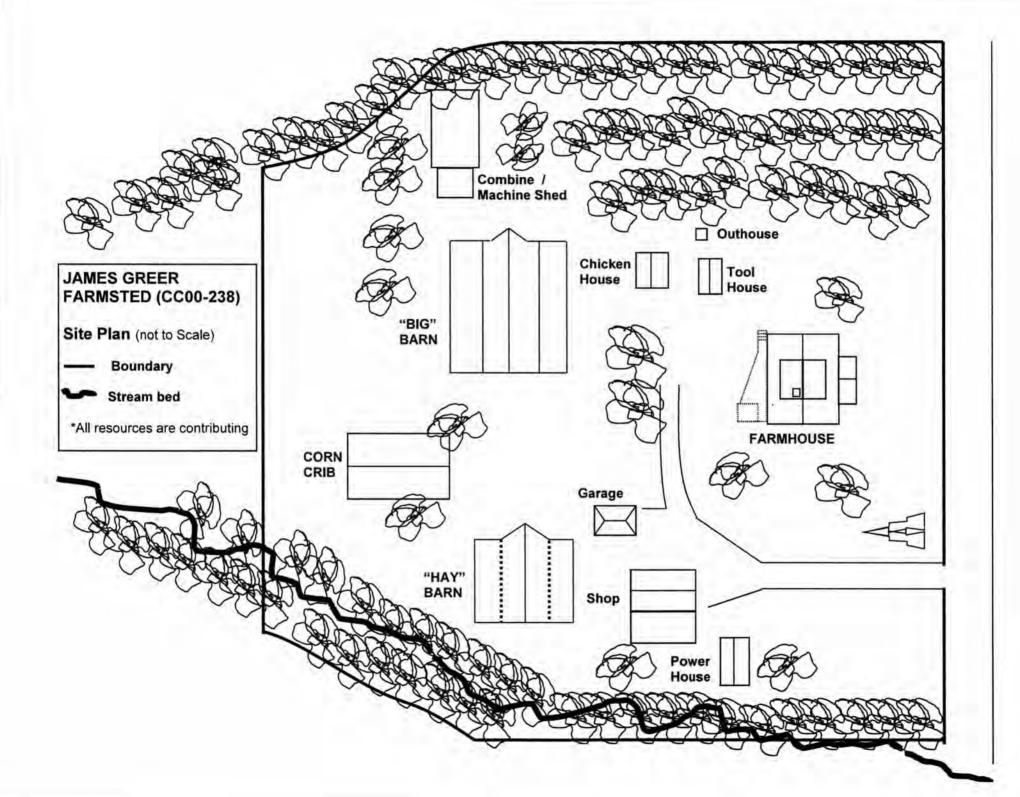
Description of Photograph(s) and number:

- 01 of 13. James Greer Farmstead, general view. Farmhouse (foreground); Shop, "Hay" Barn, Garage (background, south); "Big" Barn, Tool Shed (background, north). Aspect: W
- 02 of 13. Farmhouse, south elevation and east-facing façade. Aspect: NW
- 03 of 13. Farmhouse, interior, c. 1952 kitchen with Youngstown cabinets. Aspect: SW
- 04 of 13. Farmhouse, interior, original dining room with built-in china cabinet, baseboard and door surrounds were "cut down" in about 1953. Aspect: W
- 05 of 13. Farmhouse, interior, second story hall with stair, bedroom doors and dormer windows. Aspect: SW
- 06 of 13. Shop / Original Barn, north elevation. Aspect: S
- 07 of 13. Pump House and Power House, north facade and east elevation. Aspect: SW
- 08 of 13. Tool Shed / Kitchen Wing of Original House (foreground), south façade and west elevation; Outhouse (background), south façade. Aspect: NE
- 09 of 13. Chicken House (foreground, east) and Machine Shed (background, west), Aspect: N
- 10 of 13. "Hay" Barn, north façade. Aspect: S
- 11 of 13. Corn Crib, east and north elevations. Aspect: SW
- 12 of 13. "Big" Barn, south and east elevations, and historic paneling and squeeze chute. Aspect: NW
- 13 of 13. Machine Shed, original house portion showing lathe, clapboard siding and window sashes. Aspect: SW

Property Owner: (Complete this item at the request of the SHPO or FPO.)				
Name	Tim and Martha Rhoades			
street & r	number 6315 202 nd Street	telephone 402-786-3836		
city or to	wn Alvo	state NE zip code 68304		

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.



UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

PROPERTY Greer, James and Marga	rot Farmatoad
NAME:	rec, ranusceau
MULTIPLE NAME:	
STATE & COUNTY: NEBRASKA, Cass	
DATE RECEIVED: 2/01/11 DATE OF 16TH DAY: 3/24/11 DATE OF WEEKLY LIST:	DATE OF PENDING LIST: 3/09/11 DATE OF 45TH DAY: 3/19/11
REFERENCE NUMBER: 11000103	
REASONS FOR REVIEW:	
OTHER: N PDIL: N PERI	SCAPE: N LESS THAN 50 YEARS: N OD: N PROGRAM UNAPPROVED: N DRAFT: N NATIONAL: N
COMMENT WAIVER: N	
VACCEPT RETURN REJE	CT 3.21.11 DATE
ABSTRACT/SUMMARY COMMENTS:	
The Nat	stered in tional Register of toric Places
RECOM./CRITERIA	
REVIEWER	DISCIPLINE
TELEPHONE	DATE
DOCUMENTATION see attached commen	ts Y/N see attached SLR Y/N
If a nomination is returned to th	e nominating authority, the



Alvo Vicinity Cass County, Nebraska Photo 1 of 13 Nettrs1 # CC00-238 NE-CossCounty-GreenFarmstead_0001

James and Margaret Green Farmstead
U135 202nd Road



James and Margaret Green Farmstead 6135 202nd Rd Alvo Vicinity Cass County, Nebraska Photo 2 of 13 NEHRS1 # CLOO- 238 NE-Cass County-Green Farmstead-0002



Cass County, Mebraska Photo 3 of 13 NeHRS1 # CC00-238 NE-CassCounty-Green Farmstead_0003

James and Margaret Green Farmstead

6135 202 nd Rd

Alvo Vicinity



James and Margaret Grear Farmstead 6135 202nd Rd Alvo Vicinity Cass County, Nebraska Photo 4 of 13 Nettrest # CCOO- 238 NE-CassCounty-GreenFarmstead_0004



James and Margaret Greer Farinstead 6135 202 nd 12d Alvo Vicinity cass County, Nebraska Photo 5 of 13 Nettres1 # cc00-238

NE-Cass County-Green Farmstead-0005



James and Margaret Green Farmstead 6135 202 nd Rd Alvo Vicinity Cass County, Nebraska Photo 6 of 13 Net1251 # CC00-238 NE-Cass County-Green Farmstead-0006



Alvo Vicinity Cass Country, Nebraska Photo 7 of 13 NeHRS1 # CC00-230 NE-Cass County-Green Farmstead 0007

James and Margaret Green Farmstead 6135 202 nd Rd



James and Margaret Green Farmstead 6135 202 nd Rd Alvo Vicinity Cass County, Nebraska Photo 8 of 13 Nettrs1 # (coo-230 NE Cass County- Grow Farmstead_0008



Alvo Vicinity Cass County, Nebraska Photo 9 of 13 Nettres # ccoo- 230 NE-Cass County-Green Farmstead-0009

James and Margaret Green Farmstead 6135 202nd Rd



James and Margaret Greer Farmstead 6135 202 nd Rd Alvo Vicinity Cass County, Nebraska Photo 10 of 13 Nettrest # CC00-238

NE-Cass County-GreenFarmstead_0010



James and Margaret Green Farmstead 10135 202 nd Rd Alvo Vicinity Cass County, Nebraska Photo 11 of 13 Nethes1 # CC00-238 NE-Cass County-Green Farmstead_0011



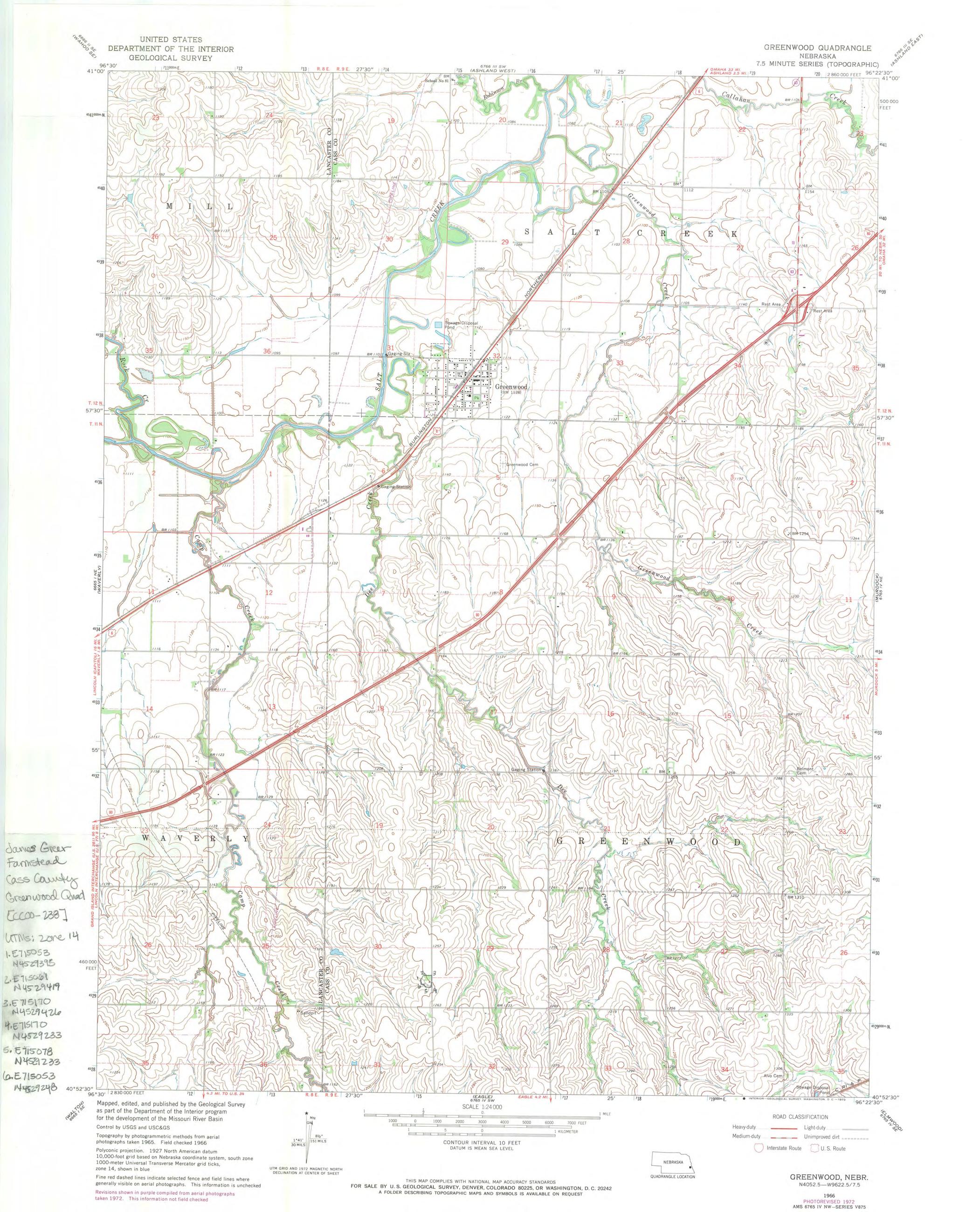
James and Margaret Greer Farmstead 6135 202nd Rd Alvo Vicinity Cass County, Nebraska Photo 12 of 13 Nettes1 # Cc00-238

NE-Cass County-Green Farmstead_0012



James and Margaret Green Farmstead 6135 202nd Rd Alvo Vicinity Cass County, Nebraska Photo 13 of 13 NEHRS1 # CC00-230

NE_Cass County-Green Farmestead_0013







January 25, 2011

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

RE: Greer Garmstead

Rural Cass County, Nebraska

Dear Mr. Loether:

Please find enclosed the National Register of Historic Places nomination form for the above resource. 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,

L. Robert Puschendorf

Deputy State Historic Preservation Officer

Enclosure