NPS Form 10-900 OMB No. 1024-0018 (Expires 5/31/2012)

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

431

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name McNee Barns

other names/site number KHRI # 017-454

2. Location

street & number 3 miles southwest of Elmdale on U.S. Highway 50 (S5 T20S R7E) ☐ not for publication

city or town Elmdale ☐ vicinity

state Kansas code KS county Chase code 017 zip code 66850

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide x local

Patrick Zollner — Signature of certifying official — 5-6-13 — Date

DSHPO — Title — State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official — Date

Title — State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby certify that this property is:

x entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

for Edson H. Beall — Signature of the Keeper — 6.25.13 — Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [x] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

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

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
2		buildings
		district
		site
1		structure
1		object
4	0	**Total**

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

Historic Agriculture-related Resources of Kansas

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

AGRICULTURE/SUBSISTENCE: Agricultural Outbuilding, Animal Facility, and Storage

Current Functions
(Enter categories from instructions)

AGRICULTURE/SUBSISTENCE: Agricultural Outbuilding

7. Description

Architectural Classification
(Enter categories from instructions)

OTHER: Gable-Roof Barn, Boxcar Barn, Windmill, and Stone Fence

Materials
(Enter categories from instructions)

foundation: Stone
walls: Wood
roof: Metal
other:

Narrative Description

Summary
The McNee Barns are located in the Kansas Flint Hills in the west-central portion of Chase County, three miles southwest of Elmdale and approximately eight miles west of Cottonwood Falls. The barns are situated on the south side of U.S. Highway 50. Constructed as a horse barn c.1920, the primary barn is a two-story frame structure with a foundation of massive stones, quarried locally in Chase County. The first floor of the barn is rubble limestone with a cementious parged coating. The upper facade is vertical board-and-batten wood siding. Like most Kansas barns, the primary McNee barn is characterized by its roof shape. The barn has a gable roof with one-story shed bays on the east and west forming a broken gable roofline. In addition to the original horse stalls that are complete with mangers, the interior of the barn features a loafing shed, two small granaries, and a few cattle stalls and milking stanchions. The upper floor of the barn is a full-height haymow with a hay hood and hinged hay door at the front/north gable end. A secondary structure, located fifty feet west of the gable-roof barn, is a boxcar barn. This barn is comprised of two parallel railroad boxcars with a gable-roof enclosing a center bay between the cars. The boxcars were obtained from the Atchison, Topeka, and Santa Fe Railroad likely following World War II and set on stone footings to serve as economical shelter for hay storage. The site around the barns includes a former farmstead, currently represented only by sparse remnants of a foundation, an abandoned well and Aermotor windmill, and a dry-laid stone fence, all located north of the barns. The fence and windmill are resources that contribute to the significance of the site as representatives of the former farmstead. The barns are located in a cultivated wheat field on a parcel visibly defined by physical borders including a dry creek bed, a dirt road, and the railroad right-of-way.

Elaboration
The McNee farmland includes over 800 acres of pasture and cropland spanning portions of Sections 5, 6 & 8, Township 20S, Range 7E in Chase County. The farm is bisected by the ATSF railroad and US Highway 50. The nominated parcel is comprised of approximately 40 acres and defined by existing physical borders. The highway, rail line, creek bed, and dirt road provide a clear visual boundary defining the parcel of land with the two barns.

The ATSF railroad tracks run parallel to Highway 50 in this area and form the northwest border of the site. A tree-lined dry creek bed defines the north and east borders and a dirt road extending from Highway 50, past the barns, generally provides south and west borders. The exception is the portion of the dirt road that falls east of the boxcar barn. Along this section, the site border runs parallel to the existing dirt road, 40 feet west of the road (in order to encompass the boxcar barn within the boundary).

The site originally included a stone farmhouse that pre-dated the existing barns. The stone farmhouse was destroyed by a tornado c.1980. Remnants of the foundation are barely visible approximately 100 feet north of the barns. A dry-laid stone fence is in place along the northern boundary of the site, likely dating to the time of the former stone farmhouse. An abandoned well and windmill are in place approximately 40 feet south of the stone fence, near the northern site boundary. The two barns are positioned on each side of a dirt road, at the southwest corner of the site. With the exception of a small area immediately surrounding the barns and former farmhouse, the open land is a cultivated field used to grow annual wheat or milo crops.

c.1920[1] Gable-Roof Barn – Contributing Resource – Primary Farm Structure
The older of the two barns is the large, gable-roof barn, the eastern-most of the two structures. With a square footprint, this barn has a two-story center section that is distinguished by its gable roof form with a hay hood at the peak of the north facade. One-story shed bays flank the two-story center section. The roof line is broken at the shed bays but physical evidence illustrates that both side bays are original to the barn's construction. The roofs are corrugated metal with exposed rafters and simple 1x fascia at the eaves.

[1] The Gable-Roof Barn is estimated to have been constructed circa 1920 but could have been built at early as 1910. See Section 8 – Statement of Significance for justification.

The barn has a foundation of massive, coursed native limestone. The lower level of the exterior walls are coursed rubble limestone with a parged, slurry coating that is original to the barn's construction.[2] The upper facade is vertical wood cladding comprised of unpainted boards and battens.

Fenestration includes multiple doors and windows. The north and south facades feature a row of four window openings, above the stone walls, on the first floor of the center bay. The east and west side bays each have oversized openings on the north and south ends with a single small window opening on the upper facade, near the peak of the shed roof. There is no evidence of former doors at openings on the east bay; it is likely that the east bay served as an open loafing shed for livestock shelter. The original sliding door track and hardware, and remnants of an oversized wood door, are in place at the north and south openings on the west bay.

The north facade features a hinged hay door, beneath the hay hood at the north gable end, providing a means to load loose hay into the haymow with a hay fork. A secondary hay door is in place at floor level of the haymow on the north and south facades, a feature that was likely added at a later date when an elevator was used to load small bales of hay into the haymow. On the east and west facades, four single windows span the upper facade, below the eave. The windows themselves are missing at all openings but remnants of 4-light sashes remain in one upper window and simple 1x frames are in place at several openings.

The interior of the barn continues to reflect its original design with minimal changes. The interior configuration is based on a grid of wood columns with stone footings that frame the stalls on the ground level and supporting the hay loft above. The center bay is generally comprised of horse stalls on the west and cattle stalls on the east with a wide open center aisle accessed at the north and south ends from the west bay and the north end of the east bay. This configuration is atypical in that the center aisle does not correspond to exterior openings to allow direct passage through the center of the barn. The horse stalls are distinguished by a tall manger and sturdy partitions between stalls. The cattle stalls have a smaller, low manger with no partitions between stalls. Two granaries are located at the northeast corner of the center section of the barn. The north granary is accessed from the center bay; the south granary is accessed from the east outer bay. Horse stalls are located along the east side of the west outer bay with a narrow passage between the west stalls and the stalls on the west side of the center bay. The passage is open to the hayloft above to allow throwing hay from the loft, to the ground-level stalls below. The openings on each end of the west bay provide the primary circulation to access to the stalls in the west and center bays. The east bay is an open space with no partitions, likely used as a loafing shed for livestock shelter with openings on the north and south ends of the bay.

The only clear modification to the barn's original configuration is the former addition of milking stanchions in front of the mangers at the two horse stalls in the northwest corner of the center bay. The partition between the original stalls has been removed and a gate installed to separate this area from the remainder of the center bay.

The haymow is an open loft spanning the two-story center bay of the barn. A ladder on the north wall of the lower level provides the only interior access to the loft. The loft is open to the one-story outer bays below for delivery of hay from the loft to livestock below. Hay was loaded into the loft from the exterior of the barn, originally with a hay fork on a track and later with an elevator, through the smaller doors at floor level on each end of the loft. The loft is full-height with windows along the east and west sides of the barn, providing natural lighting and ventilation. The loft has a wood floor that is in good condition.

In select locations, original stalls with mangers and partition walls, and wooden doors and gates are in poor condition with deteriorated or displaced components However, the original configuration, structural members, and built-in features are generally intact throughout the interior of the barn and in fair to good condition. Although the galvanized finish is gone and the metal has surface rust, the roof appears sound.

[2] The parging is in place on the top surface of the lower wall. The wood framing for the upper facade rests on the parging, clearly indicating that the parging was part of the barn's original design and construction.

The primary condition issues are the exterior walls. In isolated locations, particularly the northeast corner, the parged coating on the lower-level stone has failed and the rubble stone wall is deteriorating. The parged coating, thought to be original to the building's construction, appears sound in most locations with areas of cracks and detachment from the stone. The exposed stone foundation is generally in good condition, in need of basic repointing. The wood sheathing is in fair condition with some missing battens and isolated areas of missing or deteriorated boards. Window openings are open air with most sashes long gone. Most exterior doors or remnants thereof, are extant; the doors are generally in poor condition with deteriorated or missing components.

Overall the barn is in good condition in need of general maintenance and repairs. The only clear modifications to the original design are the addition of hay doors and modification of a few stalls for the addition of milking stanchions. The barn retains a high degree of historic integrity on the exterior and interior, clearly portraying its original design and construction.

c. 1948 Boxcar Barn – Contributing Resource - Secondary Farm Structure

According to the *Agriculture-Related Resources of Kansas* MPS, Boxcar barns were common in periods of financial distress or periods of labor and materials shortages such as the Great Depression and World War II. These barns reflect the ingenuity of farmers, who used any available materials to fulfill their needs for space.[3]

The Boxcar Barn on the McNee farm is situated west of the primary barn. It is thought to have been assembled around 1948 following ATSF's dispersal of its wood boxcars. The barn reflects the most common configuration of the property type, comprised of two boxcars spaced to frame a center bay and topped by a shallow gable roof. The boxcars are wood with steel structural ribs. They were moved to the site and set on limestone footings. The boxcars were constructed with butted wood plank floors, walls, and ceilings although corrugated metal has been installed as interior sheathing on parts of the west boxcar. Sliding doors create openings in the center of the east and west (long) sides of the car and two small windows have been added on each side of the central door (on the outward-facing sides). Original door hardware, hinges, and support brackets are in place, some inscribed with "AT & SF." The west boxcar features a stenciled number "AT&SF 46363" on the interior of the car.

A simple wood-framed gable roof spans the two boxcars, enclosing the center bay between the two cars with butted vertical boards enclosing the gable ends over the cars. The roof is corrugated metal. Although shallow, the gable roof creates a small loft on top of the boxcars accessed from the center bay. Extant scraps of hay or straw suggest that the lofts were used for hay storage. The original use was likely storage of hay or equipment. The boxcar barn is currently used for storage. The boxcars are in fair condition with significant deterioration of exterior wood siding in some locations. The roof is sound and the interior of the cars are in fair to good condition.

Other Contributing Resources: c.1880s Dry-Laid Stone Fence and Aermotor Windmill

There are two significant resources on the site in addition to the two barns. The first is a dry-laid stone fence, common to farms throughout the Flint Hills region. The existing fence is clearly a remnant of an original longer fence line, likely defining the early farmstead which included a c.1880s stone farmhouse. The existing fence is located north of the barns along the railroad right-of-way and the timber-lined creek bed. Constructed of field stone, the fence is in fair condition with multiple collapsed sections and areas of missing stones.

An Aermotor windmill is located approximately forty feet south of the fence and railroad at the north edge of the site. No longer operational, the windmill rests on top of an abandoned well that formerly provided water for the farmstead and/or livestock. The windmill is a steel structure, missing its blades but the tail/wind vane is in place. The brand name "Aermotor" is stenciled on the wind vane. The Aermotor Company has been in business since 1888 and the date of the existing windmill is difficult to estimate. Whether installed to pump water for the farmhouse or livestock, or both, the windmill likely dates to the period of a functioning farmstead.

[3] Brenda Spencer and Christy Davis. *Historic Agriculture-Related Resources of Kansas* Multiple Property Nomination to the National Register. 2008, F68.

Summary
The McNee Barns each retain a high degree of architectural integrity. The barns have experienced no major alterations and clearly reflect their original design and construction. The stone fence and windmill are significant as the only remaining representatives of the property's early history when the site was an intact farmstead. The property retains integrity of location, design, materials, workmanship, and association. Integrity of setting has been somewhat compromised by the loss of the original stone farmhouse in a 1980s tornado however; the farmhouse had been abandoned years before. The tenant farmers, throughout the period of the McNee family ownership, have lived at the north farmstead, in a frame farmhouse located on the north side of Highway 50, separate from the barns.[4] The existing resources on the nominated parcel provide an accurate reflection of the McNee's period of ownership of a tenant farming operation that began in 1916 and continues today.

[4] The only exception being a 20-year period from 1945 to 1965 when Oren Parks co-farmed the McNee land with Art Ballew. Ballew lived in the north farmhouse and Parks lived in the stone farmhouse on the nominated parcel.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- [x] 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.
- [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.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply)

Property is:

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

Areas of Significance
(Enter categories from instructions)

AGRICULTURE
ARCHITECTURE

Period of Significance

1916-1963

Significant Dates

1916
c.1920 and 1948

Significant Person
(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Period of Significance (justification)

The period of significance 1916 – 1963 reflects the time when George and Myrtle McNee (grandparents of current owner) owned the farm. George McNee purchased the farm in 1916. The 1963 date corresponds to the 50-year age threshold used when no specific date exists for terminating historic or architectural significance. The McNee Barns remain in the ownership of the McNee/Campbell family and continues operation as a tenant farm.

Criteria Considerations (justification)

Narrative Statement of Significance

Summary

The McNee Barns are nominated to the National Register of Historic Places as an "Associated Grouping" of related farm buildings and structures under the Multiple Property Submission *Historic Agriculture-Related Resources of Kansas.* The nominated property includes four resources: a c.1920 wood-framed gable-roof barn, a c.1948 boxcar barn, a c.1880s dry-laid stone fence, and a steel Aermotor windmill (date unknown). The property is nominated under Criteria A and C for both its association with local agricultural history and architectural significance as examples of agriculture-related construction. The property meets the registration requirements identified in the MPS.

Elaboration

The land that would become part of the McNee Farm was originally deeded by the U.S. Government in the 1860s to four people: Christian Schnavely, Samuel J. McDill, Silas Baldwin, and Alexander Millison as land grants or bounty land (given to officers or soldiers for U.S. Military service). Schnavely later acquired adjoining parcels and in 1882, sold his land to P.C. and Alice Jeffrey. Jeffrey purchased a final parcel in 1896 creating the 840 acre farm that would become the McNee Farm.[5] The Jeffreys owned the farm for twenty-six years. Based on the dates of their ownership, the stone farmhouse and stone fence were likely constructed by or for the Jeffreys. The Jeffreys sold the farm to Walden Farm and Cattle Company in 1908 for $31,700. The Walden Company retained the farm for eight years selling it to Janet McNee in 1916 for a price of $48,000. The increase in value over an eight-year period could reflect building improvements or merely the rapidly accelerating value of farmland.

The McNee Farm is located near Elmdale, Kansas, in the heart of the Kansas Flint Hills. The farm is located near other historically-significant properties including Clovercliff Ranch, a National Register-listed property that abuts the McNee land on the west.

A Brief History of the McNee Farm

Although the Flint Hills region is known for its undulating tallgrass prairie landscape long-employed for cattle grazing, its rich Cottonwood River Valley lowlands are well-suited to planting. During the late nineteenth century, the state's farm economy transitioned from small subsistence family farms to large cash-crop operations, devoted mostly to wheat and corn. As crop prices peaked during and immediately following World War I, capitalists invested in farm property, and the number of tenant farmers increased. Tenant farmers made up 40% of all farmers in the 1920s and nearly half of all Great Plains farmers in the 1940s.[6] The McNee Farm tells the story of one such farm, its owners and its tenants.

The McNee Family (Owners)

The McNee Family's Chase County roots run deep. Janet and George Alexander McNee, siblings who owned the McNee Farm from 1916 to 1926, were the children of Chase County pioneers James and Agnes (Gow) McNee.[7] James McNee was born in Perthshire, Scotland on November 22, 1827, and came to the United States with his wife Jane McNiven in the 1860s. By 1870, the McNees were farming in Rock County, Wisconsin and had amassed an ample estate valued at nearly $20,000. The couple used its wealth to assist other immigrants, including Jane's nieces. Agnes Gow McNiven (7/22/1859-12/30/1909), the eldest of Jane's

[5] See Figure 1 under Additional Documentation at the end of this document. A 1901 Chase County Plat Book illustrates Jeffrey's land, matching the boundary of the existing Campbell/McNee Family Farm.
[6] Brenda Spencer and Christy Davis, *Historic Agriculture-Related Resources of Kansas* (Kansas Historical Society, 2008), E29-E30.
[7] Abstract of Title. Provided by John Campbell.

nieces, arrived from Scotland in 1877.[8] On June 3, 1879, just a year after his wife Jane's death, McNee married Agnes, who was more than thirty years his junior.[9]

The McNee's were familiar with Kansas through James' brother George McNee[10], a bachelor farmer who settled in Chase County in 1860.[11] By the time James and Agnes moved to the Flint Hills with their growing family in 1883, George McNee had expanded his holdings to 760 acres.[12] James and Agnes came to Kansas with two young children, including John Duncan and James' brother's namesake, George Alexander McNee. The year after arriving in Kansas, James and his young wife welcomed another child, daughter Janet. To house their growing family, the McNee's built a house in the Flint Hills west of Cottonwood Falls in 1888.[13] In addition to farming, James, a devout Presbyterian who quickly established a reputation for fair dealing, opened a loan office in Cottonwood Falls.[14]

When James died in 1895, his various business ventures passed on to his wife and sons. In 1900, both his widow Agnes and his son William (from his first marriage) identified themselves as "capitalists."[15] Following James' death, Agnes built a new house in Cottonwood Falls.[16] In 1900, her household also included George Alexander, who was "at college," and Janet and James, both of whom were in school. After their mother's death, her three grown children continued to share a home, with George Alexander McNee identified as the head of the household.[17]

Janet McNee was born in Chase County in 1886, three years after James and Agnes moved to Kansas. Janet, who never married, continued to live in Cottonwood Falls. She lived with her younger brother James and, although James was married, was identified as the head of household in 1920.[18] In 1916, Janet McNee purchased the property that would become known as the McNee Farm from the Walden Farm and Cattle Company, transferring ownership to her brother George six months later.[19]

George Alexander McNee was born in Rock County, Wisconsin on February 26, 1882, the year before his parents James and Agnes moved to Kansas.[20] In 1906, when George was just twenty-four years old, he was named president of Cottonwood Falls' Exchange National Bank. The bank, founded in 1891 as the State Exchange Bank of Cottonwood Falls, became a national bank in 1903. In 1906, the year McNee became its president, the bank's capital stock increased from $50,000 to $75,000. McNee served as the bank's president

[8] Ancestry.com, *1870 United States Federal Census* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2010). Images reproduced by FamilySearch.
[9] Robert Waddell and Leila E. Waddell, "The McNee Family," *Chase County Historical Sketches, v. IV* (Chase County Historical Society, 1984), 358-361.
[10] The George McNee home is located on NW ¼ S14 T19S R6E, see KHRI 017-0000-00081.
[11] Helen Drummond, "George McNee," *Chase County Historical Sketches, v. I* (Chase County Historical Society, 1940), 288.
[12] William Cutler, *History of the State of Kansas.* Chicago: Andreas Publishing Co., 1883. Accessed online at: www.kancoll.org.
[13] "Memoirs of James McNee Family," *Chase County Historical Sketches, v. III* (Chase County Historical Society, 1966), 176-177.
[14] Waddell, "The McNee Family," 359.
[15] Ancestry.com, *1900 United States Federal Census* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2010). Images reproduced by FamilySearch.
[16] "Memoirs," 177.
[17] Ancestry.com, *1910 United States Federal Census* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2010). Images reproduced by FamilySearch.
[18] Ancestry.com, *1920 United States Federal Census* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2010). Images reproduced by FamilySearch.
[19] Abstract of Title.
[20] Waddell, "The McNee Family," 359.

from 1906 to 1920.[21] A 1909 Passport Application describes George as a stately figure, 6' 3" tall with a straight nose, black hair and fair skin.[22]

By the time George married Anna Myrtle Conaway in 1912, he had accumulated a great deal of wealth. And his investments in farmland during the peak years for crop prices during World War I likely made him even wealthier. In the late 1910s, while high crop prices supplied them with cash to invest, the couple decided to leave Chase County for California.[23]

Although George left his post at the Exchange Bank and Kansas, in 1920, he maintained ownership of the McNee Farm until 1926, when he sold it to C. A. and Katheryn Nicholl. When the Nicholls fell behind on their payments, the property returned to the hands of George Alexander McNee's wife Myrtle Conaway McNee.[24]

Anna Myrtle (Myrtle) McNee, the daughter of Elreen and Charles Conaway, a Chase County doctor, was born in Kansas on January 6, 1886.[25] She married George Alexander McNee in 1912. As noted above, the couple spent the early years of their marriage in Chase County, but left for California in 1920. In 1930, they had accumulated an estate valued at $50,000 and were living in an upper middle-class neighborhood of Los Angeles, where George was employed as an investment manager.[26] The McNees returned to Chase County in the summers. Maurine McNee remembered staying in town with her spinster aunt Janet and visiting the farm to ride horses.

George Alexander McNee died on October 9, 1962; and Myrtle died less than a year later in September 1963. Upon Myrtle's death, her children, Myrtle M. (Maurine) McNee Campbell and George C. McNee, inherited the property. Maurine owned the property until her death in 2011. Below is a timeline of the property ownership:

1916-1916	Janet McNee
1916-1926	George Alexander McNee
1926-1935	C. A. and Katheryn Nicholl
1935-1963	Myrtle McNee
1963-1995	Maurine McNee Campbell and George C. McNee
1995-2003	George McNee (son of George C. McNee) and Maurine McNee Campbell
2003-2004	Maurine McNee Campbell
2004-2011	The Campbell/McNee Family Farm, LLC (Maurine McNee Campbell)
2011-present	The Campbell/McNee Family Farm, LLC (John Campbell & Alexander N. Campbell, Jr.)

Tenants

Although the McNees had a long family tradition of farming in Chase County, the McNee Farm was an investment that relied on the labor of tenant farmers. Remarkably, for nearly a century, as long as the McNee Farm has remained under the ownership of the McNee Family, the farmland remained under the stewardship of five generations of one family. In the early twentieth century, the land was cultivated by John Bechelmayer. Bechelmayer was born in Germany in May 1870, immigrated to the United States in 1889, and married his wife Margaret in 1895.[27] An immigrant with an eighth-grade education and a growing family – there were eight

[21] "Exchange National Bank," Chase County Courthouse Centennial Committee. *Chase County Centennial, Chase County Courthouse Centennial, 1872-1972*. N.p.: 1972. (KSHS, K/978.1/-C38/C386c).
[22] Ancestry.com. U. S. Passport Applications, 1795-1925 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2007.
[23] "Exchange National Bank."
[24] Abstract of Title.
[25] Ancestry.com, *1900 United States Federal Census* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2010). Images reproduced by FamilySearch.
[26] Ancestry.com, *1930 United States Federal Census* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2010). Images reproduced by FamilySearch.
[27] Ancestry.com, *1900 United States Federal Census* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2010). Images reproduced by FamilySearch.

children at home in 1920 - Bechelmayer toiled at the McNee Farm for decades.[28] In 1940, at the age of 69, Bechelmayer reported that he was still working fifty hours per week as a farm laborer.[29]
During the Bechelmayer's tenure, the farm work was powered by draft horses, fueled by hay that was stored in the gable-front barn's expansive hay loft. The approach changed in 1945 under the two-decade-long tenancy of Arthur (Art) Ballew, who mechanized the farm. With a reduced need for the hay formerly required for draft horses, the Ballews recaptured the hay mow for use during barn dances. Art, who lived in the farmhouse across Highway 50 from the barns, worked in coordination with Oren Parks, who lived in the stone farmhouse formerly located near the gable-roof barn.[30]

Ballew cultivated the land until 1965, when he handed the reigns over to the Talkington Family, descendants of John Bechelmayer. The Talkington's daughter Margaret (Peggy) Talkington Barrett and her husband Raymond Barrett farmed the property from 1967 to 2012. The current tenant farmer is Larry Soyez.[31]

"Associated Grouping" under the Historic Agriculture-Related Resources of Kansas MPS.
The McNee Farm is nominated to the National Register of Historic Places as an "Associated Grouping" under the MPS *Historic Agriculture-Related Resources of Kansas.*

By 1896, two decades prior to the McNee's ownership, the farm had been assembled with 840 acres spanning Sections 5, 6 & 8 in Township 20S, Range 7E in the west-central portion of Chase County. The land included two separate farmsteads, one on the north side of Highway 50 and the nominated site with the existing barns on the south side of Highway 50. The farmsteads were located less than one-half mile apart, three miles southwest of Elmdale. The north farmstead is comprised of a c.1917 farmhouse (built when the former house was destroyed by a fire) and numerous non-historic outbuildings. The north farmstead does not retain sufficient historic integrity to warrant listing on the National Register. The south farmstead with the nominated barns was comprised of a c.1880s stone farmhouse located between the existing barns and the creek and railroad on the north. Two existing resources – an Aermotor windmill and portions of a dry-laid stone fence – interpret the site's early history as a farmstead. By the time that Janet McNee purchased the farm in 1916, the stone farmhouse was not being used.

Except for the period from 1940-1965, the stone farmhouse had been vacant throughout the entire period of the McNee's ownership (1916 – present).[32] The tenant farmers, under contract to farm the McNee land on shares, have lived on the north farmstead. The nominated site on the south side of the highway has functioned as a cluster of agricultural outbuildings throughout the period of McNee's ownership. The stone farmhouse stood vacant during most of this period and was destroyed by a tornado in the 1980s. Because the two sites (north farmstead and south parcel with barns) have separate origins and major physical barriers separating them, the nominated parcel includes approximately forty acres around the two existing barns. The north farmstead and remainder of the McNee farmland is not included in the nomination.

The MPS registration requirements dictate that a farmhouse be part of a "Farmstead" grouping. Given the absence of the historic farmhouse associated with the south barns parcel, the McNee Barns are being nominated to the National Register as an "Associated Grouping" of related farm structures. The MPS defines an "Associated Grouping" as "one or more primary farm structures and one or more secondary farm buildings or related structures." In this case, the primary farm structure is the gable-roof barn. The secondary farm

[28] Ancestry.com, *1920 United States Federal Census* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2010). Images reproduced by FamilySearch.
[29] Ancestry.com, *1940 United States Federal Census* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 2010). Images reproduced by FamilySearch.
[30] The stone house was destroyed by a tornado in c. 1980.
[31] Phone Interview, Brenda Spencer with Raymond Barrett, 2013 02 07.
[32] As noted under the previous section, "Tenants," the land was farmed by two partners Art Ballew and Oren Parks during the period from 1945 to 1965. Art Ballew lived at the north farmstead; Oren Parks lived in the stone house on the south farmstead until the mid-1960s.

structure is the boxcar barn, and secondary resources include the dry-laid limestone fence and Aermotor windmill. Each of these resources, and the combined grouping, meets the property-type requirements set forth in the MPS.

c.1920 Gable-Roof Barn – Contributing Resource – Primary Farm Structure

The Gable-Roof Barn at the McNee Farm was built c.1920 and, like most barns, accommodated a variety of uses in the past 100 years.[33] The barn housed horses and milking cows – as well as the grain and hay necessary for feeding them. The haymow retains its open volume for maximum hay storage, clerestory windows for ventilation, and an opening in the floor that allows for easy hay access to the mangers below. The first floor clearly retains its historic horse stalls. With very few changes since its original construction, the building clearly interprets its historic use on this tenant farm and is significant both for its agricultural association and as an intact example of a gable-roof barn as defined in the MPDF.

c. 1948 Boxcar Barn – Contributing Resource - Secondary Farm Structure

The boxcar barn is constructed of boxcars surplused by the Santa Fe Railroad. Kansans repurposed thousands of boxcars during the 1930s and 1940s. In May 1934, the *Hutchinson News* reported on the innovation of Otis Space, who converted three freight cars into a home for his family. On November 14, 1934, the Emporia Gazette announced that "Several Lyon county farmers [had] bought discarded boxcars and are using them for storing grain and feed." The boxcars, "purchased through a Santa Fe contractor in Topeka" for only $65 could hold three thousand bushels of wheat.[34] Between 1935 and 1940, Emporia's Jones Construction Company acquired thousands of Santa Fe boxcars, dismantled them and sold them for "garages, granaries and various other purposes."[35] The project became so well-known that the company's owner, Lloyd K. Jones, earned the nickname "Boxcar Jones."

With the rationing of construction materials, particularly steel, the Santa Fe was forced to limp through World War II by maintaining and rebuilding its existing rolling stock. In 1943, the rail line rolled out an advertisement entitled "Working for Victory on the Santa Fe," which described how its shopmen "took old steel ends from broken-down boxcars, and rebuilt the old gondolas with steel sides, and a new, steel-reinforced floor – all made from old, used materials."[36] After the war, when the company was finally able to retire its "broken-down boxcars," Boxcar Jones sprang back into action. On January 12, 1948, the *Emporia Gazette* announced that "hundreds of cars [would] be dismantled, sold and delivered for conversion to garages, chicken houses, granaries, and for remodeling into living quarters" by the Jones Construction Company.[37]

According to former tenant farmer Raymond Barrett, the boxcar barn at the McNee Farm dates to the post-World-War II period and was used to store hay. In the spirit of agricultural pragmatism, no effort was made to conceal the roots of the building, which is clearly comprised of two parallel boxcars sheltered by a corrugated metal gable roof. The building is significant both for its historical agricultural associations and its architectural significance as a building that exhibits the ingenuity of farmers who created shelter using the best-available materials. The boxcar barn clearly interprets its historic use on this tenant farm and is significant both for its agricultural association and as an intact example of a boxcar barn as defined in the MPS.

Other Contributing Resources

Like boxcar barns, stone fences interpret the ingenuity of the farmers who built them. Dry-laid limestone fencing is a distinguishing feature of the Flint Hills, where stone out-paces wood as a resource and on the

[33] George McNee sold the farm to C.A. and Katheryn Nicholl in 1926 for a price of $70,000, reflecting a 46% increase in value. Since agricultural values peaked during World War I, it is a logical assumption that an increase in value of this magnitude reflects building improvements on the land. The use of concrete parging on the first floor of the barn is the other primary factor contributing to the estimated date of construction of the gable-roof barn at c. 1920. Although the concrete block machine was patented in 1906, concrete was not widely used in barn construction until the late 1910s and 1920s. However, tenant farmer Raymond Barrett believes that the barn was constructed as early as 1910, prior to the McNee's ownership. The use of concrete and significant increase in the value of the farm between 1916 and 1926 support the c.1920 date.

[34] *Emporia Gazette,* 14 November 1934.

[35] *Emporia Gazette*, 25 December 1936.

[36] Atchison, Topeka, and Santa Fe Railroad Company, *Working for Victory on the Santa Fe: A Series of Wartime Advertisements* (Santa Fe System Lines, 1944).

[37] *Emporia Gazette,* 12 January 1948.

farms of German immigrants. The vernacular nature of stone fences makes them difficult to date. Generally, these stone fences pre-dated the common use of barbed-wire fencing beginning in the late nineteenth century. The stone fence likely corresponds to the date of the construction of the stone farmhouse (lost in 1980s tornado). However, the fencing could date to the tenancy of German farmer John Bechelmayer in the early twentieth century. Regardless of its construction date, the stone fencing is significant for its use of native limestone and the skill and time required to build it.

The windmill is located on top of a former well and clearly has not been operational for years. The MPS discusses the significance of windmills:

> ...Windmills were essential on Kansas farms where surface water was scarce and farmers relied on wells and windmills to pump water from them to supply farmhouses and stock watering tanks. By the 1930s when rural areas received electrical service, farmers were able to pump water with electric pumps lessening the need for windmills. Windmills often mark the spot of an abandoned homestead.[38]

The Aermotor Company began construction of a steel windmill in 1888, claiming its superiority over the common wood windmills with a wooden base and blades. By 1904 mass production made steel windmills affordable; the 8 foot model cost $25. The Aermotor Company's dominance of the market resulted in large part, to its 1915 design of a self-oiling model that required maintenance only once a year. After several changes in ownership and locations in the 1950s, 60s, and 70s, a group of investors bought the Aermotor Company in 1986 and moved it to San Angelo, Texas. Operating under its original name, the Aermotor Company is the sole remaining manufacturer of water-pump windmills in the United States.[39]

The stone fence and windmill on the McNee Barns parcel are a reflection of the site's early history as a farmstead. Although both of these features pre-date the McNee's ownership and the nomination's period of significance, these resources are a representation of the property's early history and as such, contribute to the interpretation of the site.

[38] Brenda Spencer and Christy Davis, *Historic Agriculture-Related Resources of Kansas* (Kansas Historical Society, 2008), F72-73.
[39] Ken O'Brock, "History of the Aermotor Windmill Corporation," *Gas Engine Magazine*, Nov./Dec. 1989, http://gasengine.farmcollector.com/Farm-Life/History-Of-The-AERMOTOR-Windmill-Corporation.aspx and utexas.edu/gtc/assets/pdfs/windmills_aermotor.pdf.

9. Major Bibliographical References

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Plat Book of Chase County, Kansas. Minneapolis, Minnesota: Northwest Publishing Co., 1901.

Spencer, Brenda and Christy Davis. *Historic Agriculture-Related Resources of Kansas* Multiple Property Nomination to the National Register, 2008.

Waddell, Robert and Leila E. Waddell. *The McNee Family*, Chase County Historical Sketches, Vol. IV. Chase County Historical Society, 1984.

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:

__x__State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: **Kansas Historical Society**

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Approximately 40
(Do not include previously listed resource acreage)

UTM References
(Place additional UTM references on a continuation sheet) – SEE PAGE 19

	Zone	Easting	Northing
1	14	702690	4246289
2	14	703044	4245889
3	14	702977	4245736
4	14	702772	4245737

Verbal Boundary Description (describe the boundaries of the property)
The site is a wheat field located in Section 5, Township 20S, Range 7E in the west-central portion of Chase County, Kansas, 3 miles southwest of Elmdate, Kansas on U.S. Highway 50. The site is located on the south side of US Highway 50 and is defined by the following borders: the railroad right of way on the north, the timber-lined creek bed on the north and east, and generally by a dirt drive (proposed line is 40' west of the drive west along the boxcar barn) on the south and west. Figure 1 on page 19 delineates the boundary of the proposed site and provides UTM coordinates.

Boundary Justification (explain why the boundaries were selected)
This proposed boundary is comprised of the resources that make up the nominated grouping (two barns, the stone fence, and windmill) and is defined by existing physical features (natural and manmade). The boundary reflects the logical, visible site that includes the McNee Barns.

11. Form Prepared By

name/title Brenda R. Spencer, and Christy Davis
organization Spencer Preservation date 13 February, 2013
street & number 10150 Onaga Road telephone 785-456-9857
city or town Wamego state KS zip code
e-mail spencer@wamego.net

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)

Photographs:

Name of Property: McNee Barns
City or Vicinity: Elmdale
County/State: Chase County, KS
Photographer: Brenda R. Spencer
Date of Photos: 10-26-2012

#	Description
1	View of barns upon approach from gravel access road off US Hwy 50, looking SE
2	Front/north facade of gable-roof barn, looking SE
3	Hay hood and hinged hay door (dislodged) on N facade of gable-roof barn
4	East and north facades of gable-roof barn, looking SW with boxcar barn in distance
5	Original 4-light window frame extant on one upper window on east facade of gable-roof barn
6	South/rear facade of gable-roof barn
7	One-story west bay with original sliding door in place, west end of south facade, looking NE
8	Horse stalls with original managers in place in west bay, looking NE
9	Aisle between horse stalls in W bay and stalls on W side of center bay, open to hayloft above for ease of delivering hay to stalls below, looking N from south end of barn
10	Open loafing shed at one-story east bay, looking N
11	Milking stanchions formerly installed in front of original horse mangers at north end of center bay, looking SW
12	Hay loft, looking S from north end of loft
13	Boxcar barn – east and north facades, looking SW
14	West and north facades of boxcar barn, looking SE
15	Detail of west boxcar comprising west side of barn, looking SW and NE corner of west boxcar
16	Detail of hinge on sliding door, west side of west boxcar, inscribed "AT&SF"
17	Interior view of west boxcar, looking south with sliding doors in center of east and west sides
18	Looking SE near S end of center bay of barn with hay storage on top of east boxcar
19	Interior view of east boxcar, looking N
20	View of dry laid native stone fence north of barns along railroad
21	Steel windmill located south of stone fence, with train passing by on adjacent rail lines

Photo Key is provided under *Additional Documentation* on page 18.

Property Owner:

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

name John Campbell c/o Campbell/McNee Family Farm, LLC

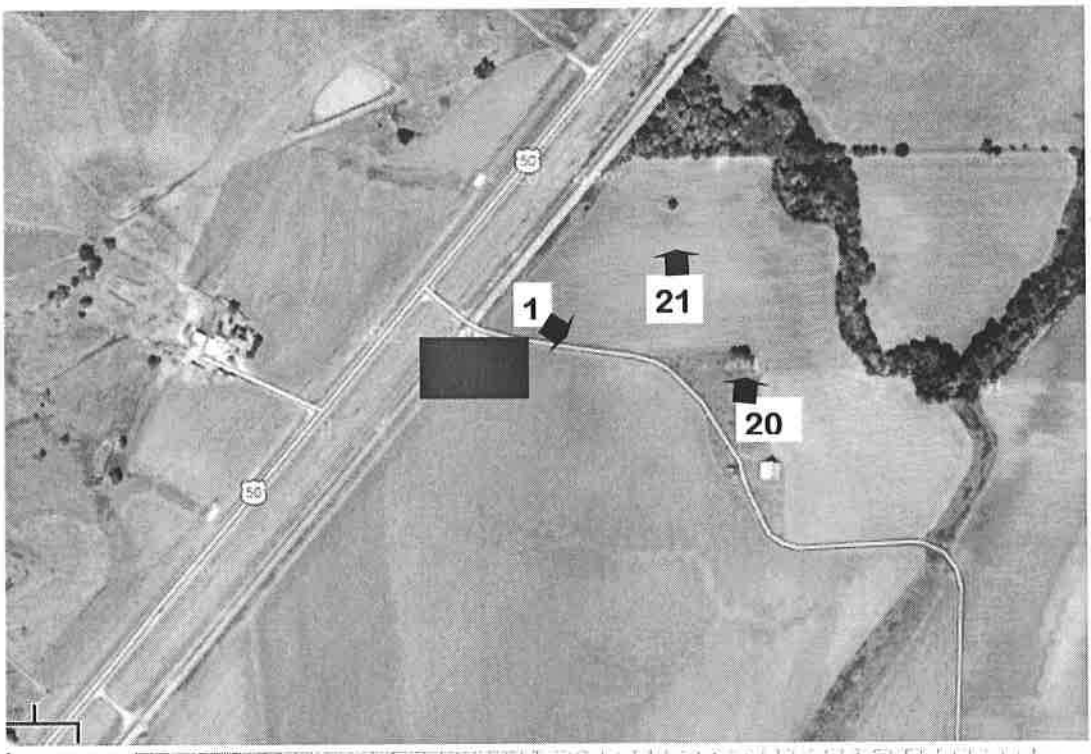
street & number 9581 Irvine Center Drive telephone 949-922-7228 jbtc3@aol.com

city or town Irvine state CA zip 92618

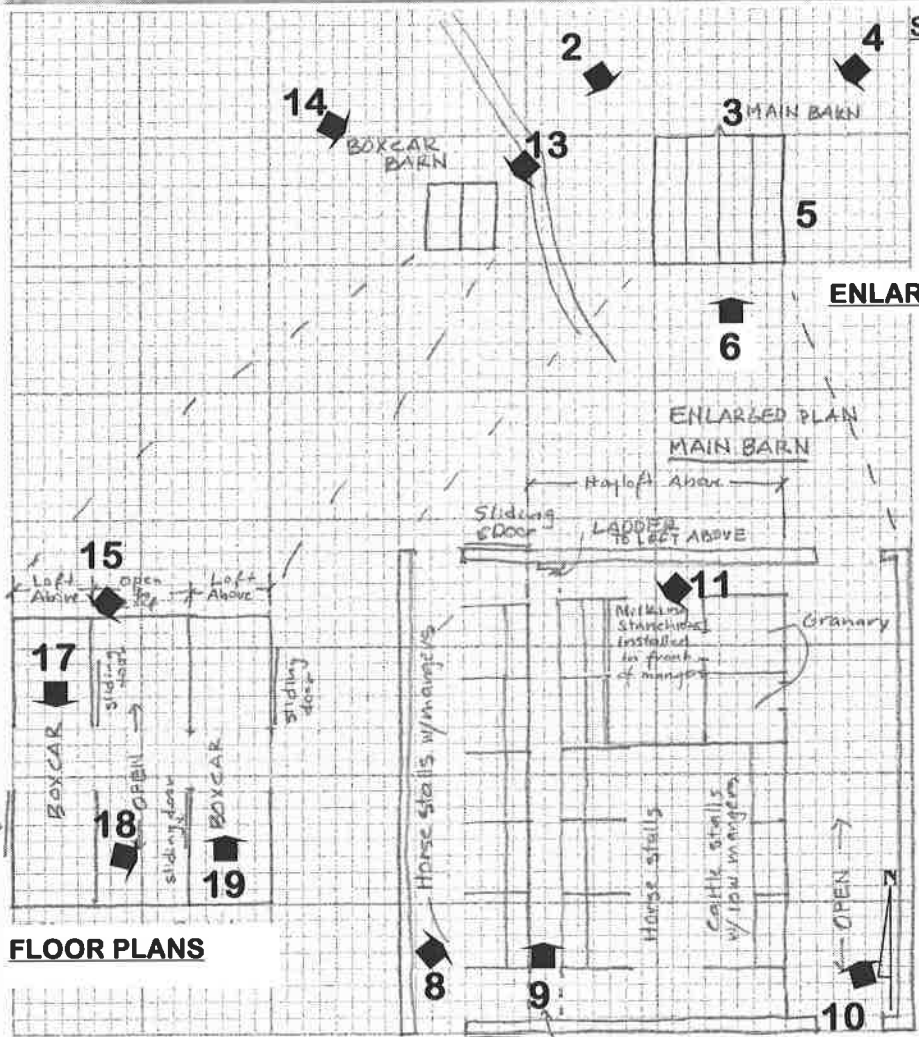
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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.

PHOTO KEY



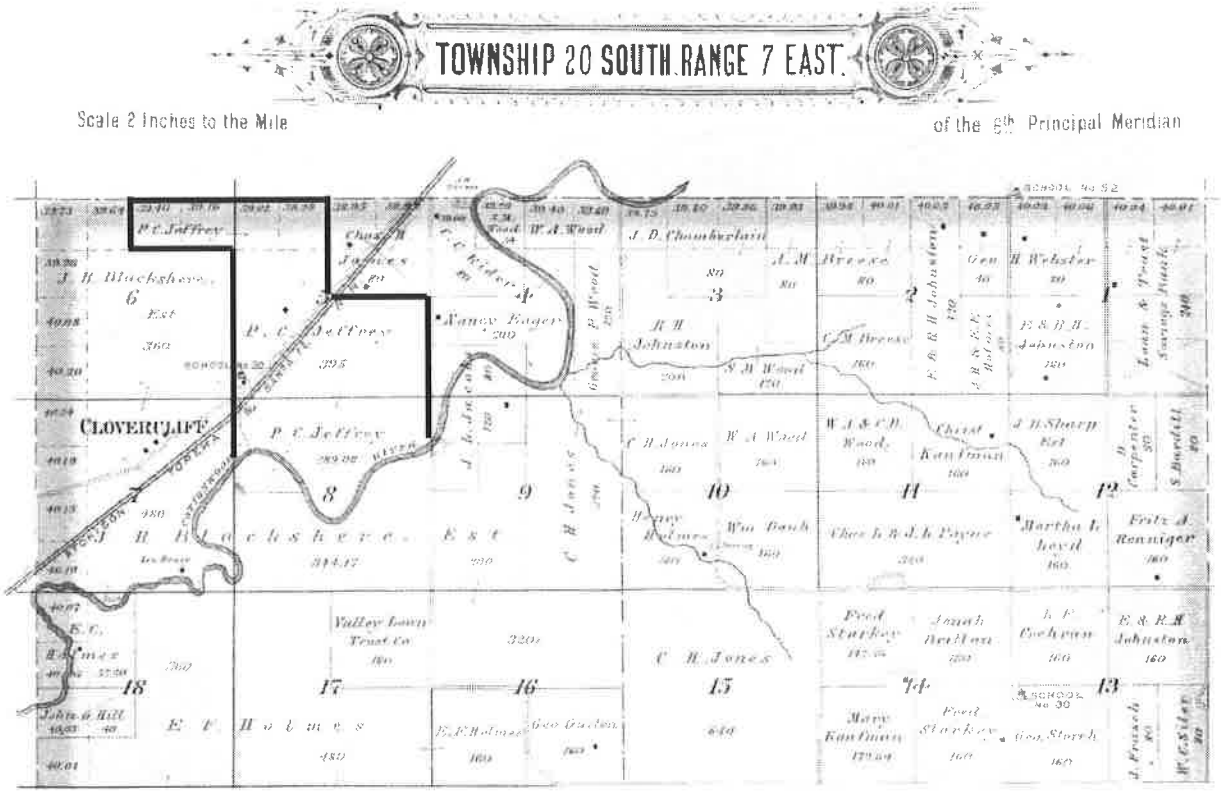
SITE



ENLARGED SITE

FLOOR PLANS

ADDITIONAL DOCUMENTATION



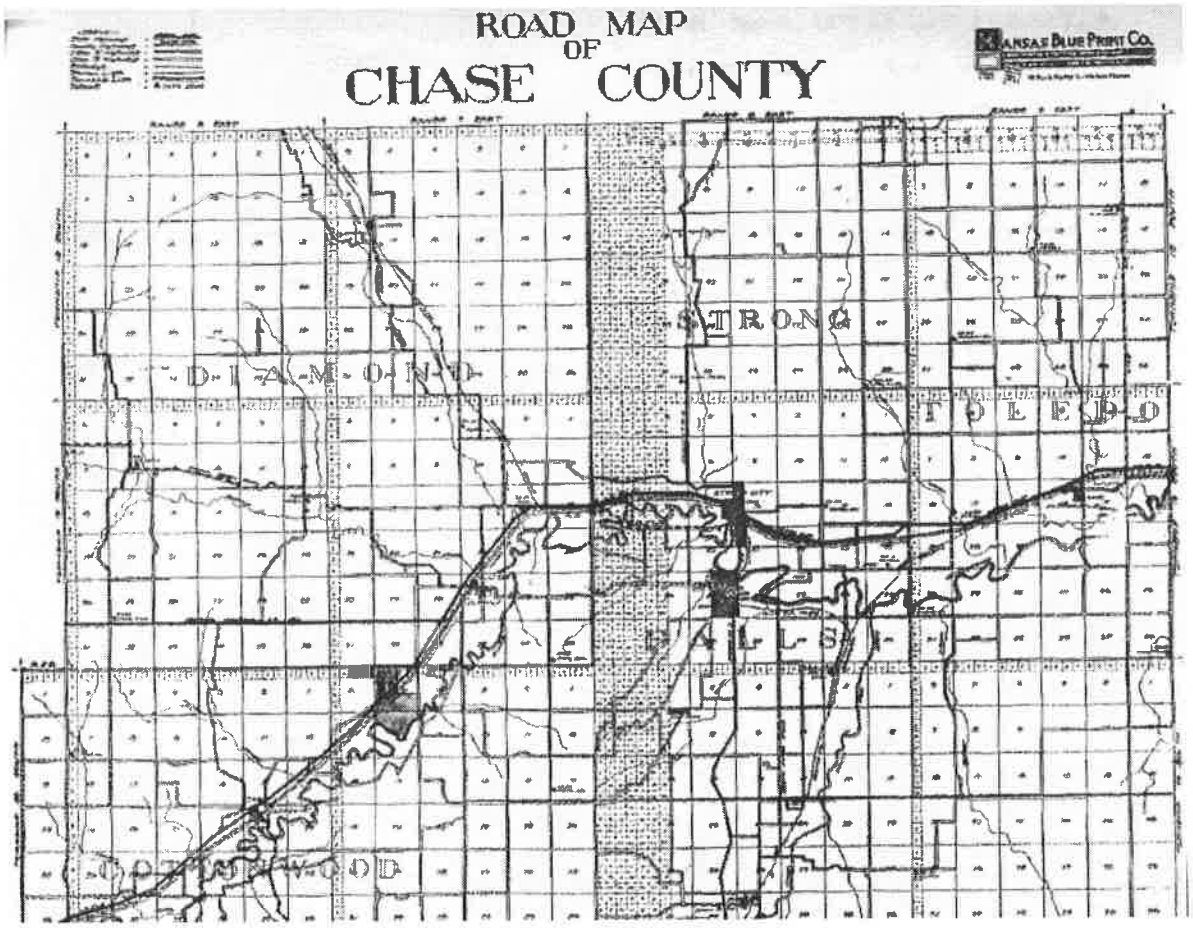


Figure 1-McNee Farm

Top: 1901 Plat Book of Chase County illustrating boundary of P. C. Jeffrey's farm (1882 – 1908)

Lower: Map from Abstract of Title illustrating current McNee Farm with identical boundaries

ADDITIONAL DOCUMENTATION

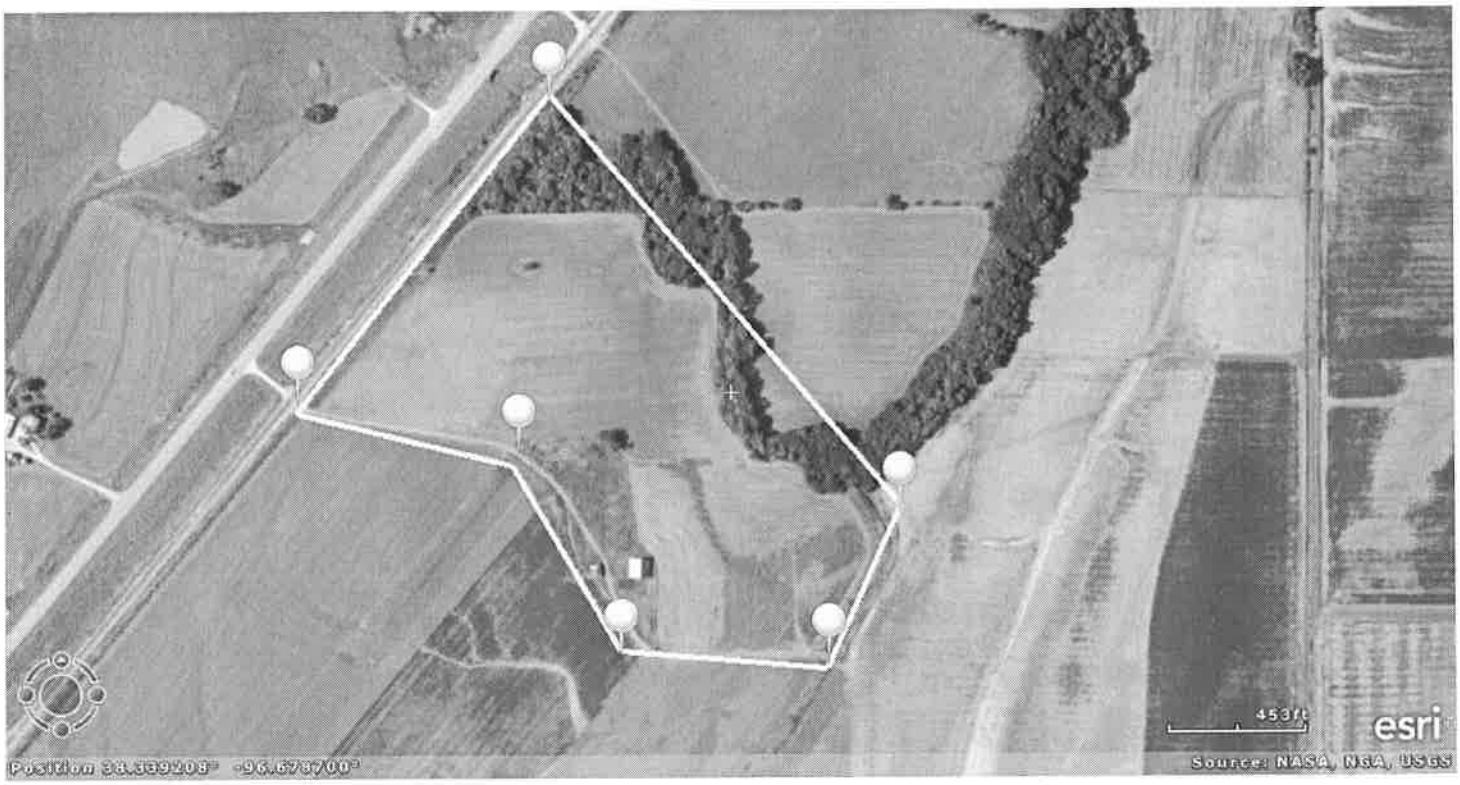


Figure 2 – Aerial Photo illustrating site boundary using ArcGIS Explorer

UTM Coordinates starting at north point, going clockwise

Zone 14

1 Easting: 702690 Northing: 4246289
2 Easting: 703044 Northing: 4245889
3 Easting: 702977 Northing: 4245736
4 Easting: 702772 Northing: 4245737
5 Easting: 702672 Northing: 4245736
6 Easting: 702447 Northing: 4245982

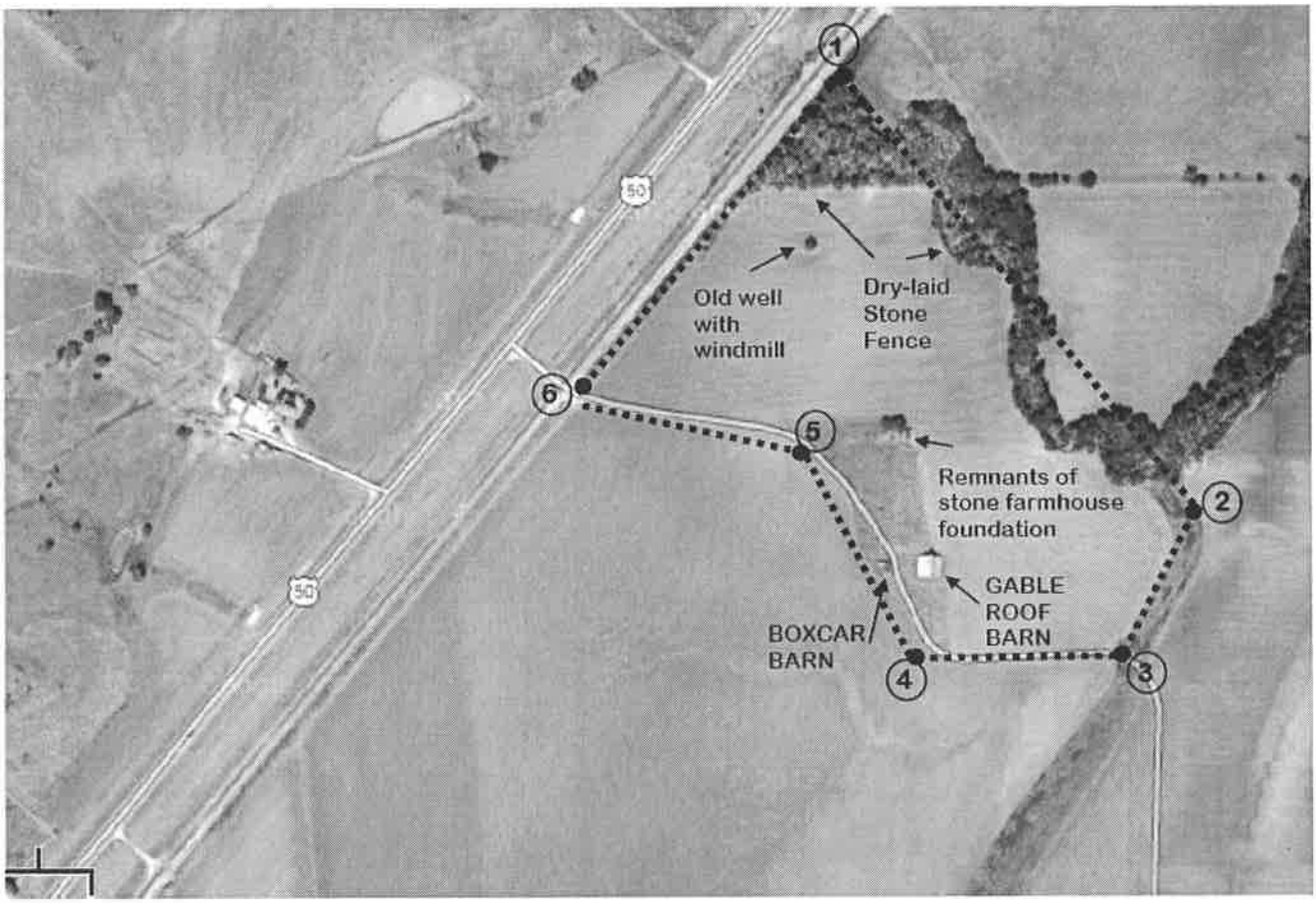


Figure 3 (above) - Aerial photo downloaded at Google Maps identifying resources on the site
(© 2012 Digital Globe, Geo Eye, USDA Farm Service Agency, Map date © 2012 Google)

Figure 4 (left) – Enlarged map showing major resources

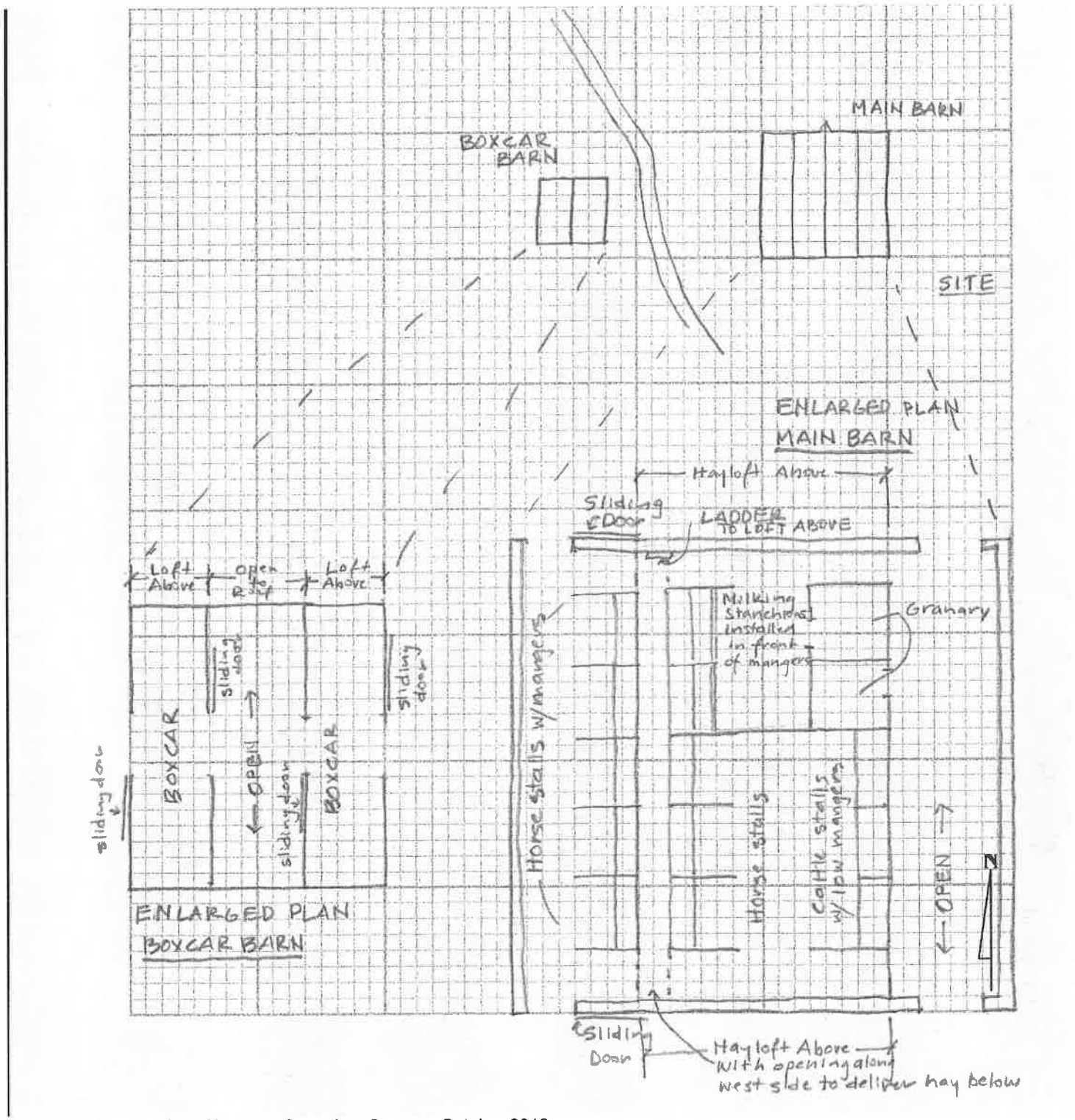


Figure 5 – Sketch Plan of barn configuration, Spencer October 2012

McNEE BARNS
US Hwy 50
Chase County, KS
S5 T20S R7E
UTM - Zone 14

1	Easting: 702690	Northing: 4246289
2	Easting: 703044	Northing: 4245889
3	Easting: 702977	Northing: 4245736
4	Easting: 702772	Northing: 4245737
5	Easting: 702672	Northing: 4245736
6	Easting: 702447	Northing: 4245982

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

ELMDALE QUADRANGLE
KANSAS—CHASE CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

6660 IV NE (LINCOLNVILLE NE)
6660 I NE (STRONG CITY)
6660 I NW (HYMER)
6660 II NW (HOMESTEAD)
6660 IV SE (CEDAR POINT)
6660 I SE (COTTONWOOD FALLS)
6660 III NE (WONSEVU)
6660 I NE (MATFIELD GREEN)

96° 45′ 38° 22′ 30″ 42′ 30″ 96° 37′ 30″ 38° 15′ 17′ 30″ 20′

R6E R7E

EMPORIA 26 MI.
STRONG CITY 7 MI.
MARION 16 MI.
12 MI. TO U.S. 56 AND 77
COTTONWOOD FALLS 4.4 MI.
FLORENCE 12 MI.
CEDAR POINT 4.9 MI.
WONSEVU 8.9 MI.
BAZAAR 5.2 MI.

Elmdale
Sew Disp Ponds
Quarry
Radio Tower
Clements
Spring
Gould Creek
Camp Wood
BM 1208
BM 1216
BM 1228
Landing Strip
Quarry
Oil Wells
Tedro
Gravel Pit
Creek
Messer
Holmes Creek
Silver Creek
Cogne Creek
Branch
Spring
Creek
Foltsom Creek

D I A M O N D C R E E K
ELMDALE GAS FIELD
C O T T O N W O O D
F A L L S
B A Z A A R
RIVER
COTTONWOOD

Produced by the United States Geological Survey
in cooperation with State of Kansas agencies

Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1956. Field checked 1957. Revised from aerial photographs taken 1986. Field checked 1989. Map edited 1989

Projection and 10,000-foot grid ticks: Kansas coordinate system, south zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 14
1927 North American Datum
To place on the predicted North American Datum 1983, move the projection lines 1 meter north and 26 meters east as shown by dashed corner ticks

There may be private inholdings within the boundaries of the National or State reservations shown on this map
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

MN
GN
1°26′ 25 MILS
6° 107 MILS
UTM GRID AND 1989 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000
1 0 1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 .5 0 1 KILOMETER
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

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

KANSAS
QUADRANGLE LOCATION

ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route U. S. Route State Route

ELMDALE, KANS.
38096-C6-TF-024

1989
DMA 6660 I SW-SERIES V878

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1990

AT&SF
CM 337

A.T.&S.F.

SWIFT