Ranching in the Kansas Flint Hills:
Exploring the Built Forms of a Family Cattle Ranch

by
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Chapter One: Introduction

The landscape of cattle grazing in the Great Plains transcends the closing of the frontier and has survived the subsequent one hundred years. Semi-arid and sparsely populated regions still support this land use as seen in ranches, industrialized farming, feedlots, and packing plants which finish the cow to serve the demand for corn fed beef. Yet in eastern Kansas, a lush cattle region exists that has a unique role within the history of the beef livestock industry. It shares the last hundred years of historical change with the western range states, but its environmental characteristics and early settlement create a culture of its own. Within this region of the Prairie Plains of Kansas, just east of the ninety-eighth meridian, lies the culture of "The Flint Hills Ranch."

The Flint Hills occupy a strip of land in eastern Kansas stretching from Manhattan, Kansas south into Oklahoma covering about 4,000,000 acres (Figure 1.1). The hills are a series of closely spaced peaks formed by ancient ocean currents of the Permian Seas and glacial movements.[1] The valleys contain rich farmground while the thin topsoil on the hills allows the grass to easily absorb the nutrients from the limestone-rich earth below. The native grasses of big bluestem, little bluestem and side oats grama are found in other regions but only in this area do they benefit from the geological formation, creating a palatable and nutritious grazing area which many believe to be the best in the world.[2] Cattlemen utilize this area for the grazing of transient cattle and have done so for over one hundred years.

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[1] Heat-Moon, William Least, PrairyErth, (Boston: Houghton-Mifflin Company, 1991).
[2] Dary, David, Cowboy Culture, (New York: Alfred A. Knopf, 1981), 3.

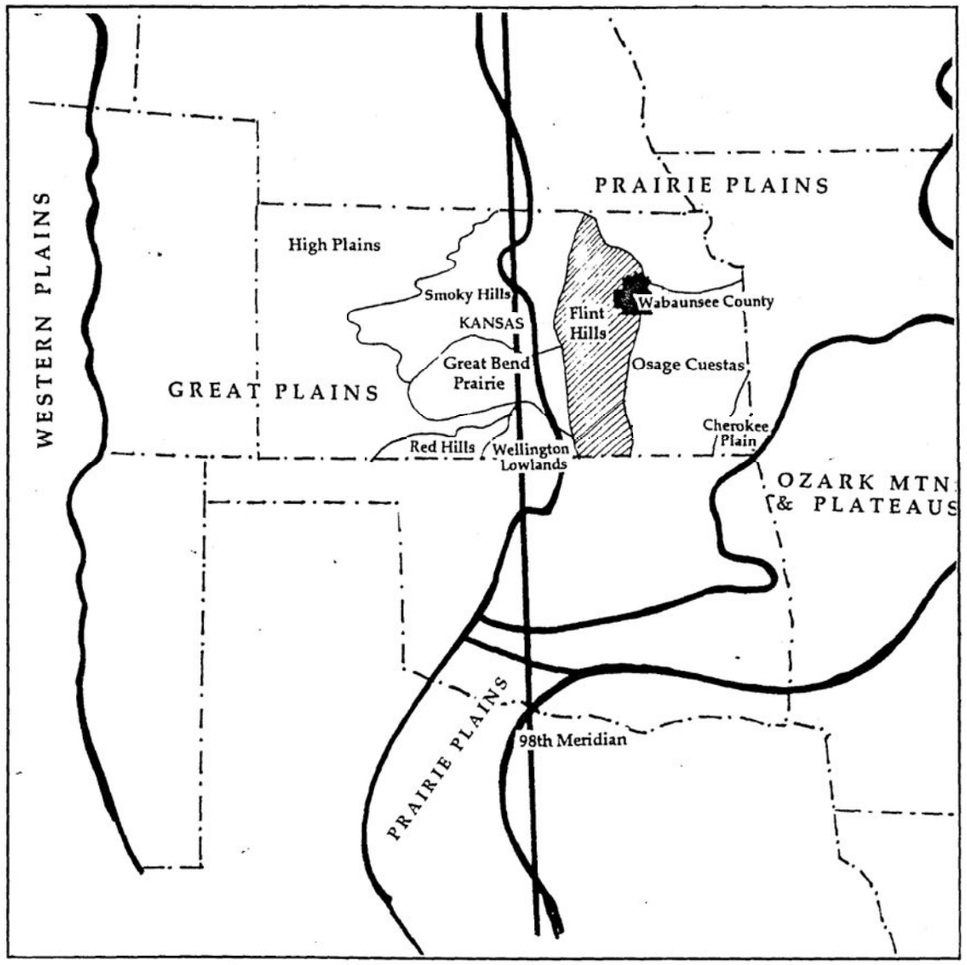

Figure 1.1 Adaptation of W. P. Webb's Land Regions of the United States delineating the Flint Hills region and Wabaunsee County within the state of Kansas

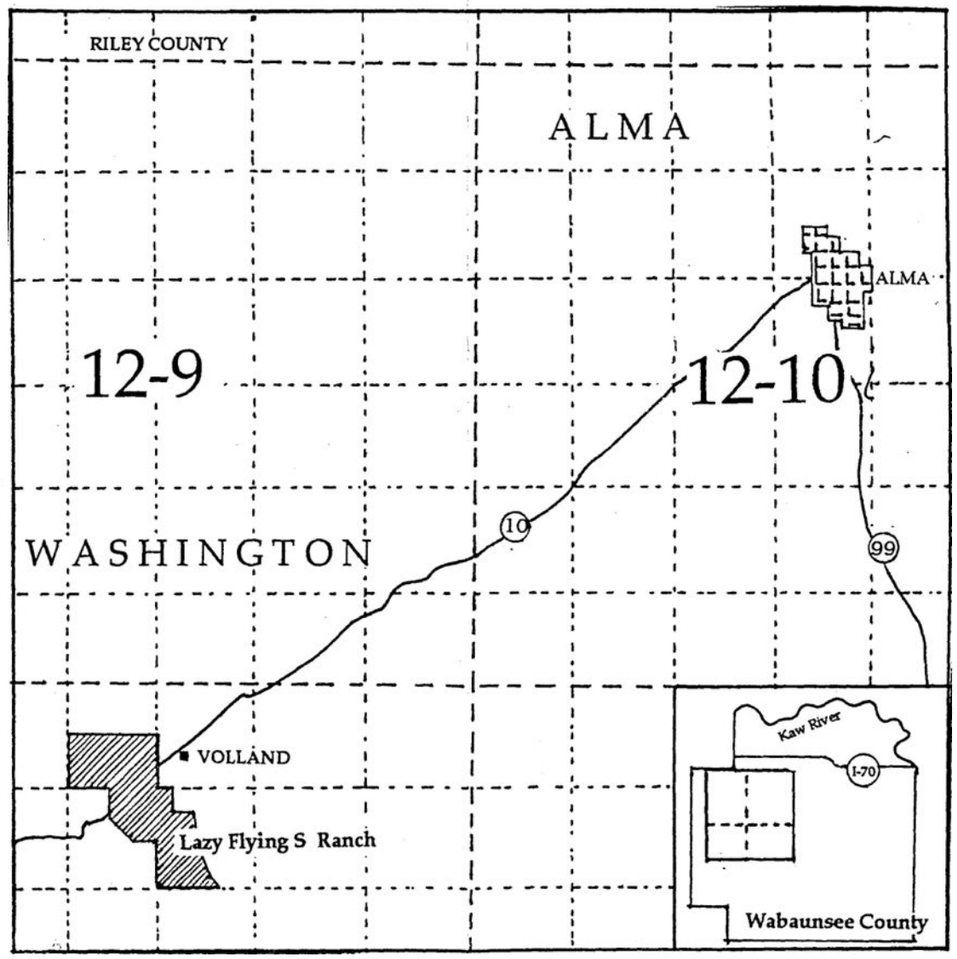

Figure 1.2 The Lazy Flying S Ranch, Leland and Cindy Schultz Homestead in section four, township 13, range 9, Wabaunsee County, Kansas

Numerous studies of land use in the Flint Hills examine the historical dominance of stockmen over farmers which continues to this day. These give excellent statistical information on present land ownership and land use. Their intent is usually to explain this dominance by "fundamental forces"[3], to separate the social groups into farmer operators and ranch type operators[4] or to demonstrate how forces have shaped agricultural history while myths are perpetuated.[5] Yet, the sea of data shows no direct relation of land use to the character of built environment. This leads to a growing schism between the written interpretation of statistics describing absentee owners and the romantic drive-by perception of scenic stone houses and outbuildings with velvety green backdrops.

Built forms and their use in an agricultural landscape reflect changes in government policy, changes in the economy, and changes in technology. While these changes affect rural residents and urban dwellers alike, examination of these influences as they relate to agricultural production is necessary in understanding rural structures and their surrounding land system. For the purposes of this study, government policy can be divided into three areas of significant actions by the federal government.[6] The first area of policies includes those governing overall settlement patterns including land ownership, land settlement and transportation. These policies affected

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[3] Malin, James C., "An Introduction to the History of the Bluestem-Pasture Region of Kansas: A Study in Adaptation to Geographical Environment," KHQ 11 (February 1942): 9, 11.

[4] Kollmorgen, Walter M. and David S. Simonett, "Grazing Operations in the Flint Hills-Bluestem Pastures of Chase County, Kansas," AAAG 55, no. 2: 260-290.

[5] Hickey, Joseph V. and Charles E. Webb, "The Transition from Farming to Ranching in the Kansas Flint Hills: Two Case Studies," GPQ 4 (Fall 1987): 244, 245.

[6] Dandekar, Hemalata C., " Farm Type in the American Midwest: A Reflection of Government Policy," Ordering Space: Types in Architecture and Design, (New York: Van Nostrand Reinhold, 1994), 101. Dandekar defines three areas of policies and four phases of American agriculture within this essay. These outlined influences correspond with the history of Washington Township and occupants of the I-House and serve to place the described buildings in a larger context for analysis in the conclusion.

the organization of early rural homesteads and outbuildings. The second set of policies includes those related to agricultural education. These policies became prominent during and after World War I and until World War II. Programs created by these policies delivered science and research-based information to farmers through public institutions such as land grant colleges and the United States Agricultural Extension service. These policies affected the scale and scope of farm operations, the type of structures built, and the machinery used on the farm. The third set of policies emerged with the New Deal thinking of the Roosevelt era.[7] These policies reflected direct government market intervention through legislation involving price subsidies, production ceilings, availability of farm credit, and grain reserves. They have significantly affected the size, output, and product mix of American farms. These policies also affect the economics of farming in several ways including: the prices farmers pay for materials and inputs; the profits made by selling in various markets, global or local; the choices farmers make regarding land use, choice of crops, and the technology used to support cultivation; and, the configuration of buildings and machinery used to support this cultivation.

Policy and four phases of American farming

The three sets of policies evolved as the federal government responded to population growth, international competition, environmental degradation

[7]Ibid., 111. The central theme underlying 1930s direct government intervention in farming through legislation was the perceived need to stabilize prices and income in the agricultural enterprise, accomplished through subsidy payments to farmers, taxation to raise revenue for agriculture, programs to reduce production, price support measures, and commodity storage. One side effect was the accumulation of huge stocks of grain as high price supports were adopted without reducing production, though the accumulation was also justified as the "conscious building of stocks in good years to be used to buttress consumption and decrease price increases in poor crop years."

and other global issues of the Twentieth Century. These same policies helped to shape four phases in American agricultural history. These four general phases would include: 1) settlement and subsistence farming; 2) the introduction of railroads and commercialized agriculture; 3) the growth of technological and scientific farming; and, 4) the emergence of the modern farm and the corporate farm. Analysis of an individual rural landscape as it adapts to these four phases of American farming reveals its interdependence on the larger trends in American and world agriculture.

This study explores one Kansas Flint Hills ranch, the home of current owners Leland and Cindy Schultz, in Washington Township of Wabaunsee County (Figure 1.2) in order to link the perception of the built environment with the reality of its development.[8] While the previously mentioned works examine and compartmentalize characteristics of the region, this study instead looks at one original homestead claim and dwelling, the subsequent permanent home, and the supporting system of adjacent lands. This process of dependence among built form, land and land use continues throughout the chain of title of this homestead to the present. The development of new transportation, communication, and marketing systems, increased sophistication of agricultural and related technologies, and social change have altered not only the forms of the buildings, but their use and the patterns of the land system that supports them. The purpose of this thesis then, is to study a specific agricultural landscape from first non-native settlement to the

[8] While other studies in Kansas have focused on a family and place such as John Ise's Sod and Stubble, the Cottonwood Ranch in Studley, Kansas, and the history of the Z-Bar Ranch, they do not look at the built environment as the basis of analysis and center of study. This paper strives to take the larger issues and illustrate their manifestation in the built environment of one place.

present using the built forms and accompanying physical and legal landscape to illustrate change.

The interpretation of the buildings and landscape of the ranch thus fits within a framework of interacting principal influences (Figure 1.3). Government policies and changing technologies both restricted and promoted new methods and techniques of farming and ranching. Over the years, different owners and occupants of the land responded to these major changes in the context of ranching as well as other local factors (weather patterns, price changes, etcetera). Their strategies for responding to changes and adopting agricultural practices ultimately affected the "face" of the ranch, so that some buildings and structures fell out of use, others were modified, and others continue today in their original form and function.

Three other recent studies in vernacular architecture look specifically at the built environment of ranches. These include two theses and one book: Jill Chappell's "Homestead Ranches of the Fort Rock Valley;" "Designed for Work: The San Jacinto Ranch of Elko County, Nevada" by Thomas Carter and Blanton Owen; and Howard Wight Marshall's Paradise Valley Nevada: The People and Buildings of an American Place.[9] Each makes unique contributions to the recording of vernacular architecture and has aided this study in different ways. Jill Chappell's diagrammatic representations over time have served as a model, but legal data, land information and analyses were used to accompany and support the diagrams in this thesis. Each of the three studies also looks at ranches both as historical properties and as the

[9] Chappell, Jill A., "Homestead Ranches of the Fort Rock Valley: Vernacular Building in the Oregon High Desert," (Master's Thesis, University of Oregon, 1990); Thomas Carter and Blanton Owen, "Designed for Work: The San Jacinto Ranch of Elko County, Nevada," by the Graduate School of Architecture, University of Utah (Salt Lake City, Utah: 1993); Howard Wight Marshall, Paradise Valley Nevada: The People and Buildings of an American Place, (Tucson: University of Arizona Press, 1994).

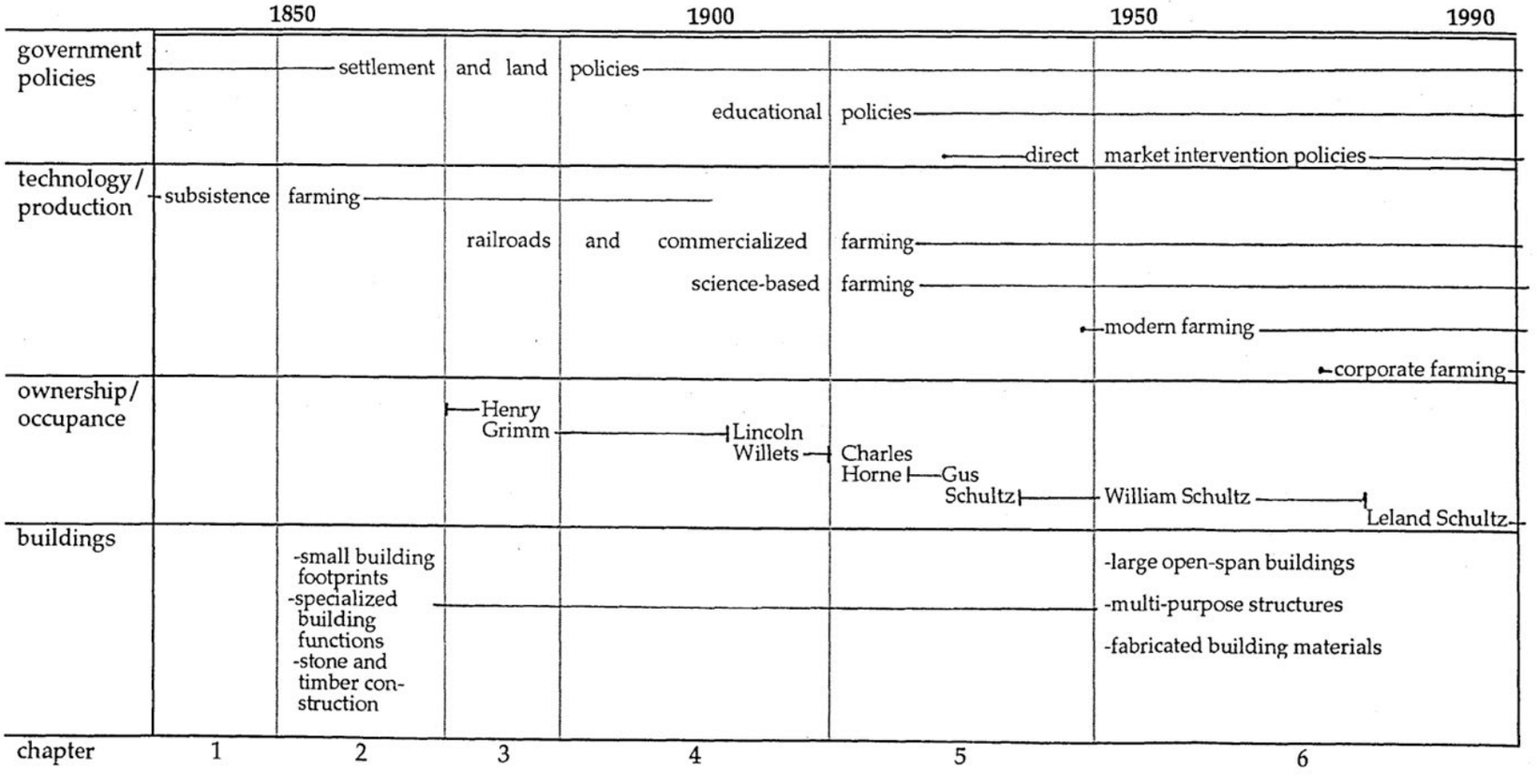

Figure 1.3 Periodization of key influences on the landscape of the Lazy Flying S Ranch

livable, viable working operations they are today achieving historical continuity despite the rapid changes in the last one hundred years. This analysis also strives for historical continuity using built form as a basis for studying the perpetually changing systems that are a part of the settlement pattern and present structure of the United States.

In addition to these three vernacular architecture sources, C. Barron McIntosh's article, "One Man's Sequential Land Alienation of the Great Plains" must be noted.[10] This study follows one man's (Jules Sandoz, of the Maria Sandoz novel Old Jules) settlement pattern upon arriving in America from Switzerland. McIntosh studies numerous land entries and land patents through numerous entries, detailing the circumstances of alienation from physical characteristics of the land and legal landscape to familial connections, new marriages and neighbor relations. McIntosh weaves together information from various sources into a coherent whole. While it reads like a story, it ultimately illustrates that changing landscapes were not "abstractions, but rather were the consequence of human toil and day-to-day interaction among individuals, environment and the land disposal system."[11] While "Ranching in the Kansas Flint Hills: Exploring the Built Forms of a Family Cattle Ranch" follows not one man but one homestead through subsequent occupants, this paper knitting diverse sources of information and visual references aided in organizing the material for this study.

The method of research for this study began with documentation of the existing home and outbuildings through measurement, scaled drawings and

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[10] McIntosh, C. Barron, "One Man's Sequential Land Alienation on the Great Plains," Geographical Review 71, no. 4 (October 1981).
[11] Ibid, 427.

photographic documentation. Most rural properties of a common person record the owner's homestead as a whole unit for tax purposes. This reveals little information about the individual buildings which make up the operation, their date of erection or their value. Rural properties have never fallen under the jurisdiction of city ordinances and building codes despite their being a place of business nor are there fire insurance records for the house or outbuildings in the early period. The lack of good, archival documentation makes field work a necessity.

Existing land ownership and grazing privileges for all involved family members were documented to understand the present-day operation of the ranch. This revealed the scale of the operation, the different facets of the homeowner's ranch operation relative to his neighbors and relations, the various working partnerships within the family, and the role of inheritance in the ranch's evolving form. This approach was used as a basis for obtaining more information through oral history. The original home builder and descendants had been away from the area for almost ninety years, therefore, the oral accounts of surviving parties made up a primary source of information about the construction, demolition, and alterations of the buildings.

In addition, the Kansas State Census, the U. S. Federal Census for Kansas, the Wabaunsee County Tax Rolls, and the records of the Office of the Register of Deeds[12] became primary sources of data to verify presumptions

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[12] Decennial Census of Kansas 1860-1925. Washington Township, Wabaunsee County, Kansas. (Worster, Ohio: Bell and Howell, 1979-1993); US Census Population 1860-1920. Washington Township, Wabaunsee, Kansas. *8th-14th Censuses of the United States*, (Washington: National Archives and Records Services, 1973-1993); Tax Rolls 1875-1930. Washington Township, Wabaunsee County, Kansas; and Range Index Books from the Wabaunsee County Register of Deeds, Township 13 (Washington), Range 9, Sections 3, 4, 9, 10, Wabaunsee County, Kansas, 1860-1995.

about building construction. The Title Maps of Wabaunsee County,[13] published periodically, gave concise and visual information regarding land ownership to be corroborated with the legal chain of title. The county histories helped to piece together general characteristics of the German-based community and to give background information and dates about contemporary events within the community at particular time periods. Original land surveys were consulted to obtain descriptive information about the land but did not prove to be helpful in this study.[14] Finally, vernacular architecture periodicals and publications gave secondary source information about the building forms and precedents in the Eastern United States.

This study divides the history of a Flint Hills ranch and its buildings into distinct periods. Chapter Two, "German Settlement in Washington Township, 1855-1875" explains the setting and context for the early German farmer and uses statistical information to describe the efforts of Henry Grimm. Chapter Three, "Henry Grimm's Farm in the Pre-Railroad Era, 1875-1888" introduces the stone I-House to the region, and discusses the house type and outbuilding use. Chapter Four, "The Golden Age of Agriculture and Ranching, 1888-1920" describes the Rock Island line coming to the area linking Washington Township to urban markets and creating the railroad town of Volland. This era also encompasses the transition from Henry Grimm's descendants to subsequent owner, Lincoln B. Willits, a sawmill owner. Chapter Five, "Mechanization, Depression and Instability, 1920-1948"

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[13] 1885 Atlas of Wabaunsee County, (Topeka: Gillen & Davy); 1902 Standard Atlas of Wabaunsee County (Topeka: George Ogle & Company); 1919 Standard Atlas of Wabaunsee County (Topeka: George Ogle & Company); 1938 Standard Atlas of Wabaunsee County (Topeka: George Ogle & Company); Wabaunsee County Abstract Company Incorporated, Wabaunsee County Map (Wichita: Kansas Blue Print Company Incorporated: 1991).

[14] U.S. Surveyor General of Kansas and Nebraska, "Original Land Survey Field Notes," Book 561, Part B, 157-160, 153-156, 143-145, Book 367, Part A, 88-94. November 15, 1855-May 15, 1856.

utilizes oral history from a direct descendant of the Horne family who resided on the ranch from 1920 to 1931 and introduces the Schultz family. The two families lived on the ranch during times of great technological, social and political change. Chapter Six, "Rural Electrification and Modernization, 1948-1995" looks at the current family of owners, descendants of Gus Schultz, and the changes that have occurred within the last fifty years and two generations of their family's occupancy. A final chapter titled "Conclusion: Built Form and Change on a Flint Hills Ranch" summarizes the information on the individual structures and surrounding land system for the last 125 years. The Conclusion proposes that the effects of change in government policy, the economy, and in technology that are specific to agricultural production are reflected in the built forms by their adoption of three types of current use. Maps, tables, visual references in the form of diagrams and scaled drawings, and photographs are used to support the discussion throughout the text.

Chapter Two: German Settlement in Washington Township, 1855-1875

Kansas' history as a political entity began with the Louisiana Purchase in 1803. Control of present-day Kansas shifted hands from Louisiana to Missouri Territory in the period from 1825 to 1842. As the Federal Government took desirable eastern lands from the Indians in the upper Midwest, these tribes were given Kansas lands in return, resulting in the relocation of thirty tribes to Kansas reservations during this period. The U. S. Government subsequently concluded that the Indians had "failed to adjust" to their new surroundings and much of this reservation land was taken to form Kansas Territory in 1854. Many Indian tribes were relocated to reservations in Oklahoma.

A map drawn before the original land survey and published in 1855 shows the delineation of Wabaunsee County which was known as Richardson County until 1861 (Figure 2.1). The Kaw River makes up the northern edge of the county dividing large, fertile tracts of farmground. This land was originally allotted to the Pottawatomie Indian Reservation in the north and to the Kaw Indian Reservation in the southwest corner of the county. This same rich land was inaccessible to incoming farmers until the majority of it was taken from the reservations in 1870 and opened to settlement.

The majority of early immigrants in the 1850s and 1860s subsisted on small tracts of farmground on the lower county creek beds between the Indian reserves, and settlement was slow and dispersed in character. The

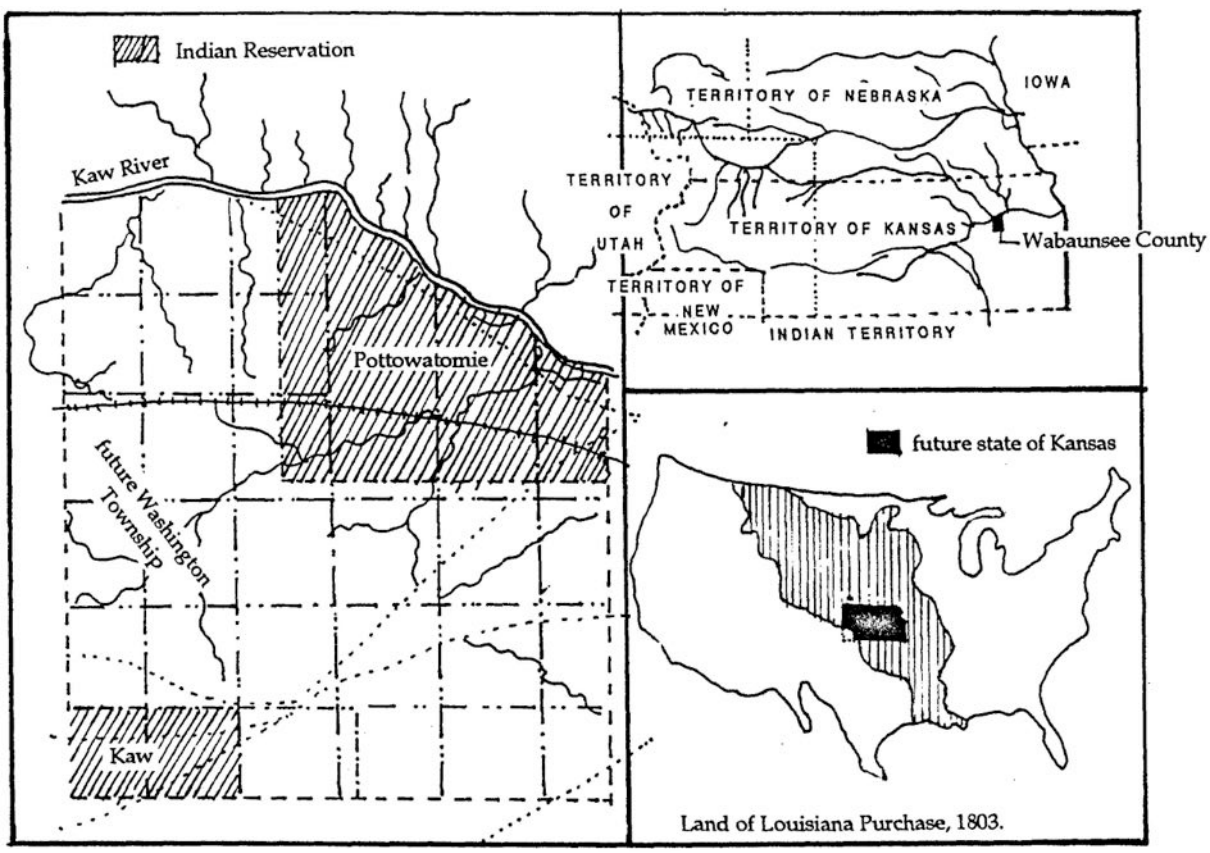

Figure 2.1 Map of Richardson County, Kansas Territory, 1855

cultural orientation of early Wabaunsee County settlements varied from settlers of diverse ethnic backgrounds and first-generation American-born, usually passing through Ohio, Illinois, Iowa, Indiana, New York and Pennsylvania to entire transplanted colonies European immigrants.[1] Washington Township, then a part of Alma Township, occupied the west central section of the county. The German "squatters" who arrived there in the 1850s were responding to early land promoters who extolled the virtues of Kansas where land was waiting for those willing to make the journey west.

The push of German settlers into the Mill Creek Valley in the 1850s was directly linked to events in Europe. There was an "American Fever" which developed in the British Isles and Middle Rhine Valley in the 1850s.[2] This coincided with twenty years of efforts in two German cities, Hamburg and Bremen, to promote emigration through improvement of their ports.[3] This traffic, in turn, encouraged the early formation of protection organizations to provide information and to guard against unscrupulous travel agents and overseas land speculation. More Germans than any other Europeans came to America between 1850 and 1890. As many as 4.5 million Germans arrived in that period.[4] The 1855 census of Kansas Territory recorded one hundred and fifteen German-born individuals of whom fifty-five were naturalized citizens and thirteen had already applied for citizenship. This indicates that many had moved from other settlements in the U.S., with many likely migrating from the "German Belt" of

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[1]New Branches from Old Trees: A New History of Wabaunsee County, (n.p., 1976), 882.
[2]Shortridge, James R., "People of the New Frontier," KH 14 no. 3 (Autumn 1991): 178.
[3]Turk, Eleanor L., "Settling the Heartland: Agents, Agencies, Press, and Policies Promoting German Emigration to Kansas in the Nineteenth Century," KH 12 no. 3 (Autumn 1991): 152.
[4]Ibid., 150, 151.

Pennsylvania.[5] The first wave of settlers arrived in Washington Township, then a part of Alma Township, in early 1850. By 1865, the 160 German-born residents made up 70% of Alma Township's population. This first wave of German farmers built homes along Mill, Rock, and Spring Creeks and farmed the small but rich areas in creek bends.

Thirty percent of the foreign-born immigrants who settled in Kansas between 1860 and 1900 were German.[6] The Homestead Act and the Pacific Railway Act, both passed in 1862, were two legislative acts within the first set of government policies directly affecting immigration to the Midwest. Railroad and land agents linked with German assistance organizations to encourage settlement in Kansas. The earliest of these organizations was the German Society of Pennsylvania founded in 1765 "to aid and assist distressed foreigners of German nativity in Pennsylvania." Numerous other aid organizations developed, giving information on travel, wages, land prices, and citizenship requirements. Networks of German immigrant aid societies supported German migration to the frontier. The 1872 New York German Society annual report, for example, provided a listing of lawyers for every county in Kansas and the lawyers' post office addresses. The German abolitionist, Charles F. Kob, founded the *Kansas Zeitung* in Atchison and openly stated his motives in his publication as promoting Kansas as a Free State as well as giving "millions of German citizens...a vivid and true picture of our land so blessed by nature to shown them that there is a

[5]Ibid., 155.
[6]Ibid., 150.

broad field and a speedy reward for their labor..."[7] While the Atchison settlement of German Catholics was more organized and concentrated than their rural German Protestant counterparts,[8] the promotional literature did not differentiate when marketing Kansas as a destination. Those who moved to the town of Alma for example, and the area south of Alma were predominantly German-born and of the Lutheran faith.

Henry Grimm, born in 1831 in Weinsberg, Wurtemburg, Germany was one of these early settlers. He came to America in 1852, and married and settled with Caroline Graaf of Kentucky along the west branch of Mill Creek, in the area around what was to become the railroad town of Volland. In 1865, the Henry Grimm family was listed in the federal census as residing in Alma Township[9], but there was no description of the family's property in the census's agricultural statistics. At the time of the enumeration, Grimm was away serving in the Eleventh Kansas Regiment of the Union Army.[10] After the war, he returned to his family of two children Charles and Emma, his wife, his brother-in-law Albert Graaf, and a young housekeeper, Anna Piper, who were all residing in an early dwelling in Washington Township. By 1873, Grimm owned 300 acres of land in sections 3, 9, and 10 of Washington

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[7] Ibid., 155.

[8] Shortridge, James R., "New Frontier," 179.

[9] Thierer, Joyce, "Volland: A Flint Hills Trading Community," (Master's Thesis, Emporia State University,1986), 11.

[10] Fairfield, S. H. , "The Eleventh Kansas Regiment at Platte Bridge," KHQ Comprehensive Index C8: 352-359. Kansas was nearing the close of the Civil War and threatened to the east by Confederate Forces and by Indians in the west. Grimm fought in a battle against the Cheyenne Indians while delivering mail across Platte Bridge in Wyoming Territory and the incident was documented in several historical accounts.

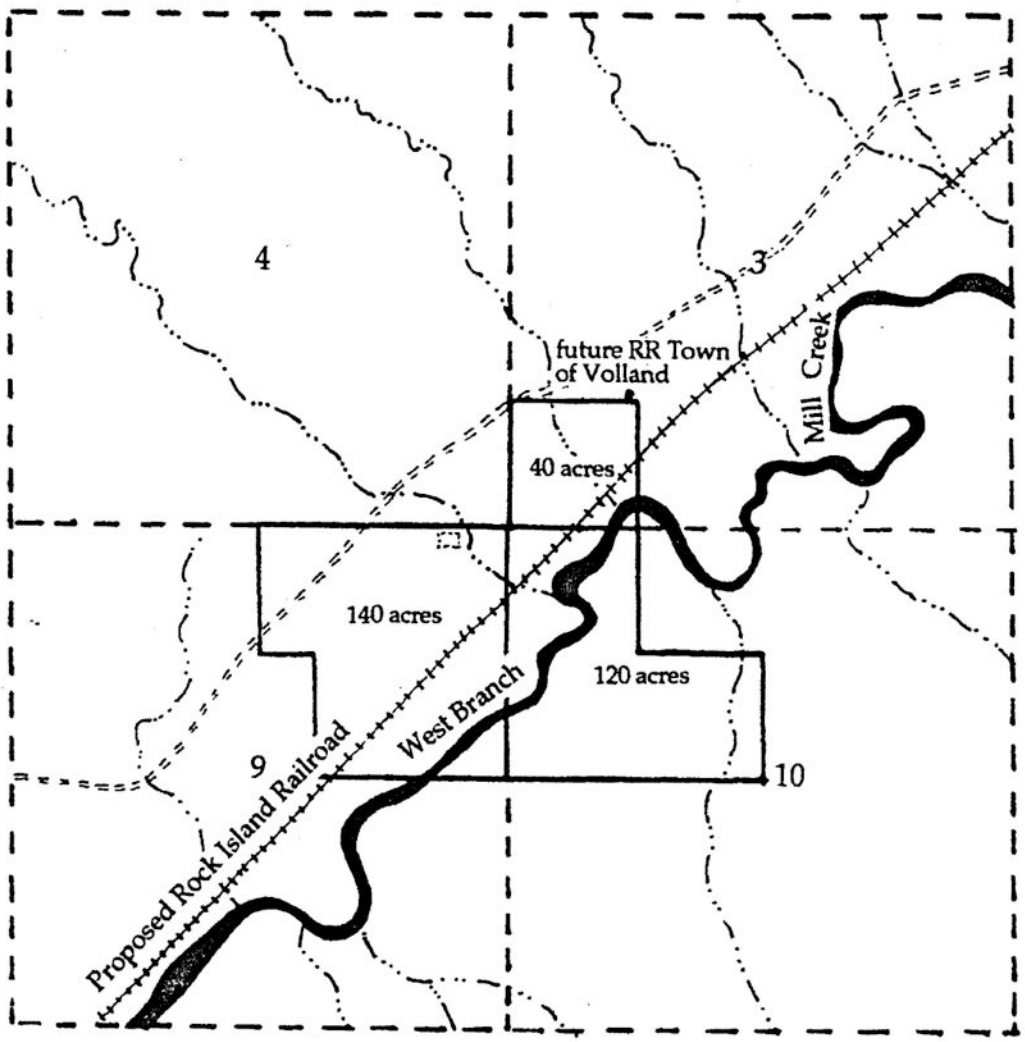

Figure 2.2 Henry Grimm's early landholdings along the West Branch of Mill Creek, 1873, township 13, range 9, sections 3, 4, 9, and 10

1873 Tax Rolls		total value
13-9-3	40 acres at $7.50/acre	$300
13-9-9	140 acres at $7.50/acre	$1050
13-9-10	120 acres at $4.16/acre	$500

legend

= section lines
= unimproved road
= stream
= intermittent stream
= future Rock Island Railroad
= future Grimm Cemetery

Township. (Figure 2.2). He had six children and was postmaster of the mail drop at Grimm.[11]

Caroline and Henry Grimm probably lived in a wooden structure between Mill Creek and the Grimm cemetery near the present railroad tracks until 1879.[12] As hard timber and skilled wage labor were scarce in the area, settlers had to rely on native building techniques and their own labor to construct their homes. Some built log homes, but it is unknown if Henry Grimm's was this type (Figures 2.3 and 2.4).[13] Grandson, Ben Grimm[14] mentions this original "log house" as "somewhere between the tracks and the cemetery" and notes that in his later life Henry Grimm lived here due to the return of his older sons who married and lived in the I-house and spring house. The site of this first home is now under cultivation, so there are no remains of the early structure.

Grimm's farm in 1875 is an example of the semi-subsistence phase of farming which dominated American agriculture from 1750 to 1900. As Henry Grimm's small farm grew in size, excess goods from his farm were sold locally. Agricultural census statistics collected and published in 1875 give a general idea of Grimm's farm during the 1870s (see Table 2.1).[15] He owned

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[11]Thomson, Matt, Early History of Wabaunsee Count, Kansas with Stories of Pioneer Days and Glimpses of Our Western Border, (Manhattan: Ag Press, 1901), 328.

[12]Gary Schultz, interview by author, Tape recording, Schultz Ranch, 14 October 1994. Gary Schultz repeated information from conversations he had had with Ben Grimm, grandson of Henry Grimm.

[13] Chappell, Edward A., "Acculturation in the Shenandoah Valley: Rhenish Houses of the Massanutten Settlement," Common Places , (Athens: University of Georgia Press, 1986), 27-29. This essay discusses the *Flurkuchenhauser* or half-kitchen house as a common first dwelling of German-speaking cultures in America. In the 1800's in the Massanutten Valley, this native building form is abandoned for a more deliberately Georgian type, the I-House. It is not known if Grimm's was a timber home, a *Flurkuchenhauser*, rare for this area, or a log house common to the area as pictured in Early History of Wabaunsee County with Stories of Pioneer Days and Glimpses of Our Western Border, (Manhattan: Ag Press, 1901), 110, 144.

[14] Gary Schultz, interview by author, Tape recording, Schultz Ranch, 14 October, 1994. Schultz relays stories told to him by Ben Grimm (now deceased) upon his return to the area from Sabetha.

[15]Table compiled with data from the Decennial Census of Kansas 1875-1905. Washington Township Wabaunsee County, Kansas. (Worster, Ohio: Bell and Howell, 1979-1993).

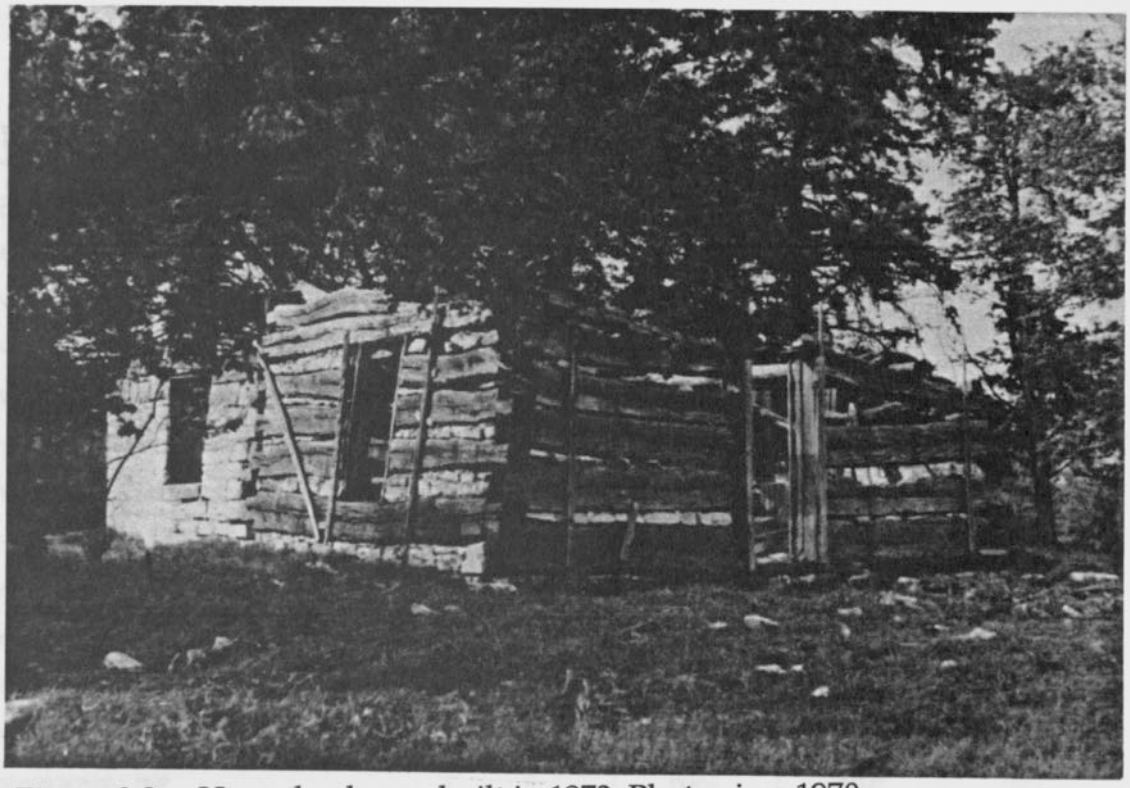

Figure 2.3 Hewn log house built in 1872. Photo circa 1970.
First home of Gustav C. F. Schultz and Fredrika Hauer Schultz

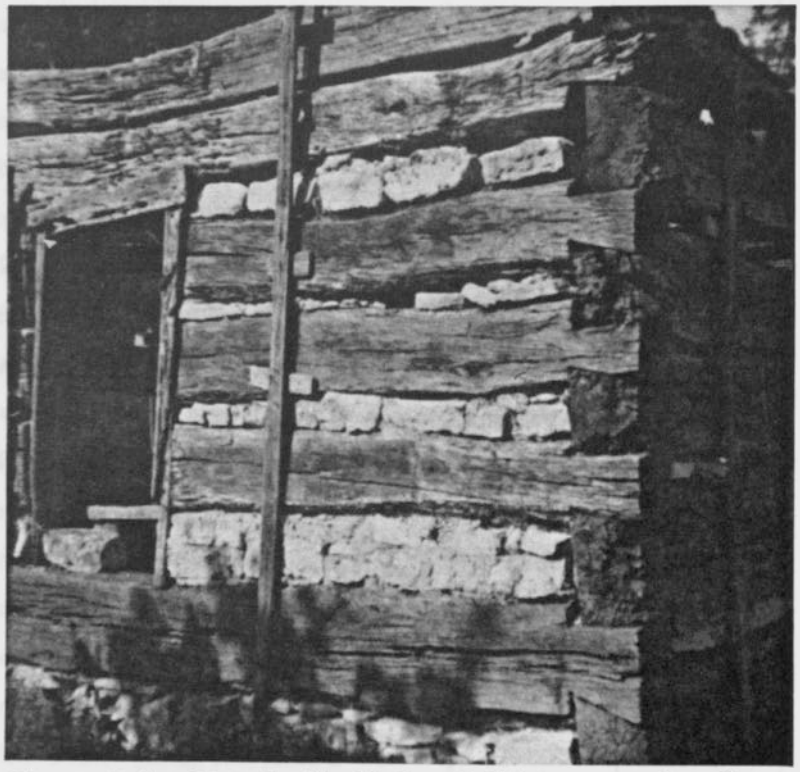

Figure 2.4 Detail of half-dovetail joinery and rock nogging

Table 2.1 Agricultural characteristics: Henry Grimm Farmstead, 1875-1905

agricultural statistic measured	1875	1885	1895	1905
acres: total land	380	1780	2000	2000
value: real estate	$2,500	NI	NI	NI
value: personal property	$1.600	NI	NI	NI
value: farm with improvements	$2,500	$20,000	$10,000	$30,000
value: implem. & machinery	$200	$500	$100	$500
value: farm buildings	NI	NI	NI	$10,000
value: paid in wages	$570	$1,000	NI	NI
rods of fence: stone	60	200	120	200
rods of fence: rail	500	none	none	none
rods of fence: wire	NI	40	300	5,000
acres sown: winter wheat	25	45	none	none
acres sown: rye	4	none	none	none
acres sown: spring wheat	15	6	none	none
acres sown: corn	40	70	20	100
acres sown: Irish potatoes	none	1	1	none
acres in cult: oats	6	15	10	15
bushels: corn on hand	NI	500	none	none
bushels: wheat on hand	NI	300	none	500
acres: planted to alfalfa	NI	NI	40	45
fenced acres: tame hay/cut	none	130	40	200
fenced acres: prairie hay/cut	none	100	40	180
acres: uncultiv. prairie/meadow	none	none	120	680
value: poultry & eggs	none	none	$40	none
lb.. of butter made in home	350	1,500	500	100
number of horses	9	10	15	9
number of mules & asses	none	2	2	2
number of milk cows	16	66	40	4
number of other cattle	35	132	65	186
number of swine	17	41	40	50
fruit trees: bearing/non-bearing	2 acres	166/280	421/0	NI
value: animals for slaughter	$80	$1,000	$2,000	$2,000

NI= line item not included in Census of Agriculture in that particular year

380 acres of land valued at $2,500 with personal property valued at $1,600. He valued the farm with improvements at $2,500, giving no value to whatever dwelling and buildings existed during this period. He had erected sixty rods of stone fence and 500 rods of rail fence, for wire fence was not yet included in the government statistics.[16]

Grimm's crops were relatively diverse, showing twenty-five acres of winter wheat, four acres of rye, fifteen acres of spring wheat, forty acres of corn, six acres of oats, seven acres of millet and two acres of orchards. His livestock included nine horses, sixteen milk cows, thirty-five head of cattle, and seventeen hogs with the value of animals for slaughter listed at only $80.00. Three hundred and fifty pounds of butter were made at the home. Henry Grimm's operation was home-centered and semi-subsistence, but further examination reveals a shift in his mode of production.

Mechanization of agriculture began in the 1850s and accelerated through the 1870s. Henry Grimm's farming methods had already undergone change upon his return from the Civil War. It is likely that he first broke ground with oxen for they were the common source of power in areas with extremely rough geographical features and undeveloped roads.[17] When both oxen and draft animals were available, oxen were used for the heavier types of work. Reapers, mowers, and power treadmills could not be effectively operated by the awkward oxen, so two farmers, both walking, were needed to work oxen.[18] By 1875, Grimm had already moved towards the more efficient

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[16]Thierer, Joyce, 4,5. "Volland," As early as 1867, Kansas had legislatively given a bounty of five cents per rod becoming as high as forty cents to assist farmers in building stone and hedge row fences, but barbed wire was not adopted as the legal and accepted fence in the Flint Hills until 1883.

[17] Thomson, Early History of Wabaunsee County, 148.

[18] Woods, Thomas A., "Living Historical Farming", JAW 12 no. 2 (Summer 1989): 44,45.

draft horse as a work animal. By moving towards the draft horse, Henry Grimm was implementing his first steps to switching from a household centered, semi-subsistence operation to a commercial farm.

Cattle breeding was also undergoing change in the 1870s. Native stock included all-purpose cattle used for beef, milking, plowing and hauling. They took four to six years to mature for market and functioned as draft animals in the interim period. Specialized English breeds had been introduced to native stock in the East and their offspring were introduced in the Midwest in the 1870s. These breeds matured in two to four years, gained weight more rapidly than native stock, and their large loins and quarters provided more of the desired cuts of meat. In addition, industrialization and urbanization in the East led to increased market demand for Corn Belt feeders.[19] Stockmen no longer desired the hardy, rangy Texas Longhorn with its inability to gain weight and its vulnerability to the dreaded tick fever.[20] Kansas was originally the transfer point for upbred Mississippi Valley and Scotch- and English-bred cattle heading to western range producers, but soon the state began contributing its own cattle to the pool of upbred stock.[21]

The changing source of power and upbreeding of stock were all a part of a large process of specialization of market crops, equipment, and draft animals that was part of an agricultural transition for progressive farmers of this period. By the mid-nineteenth century, this transition from a household centered system to an order based on competition, market orientation, capital

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[19] Though Kansas was not corn feeding cattle in the late 19th c., it was still affected by eastern trends and agricultural publications.
[20] Wood, Charles, The Kansas Beef Industry, (Lawrence: Regents Press of Kansas, 1980), 4.
[21] Ibid., 25.

accumulation, and profits was promoted by agricultural reformers. While some encouraged practice of more intensive husbandry,[22] most agricultural reformers stressed "capitalism and technological innovation as the way of the future"[23] promoting the concept of the businessman farmer. In 1875, Henry Grimm's relatively high appraised value of $200.00 for implements and machinery on his farm indicates that he was moving in this direction.

Other trends present in the Flint Hills in the 1870s included the first experiments in grazing transient cattle. The early settlers who were dedicated to wheat farming moved farther west seeking deeper soils to accommodate the steel plow. Therefore, fewer people homesteaded in the Flint Hills and the upland areas remained unsettled grassland.[24] Unlike the mixed farming regions to the east, the Flint Hills farmers maintained a mix of stock-raising and farming. During times of drought in western and southern Kansas, their open land was available for relief to western cattle. Though railroads did not yet directly connect cattle to eastern markets and western ranches, the Flint Hills grazing of the 1870s proved beneficial to the weight gain of cattle, and profitable both to their owners from outside the area and to local landowners from whom they rented pastures. Before Henry Grimm became actively involved in this process, he built his first barn to shelter his draft horse teams, his first permanent home, and outbuildings to serve the basic needs of his growing family and diversified operation.

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[22] McMurry, Sally, Families and Farmhouses in 19th c. America, (New York: Oxford University Press, 1988), 57. McMurry states that this movement was both a critique of land-extensive western farming and soil-destroying techniques, but also was an effort to protect the eroding position of Eastern agriculture.
[23] Ibid.
[24] Wood, Charles, The Kansas Beef Industry, 4.

Chapter Three: Henry Grimm's Farm in the Pre-Railroad Era, 1875-1888

Henry and Caroline Grimm began to build their family and farm during a time of great optimism and growth within Washington Township. Events in Europe in the 1870s precipitated a second wave of German immigration to America. Government policies relating to homesteading and railroad land acquisition continued to encourage settlement in Kansas, increasing the rural population base and growth in the town of Alma. Henry Grimm continued to build his landholdings to increase the size of his farm, anticipating the potentially larger markets that transportation would introduce. The era of commercialized farming for food production would not be realized until the railroad reached Washington Township, but Grimm's structures indicate his confidence in future change for the county.

The Initial Buildings

Grimm's first buildings reflected an interesting mix of values. The major structures were built by an increasingly businesslike progressive farmer with a concern for current fashion and status who also believed the homestead-centered system was the best means of achieving rural self-sufficiency. These concepts, in conflict at times, manifested themselves in Grimm's barn and cattle lean-to, the I-house, and spring house. Although it's difficult to determine the precise dates for construction of these early buildings, histories of each were compiled from various sources of information.

The stone I-houses of Washington Township were the permanent homes built by the first wave of German settlers who came to the area south of Alma in the 1850s. These early settlers prospered in the 1860s and 1870s and led in the construction of homes of native limestone. They also built many limestone outbuildings, usually before their homes were constructed. Grimm's barn, for example, was probably built before his permanent home to protect his investment in draft horses. These livestock increased his efficiency and enabled him to build a substantial, enduring home. The other early I-house builders in the Volland area are identified and described in Table 3.1.[1] This information about the early settlers of Washington Township is relevant to the discussion of I-houses. Despite the similarities of their I-houses, there was no single barn type or style of outbuilding common among these settlers.[2] Although all barns are stone, presumably built before the houses and erected primarily to protect draft horses and to store feed, in plan they vary a great deal. This diversity in barn type is in part due to the mixed profile of the prairie settler.

In his essay, "Folk Housing: Key to Diffusion," Fred B. Kniffen writes that capital was the key element separating the woodland settler from the grassland settler of the mid-nineteenth century.[3] The prairie environment differed from the timbered eastern and northern regions for several reasons: sod-breaking required large teams of draft animals; wheat could not be

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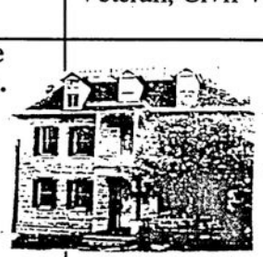
[1]Thomson, Matt, Early History of Wabaunsee County, (Manhattan: Ag Press, 1901), section, leaflet, 15-1-, 16-7, 9-4.

[2] When driving along Mill Creek Sklyline Road I-houses, no two barns were found that were identical. Some are bank barns, some have side entries, and some have end entries. Some entries are large enough to accommodate carriages and teams while others are barely tall enough for one man and a tall horse to enter. "Pennsylvania Stone Barns" and "Pennsylvania Barns in the South" were studied, and while there are similarities, only Grimm's barn plan is discussed relative to a precedent.

[3]Kniffen, Fred B., "Folk Housing: Key to Diffusion," Common Places , ed. Dell Upton and John Michael Vlach, (Athens, University of Georgia Press, 1986), 22.

Table 3.1 Biographies of first I-house owners around Volland, 1850-1900

Biographies of early I-houses around Volland

	J.R. Fixx	Henry Grimm	Albert Dieball	William Horne	William Maas
birthplace birth-death	Berks Cnty, Penn./ 1837-1918	Weinsberg Wurtemburg Germany/1831-1904	Germany/1842-1929	Baden Germany/1833-1915	Mecklenburg Germany/1841-1928
America arrival	--	1852	1856	1836	1869
path	Penn. to Volland	not mentioned	arrive at New Orleans up Mississippi Westport (KC) drove oxen to Salt Lake	Joe Daviess Cnty, Ill. Wisconsin California/gold Colorado/gold	direct to Wabaunsee County
Wabaunsee arrival	1856 (w/ father, Michael R. Fixx)	1857	1857	1859	1869
acreage	1,000	2,090 200 in cultivation	960	1,100	920
marriage & offspring	1865 in Indiana to Rebecca Larch 8 daughters	1857 to Caroline Graaf 2 daughters, 5 sons	1875 Anna Hess 4 daughters, 1 son	1857 in San Franc. 4 daughters, 4 sons	1861 to Lisette Stellies 4 daughters 5 sons
public service	county commissioner Veteran, Civil War	postmaster, Grimm Veteran, Civil War	infantry 11th Regiment, Veteran, Civil War	postmaster, Elvenia (Alma to Junc.City horseback route)	Justice of Peace Township Trustee
I-house approx. date	 1871	 1880	 1887	18...?	 18...?

grown in the first year which delayed access to an immediate cash crop; and, certain areas needed man-made drainage systems. Kniffen described the early prairie settlers as "people of financial means who built substantial homes initially along roads winding through wooded strips adjoining their prairie holdings" --an accurate description of the picturesque houses of Washington Township.

While the first I-house builder, William Fixx, was born in Berks County, Pennsylvania, many others were born and educated in Germany. They had traveled extensively in the northeastern United States before deciding on Wabaunsee County as their place of settlement. Therefore, cultural and folk tendencies had already been diluted and the settlers had been exposed to a variety of barn and house forms in the eastern United States, on their way to the prairie frontier.

Site Analysis

Henry Grimm built his barn in section 4, north of the location of his first home. While the first dwelling showed an orientation to the nearby creek, characteristic of that period, the barn's location shows a greater relationship to the unimproved but existing road that is now Mill Creek Skyline Drive. Unlike later buildings, the barn's orientation was directly north/south with openings on the north and south sides. Analysis of the geographical features of the entire homestead site which now covers land in sections three, four, nine and ten is necessary to piece together a likely chronology of buildings.

The topographic map (Figure 3.1) shows an intermittent stream running from a spring in the northwest upland bluffs southeast into Mill Creek. Mill Creek was the primary water source at first arrival and homesteads were oriented towards the water. Grimm's use of the natural spring allowed him to reposition his homestead to the northwest of the presumed location of his first home giving his farm more of a roadway orientation (Figure 3.2). The land adjacent to this stream and tributary is slightly sloped, but it levels out quickly and becomes flat as the rest of the flood plain of Mill Creek.

Grimm's growing cattle operation needed to be enclosed so that he could separate his cattle from the cattle of his neighbor to the northeast, William Fixx. Grimm achieved this through rock fencing in combination with a natural ridge. He protected the cattle by building a large partially bank structure with a gable roof. This early shed was a respectable, substantial stone structure. After constructing the cattle shed, Grimm built a large barn for his horses. This barn was located south of the tributary's stream on a higher point, closer to the road. With these important outbuildings constructed, Grimm could build a house for his family. He aligned his I-house to the roadway on a high flat point with a naturally sloping yard. Later, he situated his spring house at the steep grade change where the road and stream feeding Mill Creek intersected.

The Cattle Shed

German settlers in Pennsylvania viewed protection of livestock as a necessity, leading them to build many lean-to's and pole-supported shelters

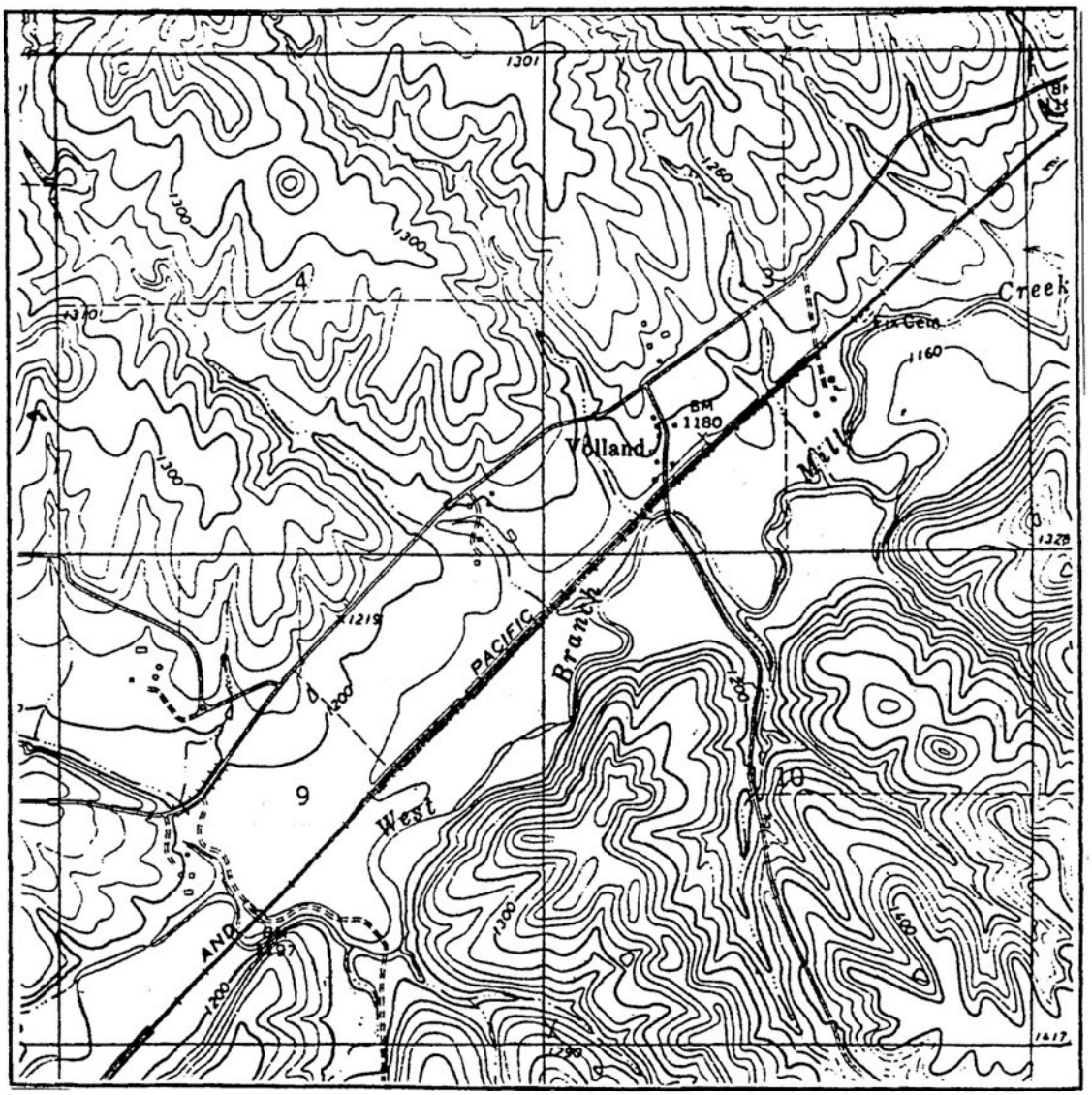


Figure 3.1 Topographical features, township 13, range 9, sections 3, 4, 9, 10

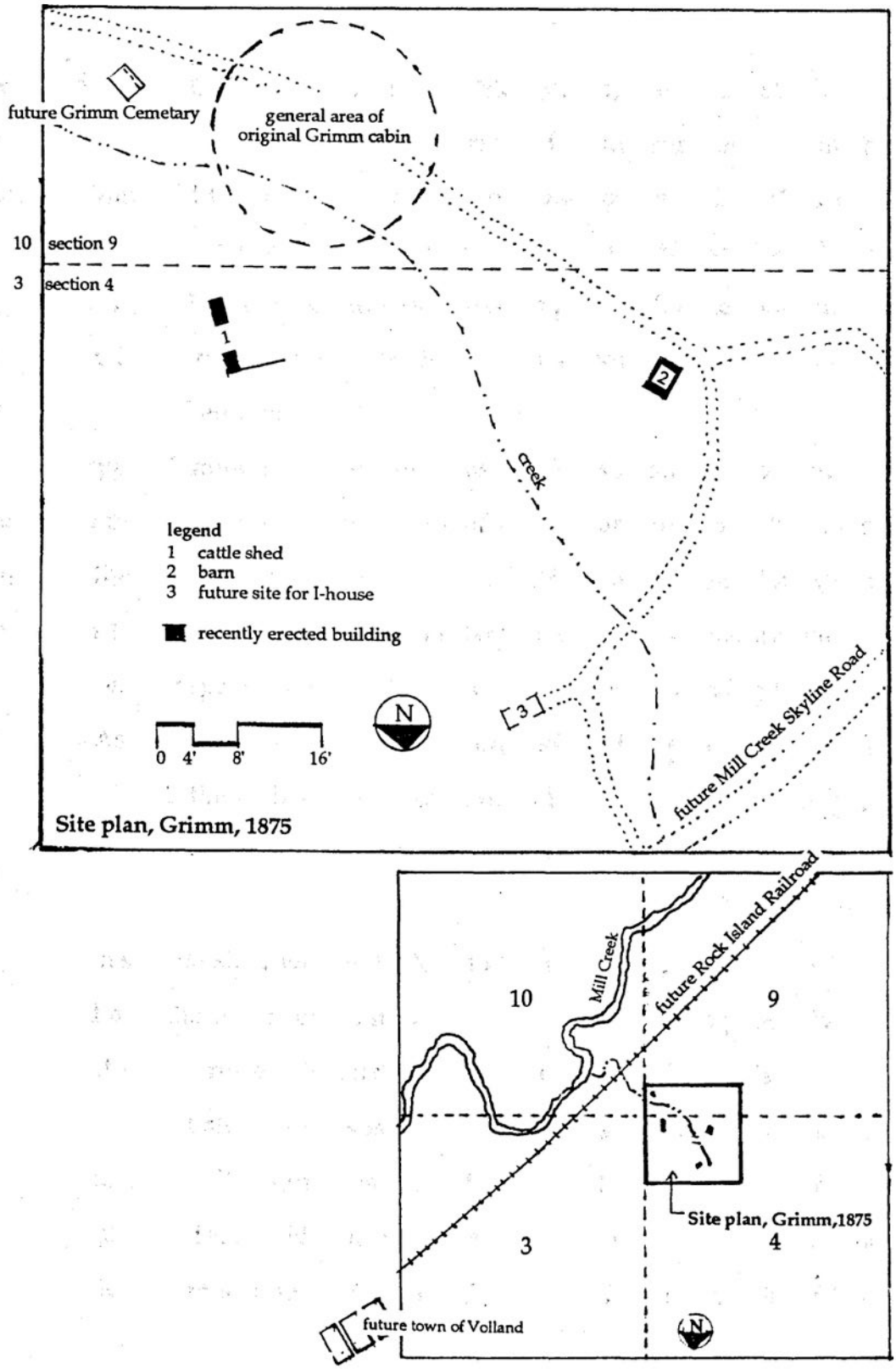


Figure 3.2 Site plan, portions of sections 3, 4, 9, 10, circa 1875

for cattle.[4] Henry Grimm's very large cattle lean-to, the cattle shed, was located along a stone wall, a common form of fencing for this area in the 1880s. Custom held that farmers were responsible for controlling their own stock to protect the property of others from damage. The Kansas Legislature passed a law in 1867 giving a bounty of five cents per rod for the construction of fences in the form of stone and hedges to encourage landowners to physically contain their livestock.[5]

The type of stone fence Grimm constructed was similar to common stone fences in rural Pennsylvania. The walls were constructed of limestone taken from the land which would be cleared before cultivation. The stones were laid in two parallel rows, with the largest stones toward the bottom, filling in the center spaces with smaller stones with height varying from two to six feet. As is the case with Henry Grimm's stone fence in the southeast corner of section 4, the wall was not continuous but was used to fill in gaps within narrow ridges and low spots to form enclosed areas (Figures 3.3 and 3.4).

Grimm's cattle shed was built close to the new barn, early homestead, farm ground and the center of his newly acquired land. It was probably one of the earliest structures on the site. The length of the cattle shed's partially embanked northeast stone wall was ninety feet with a width of enclosure at eighteen feet. The wall height was six and a half feet with the height of the gable at thirteen feet. Hewn timbers formed vertical supports at approximately sixteen feet on center along the length of the shed (Figure 3.5).

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[4] Roe, Keith E., Corncribs in History, Folklife and Architecture, (Ames: Iowa State, 1988), 15.
[5] Thierer, J., 4.

Figure 3.3 Stone wall forming enclosure for cattle shed and corrals

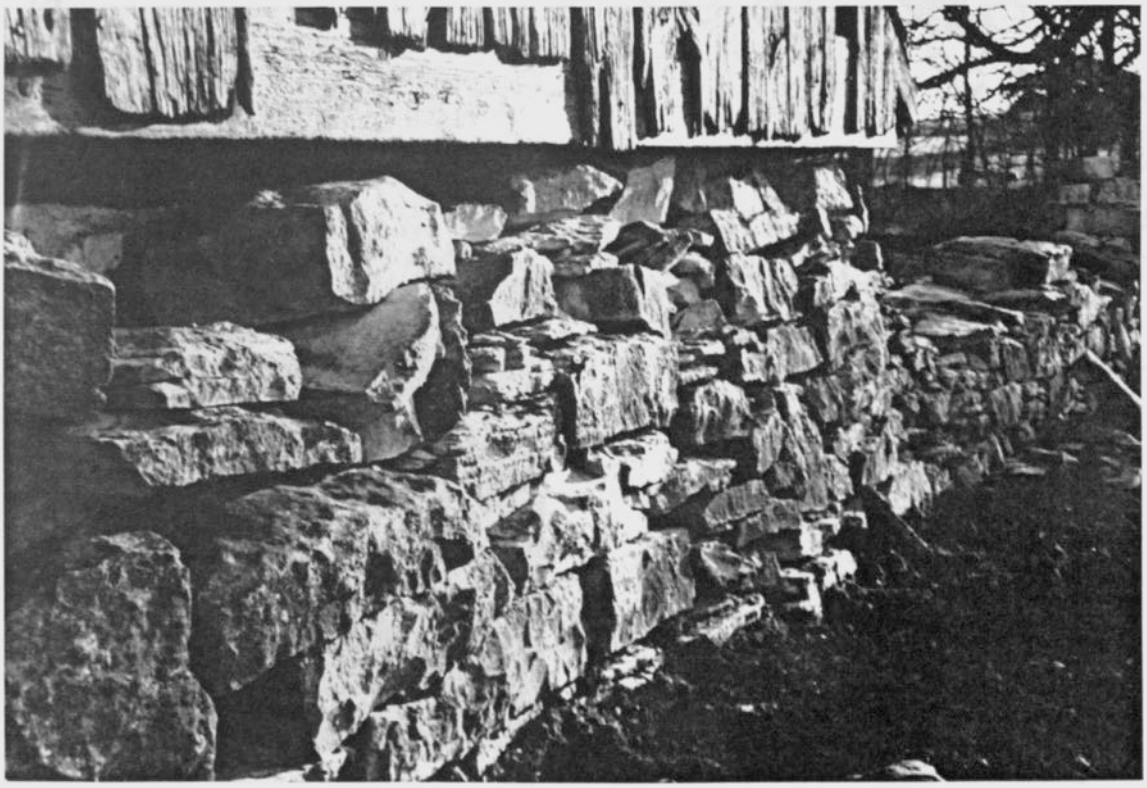
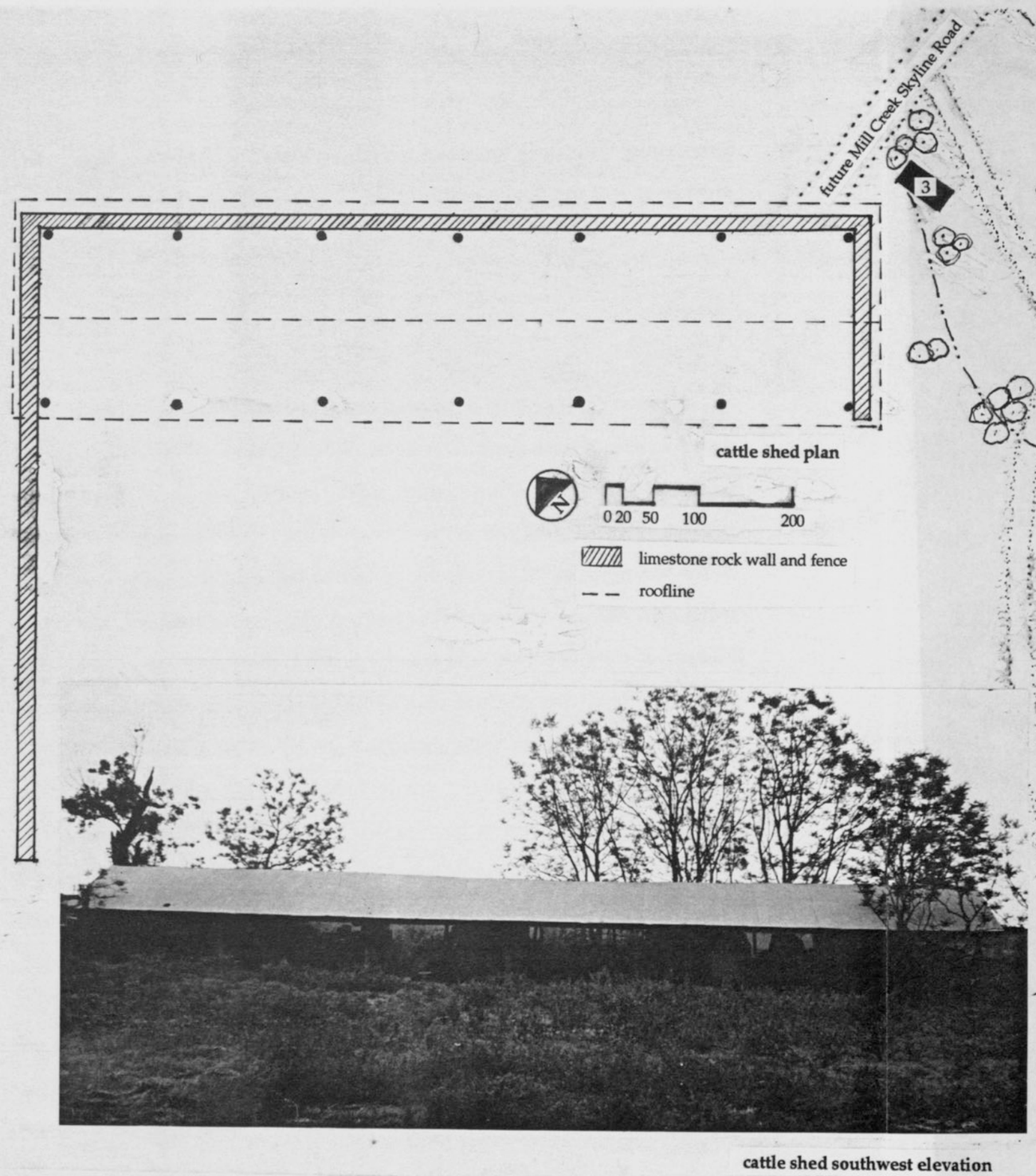


Figure 3.4 Detail of stone wall construction.



cattle shed southwest elevation

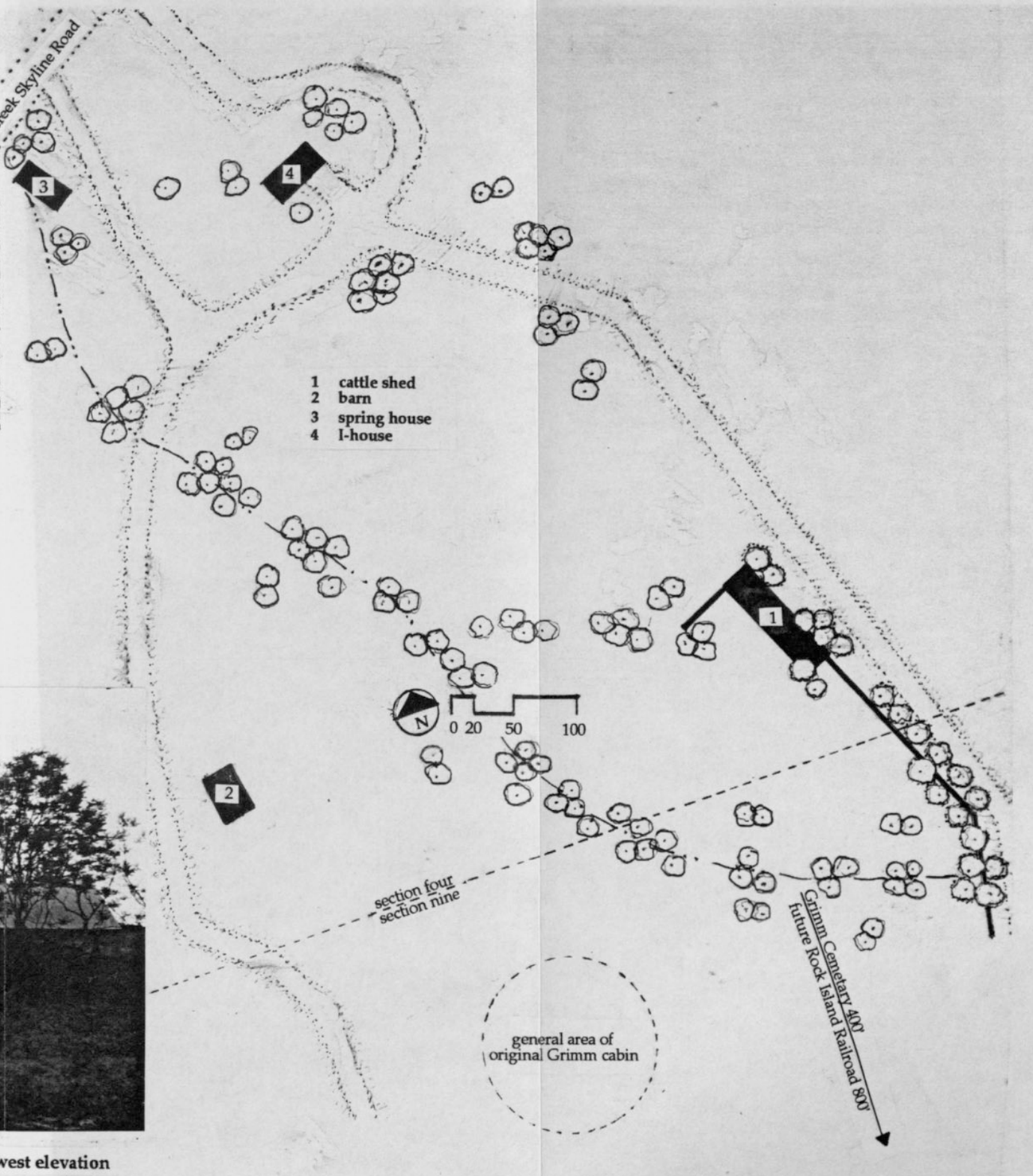


Figure 3.5 Initial buildings site plan, plan and photo of cattle shed

This would have easily given minimal but adequate protection to his cattle herd which grew from thirty-five to one hundred and thirty-two head from 1875 to 1885.

The Barn

Henry Grimm's barn appears to have been built in three sections. The first construction, the central portion, housed Grimm's draft horses and their feed in the hay storage above. This central portion was a rectangular structure of approximately forty by twenty-seven feet with the gable running the length of the structure and entries on the short sides to north and south. The stone foundation and walls reached seven feet above grade with board and batten wood construction above what is now obscured with corrugated aluminum to protect the decaying wood members (Figures 3.6, 3.7, and 3.8). Longitudinal beams rested on eight approximately nine-inch square timber posts creating twelve bays. The plan (Figure 3.9) of the lower level consisted of eight stalls, with the southeast stall serving as a tack room for saddles, blankets, head stalls, bits, and old draft horse harnesses. Mangers flanked the two outer walls with feed boxes for oats mounted on top of the mangers in the corners of each stall (Figure 3.10). The first floor ceiling joists rested on the longitudinal beams and side walls. The second level hayloft was reached by a ladder as well as by two upper-floor door openings at each end. Each side wall was pierced by four small vertical two feet by 8" openings (Figure 3.11).

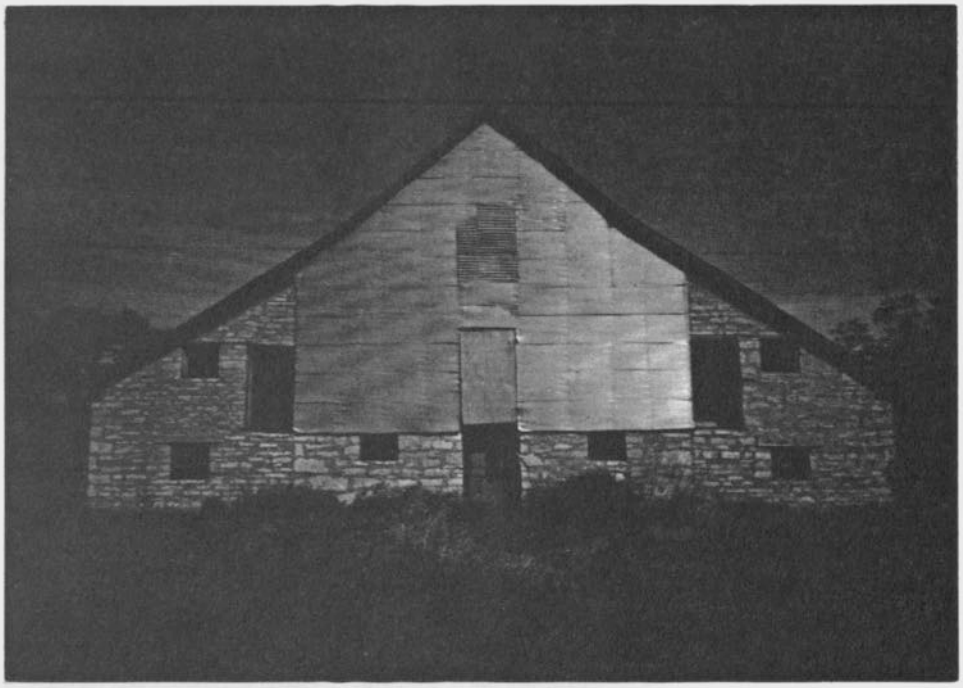


Figure 3.6 South elevation, Grimm barn

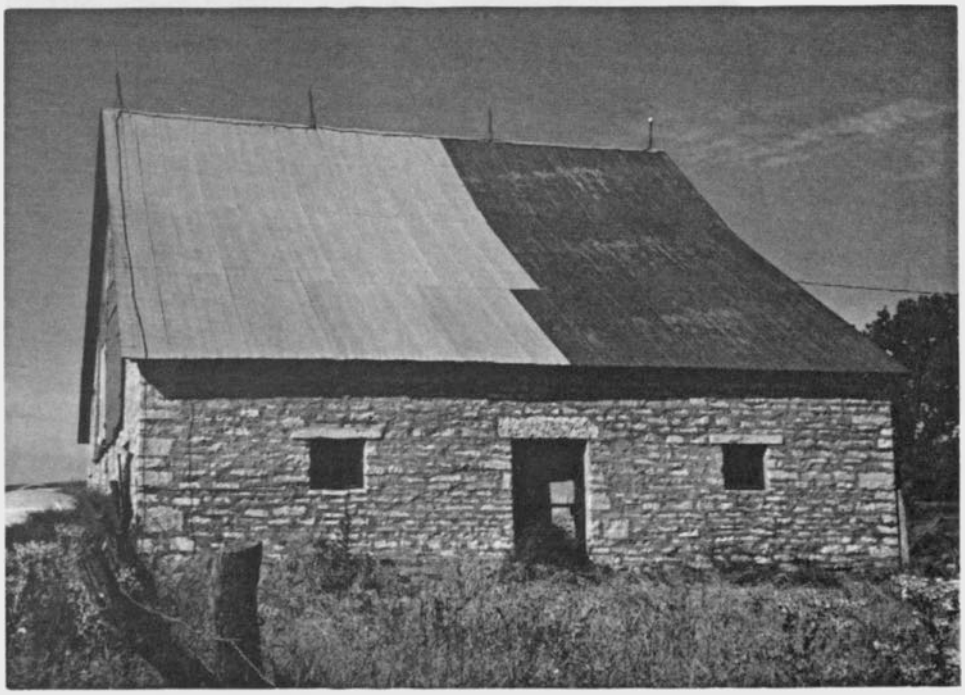


Figure 3.7 East elevation, Grimm barn

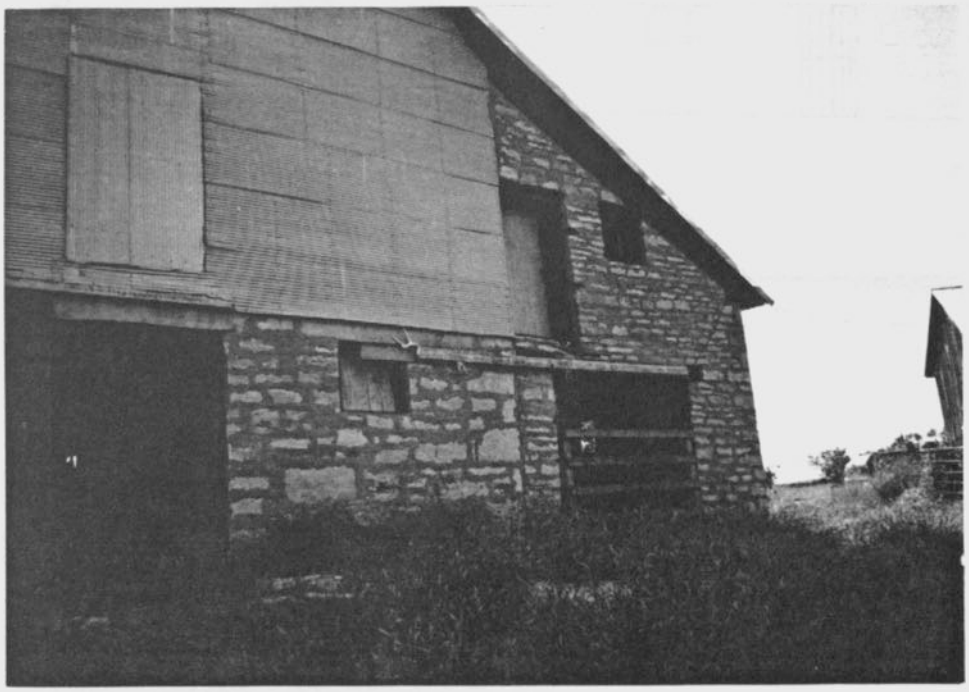
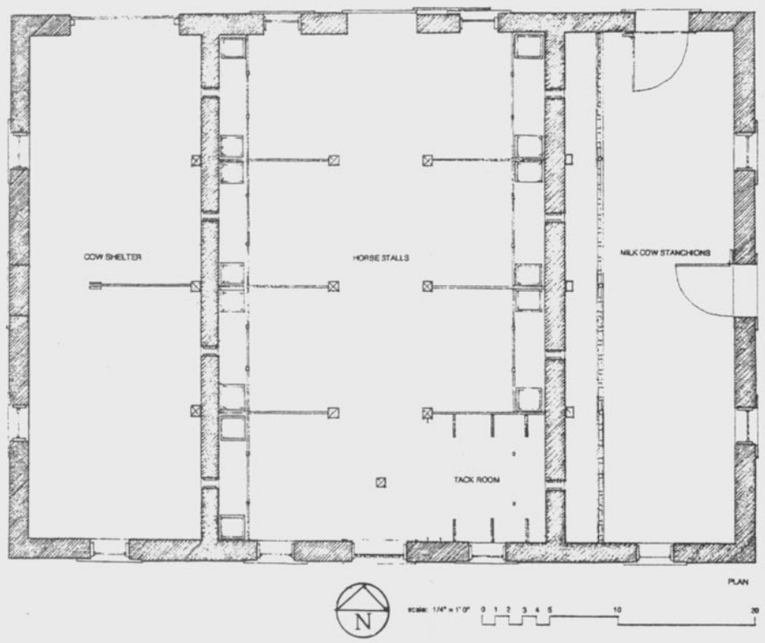
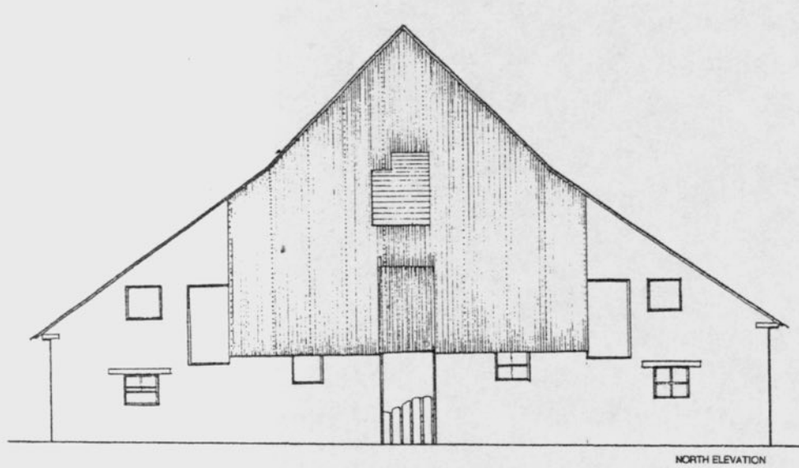


Figure 3.8 North elevation of barn showing livestock openings and aluminum-clad wood





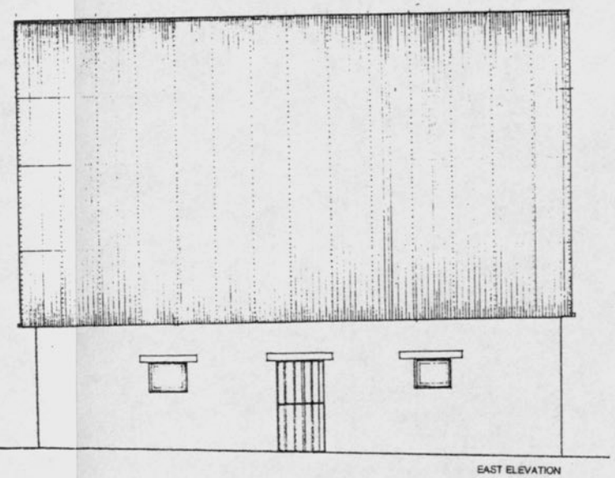


Figure 3.9 Plan and elevations of Grimm barn

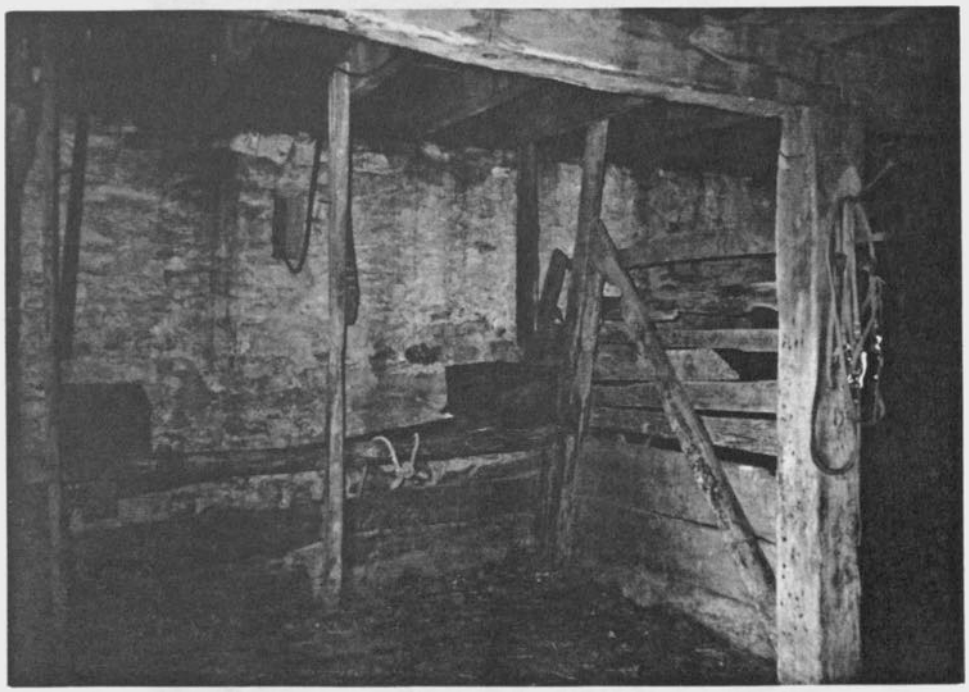


Figure 3.10 Feed bunks and small wall openings, central Grimm barn

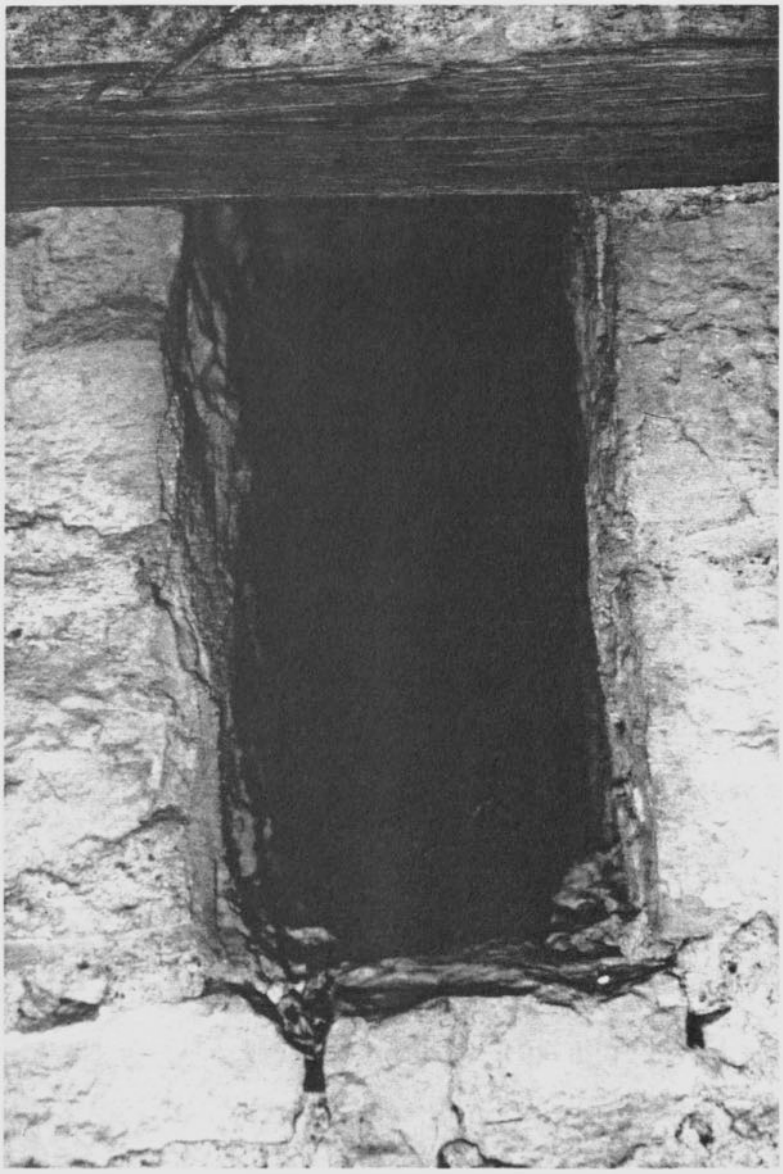


Figure 3.11 Detail of small vertical wall openings in central portion of Grimm barn

The stones on this central portion of the barn were large and of irregular size in relation to those of the side additions. Stone lintels over the door and window openings were dressed, but not as equally proportioned or as uniform as those of the side wings. The floor of this central portion consisted of very large, three feet square and larger, limestone blocks (Figure 3.12). It appears that the builders either dug down to hit a portion of rock in order to make that the floor, or they purposely set these huge 'pavers' into the floor of the barn. They give a smooth surface with dirt "grouting" that was easily swept clean.

While the need to shelter Grimm's draft horses motivated the construction of his initial barn, the two later side additions provided extra indoor protection for his other livestock. The east wing had stanchions for twelve cows to be held and milked (Figure 3.13). The west wing had a partition dividing it into two areas which could have been used as additional horse stalls, for sick cattle, or as a birthing area in inclement weather (Figure 3.14). The structural systems of both consisted of timbers with diagonal supports carrying a large, longitudinal beam. This allowed adjustment of the ceiling height in these two wings to be slightly lower, giving more room to the loft space above. Upper-floor joists rested on this beam and on a portion of the interim eighteen-inch thick side walls as the exterior side walls continued up to an eave height of eight feet and three inches. There is no demarcation of the second-floor height on the exterior walls of the additions. This lowered ceiling gave a minimum of two clear feet at the low sides for storage of hay bundles (Figure 3.15). The entire ground level had mortise and

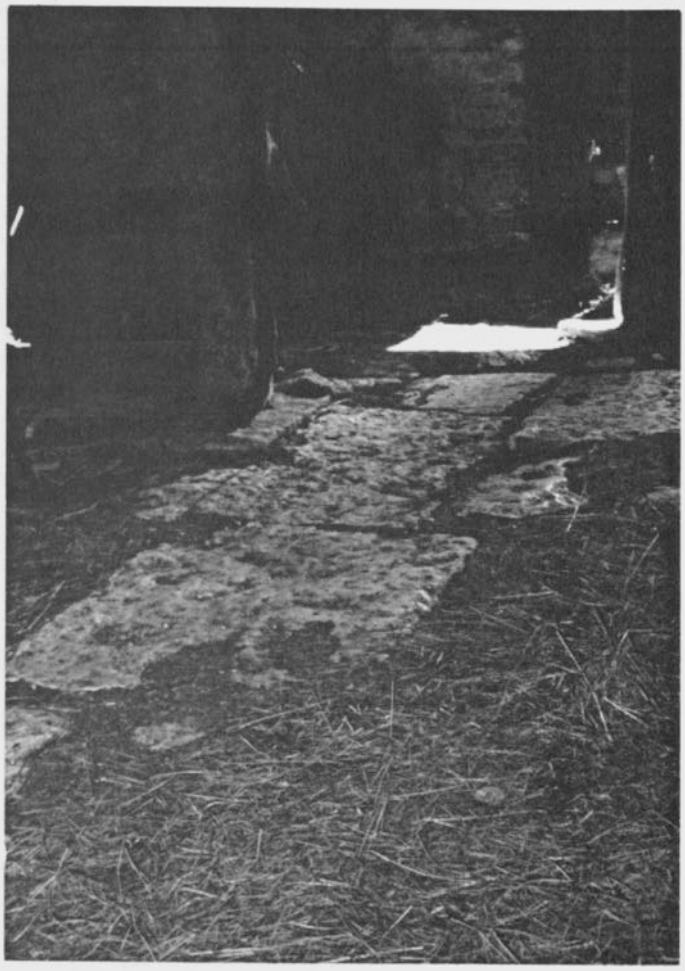


Figure 3.12 Limestone paving and view of tack room, central Grimm barn

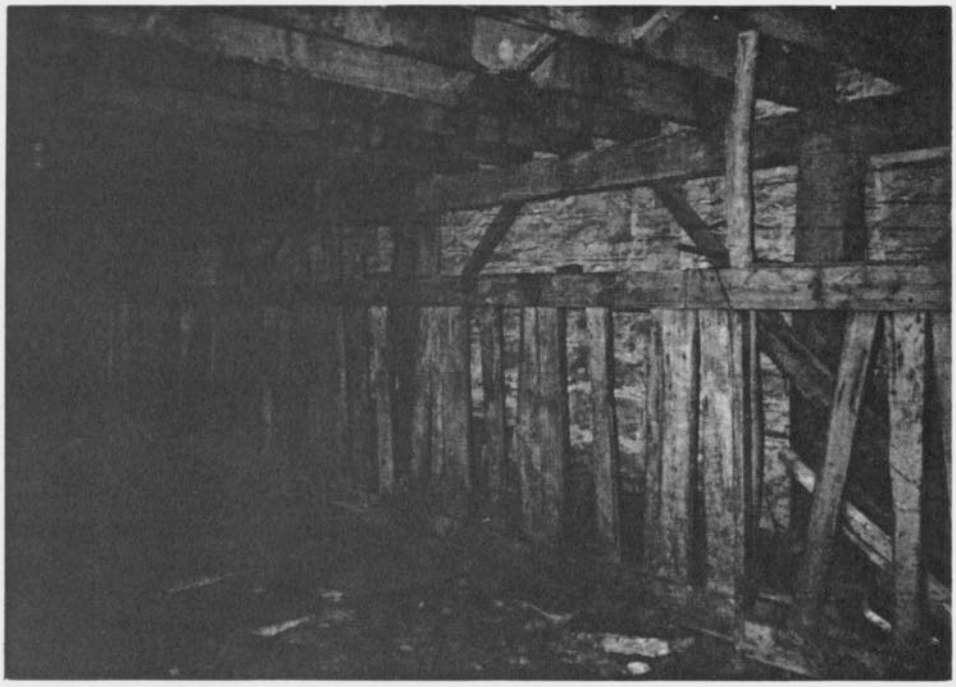


Figure 3.13 Stanchions, east wing of Grimm barn

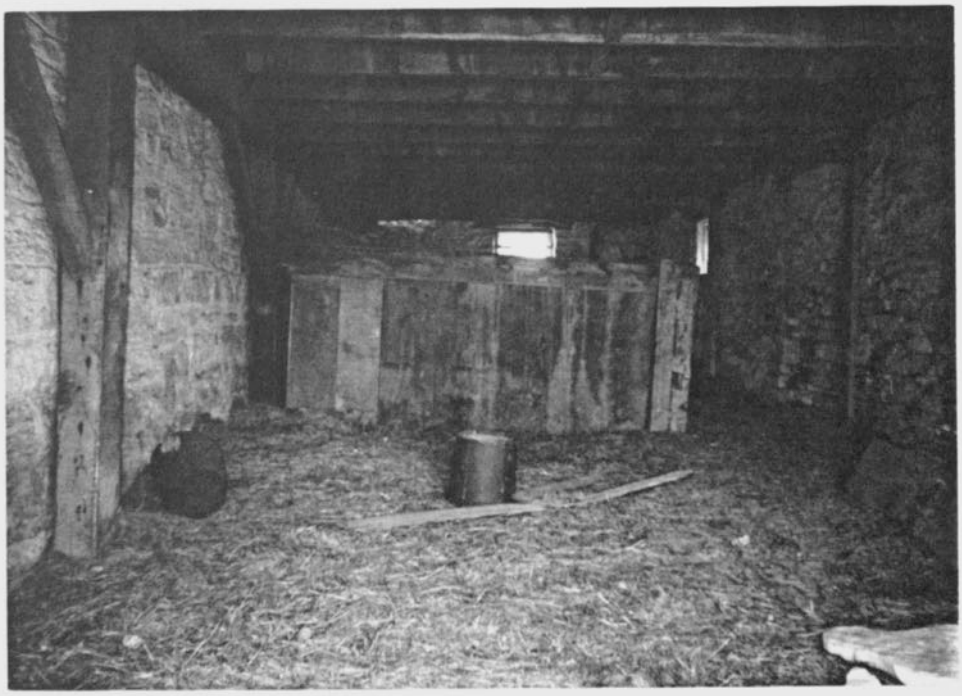


Figure 3.14 Cow shelter, west wing of Grimm barn

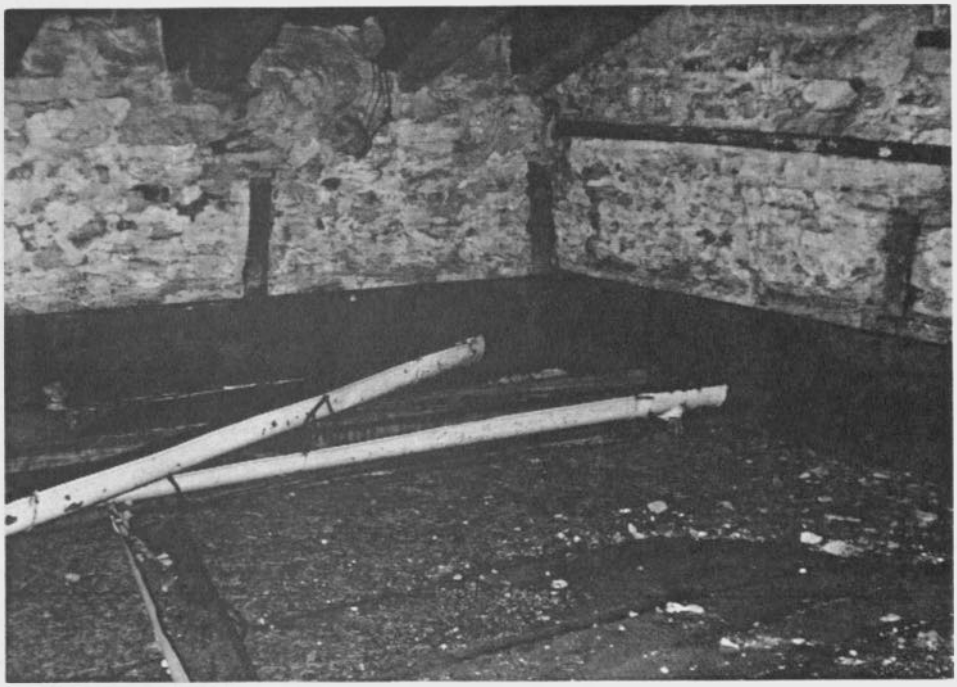


Figure 3.15 Upper west wing hay storage, Grimm barn

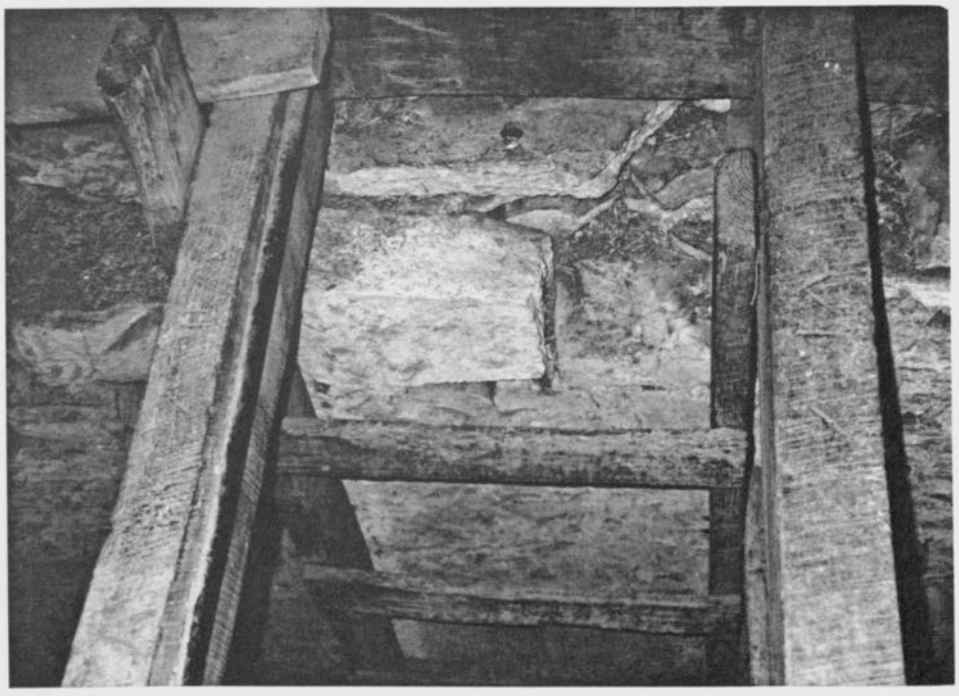


Figure 3.16 Top of interior rock wall of Grimm barn showing wrought spike and mud nogging where ladder reaches second level

tenon joint construction. The inner stone walls were secured periodically with concrete spikes and hay and mud nogging filled the interior cracks (Figure 3.16). There is now a double roof structure (Figure 3.17) as a new roof was built on top of the old rafters that failed. The original deteriorated skip sheathing, still present at the top of the barn, was no longer adequate bracing against winds. Therefore, all new angle bracing supports the new (Figure 3.18) roof and provides lateral stability. The joists were numbered, indicating that they were tied to a plan, and saw marks are evident on some members (Figure 3.19).[6] There is no ridge pole to support a hayrack in the upper level.

In simplified form, Grimm's structure could be described as a type of Dutch barn constructed of stone. The Dutch barn is a New World invention created by separating the living and farm spaces of a house barn into "an aisled anchor beam structure three and four bays long, entered from the gable end."[7] The central area did not have a threshing floor at ground level but did have hay storage above, accessible through a ladder opening (Figure 3.20). The side wings had a form of aisle, were entered through gable-end doors (Figure 3.21), and had additional crop storage spaces above. The central portion necessitated minimal use of dressed stone due to the small size of sidelights with no lintel, yet it had adequate illumination with large north and south openings until the side wings were added. The side wings reflected more refined building materials and techniques. Masonry end walls at gable ends increased the appearance of solidity and permanence and conveyed the

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[6]Allen, Edward, Fundamentals of Building Construction: Materials and Methods, (New York,:John Wiley & Sons, 1990), 125. The water powered sawmill enabled wood members to be dimensioned and cut mechanically rather than by hand and are evident with saw marks of a powered circular saw.
[7] Upton, Dell, America's Architectural Roots, (Washington, D.C.: The Preservation Press, 1986), 51.

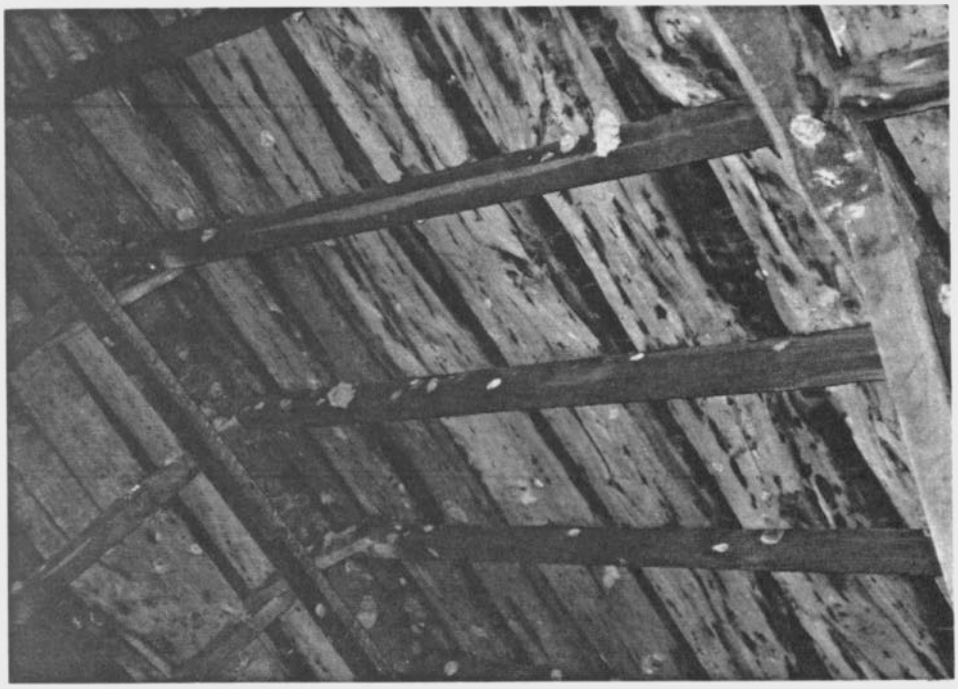

Figure 3.17 Double roof structure, Henry Grimm barn

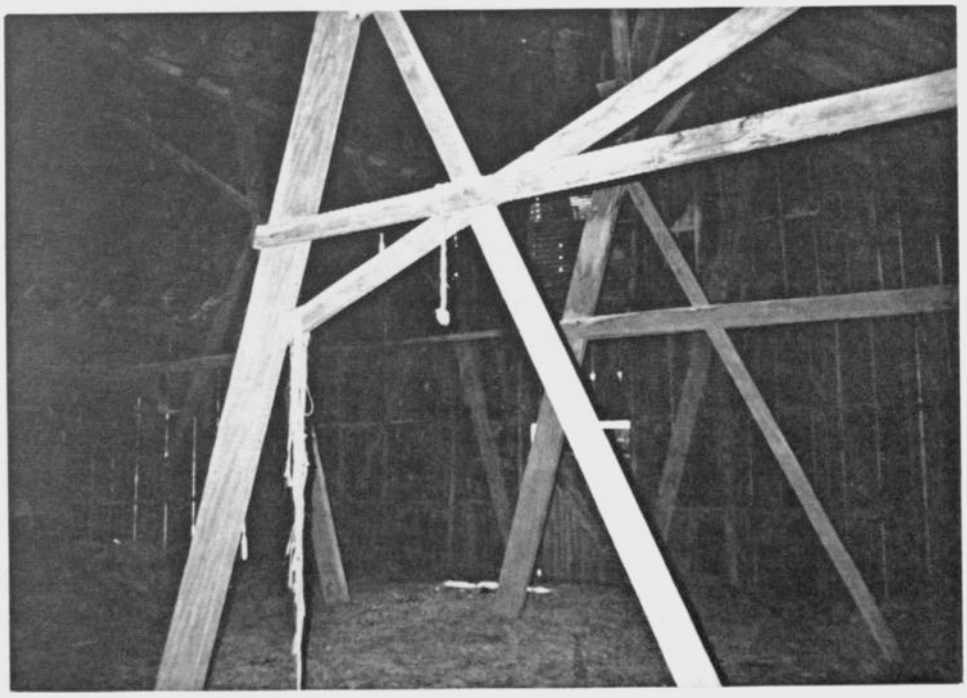

Figure 3.18 New angle bracing to roof, upper level of Grimm barn

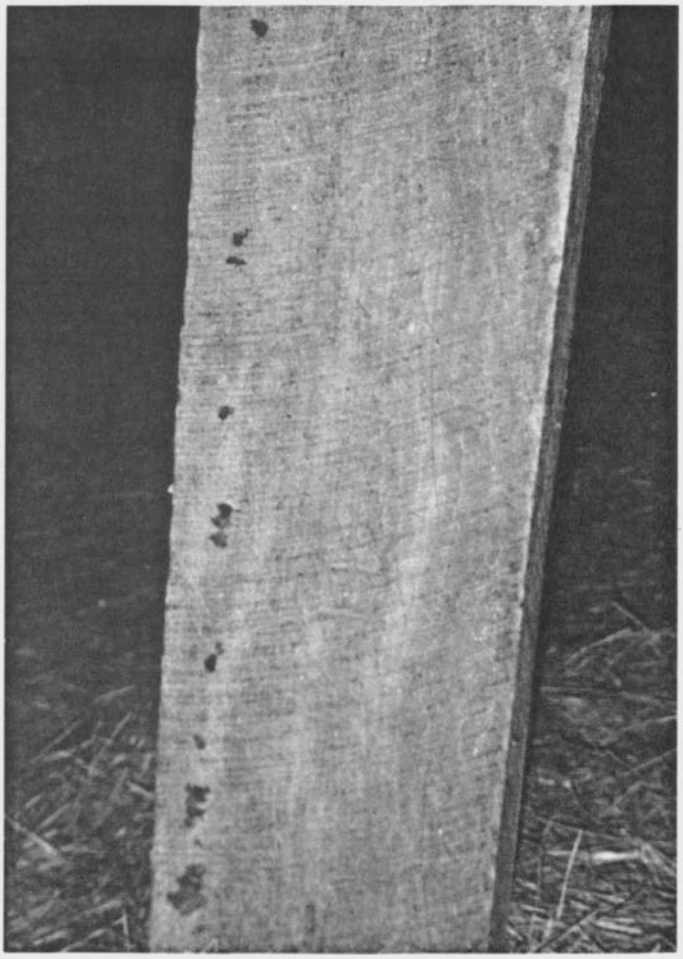

Figure 3.19 Circular saw marks and number on member, upper level, Grimm barn

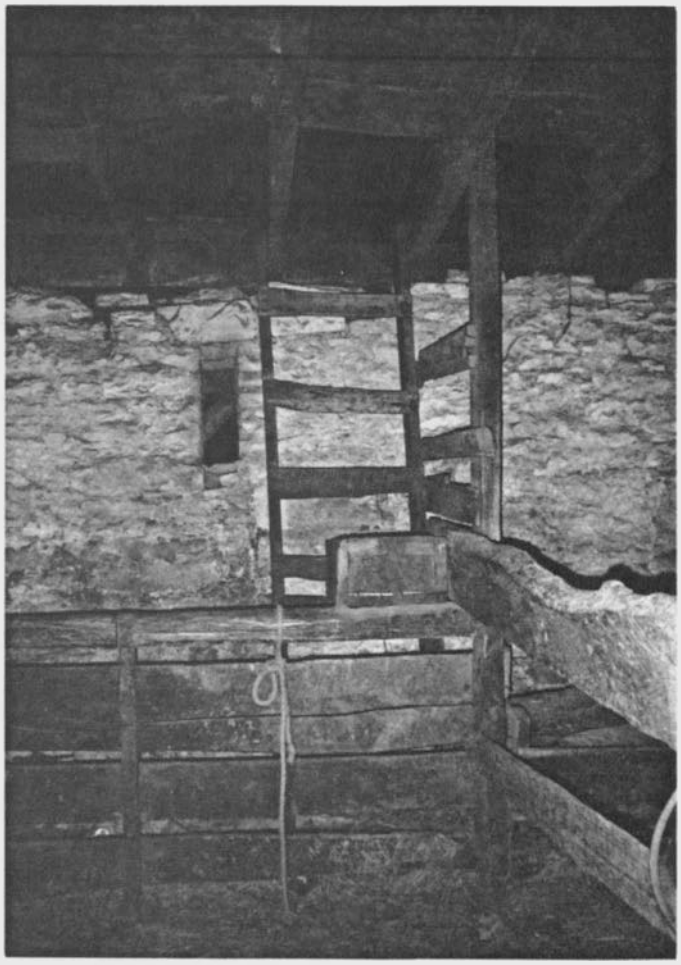

Figure 3.20 Ladder to upper level and feed boxes, Grimm barn

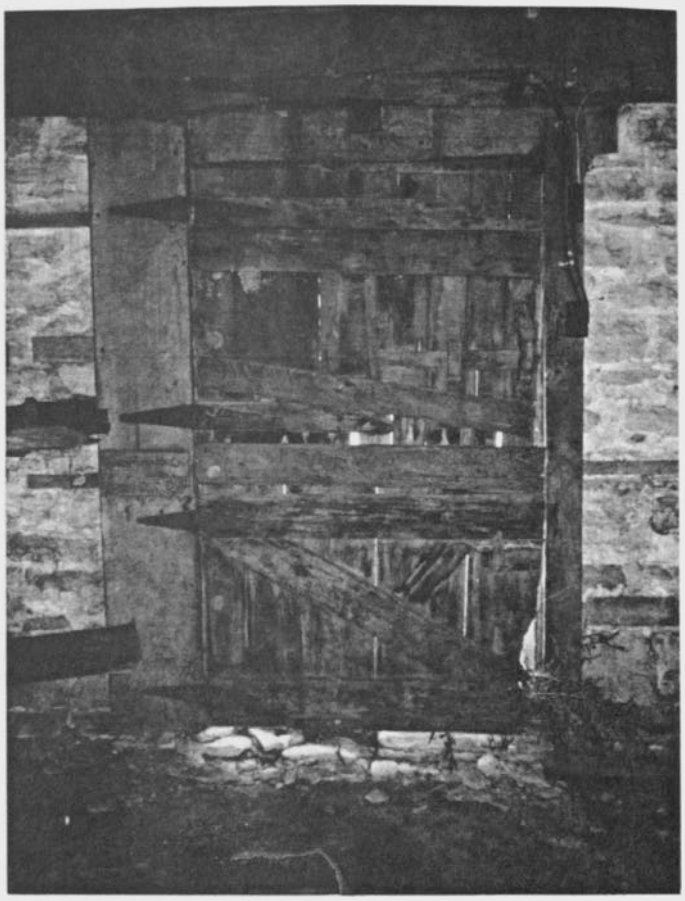

Figure 3.21 Detail of gable-end door to dairy stanchion side wing

importance of stone as a material representation of position so symbolically important within this community as well as in German culture.[8]

The I-House

Henry Grimm's I-house is the second known I-house built in the Washington Township area. The first I-house in the region was built by William Fixx, of German descent but American-born, who arrived from Berks County, Pennsylvania, in 1856, one year before Henry Grimm. Fixx built his first permanent home with the high-style Georgian characteristics as seen in their stone interpretation by Pennsylvania Germans from his childhood. After Fixx built his house, the house type was repeated throughout the area, more consistently within the German community around Alma than any other of the more homogenized communities of Wabaunsee County.

The I-house is a house type that was first recognized in Indiana in 1930 and linked to a Mid-Atlantic source area. This house type also appeared in Louisiana, Kentucky, Illinois, and Missouri, North Carolina and throughout the Upland South and north of the Ohio River.[9] The basic elements of the I-house include gables to the side, at least two rooms in length, and two full stories high. I-houses are often found in association with economic success in an agricultural community.[10]

Edward Chappell's essay, "Acculturation in the Shenandoah Valley: Rhenish Houses of the Massanutten Settlement" examines Valley Germans in

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[8] Weaver, William Woys, "The Pennsylvania German House; European Antecedents and New World Culture," Winterthur Portfolio (Winter 1986), 244.

[9] Kniffen, Fred B., "Key to Diffusion", 7-9. Kniffen also examines the history of the evolution of the plan, showing how it has grown out of a variety of housing types including the old English unit of one room and end-chimney, the extension of the unit log house, and roofing over the intervening space of a dogtrot. The form combined these house types with Georgian symmetry in the door and window placement.

[10] Ibid.

Page County, Virginia from 1725-1850[11] and partially explains the origin of the I-house type in Wabaunsee County, Kansas. Chappell notes that by 1830, German-Americans had begun to absorb the Anglo-American English culture. The two most obvious examples of this were the rejection of their native dialect and rejection of the *flurkuchenhaus,* (even though these houses had been enlarged and adapted to reflect their awareness of the Georgian plan). He writes "it can be argued that the tenacious adherence to the I-house form in the Valley housing revolution represents a conscious replacement of the symbols of the old ethnic culture" and goes on to argue that for the Germanic people in the Valley, the I-House provided highly visible evidence of at least partial entrance into an acceptable regional culture.

The I-house was less important to the relatively homogenous population of eastern Virginia. In the second half of the 19th century, there was a similar concentration of German population in the area of Wabaunsee County around Alma which is perhaps the reason for the overtly Georgian house statement by so many people in one area. When driving through the Flint Hills and other Wabaunsee County communities today, it is evident that a single house type dominates this community.

Henry Grimm began construction of his house in 1879 as described in the property taxes paid on the eighty acres in the south half of the southeast quarter of section four,[12] and the completion date of 1880 carved into the second floor central window lintel. Skilled local stonemasons in the area built the rectangular portion of his house with the rear kitchen ell added on

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[11]Chappell, Edward, "Acculturation in the Shenandoah Valley: Rhenish Houses of the Massanutten Settlement," Common Places ed. Dell Upton and John Michael Vlach, (Athens, University of Georgia Press, 1986).

[12] Appendix B contains Table for Tax Roll information and index of percentage of change for table.

several years later. Though little is known about construction from physical documentation or records, an often repeated story about this ell addition[13] reveals Grimm's strong opinions regarding aesthetic preferences in his house. While the ell was under construction, Grimm went to Council Grove to get additional material for the roof. Upon his return, he found the rafters to be one foot lower in the ell than in the main part of the house. Though this would have been a common handling of the perpendicular addition, Grimm had the workmen tear it down and rebuild it in order to keep the gables and roof lines consistent. This created a fully symmetrical side facade as seen in the side elevation of Figure 3.22 which is less common and unique to the I-houses shown in Table 3.1.[14]

The exterior characteristics of the Grimm I-house show the particular care taken in this home's construction (Figures 3.23 and 3.24). Coursed fieldstone was the masonry unit with quoins used to form strong corners on the walls.[15] Dressed stone was used for the segmental arch with center keystone, or voussoir, where forces met to span the window opening. Dressed stone sills sloped outward to shed water from their surface.

The plan of the house included a central passage (Figure 3.25). It can be assumed that the downstairs northeast room was used as a parlor with two rooms across the hall, and two sleeping rooms on each side of the hall on the upper floor. The small room at the rear on the ground floor had a kitchen in the 1920s with stone hearth and chimney in the location where the brick

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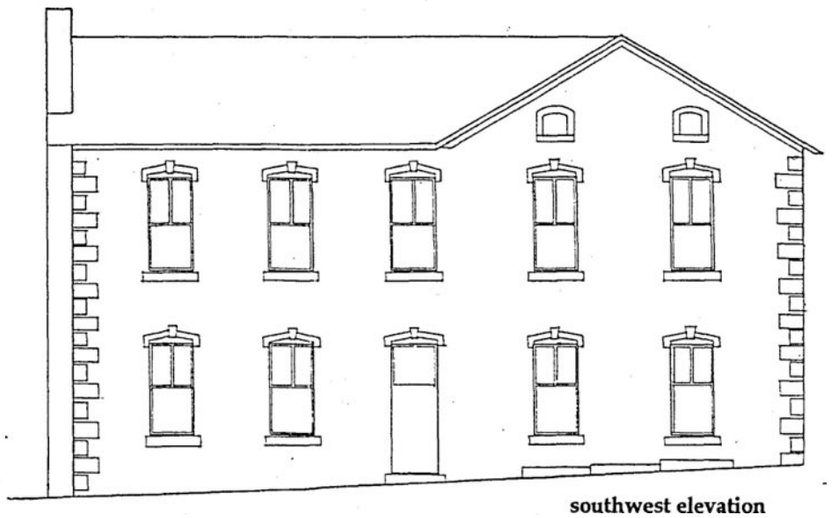
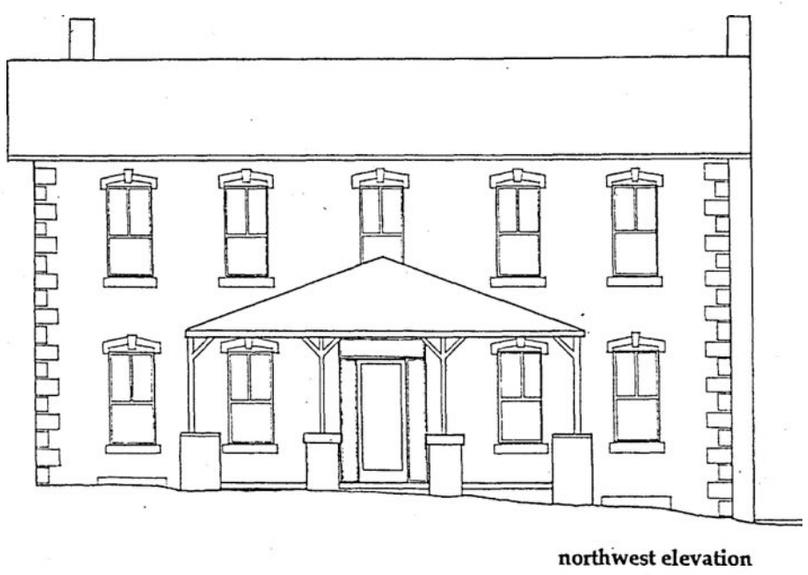
[13] William Schultz, interview by author, Tape recording, Schultz Ranch, 14 October 1994 and Leland Schultz, interview by author, Tape recording, Schultz Ranch, 11 November, 1994.
[14] Drawn elevations show existing Grimm I-House, 1995.
[15] Quoins give visual corner reinforcement to the wall, but are also give structural reinforcement to a weak masonry material such as fieldstone.





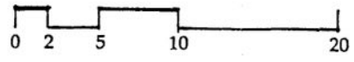


Figure 3.22 Current elevations of original Grimm I-House

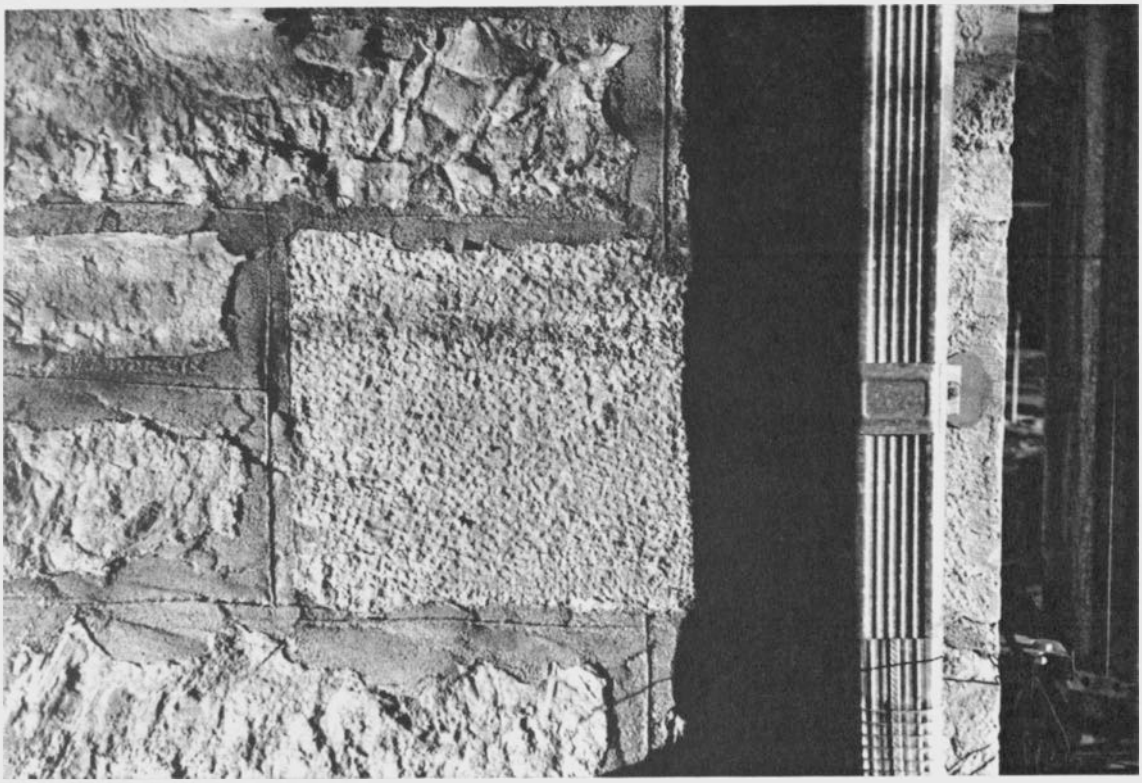


Figure 3.23 Detail of sparrow pecked quoins with tooth-axed edges

Figure 3.24 Detail of stone lintel with keystone

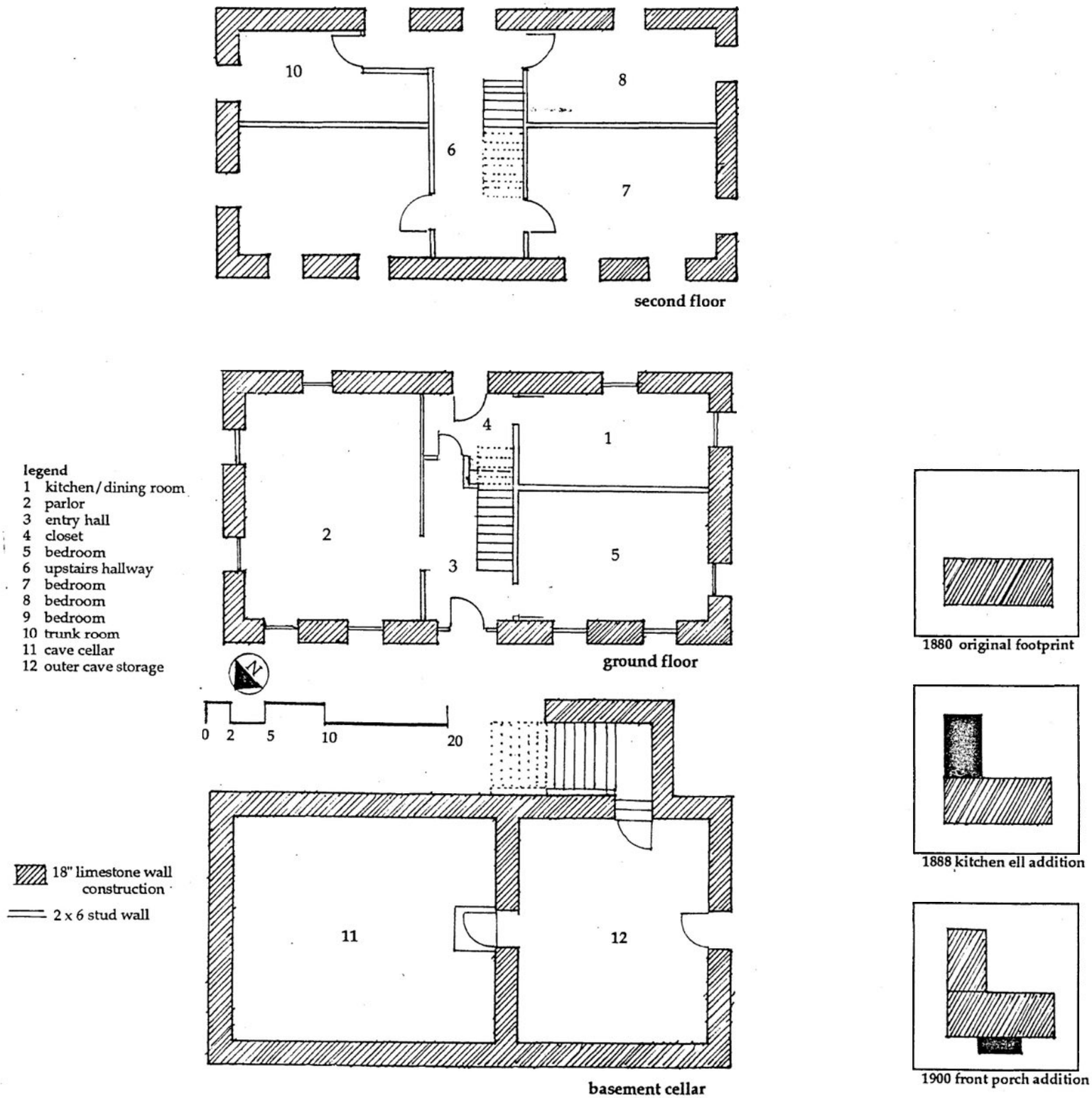


Figure 3.25 Plan of Henry Grimm I-house, 1880-1905

chimney is now found.[16] There was a house cellar below the southwest wing reached by steps from the rear of the house. Within this room, stone steps lead back to an inner arch cellar or *g'welb Keller* (Figure 3.26 and 3.27).[17] These cave cellars were used to store and preserve foods year-round. They afforded protection from moisture and frost during the winter months when the spring house could not be used. The arch cellar provided proper storage of summer garden fruits and vegetables, milk products, barrels of fermented liquids such as vinegar, wine, beer and meats. When this relatively large cellar of eighteen feet by twenty feet was kept free from circulating air with a tight-fitting door, internal temperatures could be maintained at sixty degrees. Grimm showed only a $20 value for horticultural products marketed in 1895 indicating that Grimm's goods were produced principally for his own needs.[18] A $200 income for these types of goods was shown in 1905 which possibly reflected efforts of his son George's young wife Sarah, raised in Wabaunsee County, to market some excess agricultural products of the homestead.

In 1880, Henry Grimm's family consisted of his wife and nine children, eight of whom lived at home (see Table 3.2).[19] If only one downstairs room was used for sleeping quarters, this left at least 8 inhabitants for the four upstairs rooms. Some of Grimm's children might have been living in the room above the spring house and perhaps in the original log house. Later addition of the kitchen ell did add a large bedroom upstairs but

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[16]Horne, Millard Jennings, interview by author, tape recording, M. Horne residence, 4 November 1994.
[17]Long, Amos, Jr. "Pennsylvania Cave and Ground Cellars," Pennsylvania Folklife 11 no. 2 (Fall 1960): 37. 38.
[18]This line was eliminated from the edited Table 3.2 of agricultural statistics.
[19]Source: Decennial Census of Kansas 1865-1885, (Topeka, Kansas State Historical Society, 1979).

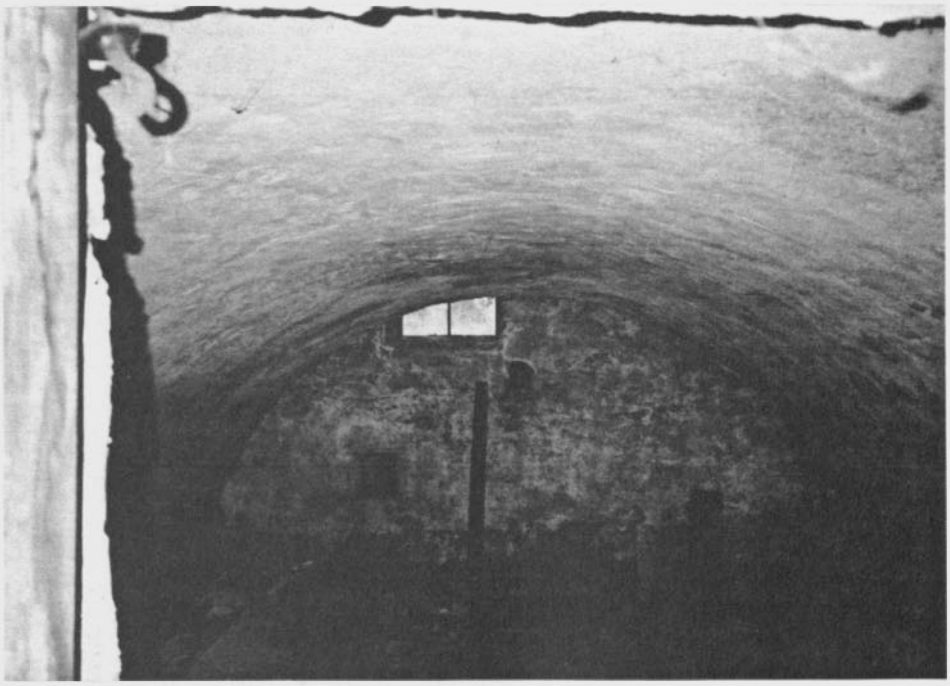


Figure 3.26 Dieball cellar with cooling trough

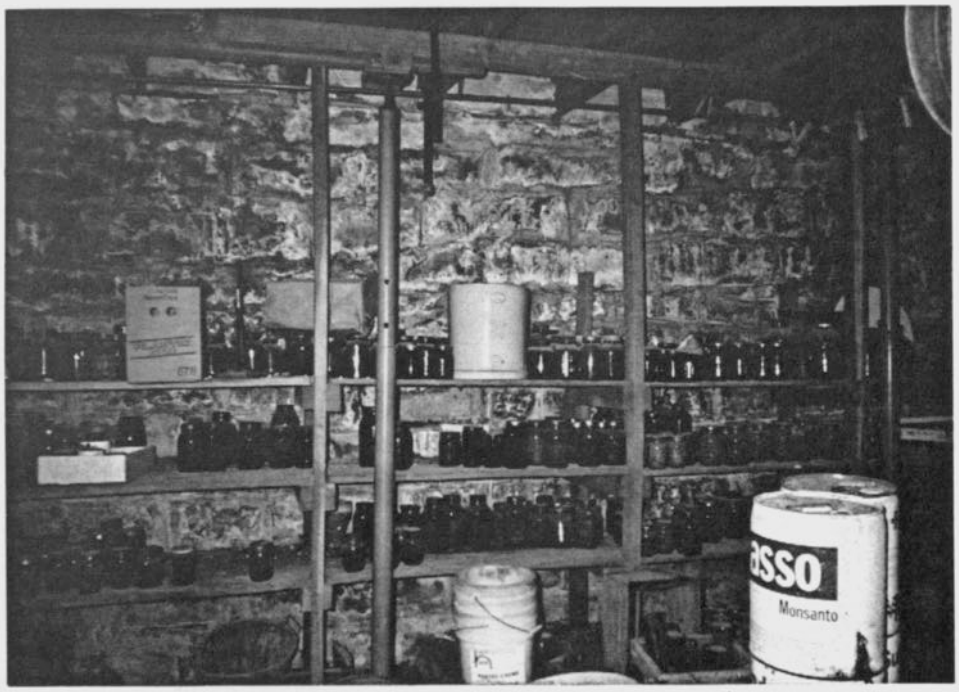


Figure 3.27 Dieball cellar with canned goods on wood shelving

Table 3.2 Occupants of the Grimm farm as listed in the state and federal censuses, 1865-1885

year	name	age	sex	profession	r. est.val.	p.p.value	pl of birth	m stat
1865	Henry Grim	34	M	soldier	$1,000	$645	Wurt.Germ	M
	Caroline Grim	22	F	housewifery			Kentucky	M
	Charles Grim	3	M				Wabaunsee Cnty	S
	Emma Grim	1	F				Wabaunsee	S
1870	Henry Grimm	39	M	farmer	$2600	$1125	saa	saa
	CarolineGrimm	27	F	housekeeper			saa	saa
	Charles Grimm	7	M				saa	saa
	Emma Grimm	6	F				saa	saa
	Rosa Grimm	4	F				Wabaunsee	S
	George Grimm	2	M				"	"
	WilliamGrimm	1	M				"	"
other	Albert Graff	21	M	farmer	$300		Kentucky	?
	Anna Piper	15(18?)	F				Prussia	?
1875	Henry Grimm	41	M	farmer	$2500	$1600	saa	saa
	CarolineGrimm	33	F	housekeeper			saa	saa
	Charles Grimm	13	M	minor			saa	saa
	Emma Grimm	11	F	minor			saa	saa
	Rosa Grimm	9	F				saa	saa
	George Grimm	8	M				saa	saa
	WilliamGrimm	6	M				saa	saa
	Martha Grimm	5	F				Wabaunsee	S
1880	Henry Grimm	49	M	farmer	NI	NI	saa	saa
	CarolineGrimm	37	F	housekeeper	NI	NI	saa	saa
	Charles Grimm	17	M	farm laborer	NI	NI	saa	saa
	Emma Grimm	16	F	at home	NI	NI	saa	saa
	Rosa Grimm	13	F	at home	NI	NI	saa	saa
	George Grimm	12	M	day laborer	NI	NI	saa	saa
	WilliamGrimm	11	M	at home	NI	NI	saa	saa
	Martha Grimm	9	F	at home	NI	NI	saa	saa
	Edward Grimm	5	M	at school	NI	NI	Wabaunsee	S
	Freder. Grimm	3	M	at home	NI	NI	saa	saa
	John Grimm	2	M	at home	NI	NI	saa	saa
1885	Henry Grimm	53	M	farmer	NI	NI	saa	saa
	CarolineGrimm	42	M		NI	NI	saa	saa
	Emma Grimm	21	F		NI	NI	saa	saa
	Rosa Grimm	19	F		NI	NI	saa	saa
	George Grimm	18	M		NI	NI	saa	saa
	WilhelmGrimm	16	M		NI	NI	saa	saa
	Martha Grimm	14	F		NI	NI	saa	saa
	Eddy Grimm	11	M		NI	NI	saa	saa
	Fred Grimm	9	M		NI	NI	saa	saa
	John Grimm	7	M		NI	NI	saa	saa
	Joseph Grimm	5	M		NI	NI	Wabaunsee	S
	Mary Grimm	3	F		NI	NI	Wabaunsee	S

by 1885, Grimm's family had grown by two members and the customary separation of girls and boys again suggests that other structures were probably used as dwellings. In 1885, Charles Grimm, the oldest son, was no longer listed as a member of the household, but by 1900, he had returned as head-of-household for the I-house with his wife from Michigan and their seven children. Henry Grimm was still alive in 1900 and lived in the original log house until his death in 1904. Tax rolls listed assets for the household as those of the Grimm Brothers instead of Henry Grimm beginning in 1903. George Grimm, the second oldest son and fourth-born child of Henry Grimm was listed as head of household in 1905. He resided there with his Wabaunsee-born wife, Sarah, and their six children until 1908 when the property was sold to Lincoln B. Willets.

Spring House

The third of Grimm's early structures was the spring house. It was located west of the I-house and was also aligned with the road. It was a two-level bank structure, constructed into part of an excavated slope over a natural spring and adjacent to the road (Figures 3.28 and 3.29). The upper level was a sixteen by thirty-five foot rectangular room with cupola ventilator over the northwest end as seen in the plan in Figure 3.30. Interior walls have been whitewashed (Figures 3.31 and 3.32). There was a chimney within the southeast gable, but neither upper nor lower rooms have any remaining visible hearth.

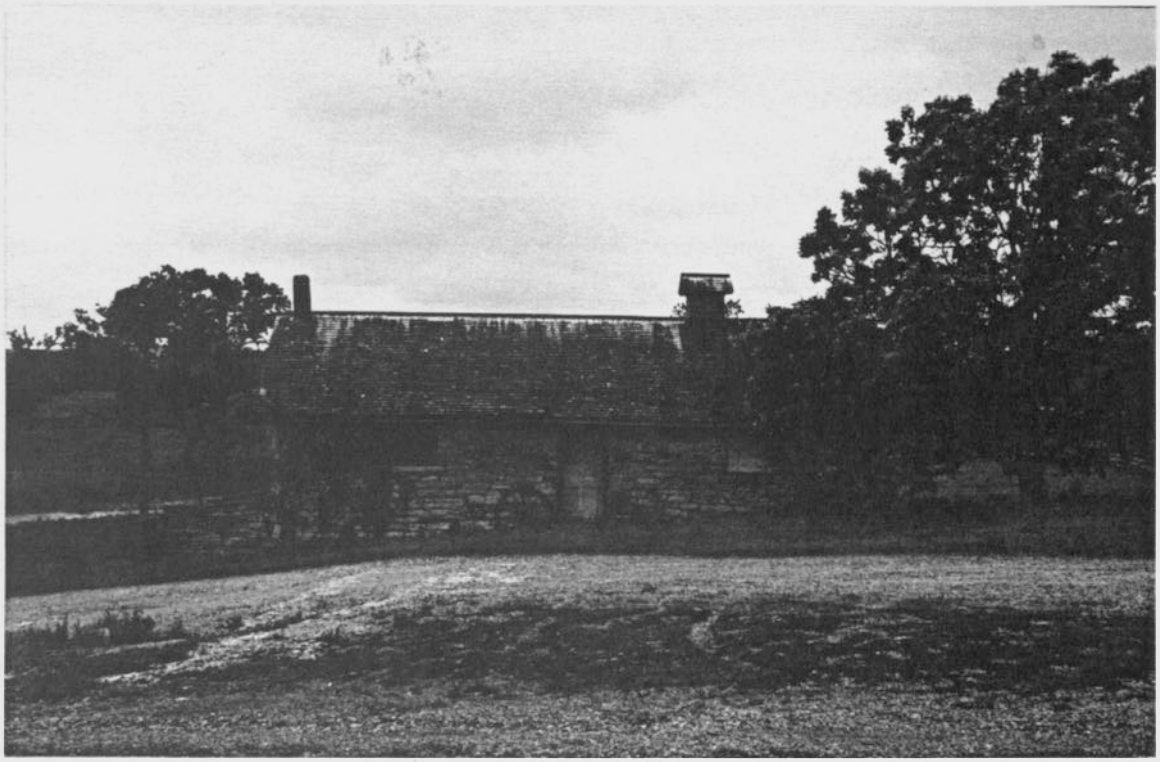


Figure 3.28 North elevation, Grimm spring house

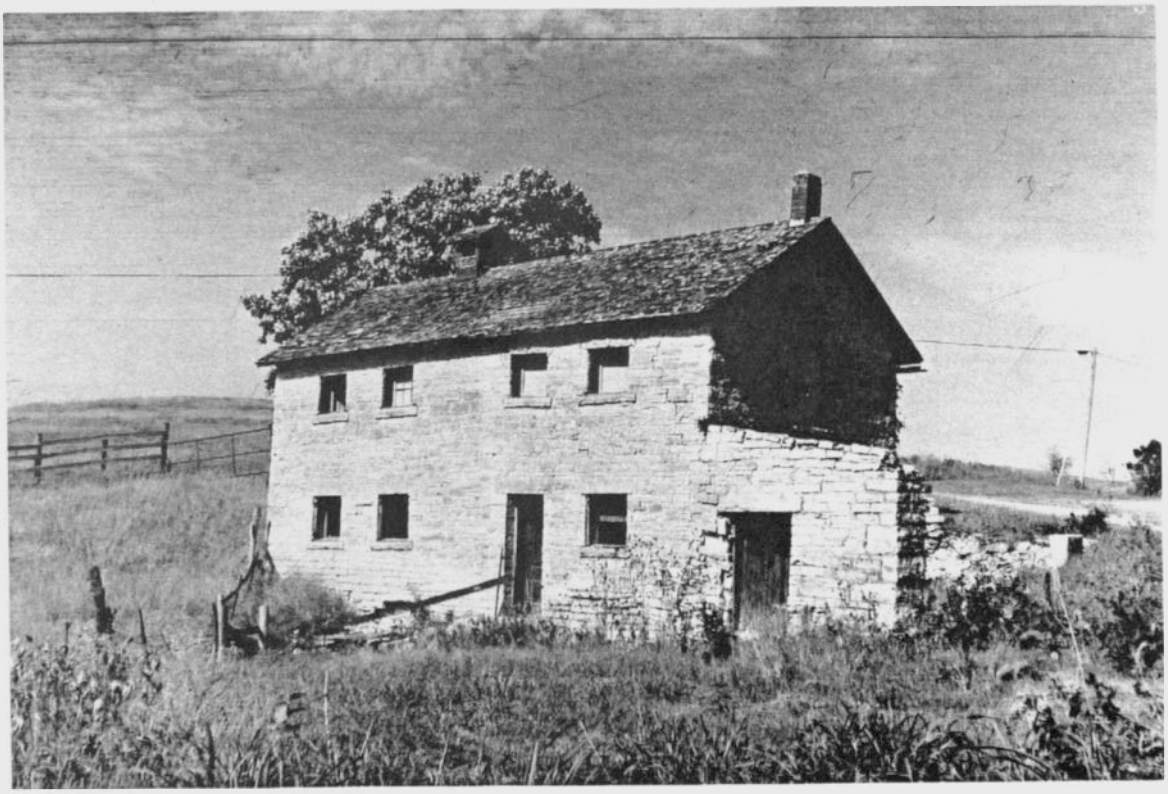
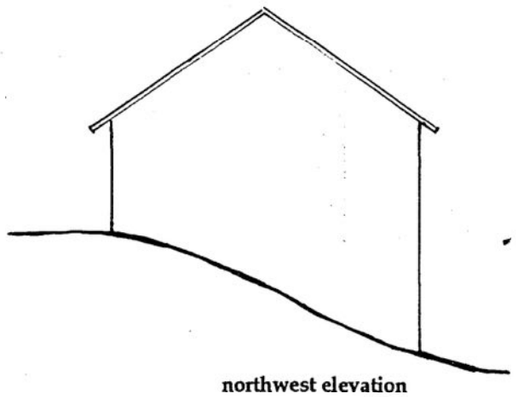
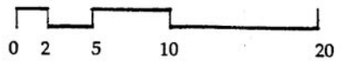
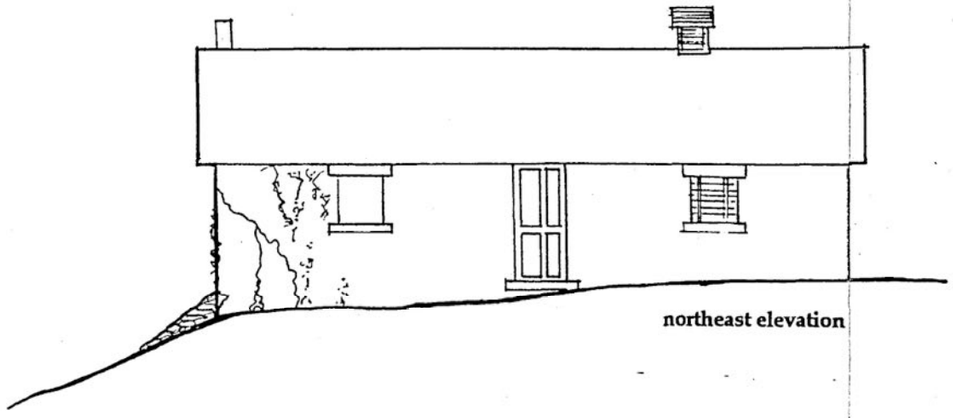


Figure 3.29 South elevation, Grimm spring house

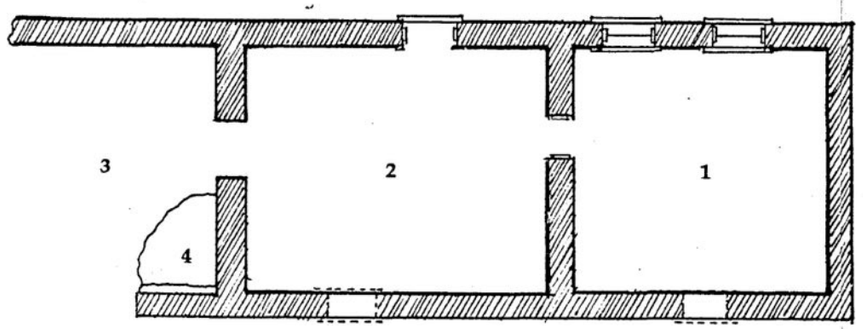


northwest elevation



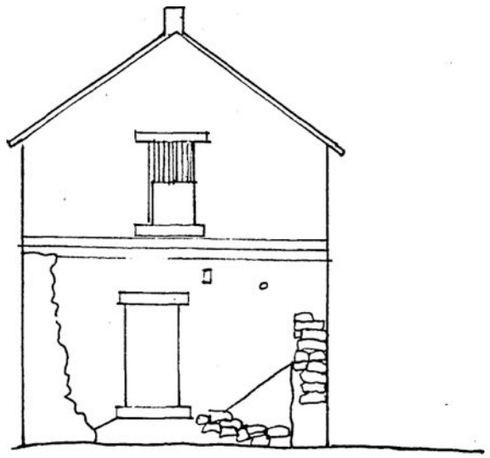


northeast elevation

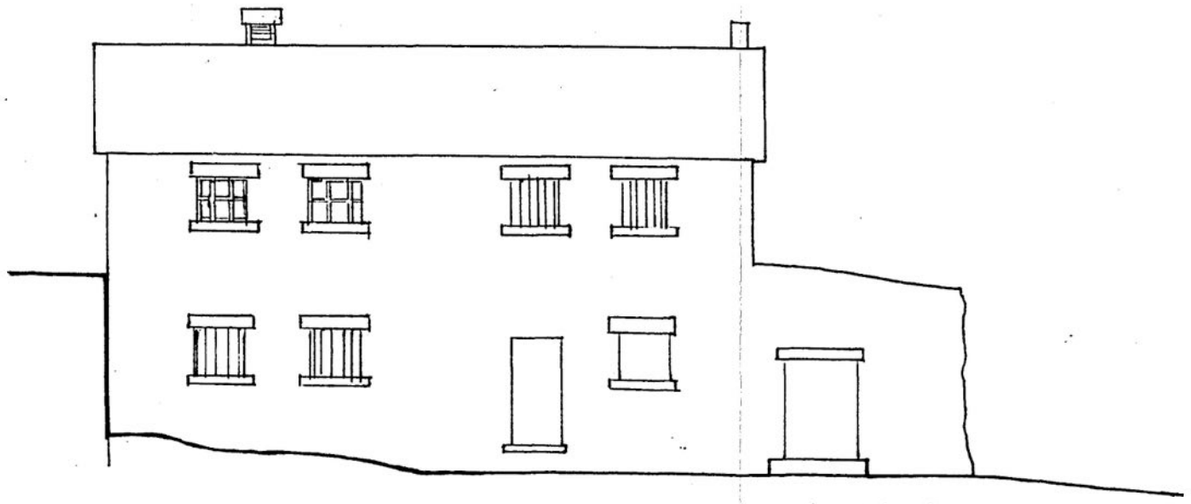


legend
1 spring room
2 outer room
3 remains of open-air kitchen addition
4 hearth for open-air kitchen

18" limestone wall construction



southeast elevation



southwest elevation

Figure 3.30 Plan and elevations of Grimm spring house

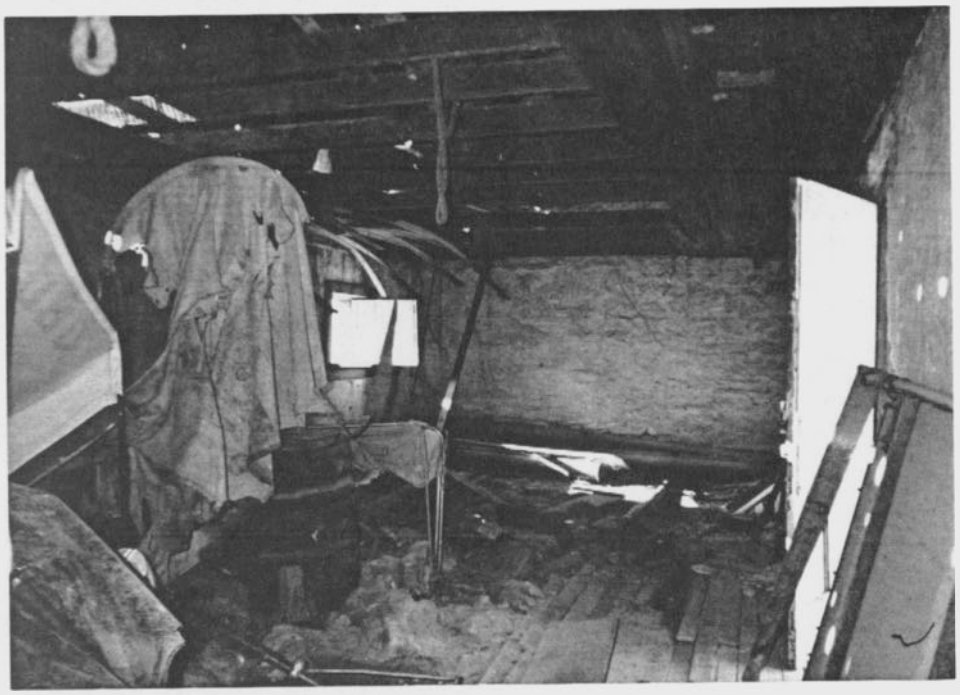


Figure 3.31 Interior of upper dwelling looking west, Grimm spring house

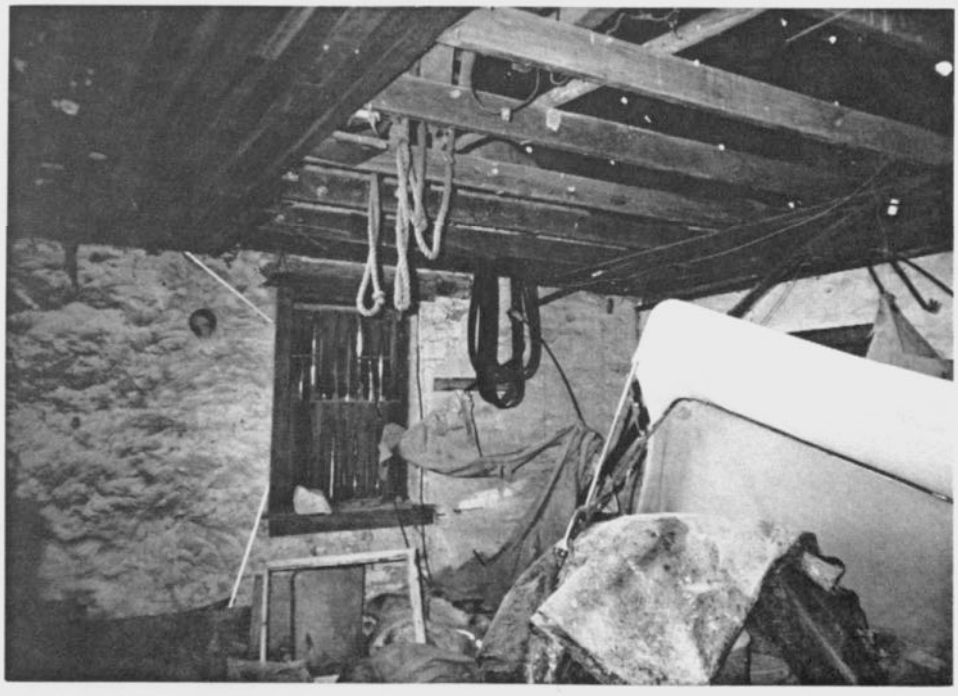


Figure 3.32 Interior of upper dwelling looking east, Grimm spring house

The lower level was divided into two small sixteen by sixteen-foot rooms, with the back room enclosing and receiving the spring water from a pipe reaching into the bank (Figure 3.33). Most spring rooms had no windows to keep water as clean as possible[20] but Grimm's spring room had two windows (Figure 3.34), symmetrically matching upper floor windows. Natural layers of rock rested at the bottom of this room below the pool of water. These layers acted as shelves for placing items of different heights to cool. A pipe from this room now leads out to a small tank on the south side of the spring house with runoff leading down an intermittent stream leading into Mill Creek (Figure 3.35). The "outer" room of the lower level had an inner door leading to the spring, and two doors to the south and southeast (Figure 3.36). The room was at one time "improved" with plaster, whitewash, and a wood plank floor. A large, smooth stump in the corner remains from use of this outer kitchen as a meat cutting room (Figure 3.37). A large cast iron bowl sits just beyond the spring house, moved outside from its previous location within the structure for soap-making and cooking (Figure 3.38).[21]

Spring houses cooled water and butter, cheese, meat, beer and wine in the summer months as well as seasonal produce from the garden. Two-level structures were often used for more extensive cooking and smoking, but the Grimm spring house upper level appears to only have served as a dwelling with some minimal cooking capabilities. The lower levels were commonly divided into two rooms with outer rooms used for milk separation and butter churning for Grimm's 350-1500 pounds of butter produced at the homestead.

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[20]Long, Amos, Jr., "Springs and Spring Houses," Pennsylvania Folklife 11:1 (Spring 1960): 42.
[21]Schultz, Bill, The bowl sat up on a brick platform in the outer kitchen which has since been removed.

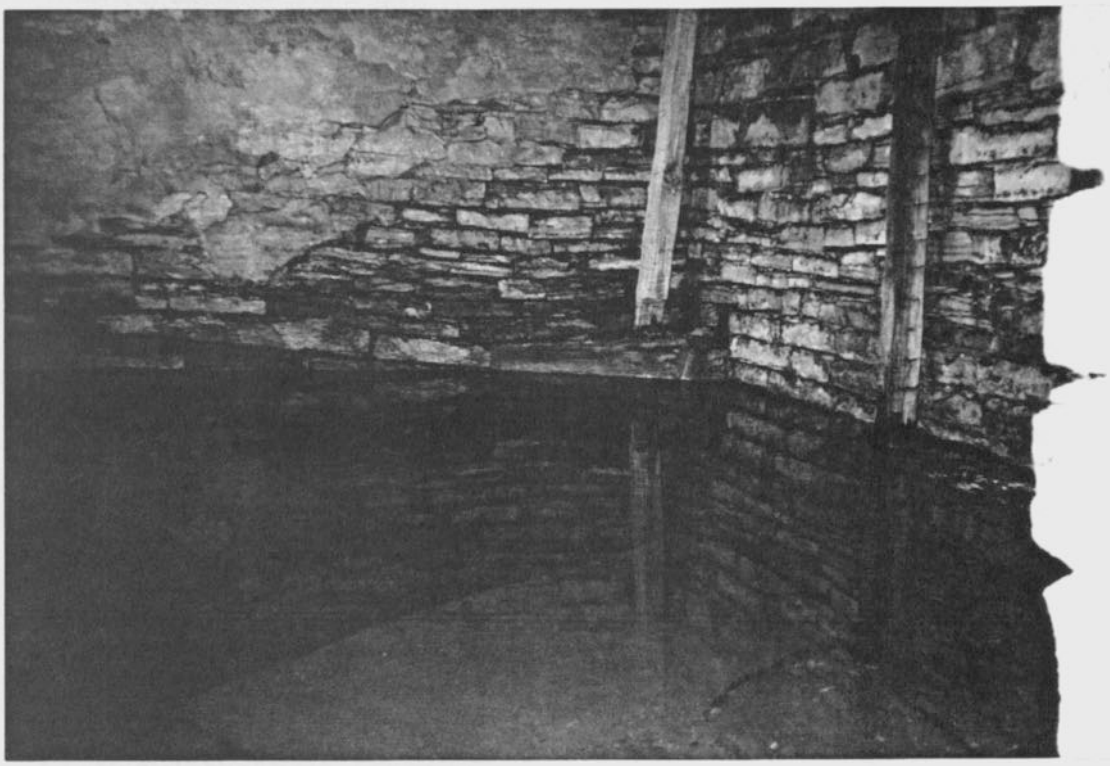

Figure 3.33 Interior of spring room, Grimm spring house

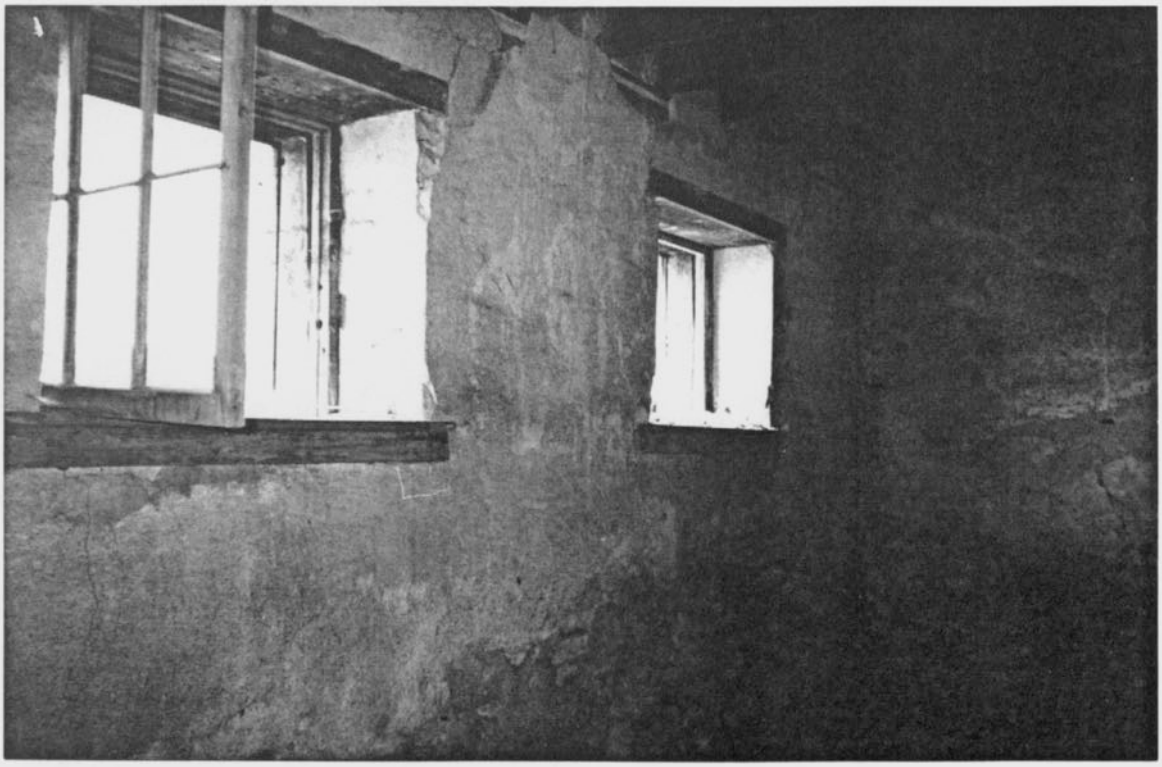

Figure 3.34 Windows in spring room, Grimm spring house

Figure 3.35 Runoff pipe from spring room to stream feeding Mill Creek

Figure 3.36 View through east door of kitchen, Grimm spring house

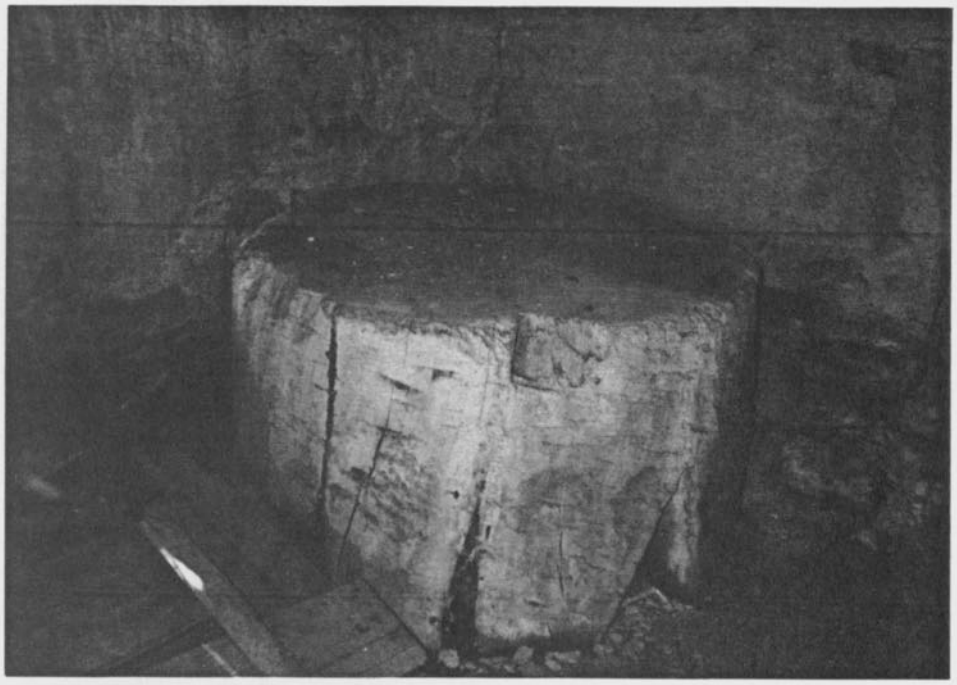

Figure 3.37 Chopping block, kitchen, Grimm spring house

Figure 3.38 Cast iron bowl used for soap making and cooking

The Grimm spring house also served as a summer house. Though basement kitchens were common in mid-nineteenth century houses, it doesn't appear that the cellar cave or cellar outer room of the I-house were ever used as a kitchen. The typical summer house was a multi-use structure, though food preparation was it's primary purpose. The typical spring house fit the average dimensions of a summer house and originally contained a fireplace for cooking and heating needs.[22] Most of the food for winter use was preserved here during the summer months with produce from the family garden. The family cooked and ate here in the summer to rid the house of heat, so houses with this use became known as "summer houses."[23] The Grimm spring house differed from a typical summer house in that it's upper level, not a large lower level, would have been the more likely room used for group eating. It had easy access to the main house, and it efficiently combined the spring, food preparation, dining, and dwelling areas into one structure.

A likely construction chronology is that erection of the spring house and I-house occurred at approximately the same time. Charles Grimm, Henry Grimm's eldest son, was seventeen in 1880 and listed in the federal census as a farm laborer. It is possible that he dwelled in the upper space while the lower space was used as the separate kitchen. This distant separation of kitchen and home appears awkward by modern standards, but the separation of uses into different buildings was actually a very modern concept at that time. A new understanding of the role bacteria played in the spread of

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[22]Long, Amos, Jr., "Pennsylvania Summer-Houses and Summer-Kitchens," Pennsylvania Folklife 15: 2 (Fall 1965): 12.
[23]Ibid., 12.

disease led to an increased concern with the cleanliness in late-nineteenth century America. This differed from life on earlier German and English farmsteads where people occupied connected farm buildings in a square and in New England farmhouses which connected the women's domestic spheres of smokehouse, kitchen, and wash house to the main body of the house creating a long row of attached work rooms. These regional and folk precedents such as the German house and barn combination, the *Hallenhaus*, stabling both people and animals under the same roof, would have been unacceptable in late nineteenth-century Washington Township.

In the pre-stove era, cooking took place on the hearth floor with reflector ovens, bake kettles and gridirons. It was hot and dangerous, but the original center of the home was considered to be the hearth. If this "hearth" operation ever existed in Grimm's home, it was only for a short time for chimneys were placed in the end gables as opposed to the central location of the house. Any use of these hearths for cooking within the house would soon have been replaced with the iron cook stove in the kitchen ell addition. While meat cutting, soap making, and butter churning would keep the spring house in active operation for another generation, much of the cooking moved indoors to this new kitchen within the house.

Early Outbuildings

The outbuildings of this I-house homestead known to have been built by Henry Grimm in this pre-railroad era were the cattle shed, barn, spring house, wash house, corn crib, and two buildings connected to the corn crib. Little evidence of the wash house and the corn crib with its connected

buildings remains, yet a brief, speculative description of how the homestead functioned is in order.

As previously mentioned, the separation of activities by use was characteristic of the era and the systematic way in which this was carried out by the German settlers is evident among the Mill Creek Skyline Drive I-houses and outbuildings. Yet, the arrangement of buildings again has no immediately apparent pattern, only in that they were clustered and separated and constructed of stone. Site and terrain seemed to play an integral role in building placement and the individual's family makeup and farming operation played a role in the relative importance of specific buildings.[24] On the Grimm homestead (Figure 3.39), for example, the wash house was placed directly behind the ell of the I-house on the high point of a hill which sloped down towards the cattle shed (Figure 3.40 and 3.41). Only the hoisting mechanism is still in existence in the rear of the wash house. This mechanism was used to lift water from a well located behind the building (Figure 3.42 and 3.43). It was constructed as a shed addition to the corn crib.

The corn crib was a two-story building situated on the natural slope of this hill behind the I-house. This hill also formed the northern boundaries of Grimm's corrals. Though hogs will forage, Grimm would have fed his hogs corn for home consumption. Corn as well as other grains could be used for feed during winter months[25] but corn feeding to "fatten" cattle for market was

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[24] The nearby Fixx family homestead serves as interesting comparison to Henry Grimm's I-House and outbuildings. Fixx and Grimm maintained comparable stature within the community, but Fixx was American-born. Fixx's first house was a tiny, primitive stone I-House built at the end of a winding road on the west bank of Mill Creek. Fixx built his new, large I-House (in 1871) perpendicular to the first small house and also built a tenant house, spring house, and barn. The I-house had intricate detailing including paired brackets, an elaborate porch, and dormer windows within the roof attic which gave a vertical emphasis to the I-house. Henry Grimm, in contrast, focused on constructing many buildings and carefully located them on this highly visible site.

[25] Flint Hills grasses contain no protein for six months of the year and cattle are generally still kept in pastures close to the homestead for protection.

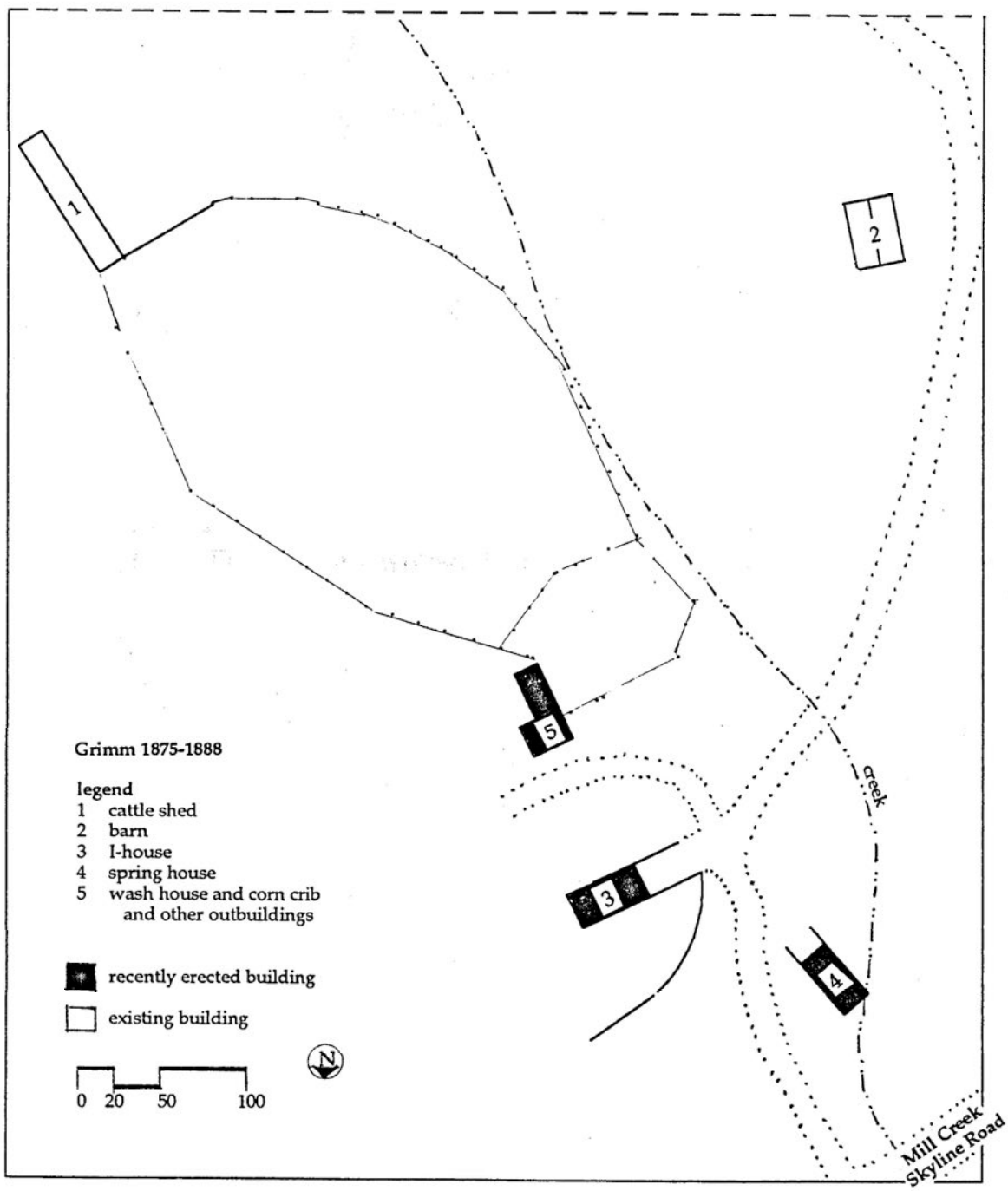

Figure 3.39 Site plan, Grimm I-house and outbuildings, 1875-1888

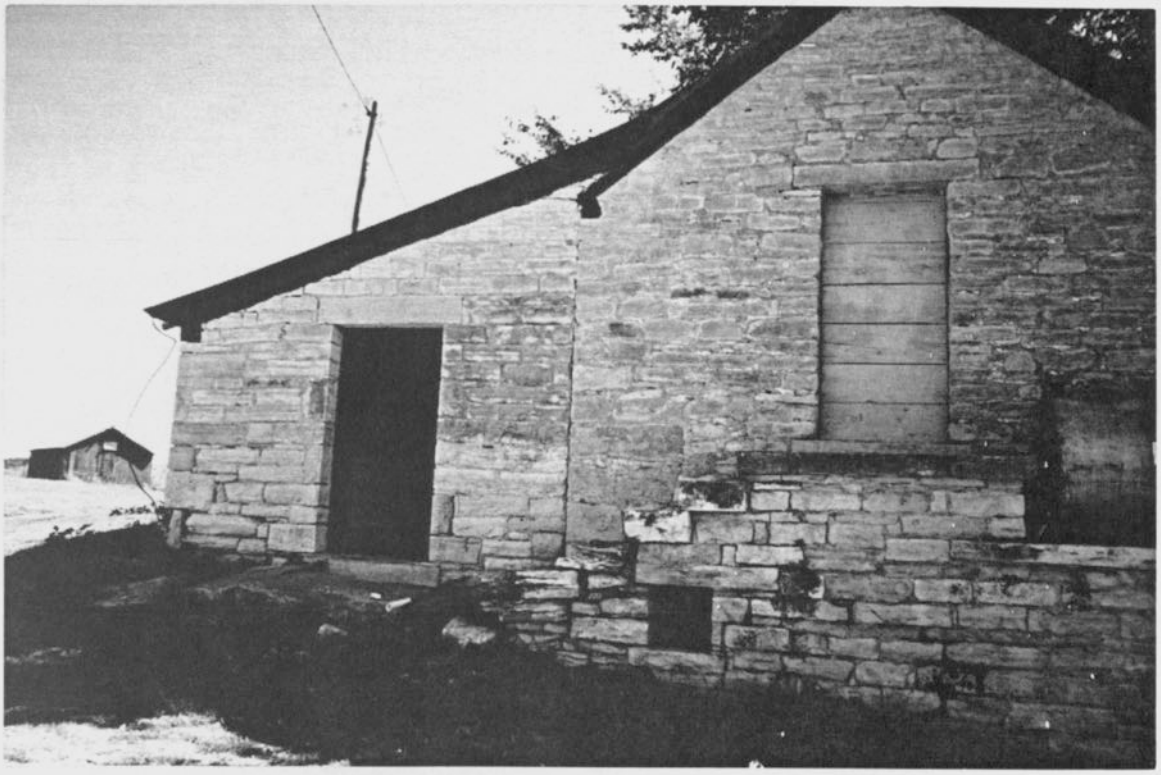

Figure 3.40 Front elevation of wash house

Figure 3.41 Side view of corn crib

Figure 3.42 Exterior view, hoisting mechanism to Grimm wash house

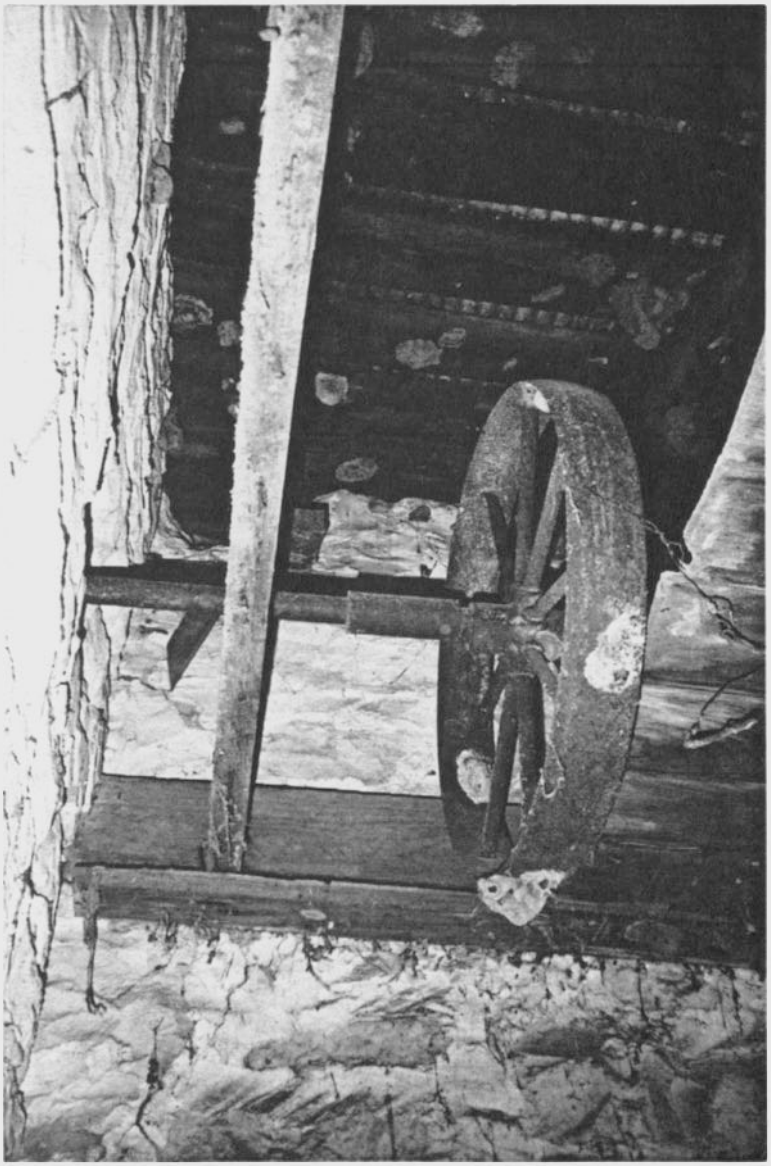

Figure 3.43 Interior view of hoisting mechanism to wash house

not in practice during Grimm's operation. The two-story corn crib worked in such a way that the upper door was used for loading ears down into the building (Figure 3.44), while the lower door was opened to scoop out feed as needed (Figure 3.45).

The "ruins" behind the corncrib were likely some type of smokehouse and chicken house, though there is little building material intact to see direct evidence of these structures (Figure 3.46). The likely place for entrances to these structures would have been along the common wall continuing beyond the corncrib (Figure 3.47). There is a natural path from the house to these remains which would have enabled easy access for domestic use, but the present circulation pattern now fences off this area and includes it within the corrals. This homestead-centered system would only function for a short period of time in this manner before the railroad would introduce goods and markets that changed the function, scale, and demands placed upon these buildings.

Figure 3.44 Interior of upper door, Grimm corn crib

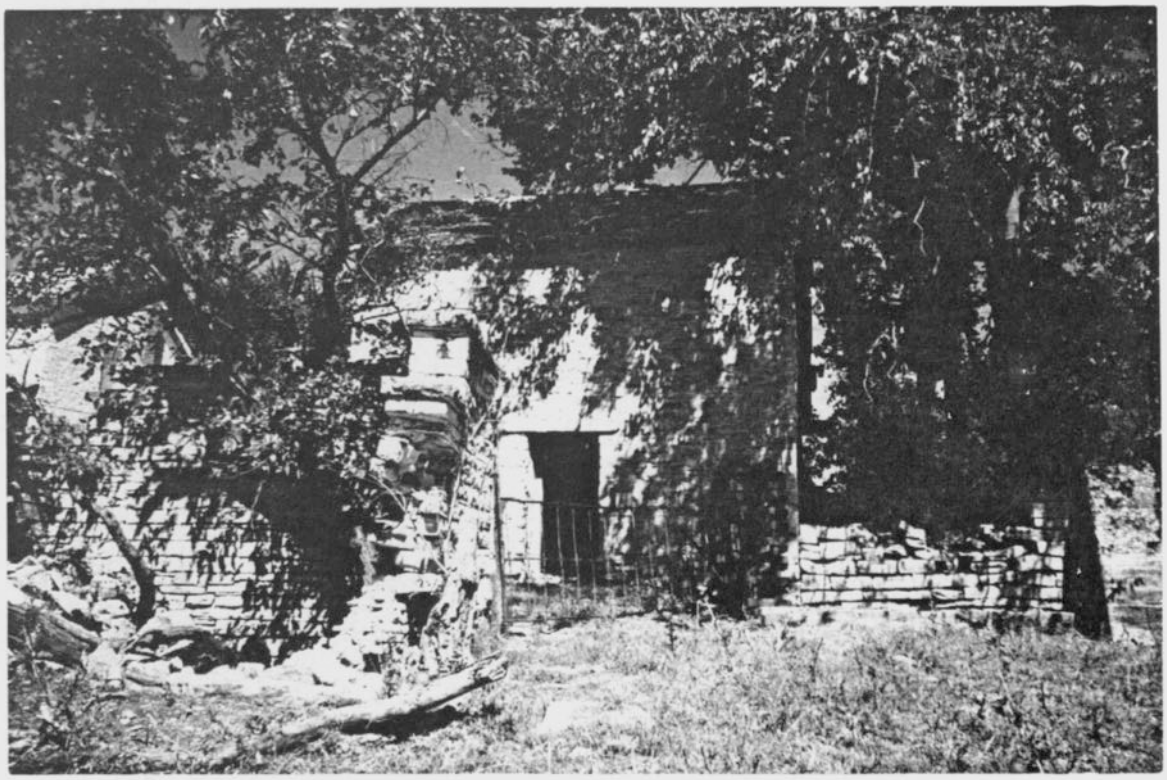

Figure 3.45 Exterior view of lower door, Grimm corn crib

Figure 3.46 Remains of two buildings, probably chicken or smokehouse

Figure 3.47 Common wall of corn crib and remains of early buildings

Chapter Four: The Golden Age of Agriculture and Ranching, 1888-1920

Historians often view the first two decades of the twentieth century as a period of prosperity for farmers and ranchers.[1] The ending of the post-civil war cattle drives and the closing of the range combined with major developments in production to create a more challenging economic environment than one might think. The second phase of farming which incorporated the introduction of the railroads and commercial agriculture began to replace early subsistence farming. Labor-saving innovations increased production and efficiency but were accompanied by declining prices.[2] The reality for the producer was a lack of control over changes in cattle numbers, market prices, and purchasing power as well as an increasing dissatisfaction with the large business entities who facilitated the marketing of his product. While a burgeoning Anglo population and a large supply of land facilitated the rapid expansion of settlement, the issue at the turn of the century was clearly how to maximize the use of land and labor to contribute to national and individual wealth.

The land-based agriculturalist needed capital either from other accumulated wealth or from his farm and ranch income to invest in technology in order to "keep up" with the scale of production. Long stretches of droughts and low prices weeded out the smaller and less committed cattlemen in an industry not yet old enough to know its long cycle.[3] Land ownership, formerly a symbol of wealth and status, became a burden for the businessman whose goal was greater economic gain and less of an investment in traditional forms of status. Grassland for the cattleman was a precious and shrinking commodity to

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[1]Wood, Charles, The Kansas Beef Industry, (Lawrence: The Regents Press of Kansas, 1980), 67.
[2]Dandekar, Hemalata C., "Farm Type in the American Midwest: A Reflection of Government Policy," 109.
[3]The traditional cycle of the cattle market for most of the 20th century has been a fifteen year cycle.

be protected, despite its low return on investment. In the period from 1888 to 1920, shifts in modes of transportation, production, and subsistence affected all farmers and ranchers in central Kansas. The rapid pace of change would only escalate in subsequent years. Henry Grimm, the first Anglo settler to occupy the Schultz ranch of today, immigrated, moved west, settled, and built and maintained his family and business in these "Golden Years" of opportunity.

Henry Grimm was acquiring land for the pasturing of cattle and adding buildings to protect his stock and horses, but prior to the arrival of the Rock Island Railroad in 1888, he had no means of marketing his cattle. The creators of cattle drives from the open range areas of the Southwest to the railheads of Kansas recognized the potential profitability of large-scale cattle herds. The original prairie settler however, viewed farming, not livestock production, as a means of building a business. For farmers, the hilly terrain of Wabaunsee County was more an obstacle than an asset.

An illustration in a history of Wabaunsee County, published in 1901, shows a cow picketed out on a stake titled, "Bossy Solved the Problem." The author writes about the problem of transportation for the early pioneer with no oxen, team or wagon, who used his cow as a beast of burden, strapping on sacks of produce like a pack-horse to carry goods.[4] Though Henry Grimm had a sophisticated attitude about the scale of his farm relative to small, subsistence farmsteads, his operation was small relative to the ranches of the western range areas. Driving cattle to a railhead at any great distance would have required riders on horseback or "cowboys", a concept foreign to the Wabaunsee County resident at this time. Grimm's self-contained pastures in close proximity to each other wouldn't necessitate the hiring of a skilled "cowboy", though the cowboy's expertise was what was needed to drive the large herds to railheads.

[4]Thomson, Matt ,Early History of Wabaunsee County, (Manhattan: Ag Press, 1901), 178.

Without cowboys to drive the cattle and vast areas of open range to handle this movement, Grimm had to wait for the construction of the stock pens at Volland Station on the Rock Island Line to market large numbers of his cattle to the urban stockyards.

In order to further differentiate and identify the type of operation of Henry Grimm, a brief discussion of the relationship between the range cattle industry and the corn belt is in order. Range cattle is the term for livestock which graze upon the public domain. It is associated with the cattle industry in Texas and western prairie lands when land was open and settlement was unorganized prior to the Civil War. In 1924, there were still more than 186,000,000 acres of vacant, unreserved and unappropriated public lands in the United States.[5] Though open range is usually associated with the arid and rockier western regions, in the 1870s the Flint Hills still had a vast amount of open range because it was still believed to be unsuitable for farming. Much of the grazing area in the Flint Hills was put into large scale grazing operations by investors from outside the area. Scottish-American syndicates formed and they were backed by promoters of great wealth from both countries. These syndicates borrowed foreign capital at 4 1/2%, with the investors gaining access to pastures by obtaining large tracts of land purchased from railways and homesteaders.[6] In some cases, employees of the large companies took homesteads to gain control of limited fenced areas. Buildings and corrals were erected on this land, while the remainder of the legally owned ground was used for hay or horse pastures. Cattle were then raised on the adjacent public domain. In order to protect their

[5]Dale, Edward Everett, The Range Cattle Industry, (Norman: University of Oklahoma Press, 1930), 177. Some of this land is still leased to individuals for cattle grazing.
[6]Ibid, 81. The Prairie Land and Cattle Co. owned 150,000 head in 1885 and made use of this system to control and own open land in the Flint Hills as well as in Colorado, New Mexico, and Texas.

grazing rights from others coming into the area, people used homesteading and the purchase of land which encompassed ponds and waterways to control water sources. Eastern businessmen were also aware of huge profits to be made in cattle speculation. This abundance of outside investment capital enabled the operators to easily fence and purchase the land when this became legally necessary.[7] In addition, these large operations often owned many ranches in the United States with western ranches serving as "cow-calf"[8] operations and Flint Hills ranches serving as summer grazing areas. Livestock associations were formed in this period in order to protect the ranchers from theft, disease, and loose cattle as well as to lobby the state legislature for laws that backed the associations' regulations.[9] This cosmopolitan exchange of goods with its connection to lucrative markets and strong political presence influenced Henry Grimm and other farmers of Wabaunsee County to "think cattle" for their own interests.

Innovations in the storage and shipping of beef, such as the refrigerated boxcar, did much to increase beef consumption and cattle production in the late nineteenth century.[10] Dressed beef, meat processed and trimmed of all undesirable fat and parts, was boxed and sold to butchers for public consumption. As refrigeration allowed for beef to be "finished" elsewhere, the smaller, gritty urban slaughterhouse ceased to serve a local market. The cow, its slaughter, and it's unpleasant processing smells could remain in the west as eastern packers migrated towards supply. The producer was forced into a

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[7]Though there is no longer any use of the "public domain" for cattle grazing in this area of Kansas, many of the large ranch land tracts had historical ties to this acquisition process.

[8]A cow-calf operation is one whose primary focus is to raise calves which are "grown" and later sold as feeder cattle to be fed at a feedyard.

[9]Dary, Range Cattle, 9. Early livestock associations were patterned after the *Mesta* which was a local stockman's association established in Mexico City in 1529 and based on a similar institution in Spain.

[10]Ibid., 81.

working relationship with a few large businesses who were now largely in control of the processing and marketing phase of the industry in a national marketplace.

Henry Grimm was a progressive German farmer before he entered the cattle business. His operation, though large in comparison to many Washington Township contemporaries, grew even larger in the 1890s as evidenced in the statistics from the state agricultural census (Table 2.1 in Chapter Two). At the same time, his "ranch" remained small and family-owned in contrast with outside corporate-owned ranches. Grimm's total acreage of 1780 acres in 1885 eventually grew to 2,000 acres. He gradually fenced in this property with an initial 40 rods of wire fence in 1885, 300 rods in 1895, and a full 5,000 rods in 1905. The most significant early changes in Grimm's farm were in the crop and livestock numbers. Sown corn increased to 100 bushels per acre while corn on hand decreased to none in 1905. Grimm cut almost double the acreage of tame and prairie hay in 1905 as in 1885. In 1905, he left 680 acres uncultivated, up from the 120 acres in 1895. Perhaps he realized the value of this native bluestem for grazing purposes. Grimm's milk cow herd decreased from 66 in 1885 to only 4 cows in 1905. The twice daily milking of dairy cattle would have been a difficult time constraint for the Grimm family, given their expanding cattle operation. The larger numbers of dairy cattle were unnecessary for the Grimm household consumption and probably unprofitable work given the changing market system which the general store in Volland brought into the immediate area.

The construction of new buildings on the Grimm farmstead also reflects the trends and developments suggested by the agricultural census statistics. Three clusters of structures appear to have been added after 1885.

These consist of one area with a large second corncrib and granary structure, another site in the barnyard area with a pole and stone lean-to, and around the I-house where improvements were made to the kitchen ell and front porch additions (Figure 4.1). All of the structures built by Grimm are assumed to be of stone construction with the exception of the stylish porch.

Two significant personal events in the years from 1885 to 1895 should be kept in mind when considering the growth and modification of the Grimm farm (see Table 4.1).[11] The first was the death of Grimm's wife, Caroline, in 1889. The second was the loss of a free labor supply with the marriages of his two oldest sons, George and Charles in 1884 and 1887, both of whom had left the Grimm homestead by 1895.[12] In addition, none of the three other grown sons, William, Edward, or Fred, with respective ages of 16, 21, and 19 in 1895, were residing or working for their father by 1895. Edward was the first child who was educated outside of the home.[13]

Henry Grimm's Buildings: The Corncrib and Granary

Henry Grimm built a structure on the bank south of his I-house and southwest of his first corncrib and wash house to serve the various needs of his growing cattle operation (Figures 4.2). The structure originated as an early multi-use building with primary use as a granary and corncrib and adjacent spaces for work areas and machinery storage (Figure 4.3). Examination of the present structure reveals a single-story stone wall for the southeast portion of the two-level structure, the granary, with the second story consisting of timber construction with four-inch horizontal siding . Grain was threshed and stored in

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[11] Decennial Census of Kansas 1885-1915 Washington Township, Wabaunsee County, Kansas. (Worster: Bell and Howell, 1979) and US Census Population 1860-1910. Washington Township, Wabaunsee County, Kansas 8th-13th Censues of the US, (Washington, NARS, 1973-1993).

[12] The 1890 and 1895 state population census records were burned in a fire in the Wabaunsee County Courthouse.

[13] This description is given under "profession" and not listed except for head-of-household after 1880.

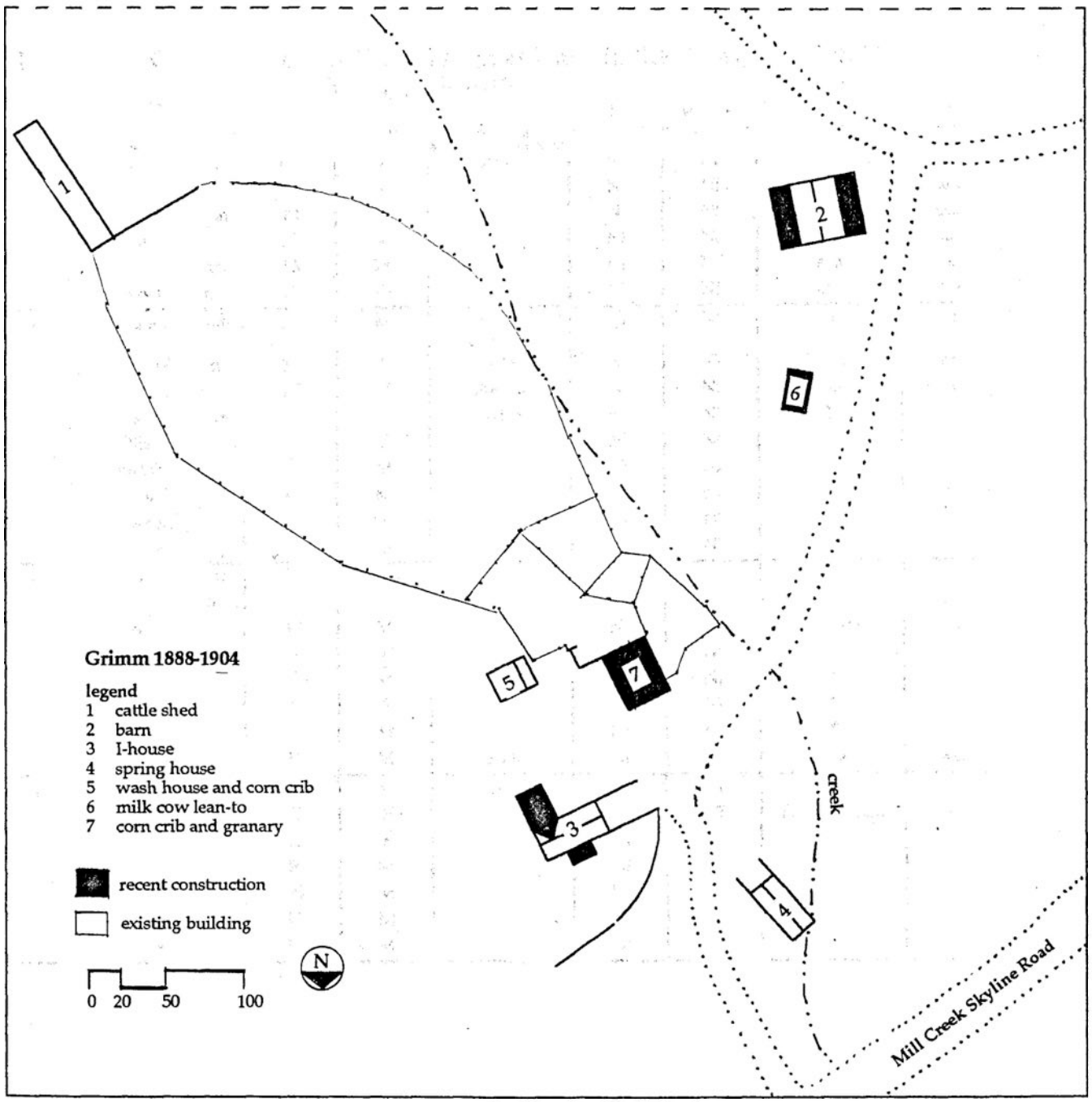


Figure 4.1 Site plan, Henry Grimm's I-house and outbuildings, 1888-1904

Table 4.1 Occupants of the Grimm farm as listed in the state and federal population censuses, 1885-1915

	name	age	sex	profession	value real estate	value pers. prop.	place of birth	mar/single
1885	Henry Grimm	64	M	farmer	NI	NI	saa	saa
	Emma Grimm	29	F		NI	NI	saa	saa
	Martha Grimm	24	F		NI	NI	saa	saa
	John Grimm	17	M		NI	NI	saa	saa
	Joseph Grimm	15	M		NI	NI	saa	saa
	Mary Grimm	13	F		NI	NI	saa	saa
1900	Charles Grimm	37	M	head of household	NI	NI	saa	M
	Carrie Grimm	33	F	wife	NI	NI	Michigan	M
	Edna Grimm	12	F	student	NI	NI	Wabaunsee	S
	Martha Grimm	11	F	student	NI	NI	"	"
	Lillie	9	F		NI	NI	"	"
	Fred C.	7	M		NI	NI	"	"
	Samuel J.	6	M		NI	NI	"	"
	Rosa M	2	F		NI	NI	"	"
	Emma H.	1	F		NI	NI	"	"
1905	George Grimm	37	M				"	"
	Sarah Grimm	33	F		NI	NI		M
	Ben	10	M		NI	NI	Wabaunsee	M
	Edna	9	F		NI	NI	"	"
	John	5	M		NI	NI	"	"
	Ester	4	F		NI	NI	"	"
	Philip	1	M		NI	NI	"	"
	Joseph	25	M	uncle	NI	NI	saa	saa
1915	L.B.Willets	54	M	farmer	NI	NI	Illinois	M
	A.M. Willets	52	F		NI	NI	Pennsylvania	M
	DorothyWillets	11	F		NI	NI		S
	E.J.Willets	56	M		NI	NI		
	E.Smith	29	M		NI	NI		
	S.E.Jones	17	M		NI	NI		
	A.Woods	19	M		NI	NI		

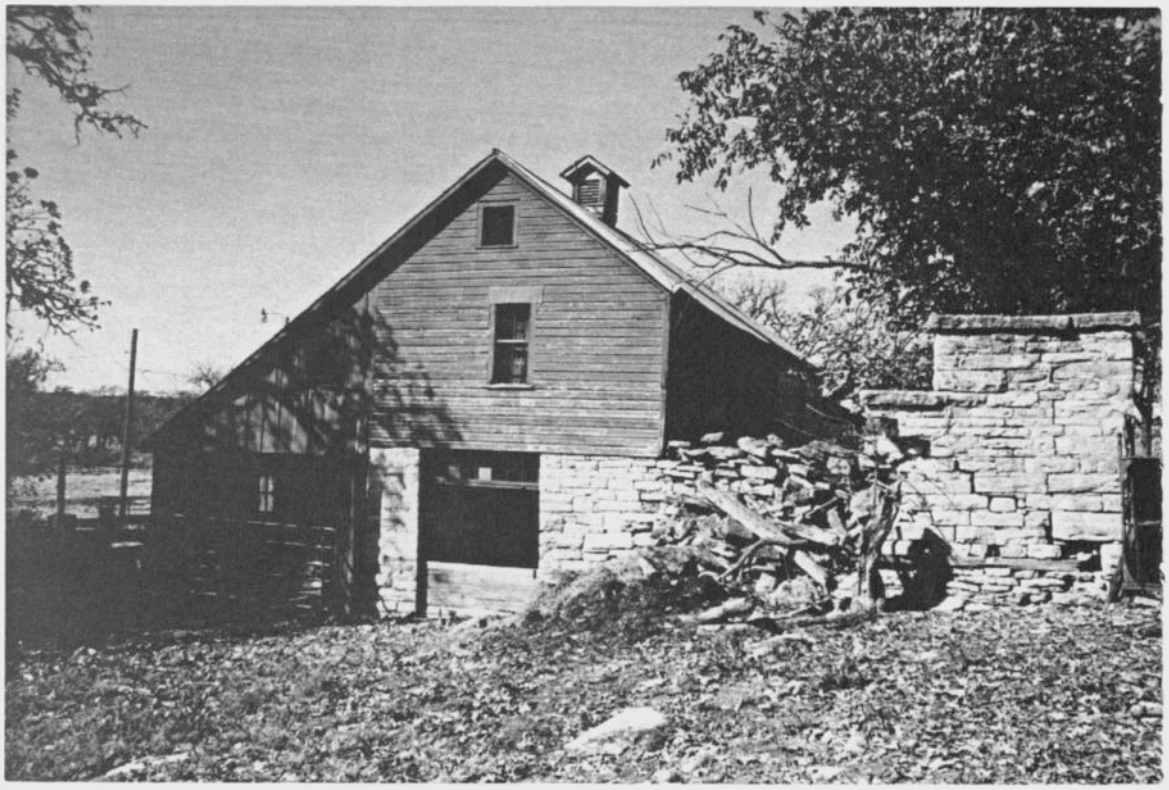
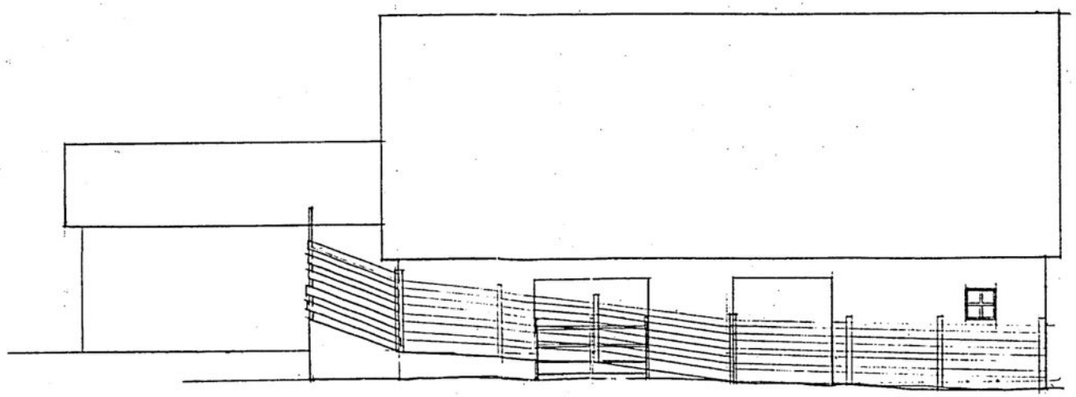
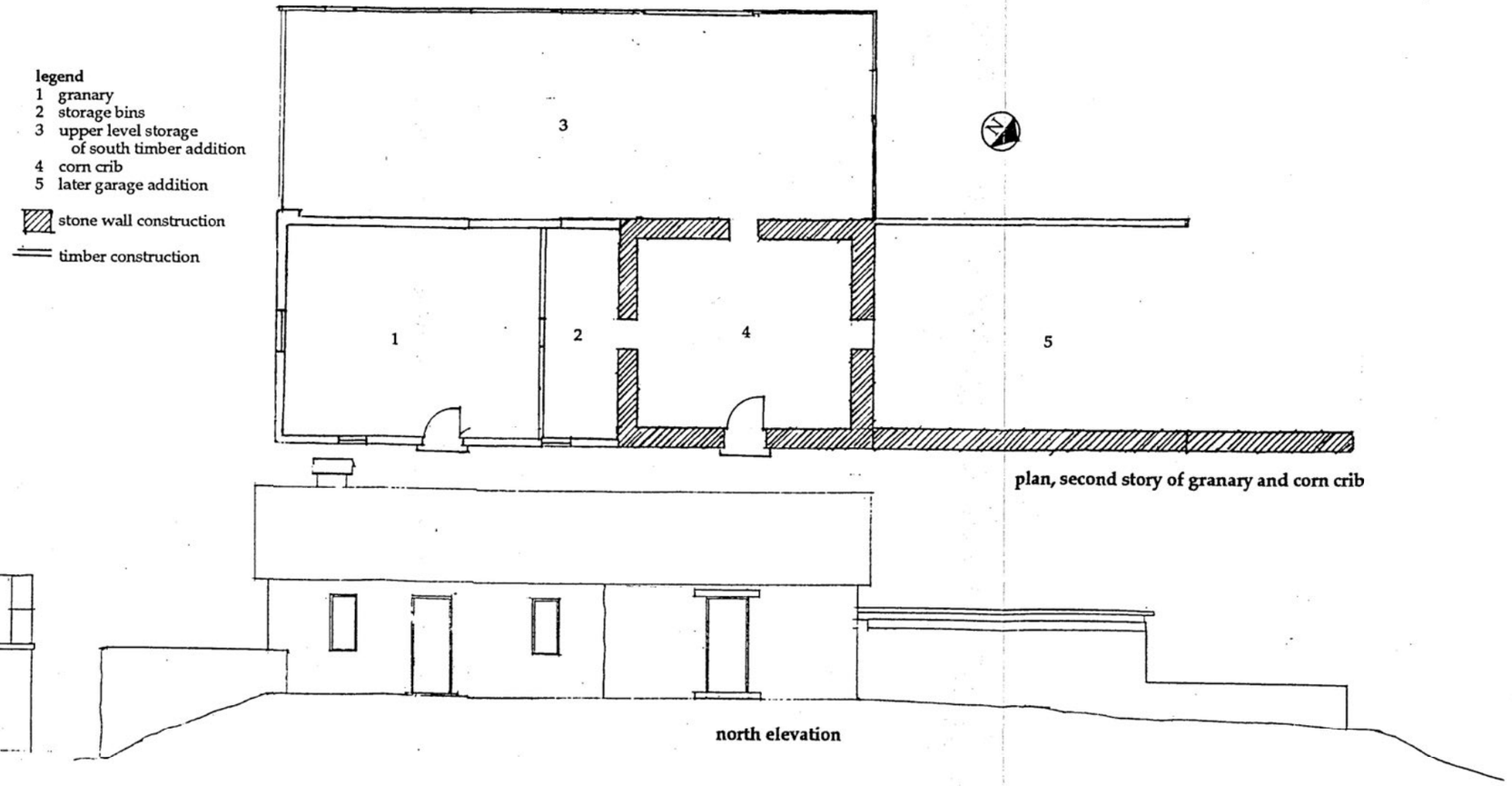


Figure 4.2 East elevation of granary and corncrib

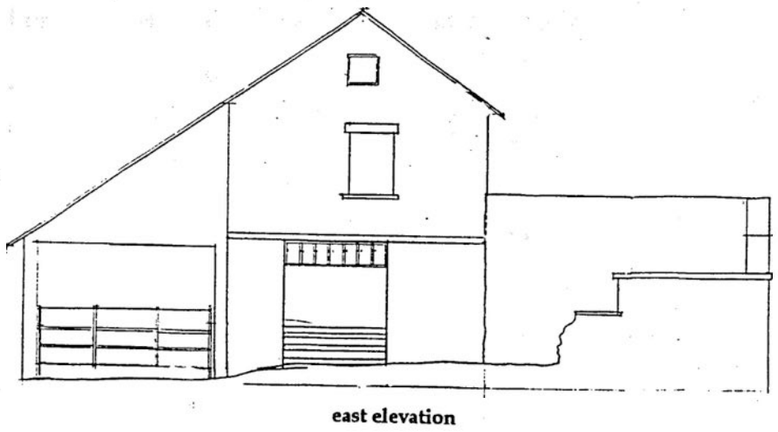


south elevation



plan, second story of granary and corn crib

north elevation



east elevation

Figure 4.3 Elevations and plan, Henry Grimm granary and corncrib

bins (Figure 4.4) within this structure, necessitating the cupola ventilator seen above this portion of the building. Stone walls span two stories for the north gable wall and side walls of the northwest room which was an additional, open two-story corncrib. The center wall separating the east side from the west one-and-a-half story shed addition is also timber for a full two stories. It is not known whether the building was constructed this way or if the upper walls of the granary, adjacent to the steep slope (Figure 4.5) of the barnyard, experienced failure and were later rebuilt in timber. The south shed addition, which is believed to have been rebuilt by the subsequent owner, was perhaps a more open structure and served to house his growing number of farm implements as seen in the County Records of Personal Property (Table 4.2).[14]

The crops processed in this building from 1885 were primarily corn, oats, and wheat used as grain for animal and chicken feed, or milled into flour. The more diverse and varied grains such as rye and barley were already giving way to a selective culture of grains for a particular farm operation. Henry Grimm's earliest "cutting" of grains probably used a self-rake.[15] This early, single-driver, horse-drawn implement consisted of 3 or 4 mechanically rotating rakes which pulled the grain onto the platform while one longer rake periodically pushed the accumulated grain off the platform (Figure 4.6). The crops processed in the granary from 1885 were primarily corn, oats, and wheat used as grain for animal and chicken feed, or milled into flour. The more diverse and varied grains such as rye and barley were already giving way to a selective culture of grains for a particular farm operation. Grain was dried in the upper stories of the barn until

[14]Wabaunsee County Statement of Personal Property, Washington Township, Wabaunsee County, Kansas (n.p. Alma: Wabaunsee County Historical Society).
[15]Baver, Russell S., "Golden Fields in the Golden Years," Pennsylvania Folklife 9, no. 4 (Fall 1958):14-15.

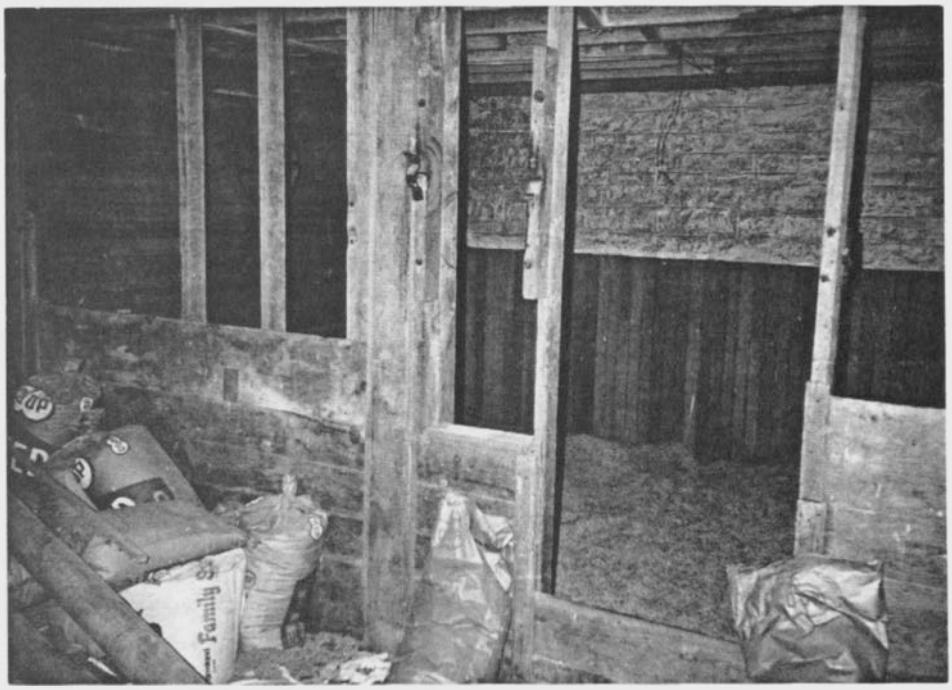


Figure 4.4 Grain storage bins, west wall of granary

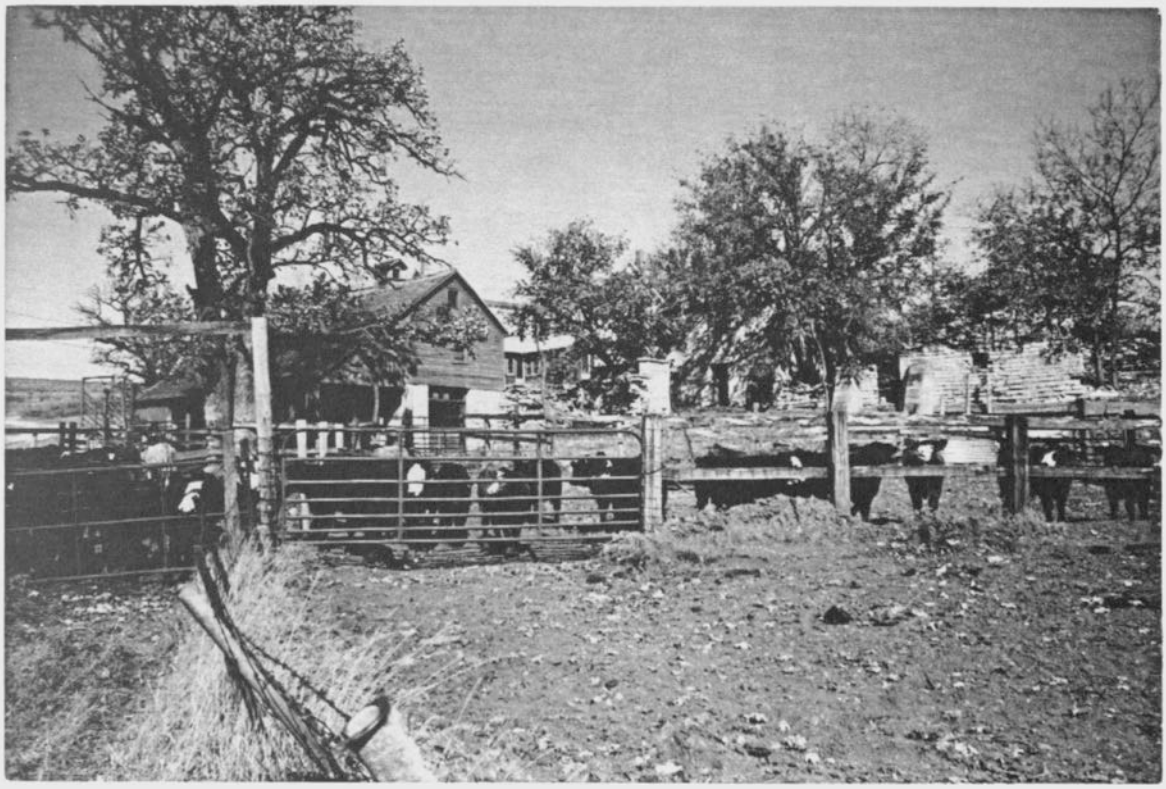


Figure 4.5 View of corrals and granary from east

Table 4.2 Personal Property Inventories, Grimm Farmstead, 1884, 1886, 1892

property assessed	number/value in 1884	number/value in 1886	number/value in 1892
horses, 1 yr. or less*	9/$340	15/$415	1/$10
horses, 2 yrs.	–	–	3/$45
horses, 3 yrs.	–	–	3/$70
horses, 4 yrs. and work horses	–	–	9/$280
stallions	–	–	0
cattle, 1 yr.**	116/$1410	144/$1730	23/$100
cattle, 2 yrs.	–	–	28/$195
cattle, 3 yrs.	–	–	0
feeding steers	–	–	20/$340
cows	–	–	42/$325
bulls	–	–	1/$15
mules and asses	1/$20	1//$20	1/$15
hogs	11/$45	12/$35	27/$60
wheat	0	0	13,700/$140
corn	0	0	0
oats	0	0	0
farm implements	8/$65	7/$70	15/$55
wagons	2/$20	2/$25	3/$25
pleasure carriages	1/$30	1/$30	1/$10

*1892 is the only year when horses and cattle are separated by age.

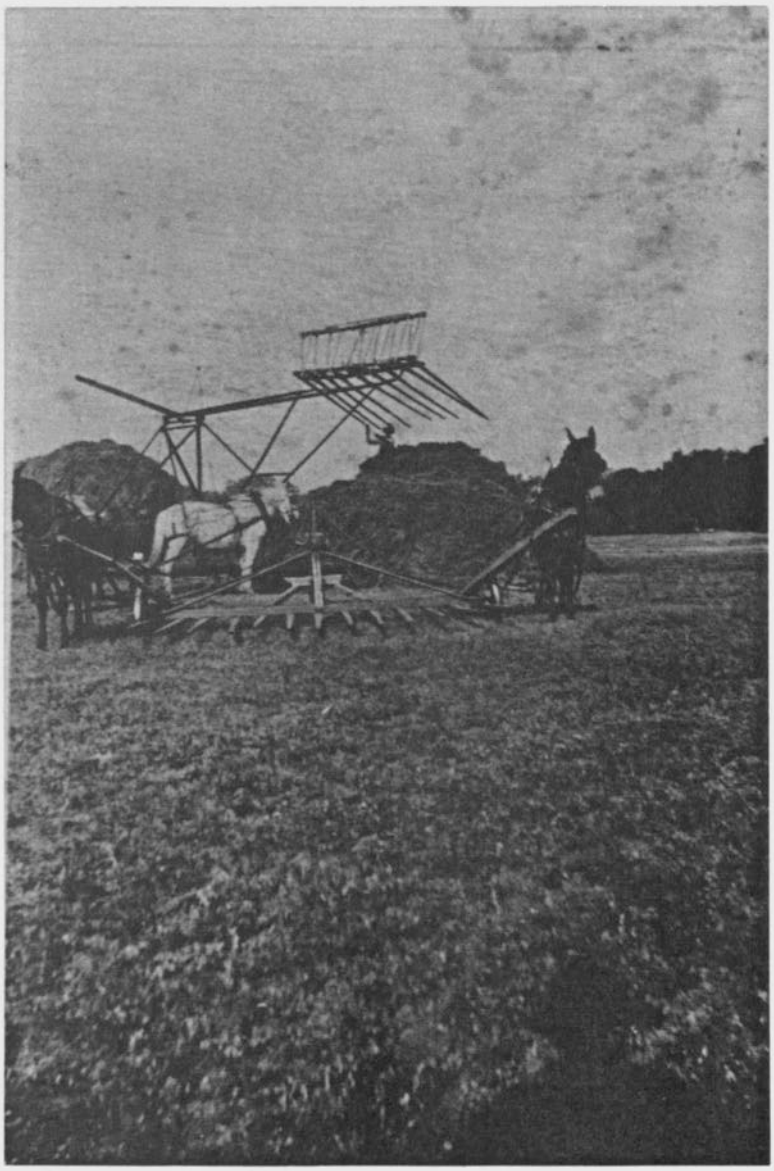


Figure 4.6 Mechanical hay rake, photo from collection of Keith and Carol Schultz

threshing time when the grain was separated from the chaff in the granary. Little remains of the original equipment except the device seen in the lower level of the granary which appears to be a mechanical threshing device (Figure 4.7). Steam powered threshers were used prior to the mechanical system, and prior to steam, manual threshing was done by horses or cattle tramping upon the head of the stalk.

Henry Grimm's Other Buildings: The Cattle Polesheds and the House

The remains of two structures lie northeast of the barnyard between the barn and the spring bed (Figure 4.1). These two open sheds were built near Grimm's residence and were used as supplemental cattle shelters. These rectangular structures had stone walls on two sides and pole supports on the remaining two sides. Grimm's barn plan showed two sidewings for cattle, but no additional cattle shelter in the immediate area of the barn. These polesheds probably served to protect newborn calves and mothers. In addition, they would have provided an area still in the barnyard, but closer to the house for milking the shrinking number of dairy cattle for domestic use, as products could now be easily purchased at the Volland Store.

The Porch

Henry Grimm's porch (Figure 4.8) is shown in a reprint of Matt Thomson's Early History of Wabaunsee County, originally published in 1901. This source provides photographs of contemporary town and rural dwellings that help to place the house and later porch addition in the context of late nineteenth century style. It should be noted that in many areas the I-house was

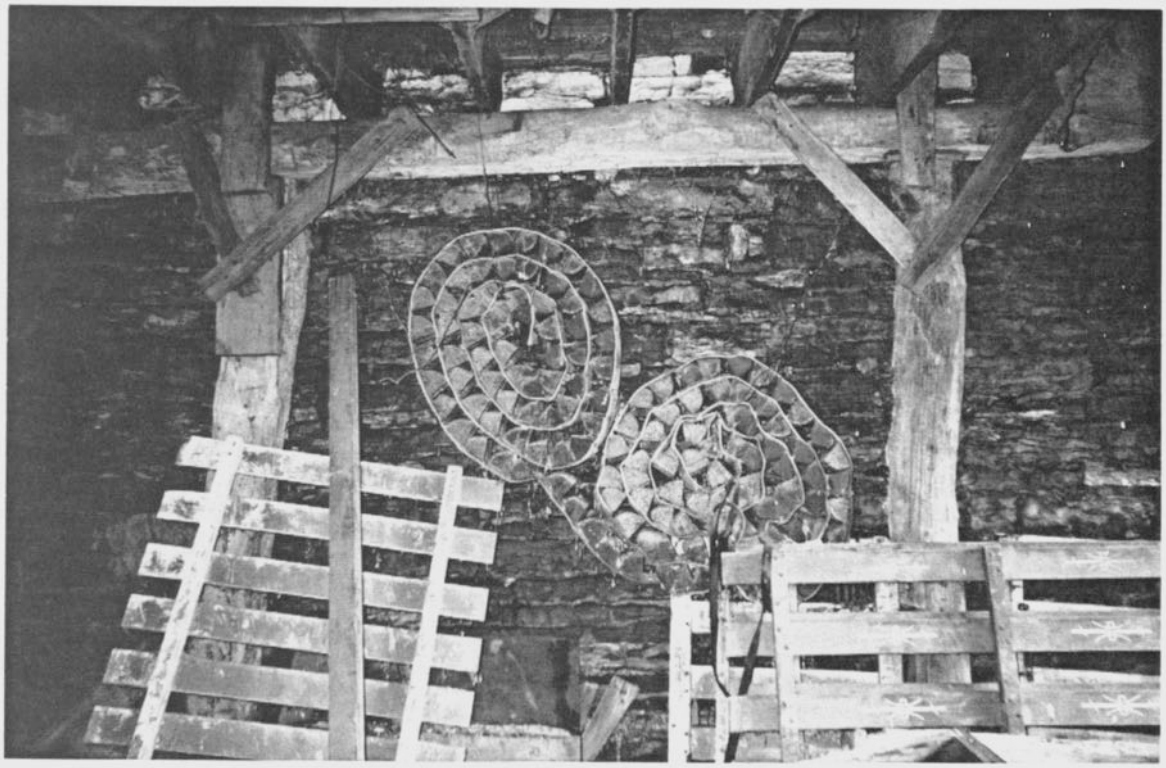


Figure 4.7 Granary hoisting and threshing mechanism

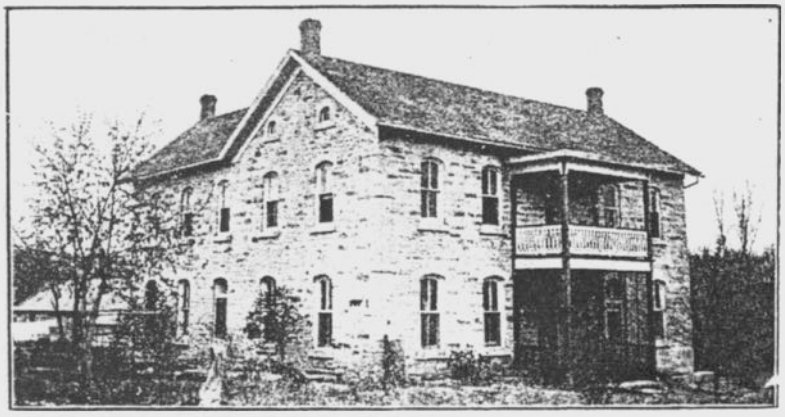


Figure 4.8 Henry Grimm I-house with porch, circa 1901

beginning to be replaced by the T-House.[16] The historical photos indicate that several patterns of porches were popular at this time. All used manufactured columns and detail carpentry and all were available by catalogue and rail delivery. One popular porch type was the single-story front or wrap-around porch of the rural and town home which was often Italianate in style (Figures 4.9 and 4.10). These are seen more often on the asymmetrical T-house. The common porch for the I-house was the single-story portico which served more as a covered front entry than as a sizable porch (Figures 4.11 and 4.12). Another common style was the two-story porch centered on the symmetrical I-house facade, complete with perpendicular gable and strong pediment. Pure classical orders were not identifiable, and these porches varied from a reference to a Palladian Country House Porch (Figure 4.13) to those with Carpenter Gothic fretwork serving to bracket the columns (Figures 4.14 and 4.15). Grimm's choice was a simple, functional two-story addition which functioned as a small sleeping porch on the upper level.

Henry Grimm's construction of buildings on his farmstead reached an end at the turn of the century. The Register of Deeds for sections 3, 4, 9 and 10 of Township 13, Range 9 indicates that all title to land and improvements was held by Henry Grimm until his death in 1904. Charles, the oldest son of Henry Grimm, his wife Carrie and their family of seven children occupied the house from at least 1900 to sometime before 1905. At that time, the second oldest son, George, his wife, and their family of six occupied the house. George was the descendant who inherited the title to Henry Grimm's holdings, with sons Charles, John, and William later acquiring title to various pieces of land. It was George who sold the I-house and land to Lincoln B. Willits in 1908.

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[16]Holl, Steven, Rural & Urban House Types in North America No. 9, (San Francisco: Pamphlet Architecture and William Stout Architectural Books, 1982).

Figure 4.9 Residence of Mr. William Dieball four miles southwest of Alma

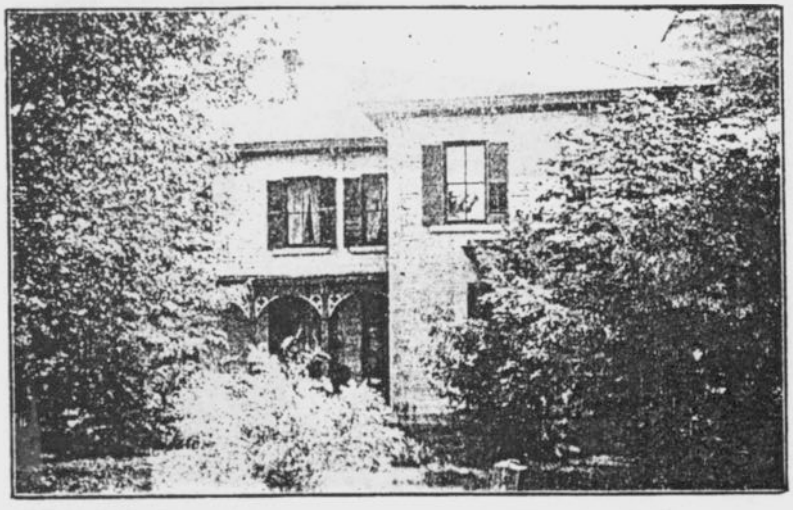

Figure 4.10 Residence of Mr. A. F. Wade, Mission Creek

Figure 4.11 Residence of Mr. Herman Arndt, Templin

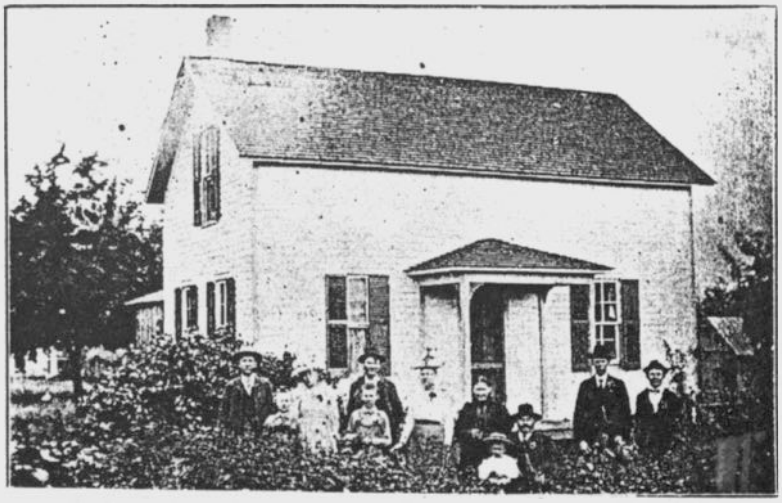

Figure 4.12 Residence of Mr. Fred Zefferjahn, Paxico

Figure 4.13 Residence of Mr. G. W. Gillis, Mission Creek

Figure 4.14 Residence of Mr. Robert Strowig, rural Paxico

Figure 4.15 Residence of Mr. J. R. Fixx, Volland 1901

Lincoln B. Willets

Lincoln B. Willets owned and resided in the house from 1908 to 1919.[17] He was born in Illinois in 1870 and his wife, A. M., was born in Pennsylvania in 1872. They arrived in Wabaunsee County at the ages of 47 and 49, respectively. Their daughter, Dorothy, was four years old when they bought the Grimm I-house in Wabaunsee County (Table 4.1). Records indicate that a brother, E. J. Willets, resided with the family from at least 1915. Three other males, ages 17, 19, and 29 were listed in the 1915 Decennial Census of Kansas and were probably laborers. The Census describes Willets as a farmer, but later occupants mention his ownership of a nearby sawmill.[18] By 1919, he owned and operated approximately 858 acres of Grimm's original estate (Figures 4.16, 4.17 and 4.18)[19] with the Grimm Estate retaining 80 acres in the NE quarter of section five and John J. Schenck owning the remainder of Grimm's original landholdings.

Published listings of early twentieth century residents in Wabaunsee County fail to include the Willets family, however, it is clear that Willets occupied the land and, in fact, made improvements to the property.[20] He can be credited with several domestic building improvements and a timber hayshed near the barn. The improvements to the I-house included the addition of a new sleeping porch and the construction of a timber-enclosed porch on the kitchen ell and I-house rear. The new porch was recorded in family photographs taken later by the Horne family (Figure 4.19), who occupied the farm after the Willets. Their

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[17]Range Index Books from the Wabaunsee County Register of Deeds, Township 13, Range 9, Sections 3, 4, 9, 10, Wabaunsee County, Kansas, 1860-1995.

[18]Schultz, Bill, Oct. 14, 1994.

[19]1885 Atlas of Wabaunsee County, Kansas (Topeka: Gillen & Davy, 1885); 1902 Standard Atlas of Wabaunsee County, (Topeka: George Ogle & Co., 1902); 1919 Standard Atlas of Wabaunsee County, (Topeka: George Ogle & Co., 1919).

[20]Both Wabaunsee County Historical Books compiled information by family submission of material, a common practice in rural histories. Therefore, the accounts tend to reflect more heavily on families having a long-term relationship with the place. As the second history was compiled in 1976, the Willets Family would have had to maintain a relationship for 56 years beyond their residence in Wabaunsee County if no descendants remained which appears to be the case.

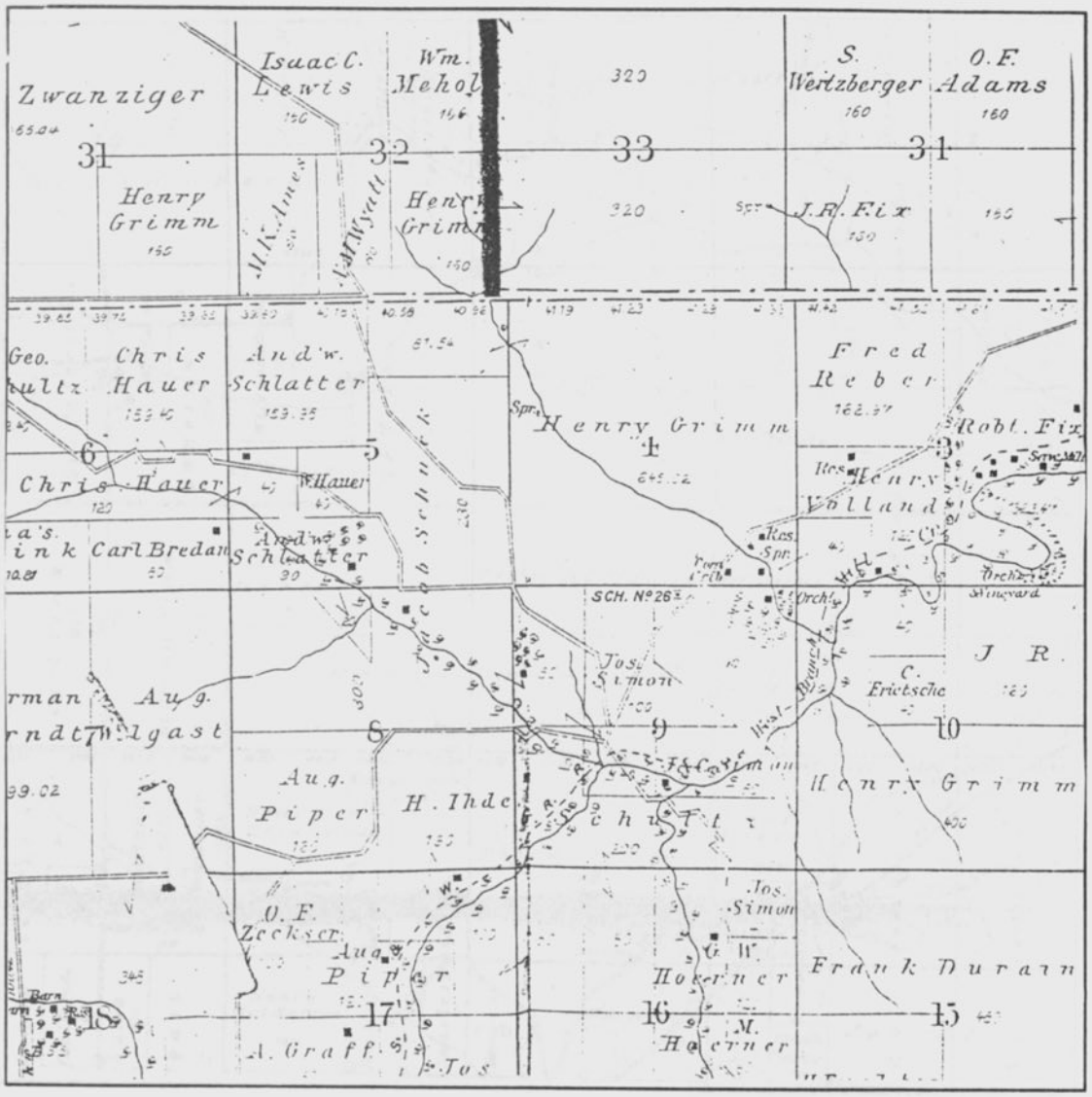

Figure 4.16 Henry Grimm's landholdings, 1885

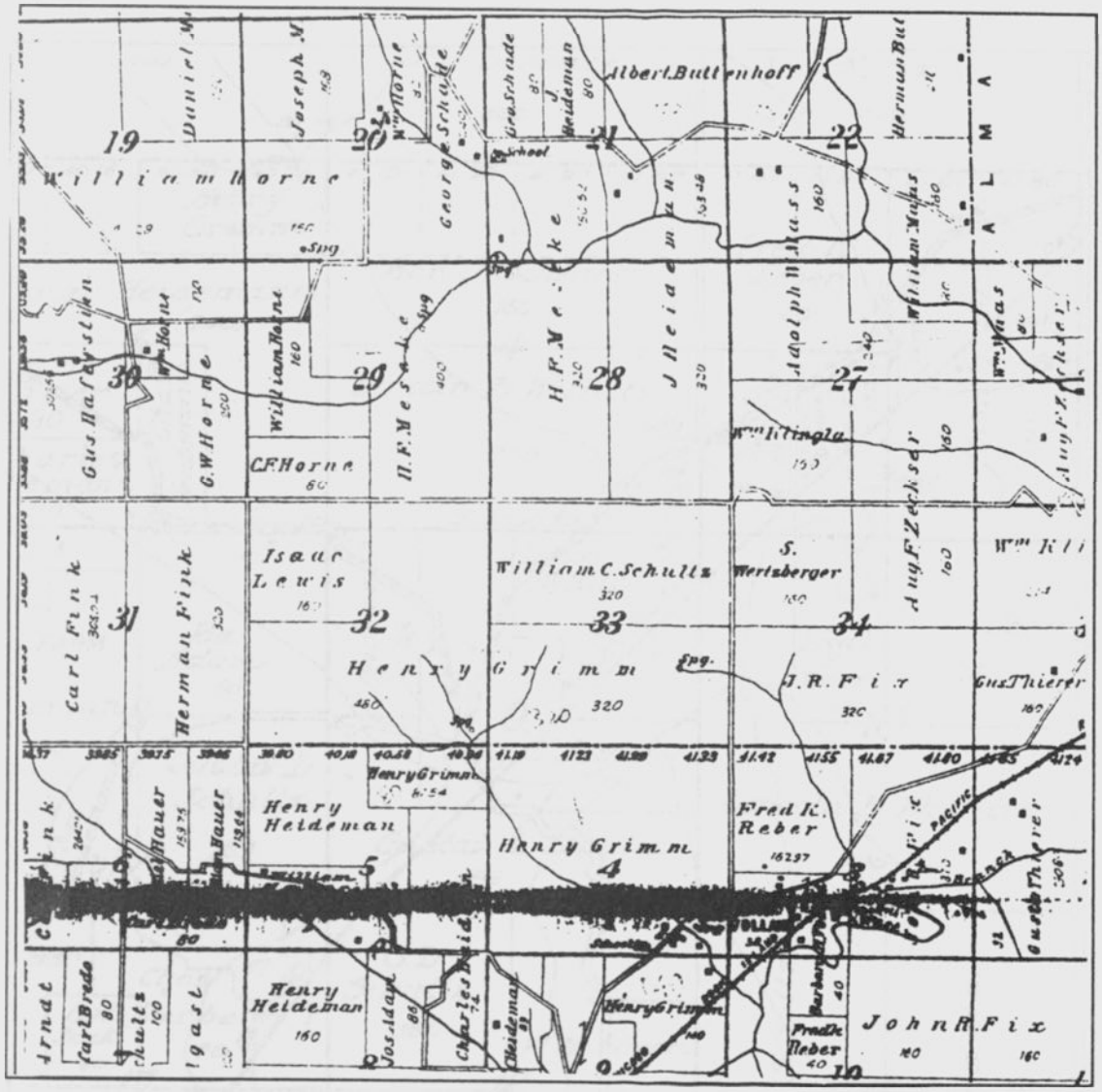

Figure 4.17 Henry Grimm's landholdings, 1902

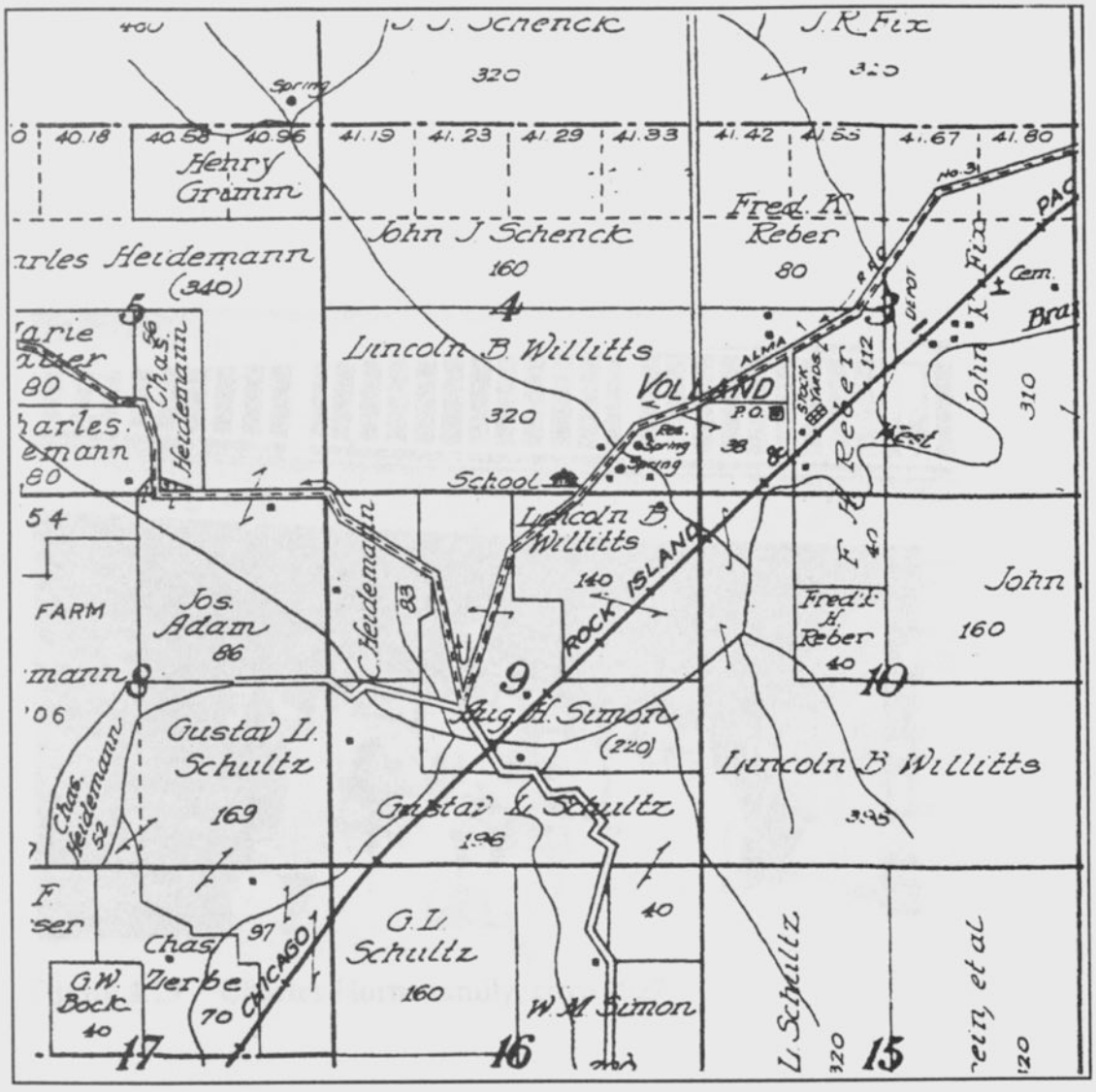

Figure 4.18 Henry Grimm's landholdings, 1919

Figure 4.19 Charles Horne family, circa 1927

photographs show that the timber columns were replaced with two-story stone columns that flanked not just the central door opening on each floor (as Grimm had built them) but the door and two adjacent windows. Not visible in the family photo but in another photograph (Figure 4.20) are two large 2' square stone pedestals with concrete capitals in the plane of the stone columns on either side of the front door. The porch covered three-fifths the width of the I-House, almost obscuring it's facade and gave a veranda-like feel to this previously formal entry. Based on these improvements, we might assume that Willets seemed to better understand and possibly live the lifestyle implied by "front porch" than Grimm and his contemporaries. Though timber was now a readily available structural material, Willets chose to incorporate the native stone building tradition in his porch which would last over thirty years.

The enclosed timber ell (Figure 4.21) provided an air lock for the inner house and a more convenient support space for storage of items previously left in the basement cellar. The back porch's narrow width suggests utilitarian rather than recreational use. This ell also provided additional support space for the storage of water and for a manual washing machine. The Willets had no indoor plumbing, and electricity was only provided through a water wheel which sat in the creek bed and was powered by the spring for agricultural use.[21]

Another addition that made home life more comfortable involved the spring house. The grittier activities of food preparation still took place here in the 1920s. Grimm's daily dairy work of butterchurning and milk production would have taxed this small inner kitchen, but Willets listed no milk cows in 1915. He probably converted this room to a space used primarily for

[21]Schultz, Bill. Oct. 14, 1994.

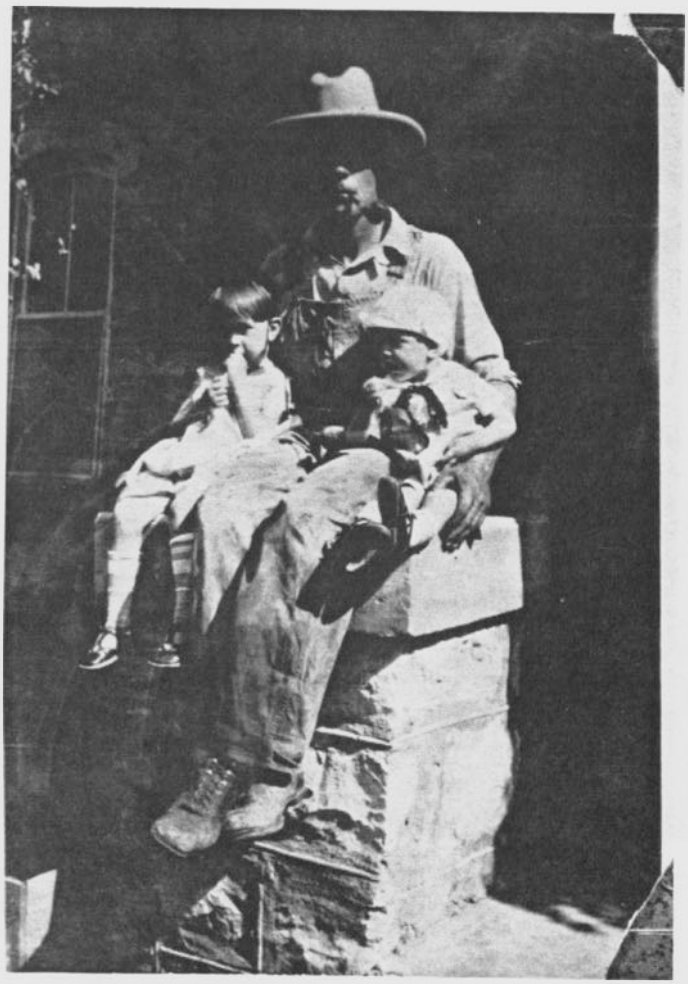

Figure 4.20 Millard Jennings Horne with children, Blanche and Millard, Jr. sitting on pedestals in front of Henry Grimm I-House

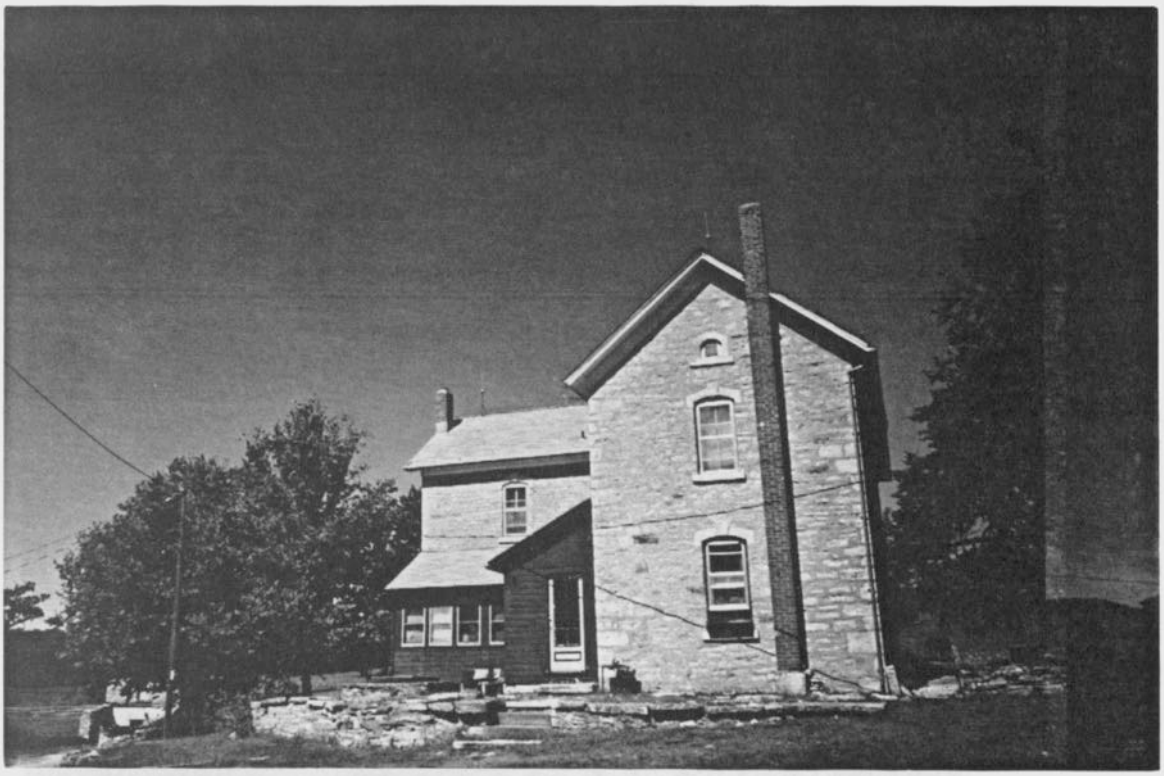

Figure 4.21 View of porch ell addition from east, Henry Grimm I-house

Figure 4.22 Remains of previous open-air covered kitchen off of the east end of the spring house

soapmaking and meatcutting and added an outer shed structure adjacent to it to better accommodate butchering (Figure 4.22).[22] The side walls of the addition were incorporated into the existing spring house but were thicker, which helped to support the east end of the building. Constant exposure to moisture on the lower level and the sloping site made the spring house vulnerable to failure.

Willets' other construction activities included a hay shed by the barn and, possibly, the reconstruction (into its current form) of the granary with its timber second story and lean-to. The hay shed sits on a 3 1/2' high stone foundation and is approximately 24' x 14' (Figure 4.23). Entry is on both the south with a single door two feet from grade and on the north with a 4'4" wide opening at grade within the foundation wall (Figure 4.24). There is a 34" square opening at the east end. The sheathing is board and batten with 12" board and 1/2" x 2 1/2" battens. The shed was a solid open structure built primarily for housing loose hay. Two-by-fours at 18" intervals frame the structure with purlins at 30" intervals. These purlins support intermediate ceiling joists which are partially spanned by two-by-fours to create another partial storage level (Figure 4.25). A person could either load hay at grade on the south end, actually entering the structure, or could load in through the small door at the east end. Animals and small wagons could enter on the lower north side. The windmill adjacent to the hay shed indicates that possibly Willets used this as a smaller more utilitarian hay barn in addition to, or in place, of the large stone barn. As Willets was putting up about one-sixth the amount of prairie hay that Grimm had been cutting, it is surprising that he built an additional hay storage structure. The loading process and scale of Grimm's barn required three people to move hay

[22]Ibid.

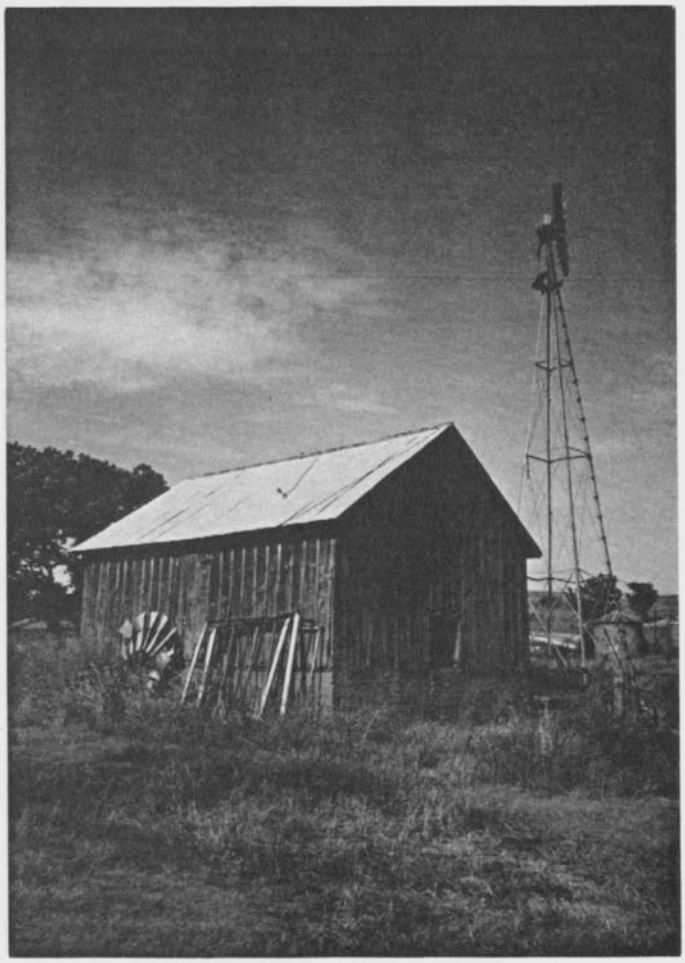

Figure 4.23 Timber hay shed with concrete-faced stone foundation

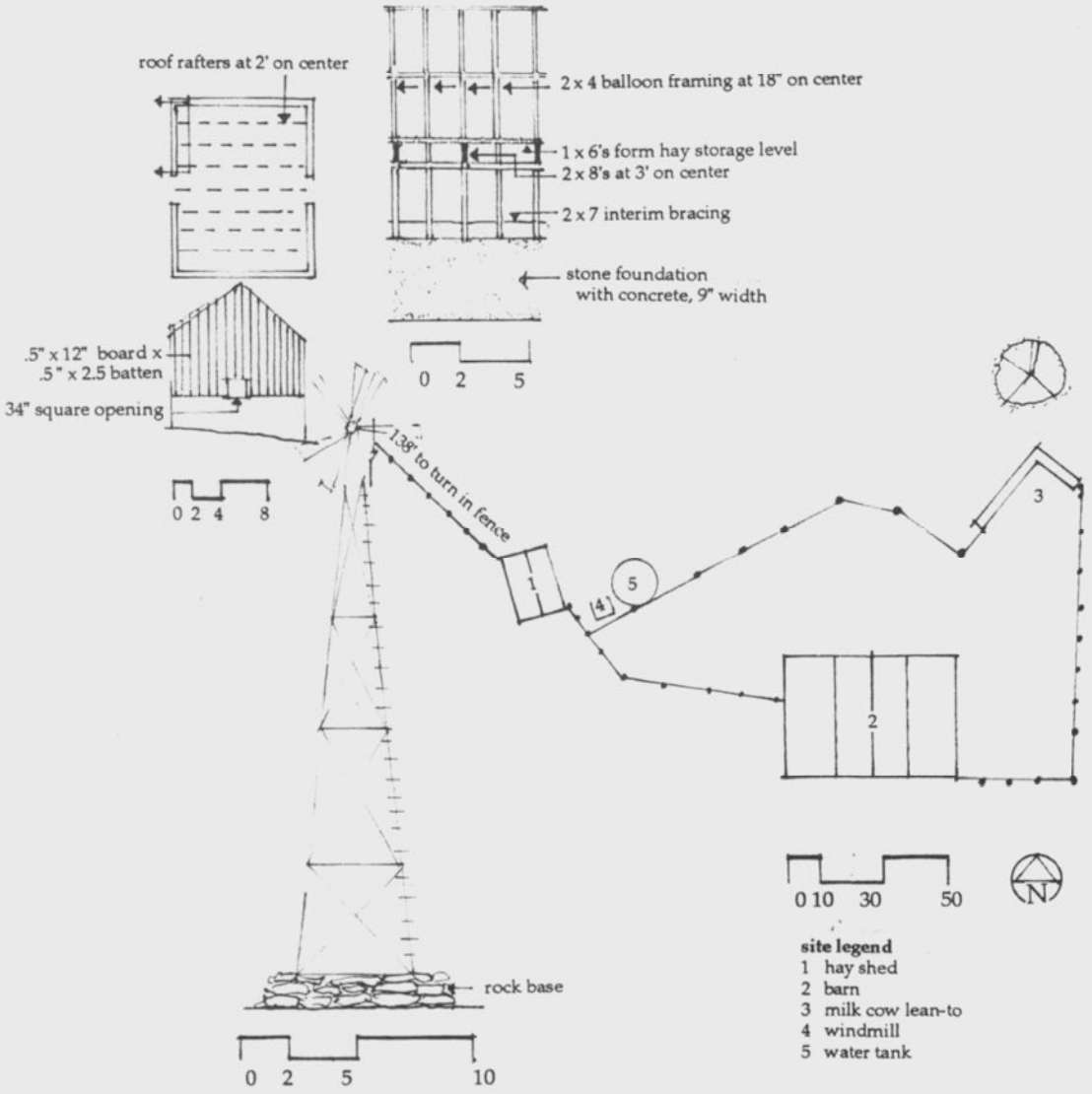

Figure 4.24 Hay shed plan, elevation, site plan

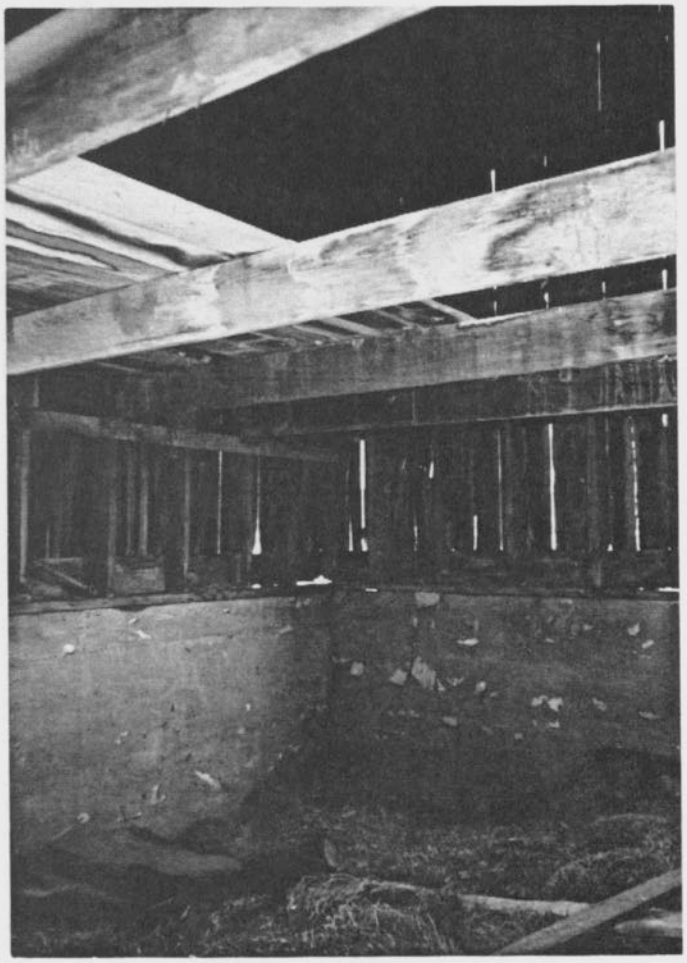

Figure 4.25 Timber hay shed interior

from the hay wagon to the upper door and the interior. Perhaps too many men and too much time were expended for the return to Willets' smaller farming operation. Or, perhaps the upper barn was being used for storing timber or other materials from his sawmill.

Both Grimm and Willets were businessmen reacting to the opportunities of their day. If they hadn't wanted a certain degree of adventure or a degree of difficulty in their lives, they would not have moved west. Both men had numerous laborers in the form of hired help or children, and this perhaps allowed them to concentrate some of their energy on studying the future and what modern improvements could be incorporated into the business to improve profits. At the same time, their wives likely faced a more primitive setting than what was probably left behind in Kentucky, in the case of Caroline Grimm, or in Pennsylvania where A.M. Willets lived.

Caroline Grimm bore eleven children from the time she was nineteen in 1862 until she was 39 in 1882. The challenge of raising these children must have distracted her from the isolation that many settlers experienced in post-frontier Kansas. Caroline died at the age forty-five, seven years after the birth of their youngest child, Mary. Mrs. Willets, age forty-five, arrived in Wabaunsee County with one three-year-old daughter, Dorothy. Though the region was much more settled at this time than sixty years earlier when Caroline Grimm arrived, it was still relatively isolated. Perhaps the rural German character of Wabaunsee County reminded her of her childhood in Pennsylvania and the older mother wanted to duplicate this for her only child. When Dorothy was fifteen, the Willets sold sold their home and farm and left Wabaunsee County.

Both Henry Grimm and Lincoln Willets were able to react to conditions and opportunities that changed quickly. This "Golden Age" of agriculture, brief but profitable, came at the end of Henry Grimm's life and enabled him and many

other small farmers to expand and create the mid-size eastern Kansas "ranches" which are still found in the Flint Hills and co-exist with larger, absentee-owned enterprises. Lincoln Willets was more diversified in business interests and, while he decreased the size of the original holdings, he maintained the grasslands for cattle production. Willets sold his holdings in one block to the Charles Horne family. The Horne family had ties to the original settlers--they were descendants of William Horne who arrived in Wabaunsee County in 1859 (Table 3.1).

Chapter Five: Mechanization, Depression and Instability, 1920-1948

The first set of government policies underlying land acquisition continued to imprint the landscape while the second set of government policies, those relating to agricultural education (important from 1900-1945), corresponded with this period from 1920 to 1948. These policies nurtured the science and research-based farming prevalent today. Built forms and innovations such as the tractor and silo arrived in Washington Township in the 1920s. These developments and other labor-saving devices hastened the transition for many small farmers in the Midwest to move from operations including animal husbandry, production of goods for local markets, and subsistence farming to farming for cash crops and specialization.[1] While the Flint Hills was affected by innovations, it should be noted that grains in this area were primarily used for cattle feeding, not as a specialized cash crop. Scientific farming practices were implemented, but the rancher's decisions were governed by farming as it complemented his cattle production.

In contrast to general trends, the unique terrain of the Flint Hills had created different land-use patterns. A sequence of factors contributed to the use of the Flint Hills as grazing land rather than crop land. These historical factors were as follows: the early belief in Flint Hills uplands as unarable; the arrival of Texas cattle prior to herd laws; the dissatisfactory conditions for producing cash crops in upland areas;[2] the introduction of the railroads connecting cattle with markets; the arrival of "big-time stock farmers" in the

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[1]Dandekar, "Farm Type in the American Midwest," 109.

[2]Isern, Thomas, "Farmers, Ranchers, and Stockman of the Flint Hills," The Western Historical Quarterly ((July 1985), 256. Upland farmers in general found cash crops, largely limited in early years to ill-adapted spring wheat, inconsistent and difficult to market by wagon.

late 1870s and early 1880s;[3] and the invention of barbed wire.[4] Therefore, husbandry remained the dominant land-use in the Flint Hills and farms only grew to the extent that land was available.

Henry Grimm's adaptation of his farm to these changes was described in Chapters Two and Three as he maintained resident ownership for over thirty-five years and increased his landholdings. His descendants divided the land and sold it to sawmill owner Lincoln Willets who farmed as a second profession. Subsequent owners and natives of Washington Township, Charles Horne, Sr., Gus Schultz, and William Schultz, were the land- and I-house-owners of the next period who operated Grimm's land. These men shaped their farm and ranch operations responding to larger agricultural issues as well as those of a more local nature in order to maintain their landholdings.

The Charles Horne, Sr. family purchased the Henry Grimm I-house from Lincoln B. Willets in 1919 (Table 5.1).[5] The Horne family members were descendants of William Horne, Sr. who was a contemporary of Henry Grimm. He arrived in America at the age of 3 and was raised in Illinois, and later in Wisconsin. The gold rush pulled him to California in 1852, and he returned by the Isthmus of Panama to Wisconsin where he then married Sophie Horne. Little is known about his wife except that she was 24 when she accompanied him on a second gold-seeking trip to Colorado as a new bride in 1859. The couple subsequently located in Wabaunsee County. They settled at

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[3]Ibid., 257. Isern describes these operators, who had capital from success in other endeavors, and the history of their impact on early homesteading farmers of the Flint Hills. These men bought up claims in the bottomlands and ground for cornfields, barns and lots. They had herds of purebred stock, and grazed Shorthorns at first, then Herefords in the 1890s. Though they grazed some Texas steers on upland pastures, cattle breeding and feeding were the mainstays of their operations.

[4]Ibid., 256. Both land purchase and fencing required capital, so the "free range" uplands were destined to be controlled by the big-time stock farmers rather than the upland farmers and were fenced "overnight."

[55]Range Index Books from the Register of Deeds of Wabaunsee County, township 13, range 9, section 4, 1860-1995.

Table 5.1 Chain of title for Henry Grimm I-house
SE quarter of SE quarter of township 13, range 9, section 4

date of probable occupany	name on land title	mortgages on property
1875 (house blt. 1880)-1904	**Henry Grimm***	none
1904-1908**	George Grimm et al	mtge, C.B. Merriam/ Oct-Dec 1904 mtge, " " "/Jan 1905-Dec 1909
1908-1920	**Lincoln B. Willets & wife***	mtge, Citiz Ste Bk/Dec 1909-June 1913 mtge, " " " /Oct 1918-Oct 1919 mtge, Merriam Mtge Co/Jan 1920-Nov 1926 mtge, Charles F. Horne/Feb 1920
1920-1931	**Charles F. Horne & wife***	mtge, Merriam Mtge Co/Apr 1920-Nov 1926 mtge, " " "/Feb 1920-Sept 1926 mtge, " " "/Feb 1920-Aug 1926 mtge, Central Trust Co/Aug 26-1931
1931-1934	Gustav L. Schultz	W.D. to **Albert A. Schultz*** foreclosed June 1933 foreclosed July 1934
1934-1937 interim occupants***	Sheriff	mtge, New York Life Ins.
1937-1946	Gustav L. Schultz & Wife	**William Schultz*** is occupant/employee New York Life Ins, ext to July '42 released Jan 26, 1962
1937-1981	**William W. Schultz***	W.D. to William W. Schultz, 1946
1981-present	**Leland W. Schultz & wife***	joint tenancy W.D. mtge, Fed. Land Bank mtge, Principal Group Ltd., released Nov 1984

*denotes inhabitant of Henry Grimm house
**unknown if occupancy is George Grimm at this time
***occupants while house held by New York Life

Spring Creek, building a stone I-house with a single-story kitchen ell to hold their large family of four sons and four daughters.[6]

In 1885, just to the north of Henry Grimm's landholdings (Figure 5.1),[7] William Horne owned the southeast quarter of section 12-9 in Washington Township as well as land to the northeast and south with a total acreage of approximately 340 acres. By 1902 (Figure 5.2),[8] Horne had increased the size of his holdings to 920 acres with his oldest son George holding title to 360 acres and second oldest son Charles owning 80 acres. William Horne died in 1915, and his wife Sophie passed away in 1918. They left 240 of their holdings to Charles who also acquired another 1/2 section (320 acres) to the east in section 33, just north of section 4 where Henry Grimm's I-house was situated (Figure 5.3).[9] Charles was living in the original I-house at the time of his death and all four of his children were born there.

Charles Horne attended college in Salina and was a teacher at the one-room school in Templin when he was in his late teens and early twenties. He married Lida Fixx in the mid-1890s. Lida Fixx Horne was one of the eight daughters born to J.R. Fixx and Rebecca Larch (Figure 5.4). She was raised in their family home, the first I-house built in Washington Township northeast of the Grimm I-house (Table 3.1, Chapter Three). Her parents, American-born and well-educated, sent Lida to college in Lecompton.[10]

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[6]Thomson, Matt, Early History of Wabaunsee County, The early history refers to these four sons and daughters. If there were 8 living children at the time of print, they were likely born in the late 1870s (when Sophie was in her forties) and were not living in Wabaunsee County in later life. Four of Horne's children died,one at birth and the other three before the age of 10. They are buried in the Horne Family cemetary located 10 miles east of Alma. George was born in 1969 just before the deaths of the oldest daughter Emma (at age 9) and three year-old son, Louis, in 1870. Another child was born in 1870 who was named Louis and died in 1901 at age 32. Charles was born in 1873.

[7]1885 Atlas of Wabaunsee County, Kansas (Topeka: Gillen & Davy, 1885).

[8]1902 Standard Atlas of Wabaunsee County, Kansas (Topeka: George Ogle & Company, 1902).

[9]1919 Standard Atlas of Wabaunsee County, Kansas (Topeka: Gillen & Davy, 1885).

[10]Lida's memoir book is held at the Historical Society at Lecompton and includes verses written to her by fellow classmates.

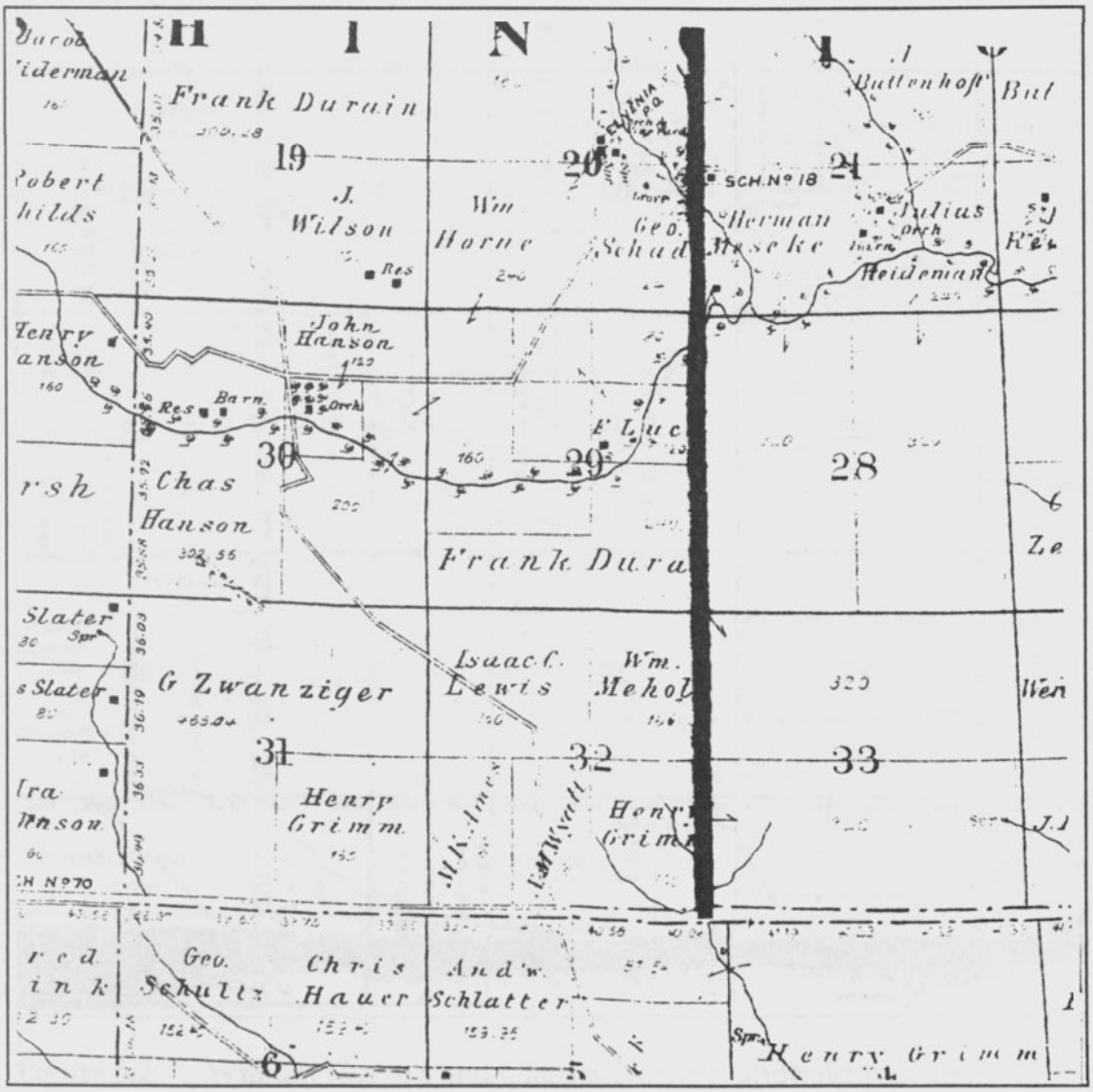

Figure 5.1 William Horne's landholdings, 1885

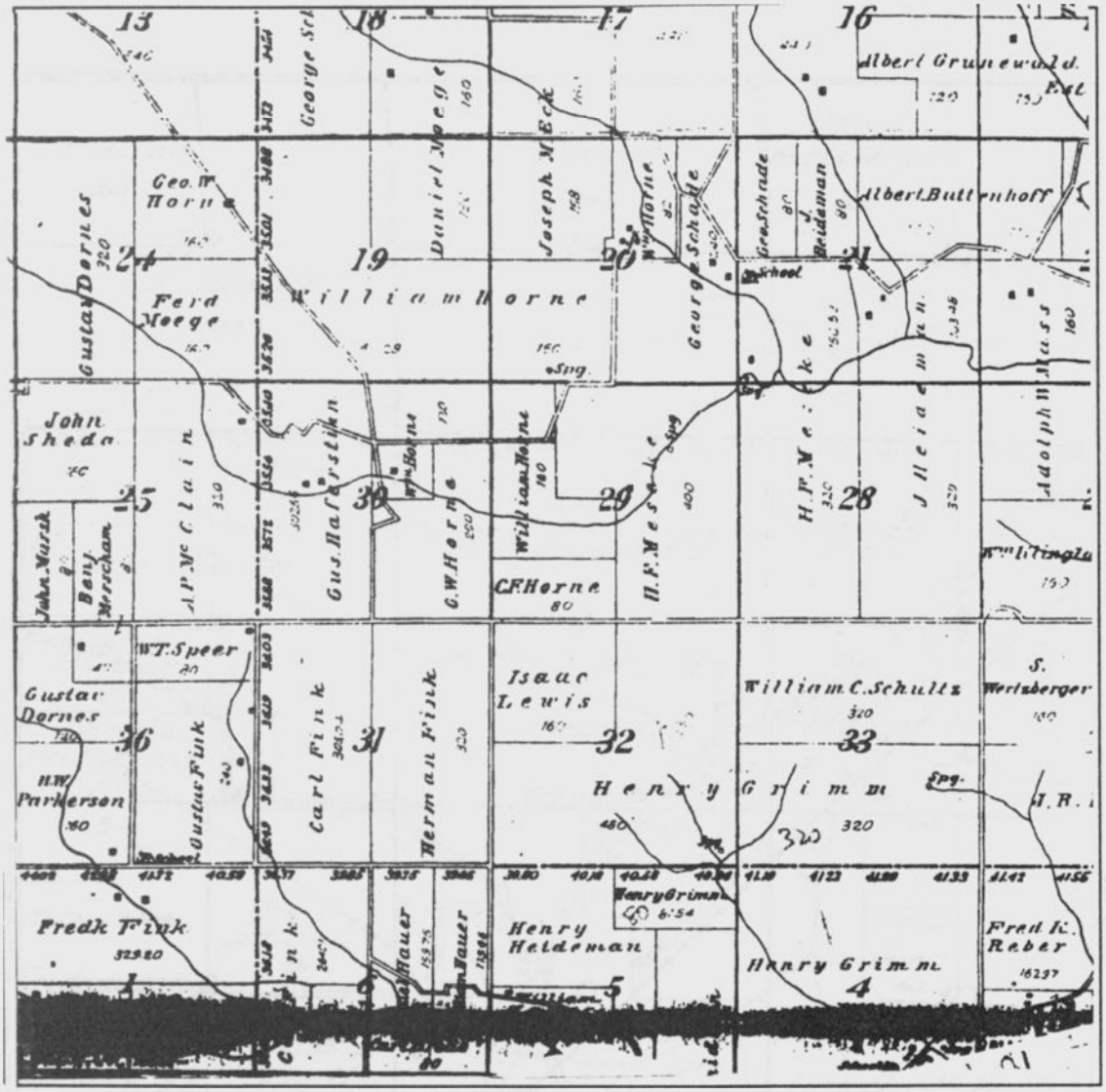

Figure 5.2 William Horne's and Charles Horne's landholdings, 1902

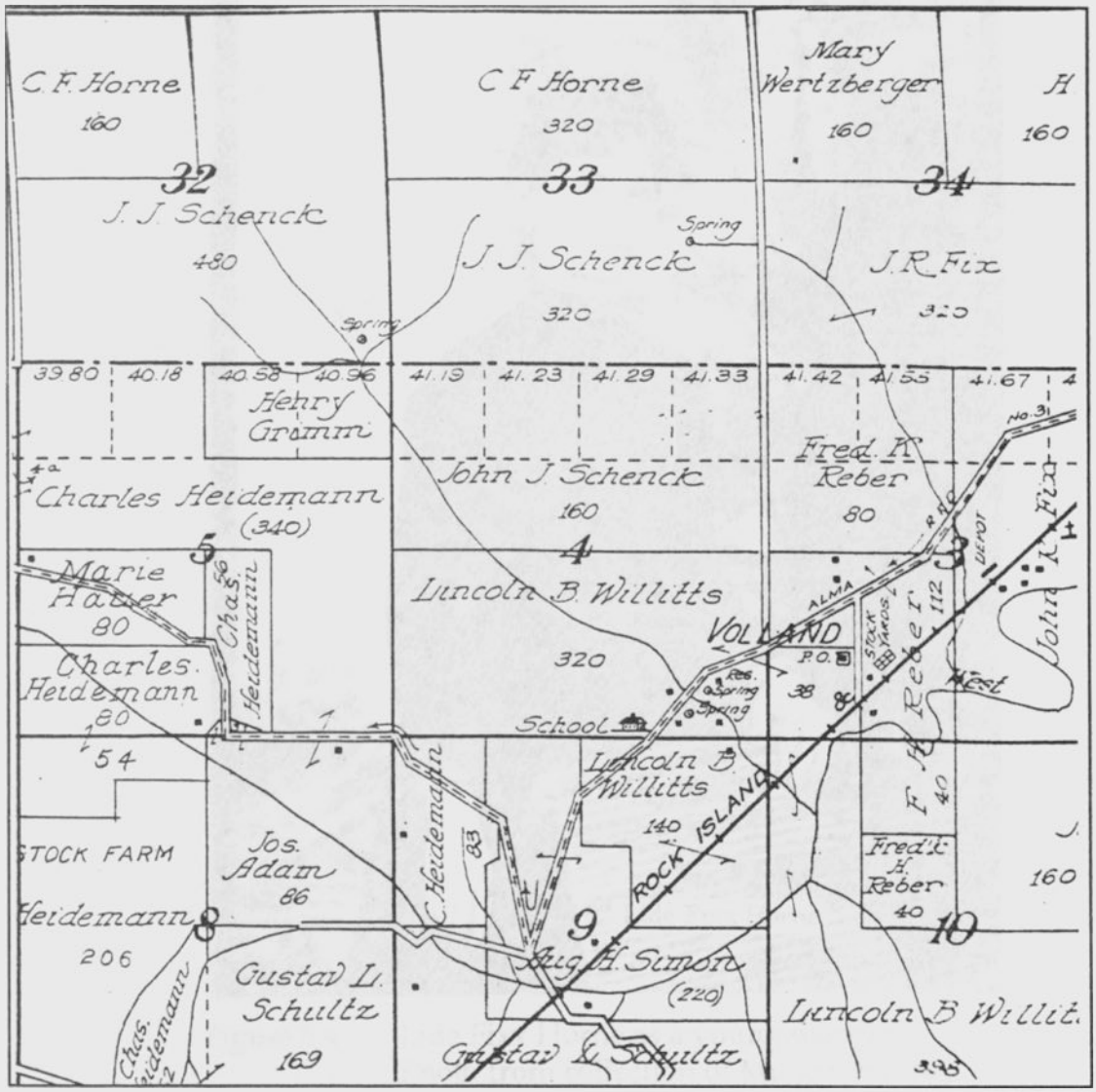

Figure 5.3 Charles Horne's landholdings, 1919

Figure 5.4 Lida Fixx Horne as a young woman
Photo from collection of Millard Horne, Jr.

Charles and Lida were living in the original Horne I-house at the time of his parents' death and all four of their children were born there, the first in 1898. Charles Horne, Sr. and wife, Lida Fixx Horne (Figure 5.5) acquired the Henry Grimm I-house in 1920 from Lincoln B. Willets.

Charles and Lida moved into the I-house with two of their four children, Millard, 22, married and Charles, Jr., 5. Their middle children, Myrtle and Roy, were away at college. Millard and his wife, Ruth, had no children when they moved into the I-house. They resided in the southwest wing of the lower floor of the I-house where the rear room had a kitchen. They proceeded to have a family of four children who were raised in these quarters until 1931. Their children were rarely allowed upstairs or even into the downstairs living room.[11] This separation into "zones" enabled Charles, Sr. and his wife to reside above the kitchen and use the kitchen ell, achieving some degree of separation among the three-generations of dwellers. A hired man lived in the back upper floor bedroom to the south with Myrtle living in the southeast upper bedroom off the front of the house when she was at home.

The Horne Family lived in the I-house when it was a forty-year old structure, seventy-five years ago. Thus, it is only in its youngest occupants that there is still a living representative to give an oral account of their tenure. This source, Millard Jennings Horne, Jr. was the second child of Millard Horne, Charles' oldest son, and the youngest generation of the three-generation Horne occupancy. He is still living in a simple timber frame house in Washington Township (Figure 5.6), near the first Horne I-house on

[11]Horne, Jr., Millard Jennings Horne, Taped conversation with Paula Adams, Nov. 4, 1995.

Figure 5.5 Lida Fixx Horne and Charles Horne, Sr.
Photo from collection of Millard Jennings Horne, Jr.

Figure 5.6 Millard Horne in front on his home
Spring Creek, Washington township of Wabaunsee County

Spring Creek. He explained the purchase as a common move in the prosperous 1920s for farmers with big families who wanted to incorporate offspring into the business and expanded because they "needed more farms."[12] He remembers that his grandfather paid the "superhigh" price of $75 an acre for "a fancy home and place," and that their farm on Spring Creek had been small in comparison. Charles Horne mortgaged the house, and Millard partially credits this purchase with making them "go broke" in the depression of the 1930s.

Though Millard Horne's memory deals primarily with interior spaces, he did have some specific information about the outbuildings and the operation of the homestead. The family had cows, calves, full-fed steers, many hogs, and one milk cow. Cattle producers were moving towards a younger animal, as "the day of the four-year-old steer" was almost past.[13] Contributing factors included a changing consumer preference for smaller cuts of meat[14] as well as the cattle producer's new awareness that the older steer carried unnecessary production costs.[15] This was during the time of early cornfeeding when cattle were made "superfat" with grains.[16] Ruth Horne fixed trays of prepared food and took them down to the granary where

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[12]Ibid.

[13]Wood, Charles, The Kansas Beef Industry, (Lawrence: Regents Press of Kansas, 1980), 208. James Tod, noting the preferred weight among packers to be between 800-1,000 pounds versus the previous domination of the pre-war market with slaughter weight of 1,300 pounds and above.

[14]Ibid., 209. Wood notes that during the war, the larger cuts of aged beef, considered desirable at the time, were shipped abroad for military consumption or to the Allies. The American people, left with the smaller cuts, began to prefer them.

[15]Ibid., 209. Wood discusses the term "it takes two pounds of gain to replace one pound of shrink" which refers to the loss of weight of an animal once it begins to fatten. In the Flint Hills area, much of the summer gain is lost in January and February without supplemental feeds and if too much gain occurs in winter months, it is lost in the transition to the early summer grazing period. The ability to "finish" quicker is bred into the animal, so upbreeding was necessary for this trend.

[16]Fattening of cattle is the process of feeding grains to animals for an intense period to create heavily marbled, sweeter tasting meat that still dominates consumer preferences today. Steers must be fed continuously until they go to market or they will "shrink", wasting the effort and increasing the production costs of the producer.

her husband would be grinding corn in the lower level throughout the night. Because the trip to the Kansas City Stockyards took less than a day, very little weight was lost from this period of full-feeding until their sale. Charles Horne, Sr. would ride with his cattle to market in the caboose, often walking as much as a half mile to find this car. Once when attempting to catch the caboose to Kansas City at nightfall, he fell thirty feet through an open bridge into Mill Creek; Millard and his parents awakened to nurse his skinned-up grandpa who returned home in the middle of the night.

When the Horne's occupied the farmstead, hogs foraged between the barn and the area below the bridge, and took shelter in small outdoor lean-to's (Figure 5.7). Some hogs were butchered for domestic use and the remainder were shipped live by rail to Kansas City. In 1927, a large flood washed out the bridge and all the pigs in the creek bed drowned.[17] The family owned only one milk cow which was kept in the south wing of the barn with stanchions acting as a manger for hay pitched from the upper story of the barn. Ruth Horne milked the cow manually, and it was primarily her responsibility, for Millard remembers only one incident when he walked over to the barn with his mother and his father was milking the cow.

Several new structures at the homestead were erected by the Horne family--one building for production, two concrete silos for the storage of grain (Figure 5.8),[18] and one building for recreation. They built a structural tile chicken house east of the I-house which could house 200 roosters and chickens at one time (Figure 5.9 and 5.10). Chickens provided an additional

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[17]Horne, Millard, Jr. Taped conversation with Paula Adams, Nov. 4, 1995. The creekbed feeding Mill Creek from the natural spring is passable on foot most of the time.

[18]Nothing is known about the construction of these silos that were located in the southeast corner of the corrals behind the granary, but the type consistent with this era is seen in Figure 5.8.

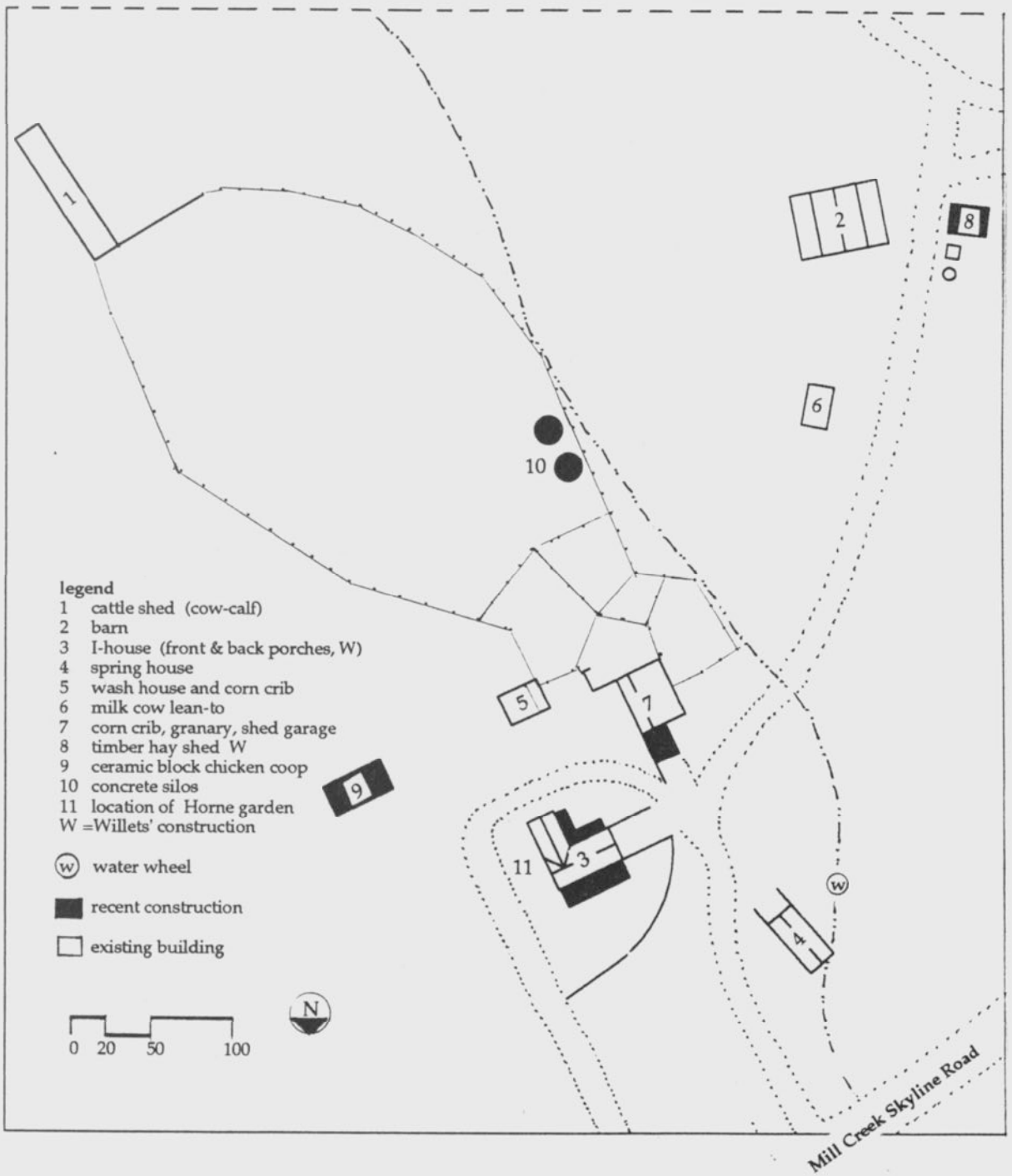


Figure 5.7 Site plan, Charles Horne, Sr.'s I-house and outbuildings, 1919-1931

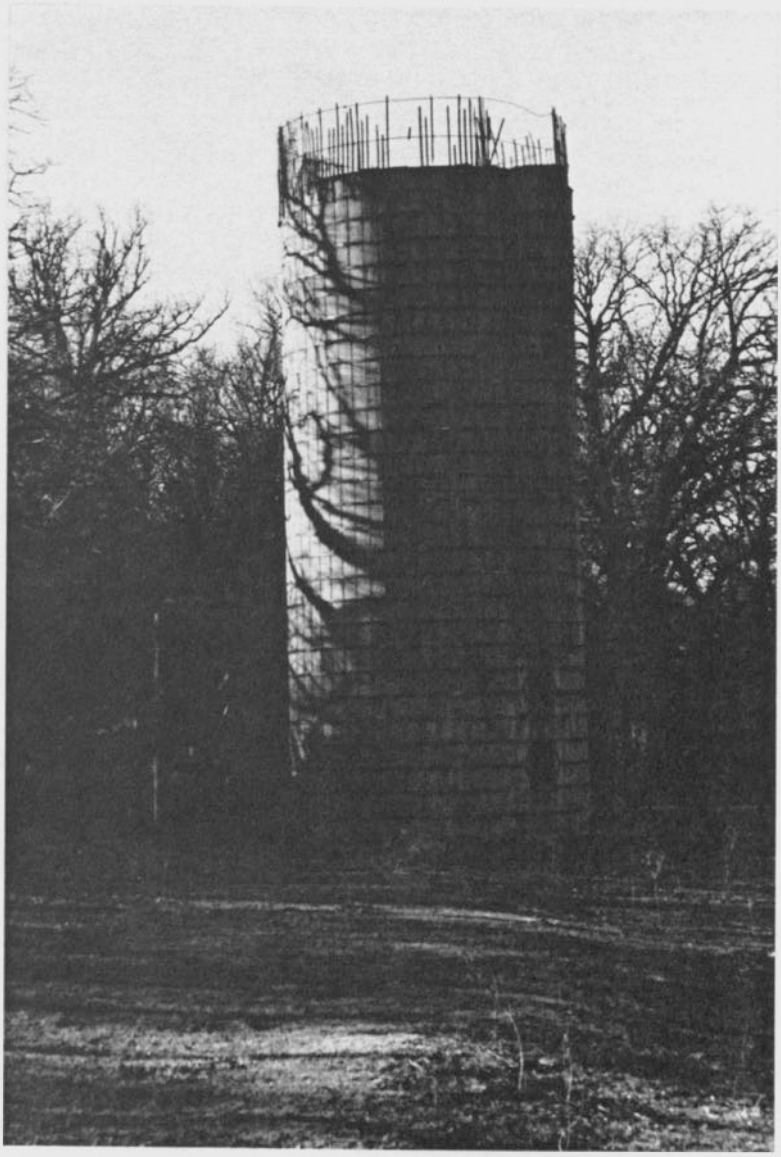
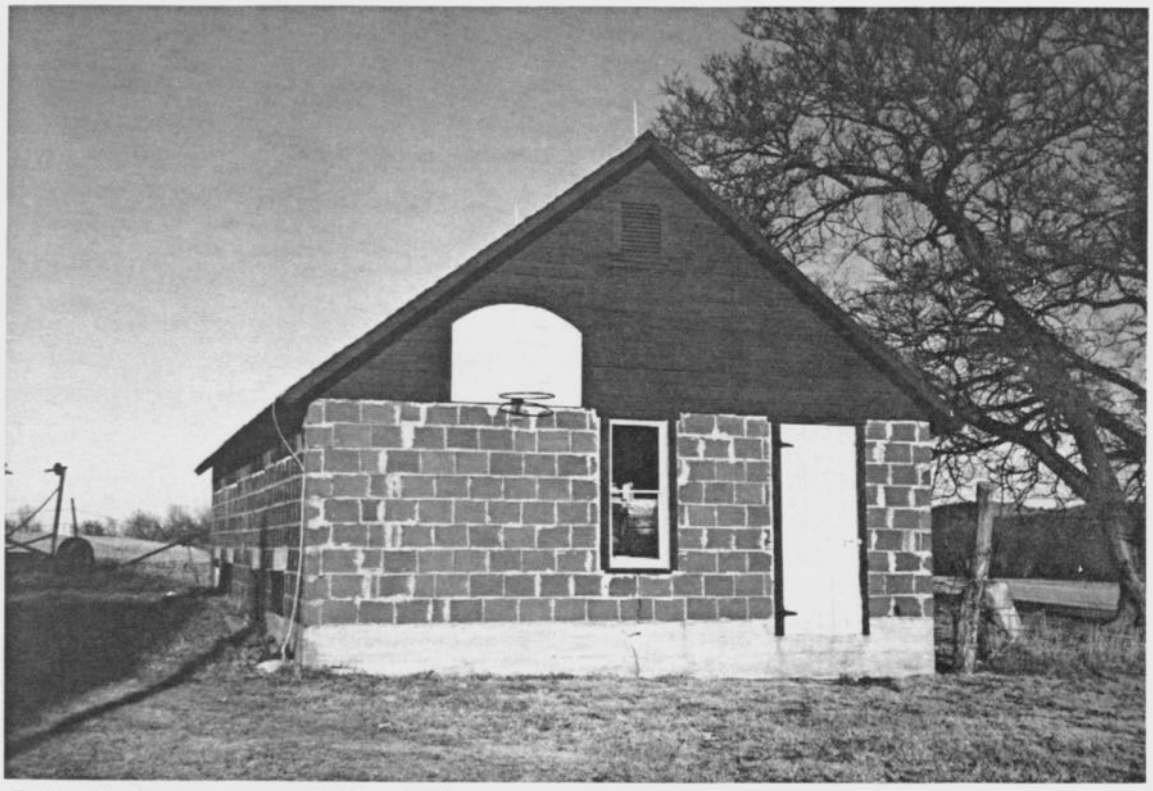


Figure 5.8 Example of concrete silo typical of the 1920s on Skyline Drive

Figure 5.9 Horne structural tile chicken coop, south elevation



5.10 Horne structural tile chicken coop, west elevation

source of income for rural families as they could be bartered for credit at the general store in Volland. The Horne family also added a shed to the west end of the granary to function as a "garage" for their two Model-T Ford automobiles. They had one 1926 model with a starter, an improvement on the earlier crank engine. The automobile, no longer a novelty item, provided convenient personal travel over the previously used pleasure carriage.

The spring house lost its function as a cooking center during the Horne's residence, and was only temporarily used as a dwelling. When a double track was built by the Rock Island Railroad in 1925,[19] the family housed boarders. Horne remembers wide head snakes, water moccasins, and rats in the lower portion of the spring house when they cleaned it out to prepare it for use. The railroad paid the family to board workers. This provided additional income for the Horne family, but a great deal of additional work for the women of the house with two large meals served per day. The skilled and well-paid but transient railroad workers also brought the family into contact with the outside world and provided a diversion from the labor of daily life.[20] Later, the Hornes stored corn in the upper room of the spring house. Though storage of grain in domestic structures was an old European practice,[21] this was not an inherited use of space for this practice was rarely practiced in the Midwest. The spring house provided feed in close proximity for Horne's hogs in the adjacent streambed. The practice of utilizing abandoned and outdated buildings for additional storage would become common for the aging Grimm homestead.

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[19]Thierer, Joyce, Volland, "Volland: A Flint Hills Trading Community," (Master's Thesis, Emporia State University, 1986), ll.

[20]Horne, Jr. Millard, In November 4, 1995 conversation Horne also noted that while Mexican labor maintained the railroad, new construction was considered a good job and used white labor.

[21]Bucher, Robert C., "Grain in the Attic," Pennsylvania Folklife 13 no. 2 (Fall 1962): 14.

Improvements in household technology contributed to the decline of the spring house as a functional building. From an above-ground well across Skyline Road, water was piped down to a faucet east of the house. The Horne's powered their home with a 32-volt plant which ran on a battery. Overhead lines were strung to the barn and to various areas where electricity was needed to pump water. This generator sat upon a large, stone block in the outer room of the cellar cave. The Willets provided an ample supply of cut firewood but the Hornes opted for this labor-saving, yet more expensive energy source. Water was piped into the kitchen from a spring, but all the other plumbing systems were unreliable.[22] The Horne's sewage system drained into Mill Creek.

While we can only speculate about how the earlier Grimm and Willets families occupied and used the stone house, there is much more information about the Horne's period of residence. The Horne occupancy was actually the first multi-generational use of the home, despite Grimm's large family. Though single-family homes became the desired dwelling in America,[23] in more sparsely populated areas where land was cheap, multi-generational living has always been present. However, there does not appear to be any precedent for the multi-generational living in this case, but simply a response to Charles Horne's decision regarding his own business, family, and labor. By Millard Horne's description, the grandparents were still raising their own children and were not actively involved in the rearing of the grandchildren

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[22] Horne,Jr. Millard Jennings. Horne remembers the house as having plumbing that did not operate properly. Bathrooms were used as wash rooms with porcelain pitchers and bowls.

[23] Various factors contributed to the trend towards increased single-family housing including the Federal Housing Administration's residential planning guidelines (FHA-MPS) which had to be adopted in order to receive Federal Mortgage insurance, the G. I. Bill and the development of prefabricated housing and planned suburbia which helped to revive the depressed 1930s.

in the house. Domestic responsibilities such as cooking and cleaning were duplicated by both women in separate spheres. The Hornes used the space of the large house as if it were two-single family houses. Although this was a convenient way for Charles Horne to keep his family and business together for another decade, it did not give his employee and son the physical distance that a separate dwelling would have achieved. It appears that the family attempted to create the desired single-family separation within the home, but in an age and place when the symbol of "house" was becoming increasingly important as a symbol of "self", Millard Horne, Sr., adult and married, was always his father's son.

The Horne's residence not only differed from that of the Grimm's in its multi-generational character but likely in its use of specific rooms, in particular, the parlor. Though the Hornes appeared to need more space, Millard Horne noted that the parlor was rarely used, referring to this room as a living room. He remembered that one of the few times it was used was when a visiting minister held a funeral service there for his deceased infant brother.[24] Henry Grimm's adoption of a central-hall plan suggest that the entry hall functioned as a "privacy lock" to the public and that the "urbane" parlor was a gathering place of some sort for his large family. Passage from the hall to parlor was through a narrow door in the house's original plan.

At this time, the urban parlor was a setting for middle-class women's culture and a mediating space between outside society and the family. In rural life, this social function never fully developed and it "often stood in

[24]Horne, Jr. Millard Jennings. Millard had an infant brother, born in the house, who died at 6 weeks of age. The Minister came to their house for a service in the parlor where they played music on the victrola. Afterwards, the family all rode in the family car to the cemetary. The grandparents drove the car to the funeral in Alma while the parents sat in the back seat, and the sisters sat on the exterior part of the car, holding the casket.

isolation from the main part of the house."[25] Sally McMurry, author of Families and Farmhouses, notes that the practice of rural dwellers building parlors in their homes dismayed agriculturalists, and the rural press condemned it both on a practical and moral level. No "plan" books suggesting appropriate house forms and building layouts informed the settler and early plains farmer, so he took what he had known and adapted it to the circumstances. In the case of the Horne family, the social gathering place was now the town of Volland, leaving the formal parlor with decreasing relevance to their daily life.

The major modifications of the interior of the I-house from the time it was built until the Horne residence included the addition of an attached kitchen. For the Grimms, this kitchen was more of a domestic space than it would be in the typical urban, Victorian kitchen where such a space "belonged" to the servants. The great distance from Alma and unreliable transportation led to increased responsibilities for herself and her daughters and the availability of part-time, outside help if any at all. The role of domestic help outside of the family in an upper middle-class situation should not be discounted in examining the use of the I-house, nor should the willingness for the household members, primarily the women, to take on this responsibility at the turn of the century.

The typical kitchen was separated into a food preparation and dining area at that time, but was used primarily by the older Hornes with Millard's family preparing and eating meals in their quarters. It is often assumed that rural, multi-generational dwellings have communal dining practices since

[25]McMurry, Sally, Families and Farmhouses, (New York: Oxford University Press, 1988), 144.

they share common work schedules. While this may have been true at one time, the mixed group noon "meal" was becoming less a part of daily life and more a part of a seasonal and task-related ritual at the end of the nineteenth century. Modern conveniences provided more places within the home where food could be prepared and consumed and electronic capabilities changed the traditional "sun-up, sun-down" work pattern, leading to more diverse schedules.

Gustav L. Schultz, Early History, 1880 to 1919

In 1931, Charles Horne, Sr. sold the I-house and surrounding lands to Gustav L. "Gus" Schultz. Though Gus Schultz never resided in the I-house, he was the interim owner whose land acquisitions enabled his children and grandchildren to later occupy and own the house. Gus' early history is therefore relevent to his purchase in 1931. Just as the Horne family was "native" to the rural Mill Creek River Valley area, so was Gustav L. Schultz. But unlike Charles Horne, Sr.'s father, William Horne, and Henry Grimm, Schultz's father came to Wabaunsee County with the second wave of German settlers in 1870, Kansas's peak year for German immigration.[26] Shortly after Gustav L. Schultz was born in Germany, his father, Gustav C. F. Schultz came to America for several years to establish his family's future home. When the family returned with him to America in 1872, they resided for one year in Keokuk, Iowa, before moving to Wabaunsee County. Keokuk, Iowa, was also the start of the Rock Island Line, so railroad promotional agents were likely sources leading the Schultz family to Wabaunsee County.

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[26]Turk, Eleanor, "Selling the Heartland: Agents, Agencies, Press, and Policies Promoting German Emigration to Kansas in the 19th C.," KH no. 3 (Autumn 1989): 150.

Fredrika Hauer, Gustav C. F. Schultz's wife, homesteaded and purchased the land where they built their first home, the hewn log structure[27] seen in Chapter Two (Figure 2.3 and 2.4). Only fifteen years after settling in Wabaunsee County, building his home, and establishing his family, Gustav C. F. Schultz died in 1888 at the age of 60. He left his wife, Fredrika, and three sons, Gus, William, and Albert. Gus Schultz was raised to adulthood in this two-room structure and family members resided in the original log structure until its destruction by a tornado around the turn of the century. Fredrika did have the support of her brother and nearby landowner, William Hauer. Their Uncle Hauer helped the sons, Gus and William, to maintain their mother's property and to guide them in building their own operations after their father died.

Gus Schultz was twenty years old when Volland was established as a town. He watched the rural school districts emerge in the township and he witnessed the growth of the township population. When Gus was in his twenties, he worked on the building of a large steel bridge in Topeka, driving the white hot rivets down through steel members.[28] Family members unanimously account that it was during this time off from bridge building that Gus went to the State Fair, decided against construction work, and opted to return to Washington Township to farm and pasture cattle. The land available to him had been acquired by his parents prior to his father's death.

The 1885 Atlas of Wabaunsee County showed landholdings of the Hauer and Schultz families of approximately 520 acres. There is no indication that the two families worked together to build an accumulation of land,

[27]William, Gus' brother, did put a wood floor into the two-room log house.
[28]Schultz, Keith, Phone Conversation with Paula Adams, Sept. 25, 1994.

except for the exchange of support and advice between Fredrika's brother, Gus, and William. Shortly after Gus returned to Washington Township, he left the log home to live in a house of his own. As a bachelor, he enlisted a German woman from the area around Volland to help with his housework, cooking, and laundry. This woman, Auguste Havenstein,[29] had also arrived in America at the age three with her German parents in 1884. By 1901, Gus and Auguste were married (Figure 5.11).

At this time, Will and Fredrika had moved to another house nearby, after a tornado blew the roof off of the log house. By 1902, Gus, 33 and his brother William jointly held 1280 acres in three sections north of the Grimm homestead. William had an additional 320 acres in one section north of section 4, township 13, range 9 and Gus held an additional 700 acres in two sections south of the Grimm's homestead. The third brother, Al, held 200 acres adjacent to Gus' land. Shortly thereafter, Albert moved to Mexico and the family lost contact with each other for the remainder of their lives. Fredrika died in 1903,[30] and her older son, William, went to Colorado and encouraged Gus to head west. The brothers maintained contact, and Gus even purchased some land in Colorado for $ .50 an acre, but it was very dry and full of tumbleweeds. Though many Flint Hills operators sought a western "ranch" (Figure 5.12),[31] Gus never established a business in this area and did

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[29]Schultz, Bill, Tape recorded conversation with Paula Adams, Oct. 14, 1994. Auguste was a single woman living at Henry Heidemann's, the adjacent landowner southwest on Skyline Road. Nothing is known by family descendants of Auguste's background. New Branches from Old Trees: A New History of Wabaunsee County, Kansas lists a colorful Hafenstein family history, p. 143, noting that family members changed the name to Hefenstine and Havenstein, but the paragraph only lists their direct descendants. If Auguste was a sister or cousin of Carl Hafenstein who immigrated with the family, they were both born in 1881.

[30]Schultz, Keith, Phone conversation with Paula Adams April 18, 1994. Fredrika died in the midst of a rainy period when body had to be hauled to the burial site, West Templin Lutheran Cemetary in with a team and wagon. The body was almost lost in a mudslide.

[31]Thomson, Matt, Early History of Wabaunsee County, (Manhattan: Ag Press, 1901), sect. 7, leaflet 1.

Figure 5.11 Gus and Auguste Schultz, 1901
Photo Collection of Bill and Mary Schultz

Figure 5.12 Ranch home of Mr. Samuel Fixx
Yampa, Colorado

not retain ownership of the land. While the Flint Hills had natural creeks and ponds to provide water for cattle and lush grasses which allowed more concentrated grazing in a smaller area, drier western range land required more operating capital than Gus had available. Windmills were necessary with few water sources and fewer cows could be grazed per acre on the scrub and buffalo grass, so many more rods of barbed wire fence had to be built.[32] By 1919, Gustav Shultz held approximately 1470 acres of land. Two-thirds of the land was adjacent to his childhood log home and the site of his home with Auguste where he raised his family. His land also surrounded the Henry Grimm homestead which was now owned by Lincoln B. Willets.

Gus Schultz and Sons, 1919-1937

Gus's active purchase of large land tracts put him at risk which he minimized by putting the land in the names of his children. This was common of many Flint Hills ranchers during this period of depression and economic fluctuation. If there was a sharp turn in the market which affected the more leveraged family member, not all would be lost. To characterize the period for most, Charles Wood, author of The Kansas Beef Industry, states that,"cattlemen, in short, made little money between the two wars except for the latter years of each decade. Survival, not profits, was the goal for most." For some cattlemen who weathered the two severe depressions without significant debt, this was a time of expansion.

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[32]It was only in the forming of these "ranches", the closing of the range, that one could control his herd in the west while still making use of the buffalo grass for a year-round cattle or cow-calf operation. This effectively used the milder , cheaper western range for producing and growing the the cow and effectively supplied his more valuable Flint Hills bluestem pastureland with steers in the summer months.

Gus Schultz' growing operation was predominantly that of summer grazing. He would own or lease pastures, buying the cattle to be grazed on his land, and then selling them at the end of the summer season. His ability to borrow would have been based on the amount of land ownership, the quality of the grass, the amount of acres in "improved", plowed, ground, the land's proximity to transportation routes, and the upkeep of fences and personal property. He consistently maintained a small cow herd from the early years of his business. He could also borrow against these cows, but the size of this cow herd varied. Gus Schultz acquired farm land to be used for raising supplemental feeds.

Exact dates and methods of Gus Schultz's land acquisition are difficult to pin down, even when one examines the limited land tax records, and the oral recollections of family members. Yet, Gus Schultz's operation in the 1930s was diversified relative to beef production. He maintained the small cow herd, leased pastures for incoming cattle, raised some fat and feeder cattle, and fattened some hogs. There was a 300-head capacity feedlot in the hills near Gus' mother's house. The Schultzes would haul twenty-one wagonloads of corn a day and grind it with the cob along with alfalfa and hay. Cake, the concentrated feed, was provided by cottonseed meal but later switched to soybean meal. The feedlots would operate for about three months of the year, starting in October and running until January. Cattle were sold at the first of the year. New incoming steers arrived in March.

Area Expansion Outside of Wabaunsee County

At one time, Gus Schultz had pasture at Cottonwood Falls and even pastured cattle as far away as Hays, Kansas. He paid a couple who resided on the land to tend 360 head of cattle in Chase County, near Cottonwood Falls. The Chase County farmstead was primitive and at one time had a windmill, but these were expensive to maintain. In 1936, a severe drought caused the Schultzes to haul water from the creek at Matfield Green. The herd of 300 cattle needed forty gallons of water per head a day with water trucks hauling approximately two to three hundred gallons per load. Gus Schultz used what capital he had to expand the scope of his operation, even when he barely had the money to operate. He utilized family members with invested incentives for additional labor, paid them well, and later partially gave this land to his sons so that they might create their own independent operations.

Schultz was in a position to take advantage of a slump in 1929 to purchase the Grimm I-house and adjacent lands from Charles Horne, Sr. Part of the Horne land was the portion of Henry Grimm's original homestead which was sold to Lincoln Willets, and part was the adjacent Fixx property that was owned by Lida Fixx Horne, wife of Charles Horne, Sr. Gus Schultz jointly operated the land in section four with his oldest son, Al. Al, a bachelor, resided there periodically until 1934, for the house had to be inhabited for insurance purposes. Al briefly assumed ownership of the land in 1934 when there was a foreclosure on the property. It was held by New York Life Insurance from 1934 to 1937. A family named Zimmerman resided in the I-house between 1934 and 1937 and attempted to buy the land, but like other land tenants, they resided there primarily as caretakers for the bank

which held title to the homestead. It appears that the bank realized the aesthetic and romantic value of these buildings, still connected to the productive adjacent farm and pasture ground, which might be recuperated in a better cattle market. They chose to maintain these buildings, probably at a loss,[33] while waiting for a future buyer.

Gus Schultz purchased the property again in 1937. The house was uninhabited for several years while Gus owned it, choosing again not to occupy the house. In 1939, Shultz placed his youngest son, William "Bill" Schultz in the house upon his marriage to Mary Hyde of Alta Vista. From 1939 to 1944, Bill was a salaried employee of his father, Gus Schultz, earning $50 a month which was considered a good salary at that time. Gus gave the couple the land in 1944 at which time Bill Schultz bought his own tractor and was officially "on his own."

It appears that Gus sought Henry Grimm's pastures and home primarily for its agricultural assets, which included its geographic location on Mill Creek. While improvements on land in the form of dwellings are important to the operation of a farm and ranch, the burden of large, semi-permanent and outdated buildings had already taken its toll on depression-era owners. Schultz's choice for his own home was a humble stone house with far less visibility and stature than Grimm's Skyline Road I-house. Most of the land he purchased already had built improvements, domestic structures and outbuildings, though he did take care to maintain existing stone and timber

[33]Swanson, Lon. At the time of conversation (Fall 1988), Lon Swanson was in the land trust Department of then Boatman's Bank in Kansas City which held title to the Z-Bar Ranch in Chase County, placed in trust by the Merrill family of the Davis-Owings-Merrill cattle operations who owned several ranches in Kansas. He noted that due to the high time commitment and specialized nature of agricultural investment, especially livestock operations, banks chose to "unload" land investment for those less time and management intensive.

structures on all the land that he owned.[34] Gus had attended school in the one-room schoolhouse across Skyline Road from Henry Grimm's house (Figure 5.13).[35] His son, William, who would later inhabit this house, also attended this school in 1921 and played at the Grimm homestead with schoolmate and then resident, Charles Horne, Jr. Though not wanting this home for himself, he perhaps attached sentimental value to the 50 year old group of buildings and schoolhouse and wanted this "place" for his youngest son.

[34] Schultz, Bill. Under Gus Schultz' ownership, Grimm's original buildings were maintained by a man named Bredow. Gus employed the Grunewald Brothers to repair existing corncribs and cowsheds at his home.

[35] Thierer, Joyce, "Volland," District 9 was the original school district for the Volland area. In 1874, Grimm lost his position as treasurer in School District 9 due to his oppostion of Christopher Wertzberger who led the board in their decision to have lessons taught in German. Grimm deeded a half-acre to form a new district closer to his own home, District 26 then called Grimm, and to ensure that his children would be taught in English.

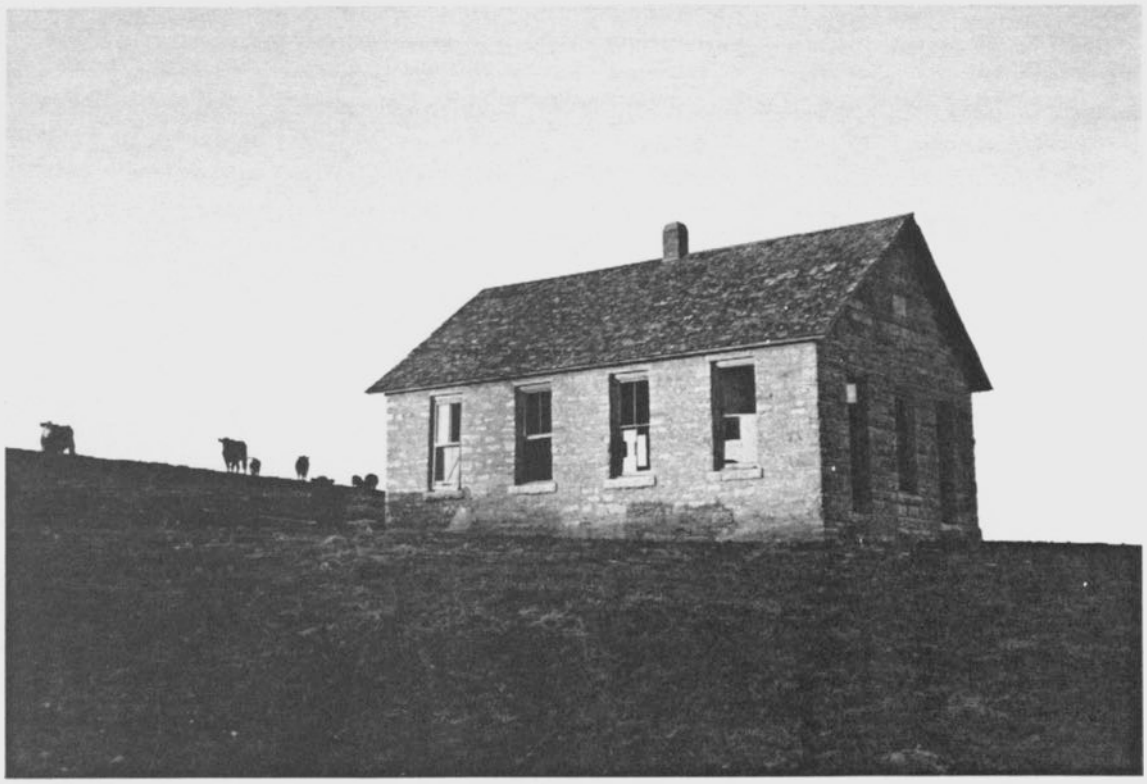

Figure 5.13 Volland one-room school

Bill and Mary Schultz 1939-1948

When Bill and Mary Schultz moved into Henry Grimm's I-house in 1939, they simplified the farm's activities. Though Bill had the benefit of a regular salary as an employee of Bill's father, Gus, the couple was saving to build their own operation. Bill and Mary had to rely on their own labor and resourcefulness to support themselves so that they could still put money in the bank. There was some use of portable generators for farm work such as grinding corn, but no electric pump. Men used animals to physically stomp upon and soften the hay, then pitched hay by hand to the livestock. Cottonseed was unloaded into the barn by hand, and wood was chopped with an axe. Overhead lines ran water to barn and other livestock watering locations near the homestead.

The ownership of farm animals enabled the family to have extra income by selling their produce through the store in Volland. Bill and Mary Schultz owned several milk cows and raised chickens.[36] The store would grant credit for purchase of store goods for her two cases of eggs taken daily to Volland.[37] The milk cows were predominantly Mary's responsibility. Even when her oldest child Beverly was only a year old, Mary trained her daughter to watch her through the window, sometimes falling asleep before she returned and later sitting on a red chair to watch for her return.[38] Mary milked twice a day by hand and the family drank lukewarm milk, except when intense heat necessitated cooling milk in the spring house. Mary

[36]The only real building project of Bill and Mary's early marriage was a small brooder stove east of the Horne's ceramic block chicken coop.
[37]Ibid.
[38]Schultz, Mary, Taped Conversation with Paula Adams November 4, 1994. Mary made a point of noting that people were not afraid to leave their children alone in the house at an early age.

carried the milk to the basement where a manual crank separator divided the cream from the milk into a five-gallon cream can. She would then take it to Volland, shipping the cream in this same can to Topeka and received a check only after the Topeka buyer received the cream. Because there was no refrigeration and ice was expensive, they didn't consider selling commercially to dairies until later because the dairies would not accept milk warmer than fifty degrees. Dairy trucks picked up the cans from the roadside, but their unpredictable schedules meant that even cooled milk might sit in the sun and become unacceptable.

Operation of the Household before the Rural Electrification Authority

The domestic patterns of Bill and Mary Schultz can be divided into two periods, 1939-1948 and post-1948, when the Rural Electrification Authority was in operation. Though the era was dominated by engine power on the farm, generators and batteries only offered a single use and they were expensive[39] Therefore, many existing modes of production were continued by Bill and Mary. The Hornes had installed indoor plumbing, but they used a 32 volt battery to operate an electric water pump. Bill and Mary could not afford this expensive source of electricity, so they returned to outdoor privies. Wells and springs constituted the water supply[40] until Gus Schultz built a cistern behind the house to collect and filter soft rainwater (Figure 5.14).[41]

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[39]Thierer, Joyce, "Volland", 65.

[40]Caro, Robert A. The Path to Power: The Years of Lyndon Johnson, (New York: Alfred A. Knopf, 1982), 514. Studies in this period showed the average farm dweller to use forty gallons of water per day and, on average, the wells were located 253 feet from the house. The Schultz's well was located across the road, 250' from the house.

[41]Schultz, Bill. The cisterns were built by Gus Schultz in 1937.

Figure 5.14 Cistern, south side of I-house

Water was pumped into buckets, decreasing the Schultz's haul distance for domestic water use. Drinking water came from the spring house. For bathing, water was hauled to the stove, heated, and carried to the bathtub in the upstairs bathroom.

The kitchen stove had a copper wash boiler and "warming oven", a reservoir, on the end. Mary would pump the water from the cistern to carry to the stove and pour into the reservoir. This took five three-gallon buckets which then had to be emptied out after washing. Gasoline was poured into a gas washer which was then started with a pedal and continued to run, similar to early automobile motors. There were two basins to be filled with water, a wash tub, and a second cold water rinse tub. A crank wringer, attached to the washer, made clothes dry enough to put out on a line. This washer and its operations were isolated on the porch, but had to be brought inside on Sunday evenings during cold weather in order that it would run on Monday, wash day. The clotheslines were outdoors, but in extremely bad weather, clothes were hung on wooden racks laid over the downstairs radiators. Flatirons[42] were used for Tuesday ironing year-round, despite intense summers. The heavy irons were frequently washed in buckets of heated water while ironing, because the soot of the wood stove could blacken the iron and immediately soil the clean shirt.

Though face and bath soap were purchased at the Volland store, soap for the washing machine and dishes consisted of a homemade lye that was shaved into water. The "Lewis lye" was bought in the Volland store and mixed with old drippings, stirred, and left to harden in the dishpan before

[42]A flatiron was a six to seven pound wedge of iron, heated until very hot over a small hole indentation on the lid of the wood stove. Those with wooden handles cost $2 more, so often a thick potholder held the iron to protect the woman's hand from the hot iron. It took two irons to press a man's shirt.

cutting it into squares. Dishwashing was done in a pan of heated water in the sink, for Mary had no running water. A bucket below the sink caught dirty water. The dishes, blackened in the wood and then coal oil stoves, necessitated heavy cleaning after each use.

As a new bride, Mary baked her own bread in a wood cast-iron stove. Bill and Mary later used a kerosene-fueled stove, also called a coal oil stove, but used this only briefly for it heated very slowly. Because there was no electricity, a wood furnace was in place when they moved into the I-house. Wood was provided from nearby trees, cut into four-foot lengths and split for use in the wood stoves. Bill felled the trees, and cut and split the wood. Shortly after they moved into the I-house, Bill put in a new propane gas furnace. When it was installed, propane was 9 cents per unit but rose to over a dollar per unit shortly thereafter. They continued to use propane, for once the labor savings method was adopted, it was hard for Bill to return to cutting and hauling wood for the furnace and wood stove. Aladdin brand kerosene lanterns (Figure 5.15) were carried from room to room to provide indoor illumination. A new Sears version in the late 1930s provided 40 watts of light, but most provided only 25 watts. The dim light and strenuous work hardly encouraged evening reading.[43] In the barn where there was a greater risk of fire, kerosene caged lanterns with an enclosed handle were carried by hand and hung on a nail in specific locations when it was dark or when the natural light was inadequate.

The Horne's garden near the house was maintained by the Schultz

[43]Ibid., 512. The approximately twenty-five watts of light provided by most lamps was adequate for children doing their homework--although surveys would later find the educational level of rural children improved markedly upon the introduction of electricity..."

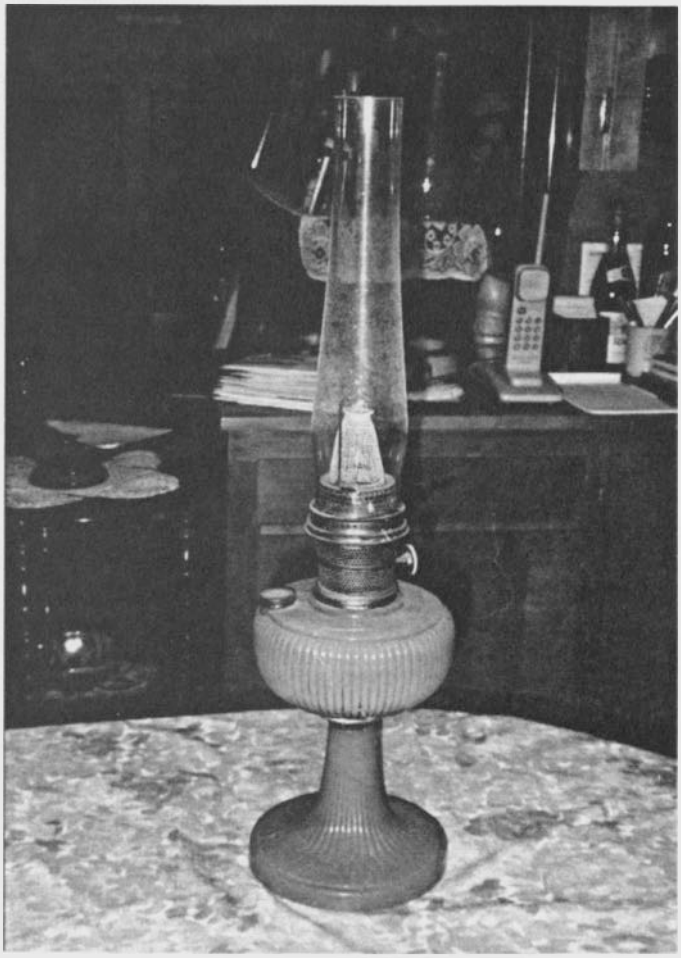

Figure 5.15 Aladdin kerosene lamp

family in the same location. Repeated use of this ground near the house depleted the soil, so the garden was moved to the rear of the feedlot pens. This yielded a very good garden but it was eventually moved back near the house for it was inconvenient to domestic life increasingly centered around the home. The garden was tended by all family members, but Mary did the canning and sealing of fruits and vegetables. Because the only refrigeration available was an occasional block of ice and a cool springhouse, Mary canned the fresh produce upon ripening.[44] The Schultz family grew green beans, peas, and in one particular year picked seventy-five bushels of potatoes, three to four bushels of peaches, and put up approximately 100 quarts of tomatoes.

Bill and Mary butchered and ate their own meat, though they rarely ate beef in this early period because it cost too much. Bill raised corn and fed this to the pigs to fatten them. He would lance the hogs heart to kill the animal and slowly scald the carcass in the big kettle in the spring house[45] just as the Willets had done. Mary fried the meat and put it into stone jars, pouring lard drippings over the meat and storing it in the cave cellar. Bill and Mary Schultz did not smoke any meats.

While life was hard for both men and women during this period, specific details regarding the daily activities of men's work sphere are scarce. Of course, this in no way reflects any lack of work on the part of the farmers and ranchers of this period and this place. There were fewer men of this

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[44]Ibid., 506. Canning was continuous throughout the summer, requiring constant, day-long attendance at the hot wood stove with resulting canned goods stored in the cellar. Women generally hauled wood to the house for use and "started up" their wood stoves. A damper opened into a firebox, but created only a small draft. Without any fans for air movement, stoves often blew out while in the midst of cooking and took up to an hour to reheat. Without instruments to regulate heat, the woman had to constantly monitor the fire, stoking with additional wood or corncobs when necessary. Dirty ashboxes, littering soot inside the house, were emptied twice a day.

[45]Schultz., Bill and Mary. Taped interview with Paula Adams Nov. 4, 1994. "Sticking" the hog is the noisier , longer , more common, and messier method of slaughter. Twenty-two caliber rifles were often used, but at this time, Bill didn't appear to be doing any hunting for recreation or subsistence, so he did not own a .22 rifle.

generation present to speak of their work and numerous interviews revealed few details about individual tasks. Speculation as to the reasons for this reticence on the account of involved men in this study was not a relevent part of this study, but it should be noted that there is an unbalanced portrayal of what constituted "work" for men and women in this section based on daily manual activities.

First Recorded Mason

Replacing the chimneys was the only major building improvement made to the property and I-house between 1930 and 1948. This was undertaken only because bricks were loose and smoke seeped into the house. At the time, the chimneys were built into the depth of the 22" thick wall (seen in Figure 4.8) and did not break through the line of the gable roof. George Feiden, a local stonemason, put a liner into each chimney, and then rebuilt all three of them in brick, taking the flue to the outside wall of the I-house. The choice of brick over the original stone casing of the new flue was one of practicality and cost, not aesthetics. Though Feiden was described as pursuing "a number of careers during his long life", Old Branches from New Trees: The New History of Wabaunsee County cites his stonework trade, learned from his father. Wabaunsee County Citizens relied upon him "to keep their stone structures in good repair." Feiden's father, John, was a stone mason and built the structure which now houses the Wabaunsee County Historical Museum.[46] Feiden's grandfather migrated from Prosen Alf on the Mossel, Germany to Pennsylvania in 1866. He was a cooper by trade, making

[46]New Branches from Old Trees: A New History of Wabaunsee County, Kansas, 130.

barrels for the early oil industry. Upon marrying his Philadelphia-born wife, he came to Wabaunsee County through Wamego on an immigrant train. He purchased forty acres west of Alma, and operated a small vineyard, dairy, and experimental orchard, well-known for grafting and budding. Mr. Feiden did stonework to pay for his land and support his family and passed on this trade to his son as an additional means of subsistence.[47]

Technology's impact: Volland community and family life changes

Though life appeared to have changed very little since the time of Lincoln Willets, there was a shift in the concept of community brought about by improved communication and transportation systems. The Shultz's community now included Alma and Alta Vista, where Bill met Mary as they attended church together in the early 1930s. Motion pictures came to Alma and Alta Vista in 1913, changing to weekly, talking films in 1927.[48] Council Grove even served Volland residents as a destination for moviegoers in the 1930s. While the railroad opened up the region to the rest of the country, the increasingly standardized road system following section lines and ridges linked the very localized towns to their larger and usually more urban, county neighbors.

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[47]Little attention is paid to the trade of masonry in either Wabaunsee County History source. Only occasionally is a mason's name recorded for a residence or structure, yet masonry skills are not attributed to **every** incoming German. No names of actual masons and builders of the original I-house owners were passed on orally or in written records to family descendants, though the actual houses and inhabitant history was important to them. Names appear only when Bill Schultz remembers his own individual work relationships and those of his employer and father, Gus Schultz. It appears that farming was the desired work and way of life for most rural residents coming to Wabaunsee County in the mid- to late 1800's, but farming had its limitations as a sole source of income for most people. Therefore, people fell back on skills and trades passed on to them from German ancestors to support their rural choice of lifestyle. Though family histories mention masonry, the only picture of specific craftsmanship in both new and old county histories is that of Knut Oscar Ericsson, a Swedish man specializing in sculptured limestone capitals and gravestones (p. 448). Original I-house owners recognized the skill of the vernacular stonemason to the degree that their personal investment in his labor lured him away from farming, but the sphere of notoriety and individualism for each house rests firmly within the domain of the first resident and home builder.

[48]Thierer, Joyce, 62.

The truck was quickly incorporated into the small farm and ranch operation and eliminated teams and horses for hauling. Without the need for teams, the improved county road system began to overtake horseback cross pasture travel and private roads. Bill Schultz operated with teams until he saved enough to purchase his own tractor in 1944, the event which marked the beginning of business "on his own." Tractors had been in Washington Township since the late 1920s but most people continued to operate with both horses and tractors. The new machinery changed farming techniques in the areas of plowing depth and row spacing.[49]

Sociability had increased not only with the general store in Volland but with the invention of the telephone. With Volland as midpoint between Alma and Alta Vista, it had customers subscribing to each line. The general store maintained lines from each of the two cities' telephone companies, bringing customers into the store to make their regular "long distance" calls to the neighboring community before long distance service officially arrived in 1926. The radio appeared in 1925 and was commonplace within a year. Mary Schultz listened to Fibber, McGee and Molly on a radio operated by a battery in her kitchen while doing domestic chores. None of these inventions and influences would change life as radically as the arrival of the Rural Electrification Administration in Wabaunsee County in 1948.

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[49]Thierer, Joyce, "Volland: A Flint Hills Trading Community," (Master's Thesis, Emporia State University, 1986), 63.

Chapter Six: Rural Electrification and Modernization, 1948 to 1997

In the period from 1945 to 1975, specialized farming for national and international markets became the norm for many American farmers.[1] As noted in Chapter Five, these increases in the scale of output for farming were only possible where land was cheap and available. Prices paid for land in the Flint Hills remained high relative to the potential income received from the land due to inflation from outside investment in ranching. Improvements in machinery and structures were still necessary for the landowner, but they did not produce the returns that the large-scale farmer in other regions of the Great Plains experienced.

The Second Agricultural Adjustment Acts of 1938,[2] legislated by the United States Congress, marked the beginning of direct government intervention in market prices. These policies exerted great influence on the decisions made by farm operators. In the Flint Hills, landholders grew crops for use within their small ranches and were not participating in government "programs." These policies did not affect their day-to-day decision-making to the degree that they affected the large-scale modern farmer. The major effects of these policies felt by landowners in the Flint Hills consisted of the gradual shifting of feedyards to the western part of the state. Though not a

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[1]Dandekar, "Farm Type in the American Midwest," 112. Dandekar cites reasons for this trend as follows: rapid advances in national/international transport; the emergence of the United States as a major world power and the corresponding changes in its domestic and foreign policy; tremendous advances in scientific/technological farming in the U.S. including development of high-yield hybrids, fertilizers, pest controls, and large-scale mechanization. He also notes the agricultural boom following World War II when returning soldiers often came back to family farms increasing the available labor on the land and the access to capital which was used to purchase new, larger, more efficient machinery.

[2]Ibid., These acts were the early foundation for later legislation giving subsidy payments to farmers, taxation to raise revenue for agriculture, programs to reduce production, price support measures, and commodity storage.

impact on the daily lives of Flint Hills landowners was the implementation of the Rural Electrification Authority.

Implementation of the Rural Electrification Authority in Washington Township in 1948 created vast changes in domestic lifestyle. Previously, the home and domestic life were provided for by first investing in the mechanization necessary for agricultural production, so that the family could survive. With electrification came an intense mechanization of the I-house with increased separation of daily patterns for men and women[3] as the immediate result.[4] This, too, would evolve and change in the latter twenty-five years of occupancy for Bill and Mary Schultz and within the next generation of I-house dwellers.

Post-War Production and Consumption

The circumstances surrounding the purchase of Bill and Mary's first appliance, a refrigerator, illustrate the rapid changes in the market for domestic goods. The refrigerator was purchased two years prior to electrification in 1946 in anticipation of the incoming power to the home. Bill and Mary Schultz had to place their name on a waiting list at Kratzer Brothers Store in Volland to receive the refrigerator because of slow production during World War II. The unavailability of goods for the home in war times and payment-in-full for such goods before receipt would cease with the abundant production of the post-war economy. America avoided the earlier 1930s Depression by quickly moving wartime production over to the production of

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[3]McMurry, Sally, Families and Farmhouses in 19th Century America, (New York: Oxford University Press, 1988), 59.

[4]While there was a separation of activities for men and women, pre-REA, many activities relating to daily existence such as gardening, watercarrying, and activities related to cooking were still shared by Bill and Mary.

goods for consumption through various incentives to industry. The economy's apparent health was now measured by the speed at which goods and services moved across the landscape. Rural and urban consumers stimulated the economy as their daily work was eased through electrification and their individual mobility was increased with the growing number of automobiles. Both Bill and Mary Schultz and their son and his wife, Leland and Cindy, adapted to these changes brought upon their lives and work. Both couples continued to mold the Grimm landscape to suit their needs in order to maintain a rural existence.

Bill and Mary Schultz's Family: A Changing Focus, 1948-1981

The formation of Bill and Mary Schultz's large family and rearing of their offspring came at a time of great social change for the farm family. Bill and Mary spent the early years of their marriage and young family life with three small children, Beverly, Ron, and Gary, and without the conveniences of electrification. This required their active participation in domestic and farm work in order to operate. Their two oldest children, Beverly and Ron, attended the Volland School across the road for all eight years of their elementary grades as their father and grandfather had done. While eighth grade marked the completion of Bill and Gus' formal education, these children later attended Alta Vista High School, as the State Board of Education had now unified the basic requirements of elementary and secondary education to reach to grade twelve. Electrification within the home eased household and farm chores to the point where formal education at school could now take precedence over the family sustenance. Their fourth

child, Sharon, born in 1949, attended Volland School for the last three years that classes were held there.[5] Leland, the fifth and youngest child was born in 1954, and never attended the Volland country schoolhouse while classes were held there, though it wasn't officially closed due to school consolidation until 1964.[6] Part-time help lived periodically with the family from 1944 until 1951, as Bill began more actively farming with the purchase of his new tractor in 1944. This help, usually single, young men, lived in the upstairs bedroom with the older sons, Ron and Gary, in the bedroom above the kitchen. While the older children remembered these young men as influential to their childhood, Leland had no recollection of them even living in the house, though there was still live-in farm help when he was a small child (Figure 6.1).[7] This readily available outside labor would soon become scarce as changes in mechanization and electrification simplified work and the costs of machinery necessitated reducing the amount of outside help on the farm.

Electrification on the Farm

Mechanization of the granary was achieved prior to electrification with stationery motors, though hoisting mechanisms had improved greatly since the early graining by the Hornes. The corn was ground on the lower level. Then a "leg," a conveyor belt with attached buckets, would carry the

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[5]Schultz, Bill and Mary. Taped conversation with author in Bill Schultz Home, Alma.,Nov. 4, 1994.
[6]Thierer, Joyce, "Volland: A Flint Hills Trading Community," (Emporia, Emporia State University, 1986), 79. In 1948, two districts merged to form District 26 which used the Volland School House. By 1956-57, the combined number of pupils only numbered nine, and this was the last year that classes were held at the Volland school. The students living east of Volland sent their children to Alma and those west of Volland to Alta Vista.
[7]New Branches from Old Trees, (n.p.: Wabaunsee County Historical Society, 1976), 765.

Figure 6.1 William and Mary Schultz Family, pictured left to right: Ron, Gary, Beverly, Sharon Rae, Mary, Leland, Bill Schultz

ground corn to the second level and dump it into the upper floor bins through a large funnel which would direct the grain to the appropriate five-foot compartments. Bill Schultz continued to mix grains in the Horne concrete elevators to make silage for cattle feed.

The introduction of milking machines to the milk cow operation also changed daily work patterns. Mary Shultz and her daughter, Beverly, shared the responsibilities of manually milking the few family dairy cows. Electrification enabled the family to expand their milk cow herd to thirteen with the purchase of milking machines (Figure 6.2) and an electric cooler. The older sons, Bill and Gary, and Bill, the father, took charge of this electric milking, housing the cattle in the milk cow stanchions that Henry Grimm had built in the east sidewing of the stone barn. The dairy cattle were fed here from feed boxes and then turned out into the corrals by the barn. The new cooler enabled the family to sell locally to the Alma Cheese Factory which supplied and reliably picked up the ten gallon cans at roadside, filled by the Schultz family. In the 1960s, the milk cows contracted mastitis, a milk duct infection, and had to be sold. Though Bill began again to slowly build up his milk cow herd, all of the milk cows were sold by 1964.[8] During this period, numerous farm and ranch operations began selling off their dairy cattle. There was still a small market in Wamego and Alma, but for most, the work and time expended on these small herds was not profitable.[9]

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[8]In 1964, Leland's older sister, Sharon, was diagnosed with congenital kidney problems and the couple could no longer spend any time with the milk cows due to out-of-town testing and kidney flushing procedures. She became very sick with complications from a cold and passed away in 1964.

[9]This area actually maintained a market for dairy production on a smaller scale much longer than rural areas surrounding more populated areas such as Lawrence. The Sanitary Dairy in this area chose to move to bulk tanks in 1957. Therefore, even economically conservative communities such as the German Baptists south of Lawrence had some farmers moving towards highly technical investment. The yields increased four-fold within the first year, changing the scale of production and encouraging similar growth and expansion in technology within other areas of the farmer's dairy operation.

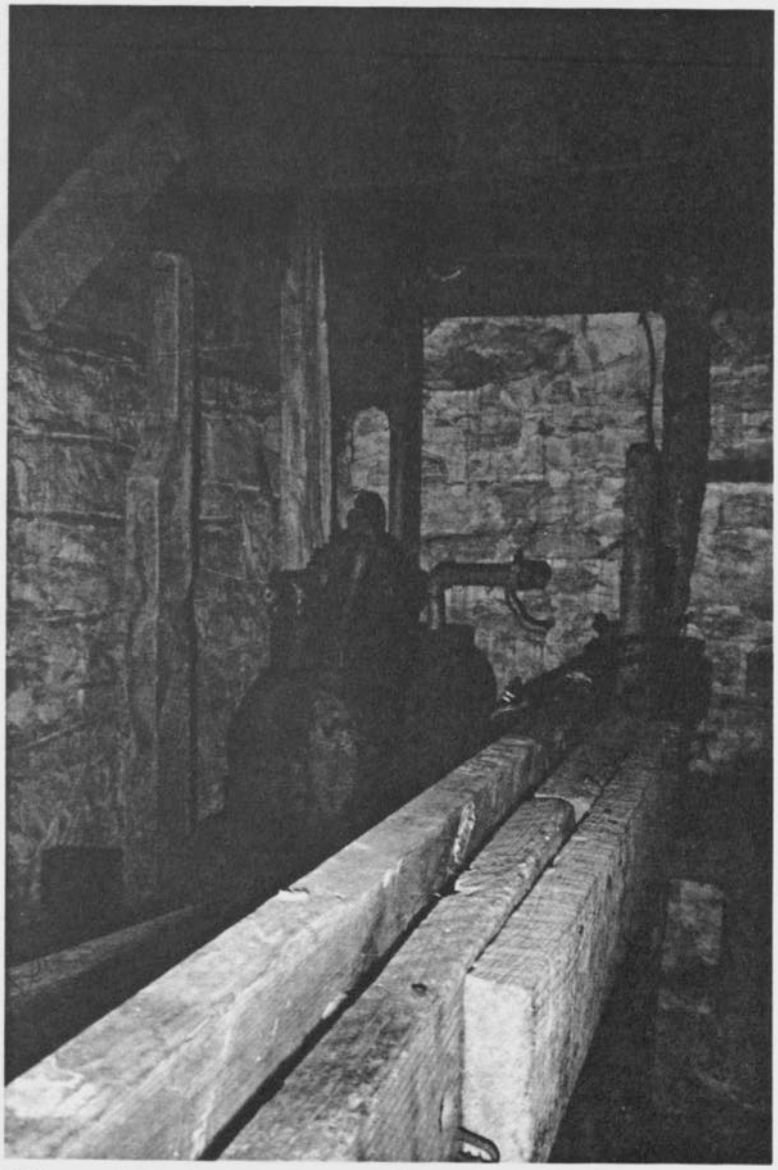

Figure 6.2 Motor for milking machines
east sidewing of stone barn

Bill Schultz's Cattle Operation

Bill, like his father Gus, operated his cattle business with steers. He initially bought cattle at local sales, but as his operation grew, he began buying larger numbers of steers in Kentucky and Texas. Bill began maintaining his own business practices when he assumed ownership of the I-house and surrounding land, but he still worked with his father, Gus, and worked jointly with his brothers, Al and Art, until the 1960s. He co-owned farming equipment with Art until Art's death in 1967.[10] Bill raised[11] some of the calves from Gus' cowherd to maturity and later fed Gus' cattle, loading the fat cattle onto the train at the Volland stock pens (Figure 6.3). Bill did not start his own cow-calf herd until 1954. This cow herd eventually grew to 178 mother cows in 1979 and the cow herd proved profitable for Bill. Unfortunately, the cattle contracted "bangs" or brucellosis, a disease which causes premature abortion in mother cows. Disease control had been an increasingly important issue since the 1950s, and prevention was achieved through vaccination and expanded testing. The third option, eradication of infected cattle, caused Bill Schultz's entire cow herd to be slaughtered in 1979 to prevent the spread of the virus. Unfortunately, this meant that Bill had to start over in building up the numbers within his cow herd. Bill Schultz felt that he should have entered into the cow-calf business much sooner to protect himself from the changing market, and all of his sons began maintaining cow herds early in the formation of their own businesses.[12]

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[10]Schultz, Bill, Conversation with Bill and Mary Schultz Nov. 4, 1994. Both of Bill's brothers died in 1967. Art had cancer and Al drowned in a fishing accident in a large pond. The boat capsized, and Al had a heart attack attempting to swim to shore.

[11]"Raised" here means taking the calf after it is weaned from its mother and growing it to maturity. In this region, this would mean tending to the cattle in pastures during the summer months and feeding cattle with hay and supplemental feed in sheltered pastures or corrals during the winter months.

[12]Schultz, Bill, Conversation Nov. 4, 1994. The volatile prices and narrow time frame for sale of the steer are thus avoided by nvesting in a cow herd with a wider time frame for sale of animal.

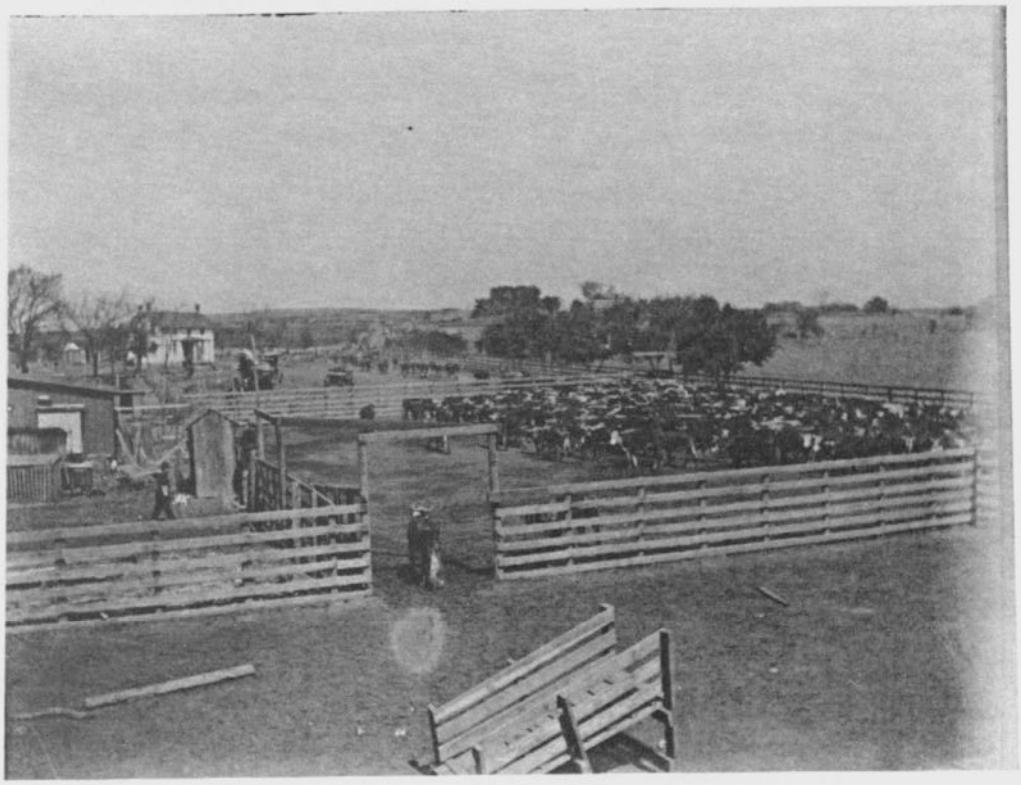

Figure 6.3 Volland Stockyards, approximately 1945
Photo collection of Keith and Carol Schultz

Cattle Transportation: Train to Truck

The change in the mode of transportation of cattle from rail to cattle trucks was not immediate. When the Rock Island moved from steam to diesel engines and no longer needed the maintenance crews at eight mile intervals, it also decreased the frequency of trains through the area. Though the pens were still in place at Volland for loading cattle, the convenience of rail as a means of transportation had been in gradual decline since the Volland depot had closed in the 1940s. Cattlemen and pasture men made the transition from stock cars to trucking (Figure 6.4), erecting pens and loading chutes at their headquarters (Figure 6.5 and 6.6) and at strategic points along routes. The Volland pens were finally dismantled after they were purchased by Fred Meyers of Alma. The Volland store, which had functioned as a social gathering place in the early twentieth century, continued to serve as a local source of provisions until the 1950s. The next generation, more mobile and without memories of the store as a social center, used it only as a convenience stop. The store went out of business with the death of its owner, Otto Kratzer, in 1971. In less than one hundred years, a town had been created by the railroad, served its purpose, and was no longer needed. The railroad responsible for Volland's birth and growth, the Chicago, Rock Island, and Pacific Railroad Line, celebrated 122 years of service in 1975 and was on the verge of bankruptcy. The Cotton Belt, a subsidiary of Southern Pacific Railroad, purchased the 992 miles from Kansas City to Tucumcari, The Golden State Route, and became the new owner of the emerging ghost town, Volland.

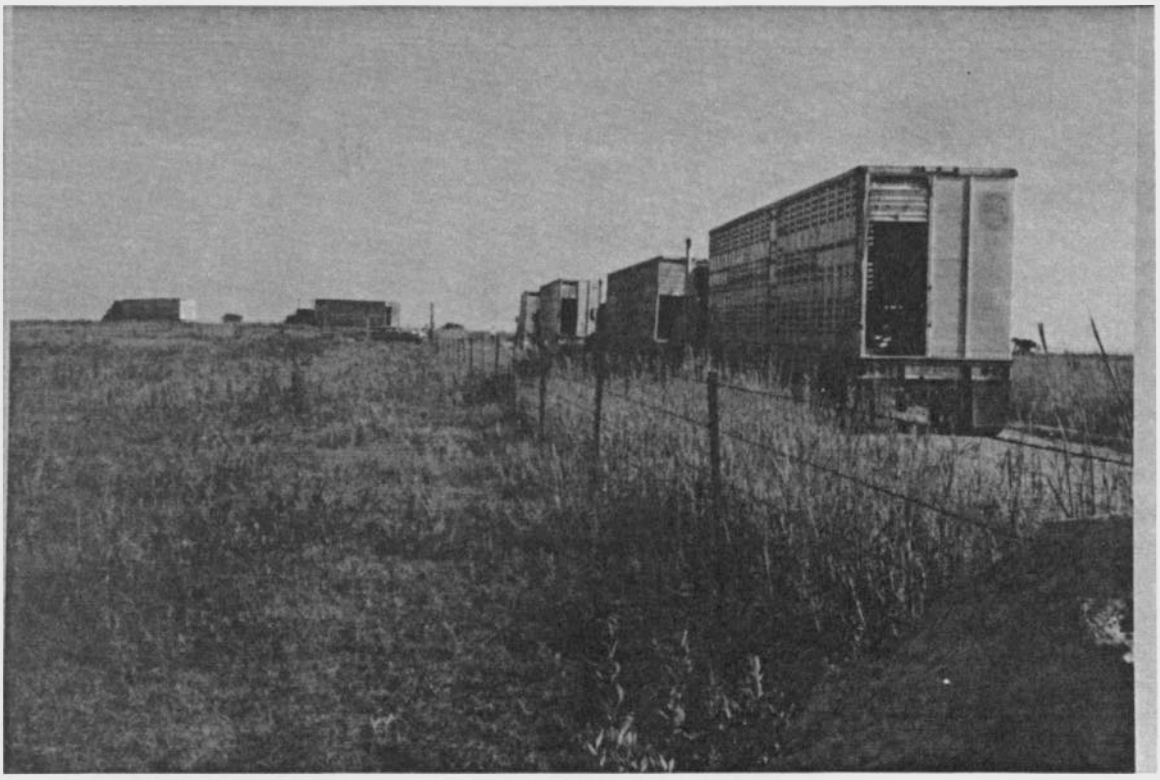

Figure 6.4 Cattle trucks loading cattle in Flint Hills pastures
Photo collection of Keith and Carol Schultz

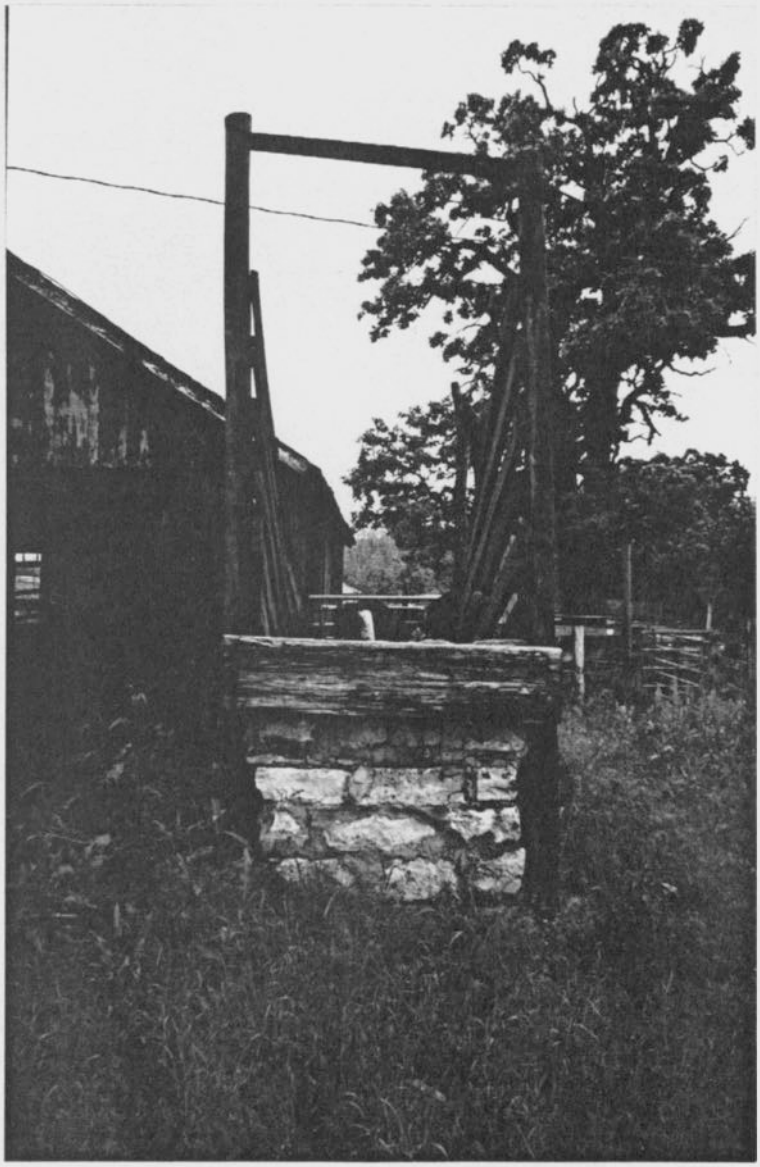

Figure 6.5 Schultzes' loading ramp

Figure 6.6 Schultzes' loading ramp and south elevation of granary

First Construction: Improvements to the I-House

The first major construction projects on the site initiated after electrification were improvements to the I-house. The roof of Willets' sleeping porch had not been re-swept with tar since its' original waterproofing. As a result, the roof members deteriorated. The dilapidated porch was removed and replaced with the single-story covered entry porch around 1950 (Figure 6.7). The stone bases from the previous porch were retained and used to mount five-inch square posts with diagonal bracing and the sloping roof was sheathed with shake shingles. With electrification, indoor fans could cool the interior spaces, so the breezy sleeping porch was no longer necessary. Bill and Mary still chose to invest in a covered entrance for the front of the I-house, despite the family's habitual use of the Schultz's rear door as the entry for their own family and visitors. When Leland was in high school in the early 1970s, Bill and Mary remodeled the upper floor bathroom near their bedroom and moved Leland into this bedroom in the upper floor of the ell. Bill also installed a radiant heat system, using propane gas to heat the water in the boiler which would circulate through the copper pipe running to floor radiators. At the time of the installation, the radiator unit was a low, square aluminum housing which covered a long, horizontal coil.

Outbuilding Use: Adaptation of Buildings

The functions of various original buildings changed during the period of Bill and Mary Schultz's residence. The lower, south portion of the corncrib

Figure 6.7 Bill and Mary Schultz's one-story porch addition to I-house

and granary structure became a garage for Bill's pickup while the west section remained the family carport. The lower levels of the corncrib and granary, though separated, were used as a "shop". The shop, a large, open space for machinery and vehicle repair and accompanying tools, was an increasingly important building in the mechanized farm. This was needed for the Schultzes' vehicles and for the smaller tractors and farm implements.

The Granary: Loss of Function

The importance of the granary for milling and storing ground feed to fatten Gus and Bill's cattle began to decrease in the 1960s. The major factors contributing to the general decline in grain fattening throughout the Flint Hills area included the introduction of pivot irrigation to farming in the Great Plains,[13] and a sharp rise in the percentage of cattle fed in large-scale commercial lots in Kansas.[14] These two factors pulled the meat-packers from larger midwestern cities to the new southwestern corn belt forming even larger entities of Excel and Hy-Plains Beef in Dodge City, Iowa Beef Packers

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[13] Wood, Charles, The Kansas Beef Industry, (Lawrence: Kansas Regents Press, 1980), 287. Pivot irrigation uses an aluminum pipe, almost 1/4 mile long, rotated around a center pivot on large, wheeled towers to spread water over a quarter section. Even rough land could be plowed for the pivot irrigator would circulate over rough terrain. There were 50,000 irrigated acres in Kansas in 1920, 90,000 by 1940 and 100,000 by the end of World War II. By the late 1950s, there were more than 900,000 acres irrigated in Kansas and 90% of this acreage was located within 20 counties in southwest Kansas. By 1970, the number had shot up to two million. Scientific advances in crops, fertilizers and watering techniques improved, and the demand for the grain and forage used for cattle feeding increased. Fattened cattle became the norm for the majority of beef produced and consumed in the United States.

[14] Ibid, 286-287. Wood describes the large commercial feedlot of 1,000 head capacity or more as a significant post-War development in the Great Plains and Kansas. Several factors contribute to their appearance in this area: a dry climate in the western Plains which reduced disease and led to fewer environmental problems; the rising cost of grass-fattening cattle; and the desire for income throughout the year among cow herd owners, rather than the traditional fall marketing. Feedlot fattening developed into a scientific process after World War II with growth hormones and antibiotics mixed with feeds to control growth. But until 1960, the greater growth was in the number of smaller, non-commercial feedlots, initiated by family operations. The Kansas Board of Agriculture reported that in 1960, 75% of Kansas cattle were fed in these smaller operations. The Schultzes' operation fluctuated, but at one time fattened 400 head, and they were among this independently owned group of cattle feeders who were fattening most of the cattle in Kansas. Shortly thereafter, the numbers shifted and by 1975, 87.6 percent of cattle were fattened in commercial feedlots. As the larger feedlots grew in size, the smaller feedlots went out of business.

and Monfort in Garden City, and National Beef in Liberal. While there had always been overlapping interests and ownership of facilities related to the cattle industry among the railroad owners, feed lot operators, and meat packers, the numerous lawsuits from the 1870s to the 1940s which charged these entities with collusion, price-fixing and monopolization of the market did little to change the business structure of beef marketing.[15] The giant feed yards, with their ability to buy grain in huge quantities from large suppliers and their close relationships with adjacent packing houses, ran many of the smaller packers out of business.[16] Processing options for fattened cattle decreased in the Schultzes' immediate area as environmental regulations on larger feeders in the Flint Hills became even tighter due to their proximity to water sources. Feeding cattle soon ceased to be profitable for the Schultzes, and the granary, though adapted for an alternate use, lost its usefulness.

The Spring House

The spring house was used as a protected source of drinking water and for storage of supplementary feed. Bill Schultz stored cottonseed meal in 100 pound bags in the upper floors before the building began to fail in the 1960s. The supports for the upper floor joists of the spring house stood in water in the spring room below and began to rot away. Some bolstering was attempted, but major structural work would be necessary to save the building

[15]Ibid., "Chapter Eight: Monopoly and Confusion: Stockyards and Packers, 1900-1920." This chapter in Wood's book explains the history of the control of beef production facilities by corporate interests and illustrates their links to even larger entities such as Swift and Armour's control of voting stock in North Kansas City Land and Improvement which in turned owned North Kansas City Light, Heat and Power Company. The Federal Trade Commission rulings at that time issued a statement that there was no possibility of fundamental improvements "short of the acquisition by the Federal government of the distributive utilities now controlled by the Big Five (Armour, Swift, Morris, Wilson and Cudahy)." Cattlemen were equally reluctant for the government to move into this role.

[16]Captive supply is the term given to cattle on feed owned by the packing plant. Captive supply of an increasing number of cattle on feed at a given feedyard would allow the meatpacker to control the "free" market price paid for beef.

on the steeply sloping site.[17] Bill Schultz and his sons continued to use the large outer kitchen of the spring house for lubricating horses' harnesses, dipping them into a large iron bowl filled with oil (Figure 3.39).

The Wash House

Bill Schultz noted that the wash house was used for cleaning by both the Willets and Horne families, though he never used it for any laundering of clothes. Bill stored bags of concentrated feed, called cake, and minerals for the cattle in the winter. The wash house was conveniently located adjacent to the road behind the I-house. There were few steps to encounter when loading large sacks onto pickups, and the area was dry and could be kept free of rodents. In the summer, Bill stored salt for cattle and chemicals used for farming in the wash house. The small two-story corncrib adjacent to the wash house was used to store loose ears of corn that were loaded in through the upper door and scooped out through the lower door.

The Stone Barn

Grimm's original stone barn continued to house multiple animals and activities after World War II. Bill and his sons used horses for herding cattle, so the center section of the barn still functioned as a horse barn. The upper level was used for hay storage and square hay bales were stored in the side wing nearest Skyline Drive. The Schultzes still used some loose hay until 1956. When they had a small cow herd, the east side wing of the barn was also used as a birthing area and to shelter new calves.

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[17]Schultz, Bill. Nov. 4, 1994. Bill noted that the only original buildings carried on their insurance policy were the barn and I-house for these were the only Grimm structures still necessary for operation and worth the increased annual premiums.

In 1967, Bill began using a farmhand loader to gather hay bales which required less labor than his existing system. Prior to this, a wagon was pulled behind a baler with one man driving the hay wagon and the other stacking bales. Then, the wagon was unloaded in the barn with one man below loading bales onto an elevator and another man in the barn unloading and stacking the bales in the hayloft. The farmhand system used a bale accumulator behind the baler which gathered bales until eight accumulated on a platform and then it dropped them in a "package." This bundle could then be lifted with a sixteen-hook attachment, called a farm-all, which fit onto a front end loader tractor and could then be carried to the storage location where the hay was stacked. Because the two-story stone barn was inappropriate for this system, Bill invested in building new hay sheds, open pole barns, erected by Marvin Brabb of Alta Vista (Figure 6.8 and 6.9). The tractor could easily move under and around the tall sheds. Bill's large hay sheds easily accommodated the later move to large, round hay bales. Though there was less waste with the smaller bale and, at fifty pounds, they could be manually lifted with a hay hook, the round baler had fewer mechanical problems and could gather a wider sweep of cut hay. The large round bale could be lifted with a fork on a tractor and unrolled in the field, but its large size meant less precise amounts could be delivered to pastures. The round baler now dominates hay baling in this area, particularly in areas where there is less farming and labor. Some small, square bales are still purchased.[18]

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[18]To contrast methods used in Kansas, drier areas of the state stack hay in the open air, unprotected from the elements. Huge hay haulers load and stack thousands of smaller square bales in a number of hours. The owner of the hay contracts with the owner of the equipment who provides this service as his business. This piece of equipment, the hay hauler, is so large and expensive that the scale of an individual's farm in the Flint Hills would not warrant this equipment or accompanying shelter.

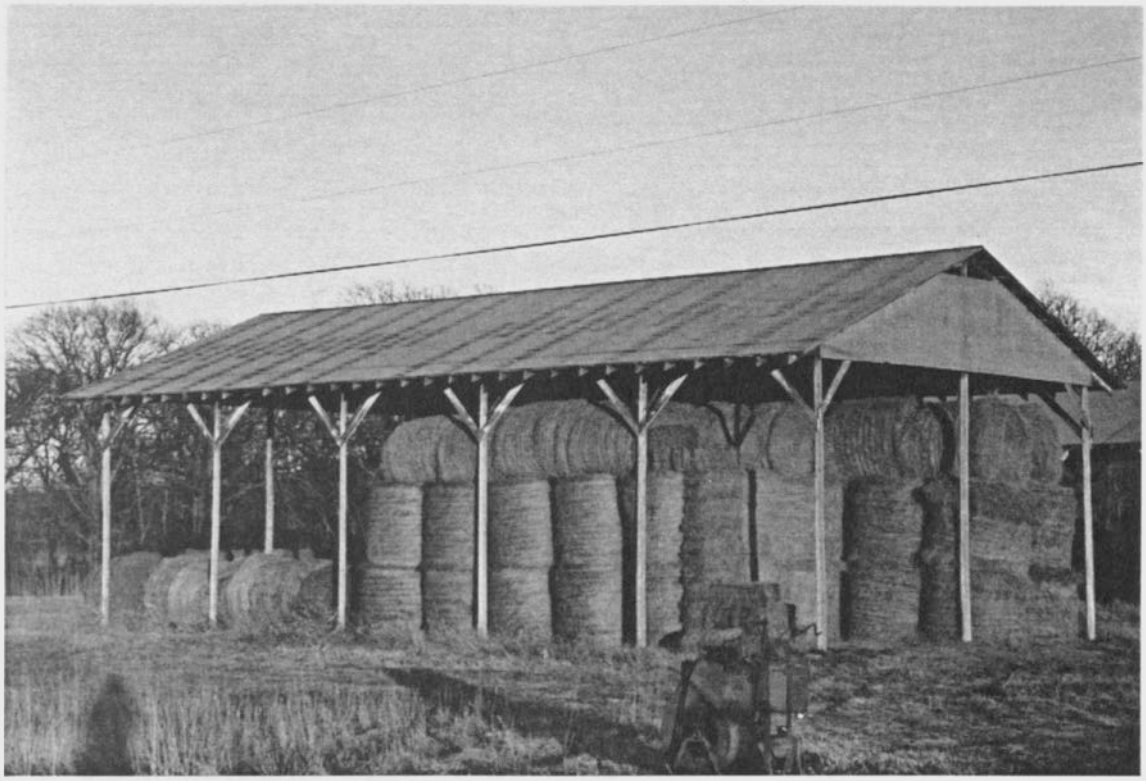

Figure 6.9 Bill Shultz's hay sheds

Figure 6.9 Grimm barn, Schultz's hay shed, Willets' hay shed

The last structure erected by Bill Schultz in the early 1970s was a thirty-by sixty-foot metal building which functioned as a large shop and car park (Figures 6.10 and 6.11). While the Schultzes suppled some manpower and equipment, the Alta Vista lumberyard provided the design and directed the construction of the large, open-span building. The shop was located north of the I-house, creating a large circle drive which encompasses the I-house and provides easy access to all the buildings behind the I-house (Figure 6.12). This large, spacious shed provided a flexible, multi-purpose space for the vehicles and machines most important to the farmstead.[19] The building was located with its rear wall facing north and was open on the south side, though the I-house was aligned with the road. This shelters the shop from strong winds out of the north and takes advantage of southern light and low winter sun to warm the interior. The picturesque vista between the road and the I-House was maintained, relatively undisturbed by modern cars, drives and garages.

Bill and Mary Schultz lived in the I-house for forty-four years (Figure 6.13). They experienced a change in the scope of their community due to the loss of the railroad, a change in their daily lives due to electrification, changes in mobility due to better roads and more individualized transportation, and changes in the science and technology of farming. The technological advances changed the scale of related agricultural industries, affecting the scope of their business and changed as well the scale of actual equipment necessary for them to remain competitive. Bill and Mary's youngest son,

[19]The scale of the equipment for farming had grown, and the garage off the granary was no longer tall or wide enough to house the tractor, swather, and bailer. Prior to erection of the steel sided building, the lower level of the granary was used for parking Leland's pickup and the west addition was maintained as a carport, so there was no sheltered area for farm machinery, storage or maintenance.

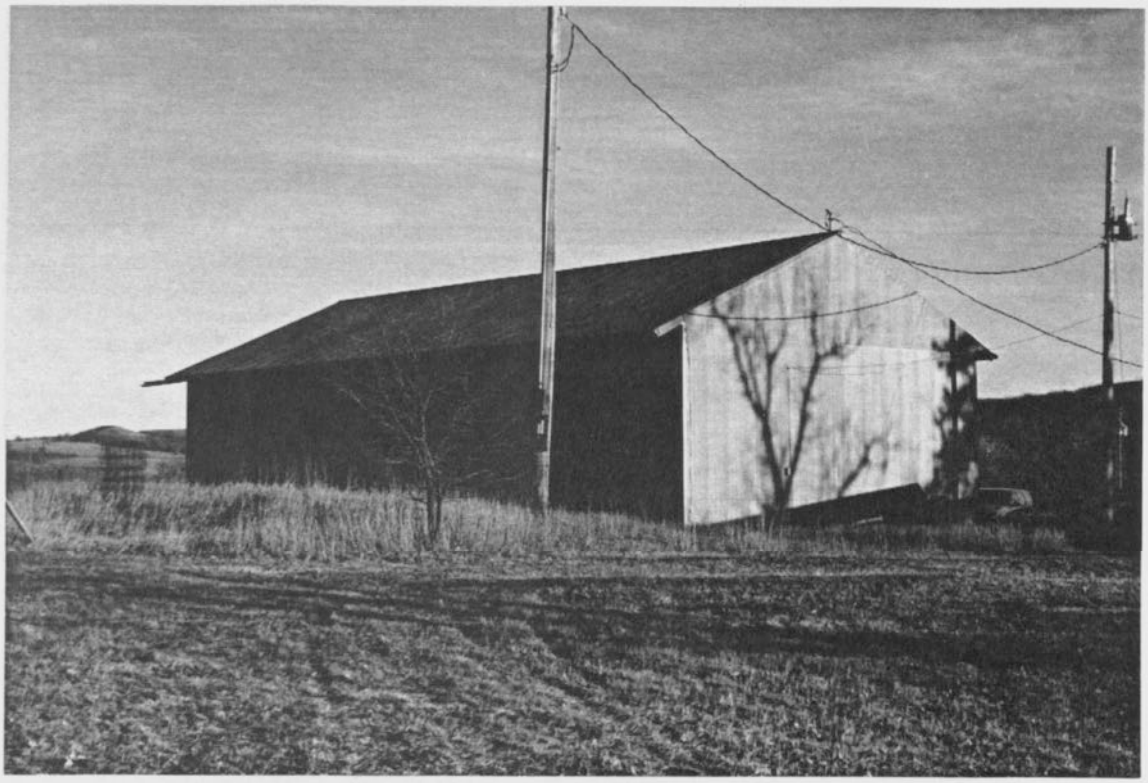

Figure 6.10 Bill Schultz's shop

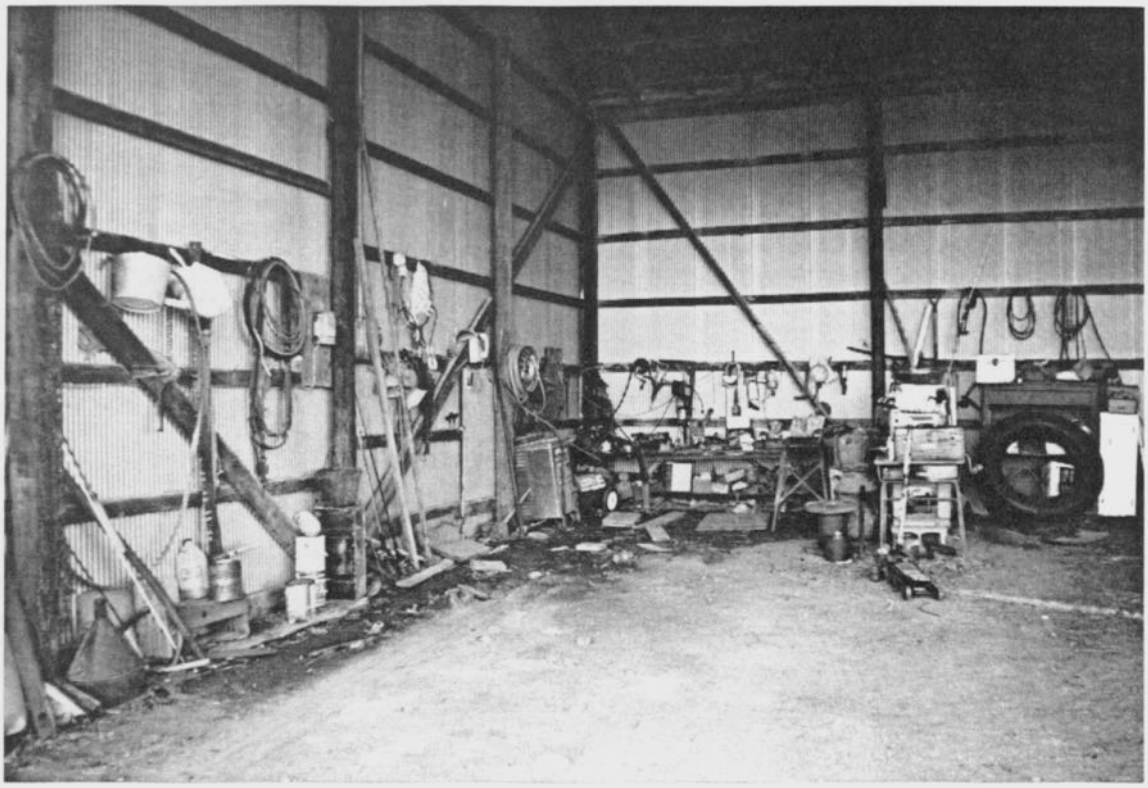

Figure 6.11 Metal shop, interior

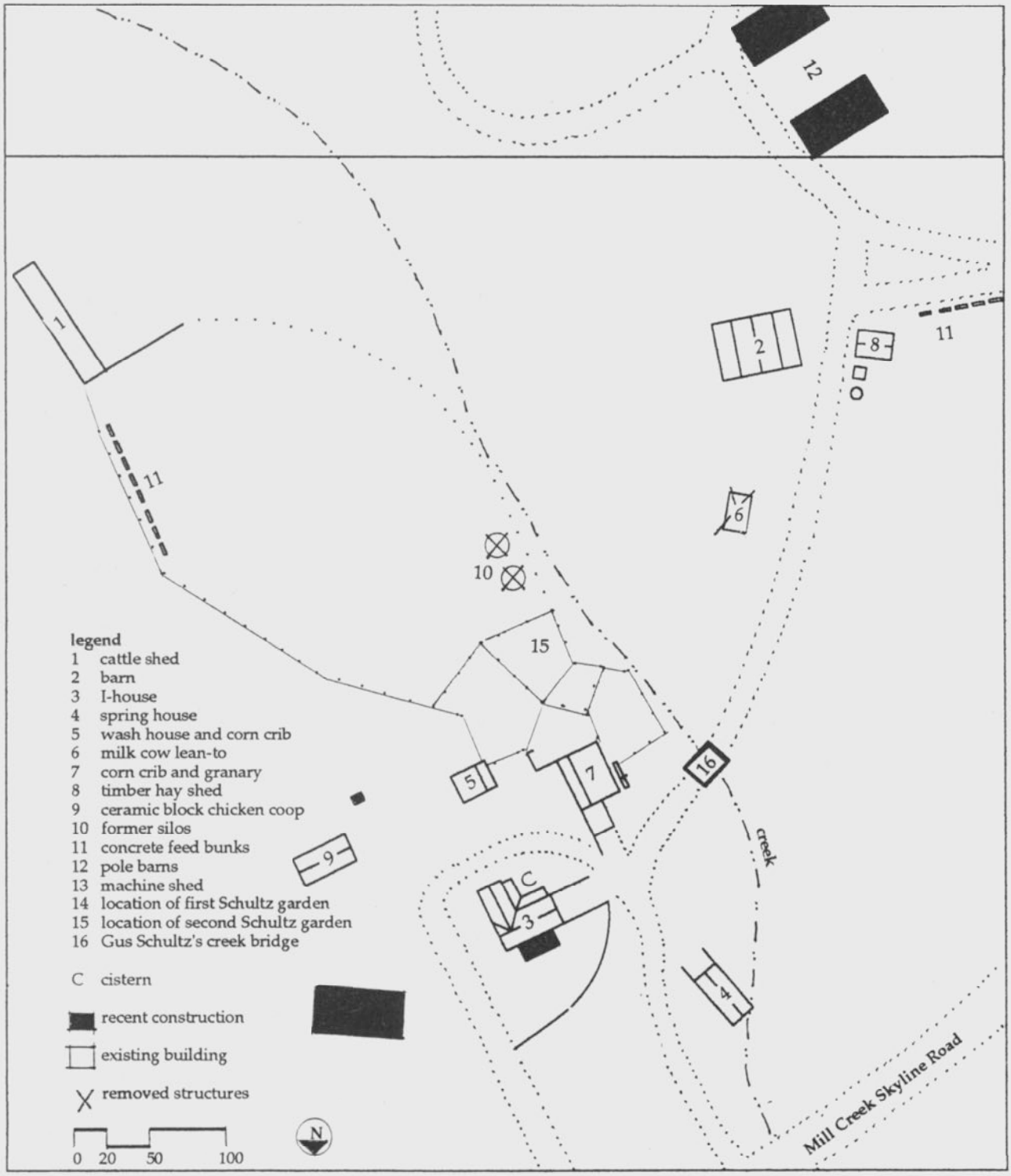

Figure 6.12 Site plan, Bill Schultz's I-house and outbuildings, 1975

Figure 6.13 Mary and Bill Schultz in their home, 1994

Leland, born in 1954, grew up within this setting and has lived in the I-house from 1981 to the present.

The Rise of the Corporate Farm, 1975 to the Present

The policies which would have greatest the impact on Leland's operation were put in place during his father, Bill's, operation of the land. The modern farm continued to dominate the scale of farming and control the direction of agriculture. The new force within Leland's tenure was the rise of the corporate farm.[20] The "economies of scale" on the corporate farm greatly increased the numbers of cows and cattle on the corporate farm. This placed the small cow-calf producer, who had previously dominated cattle production, in competition with much larger entities.

The corporate farm was not the only large entity in direct competition with the small Flint Hills operator, for cattlemen also now compete with the corporate-owned ranch. Koch Industries, Hallmark, and National Farms are a few urban-based companies that have invested in ranch land in Kansas. This outside capital investment is not only from large corporations but from wealthy individuals. Ownership of grassland and ranch property has become a status symbol for urban investors and businesses,[21] sometimes for speculative reasons or income tax benefits. The proximity of the Flint Hills to urban areas of the state offers an occasional weekend diversion from city life,

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[20]Dandekar, "Farm Type in the American Midwest," 113. Dandekar documents the growth of large corporate farms from 1975 to 1985 indicating number of farms, dollars in sales, their percentage within the makeup of American farmers, and the percentage of total national farm profits. This illustrates the trend towards fewer, larger farms. It also shows that the majority of national farm profits (55%) are concentrated within the large, corporate operations which produce 33% of the total sales for all farms.

[21]Kollmorgen and Simonett, "Grazing Operations in the Flint Hills-Bluestem Pastures of Chase County, Kansas," Annals of the Association of American Geographers vol. 55 no. 2, 260.

so the peripheral investment can also be enjoyed as a nearby retreat or hunting spot.

Leland Schultz, 1954 to 1977

Leland Schultz was born in 1954. He grew up in the I-house with Beverly, born in 1940, Ron, born in 1943, Gary, born in 1947, and Sharon Rae, born in 1949. While all the other children were within two to three-and-a-half years apart in age, Leland was the youngest by five years. During Leland's childhood, Bill's business and personal life were far from static. It was during these years that Bill built his cow herd. In 1964, Leland's older sister, Sharon Rae, was diagnosed with kidney disease and tragically died within the year. During this same period, Bill relied on his older sons to help run the farm, then he lost this live-in help through their marriages to two sisters from Alta Vista, Linda and Peg Brabb. Living in the I-house was not an option for the newlyweds. Instead, both sons were given some land and purchased some land from Bill, taking on the accompanying responsibilities of ownership when they were married, just as Bill's father, Gus, had done with him.[22] The oldest son, Ron, went to college, graduating from Kansas State University. He became the Vocational-Agricultural Instructor at Alma High School.[23] The oldest daughter, Beverly, married Jim Brown of Alta Vista and they farmed on his land in that area. Gus Schultz, Bill's father and Leland's grandfather, died in 1969 at the age of 103. Gus left the land he still owned in

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[22]Schultz, Leland, Nov. 11, 1994. Bill was able to give a certain amount of land that was within the allowable gift tax and his sons were able to acquire a tract at about half the market price.

[23]Schultz, Leland. Conversation with Paula Adams Mar. 7, 1997. The older children attended Alta Vista High School which was consolidated with the Council Grove School system in the 1970s. Because Bill and Mary anticipated the closing of the Alta Vista High School, they began Leland's grade school education in Alma.

his own name to his daughters who lived with him, Rose and Lil. One daughter was left the "homeplace" while the other daughter received land which had a dwelling and outbuildings on it. They continued to reside together.

Leland graduated from Alma High School in 1972 and began to immediately invest all of his time in building his business.[24] As Ron was still teaching, and Bill had only Gary to help with his farm and ranching operations at that time, Leland felt that his best opportunity was to stay and work, choosing not to attend college.[25] In the early 1970s, Leland, Bill and Gary bought calves out of Kentucky weighing 500 pounds in mid-fall, fed them throughout the winter, "grew" the cows on the Schultzes' owned and leased grass in the summer, and sold them in August and September weighing 800 pounds each.[26] A bad year[27] in the early 1970s precipitated his move towards a cow-calf operation, as his brothers had done. Subsequently, Ron left teaching and farmed full-time with Gary, taking in steers in portions of sections 21, 27, and 28 of township 13, range 9 (Figure

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[24]Schultz, Leland, Conversation with Paula Adams Nov. 11, 1994. Neither Gus Schultz nor Auguste Havenstein Schultz nor any of his sons, Albert, Arthur or Bill, nor their spouses were educated beyond secondary-level except Albert's wife, Mary Dorgan Schultz, who graduated from Kansas State University and was a schoolteacher. College ws not a viable option for most Washington Township youths until the late 1920s. Nothing is known of Gustav C.F. Schultz's or his wife's education in Germany prior to coming to America. Though extended family members were not studied, cousins of William Schultz and various spouses did attend some college.

[25]Schultz, Leland. Conversation with Paula Adams Feb. 25, 1997. Leland expressed regret at this decision, though in earlier conversations the subject didn't come up. Ron did not stay in education and tried to farm full-time briefly but eventually became a sales representative for Moormans , a feed company, in order to provide more security through employment which provided a health plan and a regular income. He hopes to retain this position until retirement, because it would have a pension. He farms and ranches part-time.

[26]Leland's investment at this time would have been in the form of full-time labor. Because he was living with his parents and did not have overhead, he could gain equity in the cattle without having to have a capital investment. Because hired help was expensive, Bill benefited with accessible live-in help that also had a personal investment in the success of the operation.

[27]Schultz, Leland, Nov. 11, 1994. Leland purchased calves, "wintered and summered" the cattle while paying interest on what he had borrowed to purchase the calves and only received the purchase price for his calves.

6.14).[28] Leland began to work more on his own, building his cow herd with heifers that he bought in a drought year from Chickasaw, Oklahoma. He proceeded to breed them. The Schultzes were still using some sileage,[29] to feed the calves at this time, but all of the feed wagons needed to be replaced and it was difficult to find the labor to fill the silos. Therefore, Leland, Bill and Gary decided to plant more alfalfa, for they felt the cattle would do just as well on the alfalfa hay and other supplemental feed.[30] Leland continued to live and work with Bill and Mary until he married Cindy Macy at age 22 in 1977.

Leland and Cindy Schultz, 1977-1985

Cindy Macy's father purchased a ranch in the Flint Hills several miles south of the Schultzes' in 1974. Cindy and her brother were raised and attended high school in northwest Kansas where Cindy's father was a successful auctioneer and had interests in several sale barns in northwest Kansas. He sold his interests in northwest Kansas in the 1970s to settle and retire in the Flint Hills. Cindy was attending Kansas State University in Manhattan when she began dating Leland. She continued to attend night school after they were married in 1977. When Leland and Cindy were first married, they lived in a farmhouse on Henry Heidemann's land, located south of Bill and Mary on Mill Creek Skyline Drive. Leland was able to

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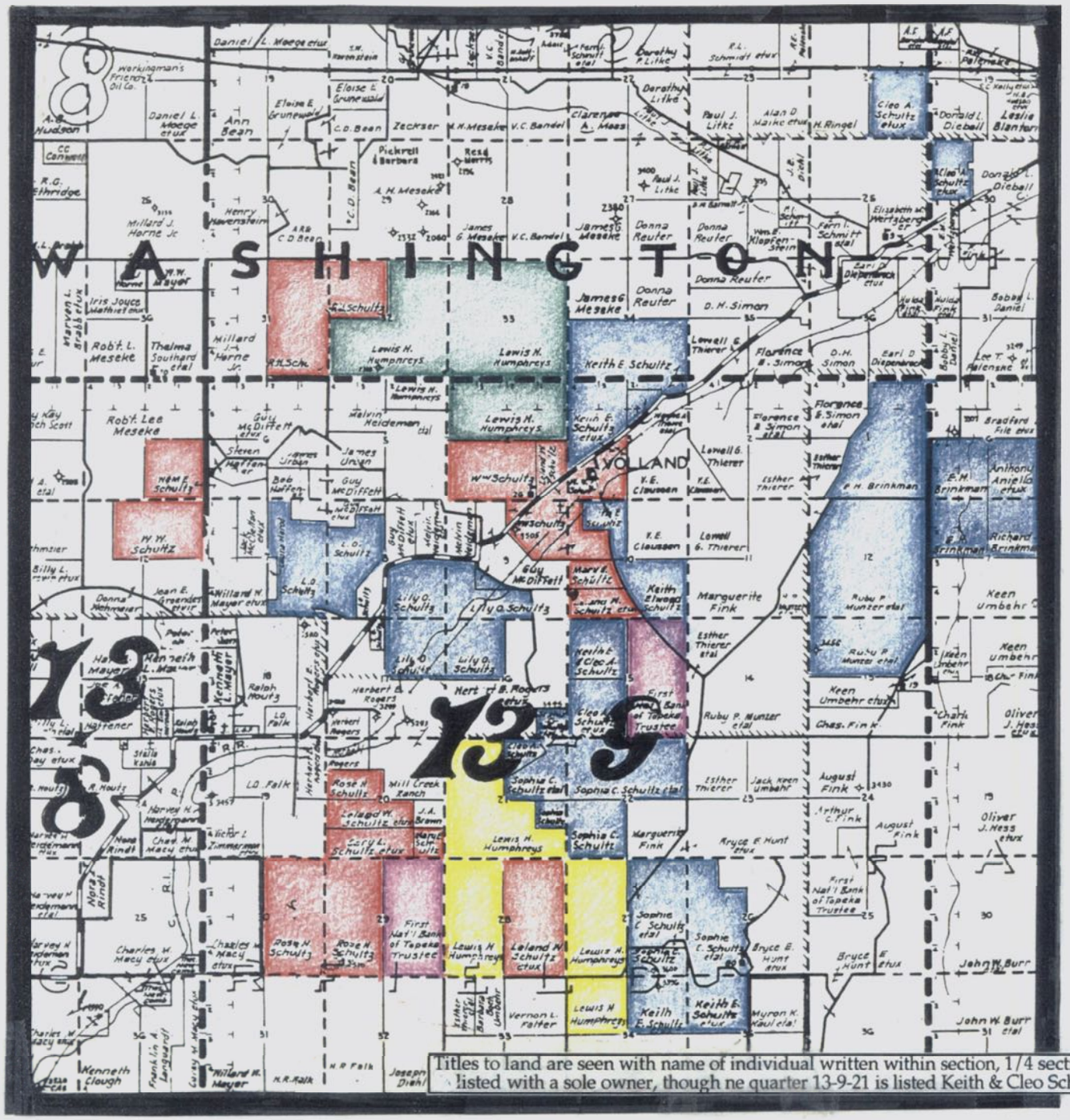
28 Wabaunsee County Abstract (Wichita, Kansas Blueprint, 1991).

29 Sileage is loose grain, mixed in an elevator and put up in bulk such as corn (which can be in the form of grain or sileage), milo, or sorghum (though there are many types of sileage).

30 Hay is natural or planted grasses which are baled for feed to animals such as alfalfa hay, prairie hay, sedan grass (sedan could also be in the form of sileage) or brome.



Title map showing land ownership and leasing

legend: highlighted areas designate land owned and/or operated by G.Schultz descendants

- area operated jointly by Leland and Gary Schultz (brothers)
- land Gary and Ron once owned — Lewis Humphreys who now leases land back to Leland and Gary Schultz
- these two half-sections held in trust be First National Bank of Topeka were somehow connected to Schultz family
- area operated jointly by Keith and Cleo Schultz (brothers).
- land Gus Schultz once owned in 30's

note:
Though Leland/Gary and Keith/Cleo operate together they maintain individual ownership of cowherds.

Ron Schultz now operates outside of this original ranch area on land to NE purchased from Mrs. Gladow which was not a part of original ranch & not shown on section of map below. It is in the NE corner of 12-9 of Wabaunsee Cnty. with map still showing Mrs. F.L. Gladow as owner, so purchase has occured since 1991.

Figure 6.14 1991 Title map with shading indicating current Schultz landholdings and leases

maintain his working relationship with Bill and Gary, for they were all in close proximity.

Leland and Cindy moved into the I-house when Cindy became pregnant with their first child in 1981. She had been teaching Home Economics at the Junior High School in Manhattan and had finished one Master's Degree. She continued to work after the girls were born in 1982 and 1983, taking off for a total of about two years while the children were young. She continued to work and pursue additional graduate work,[31] in part because this increased her scope of job opportunities within the district and in part due to her personal interests.

Modernization of the I-House

When Leland and Cindy moved into the Grimm I-house in 1981, they didn't hesitate to modify its interior to fit the needs of the family they planned to have (Figure 6.15). They enlarged the opening between the central hall and the living room from a three-foot entry with a door to a six-foot opening. This was an improvement commonly made to houses of this era and it created less separation of the former parlor space--an important change for a more casual lifestyle. As part of this same project, a small bathroom and shower were added behind the stairs. The bath could be reached both through the central hall and the southeast bedroom. At the same time, Leland and Cindy remodeled the kitchen, opening up the two small, separate rooms for cooking and dining into one larger kitchen and dining room with a "bar" to separate the spaces. The last major improvement took place a year-and-a-half later

[31]Cindy has completed three Master's Degrees in areas related to elementary and secondary learning within the School of Education at Kansas State University in Manhattan.

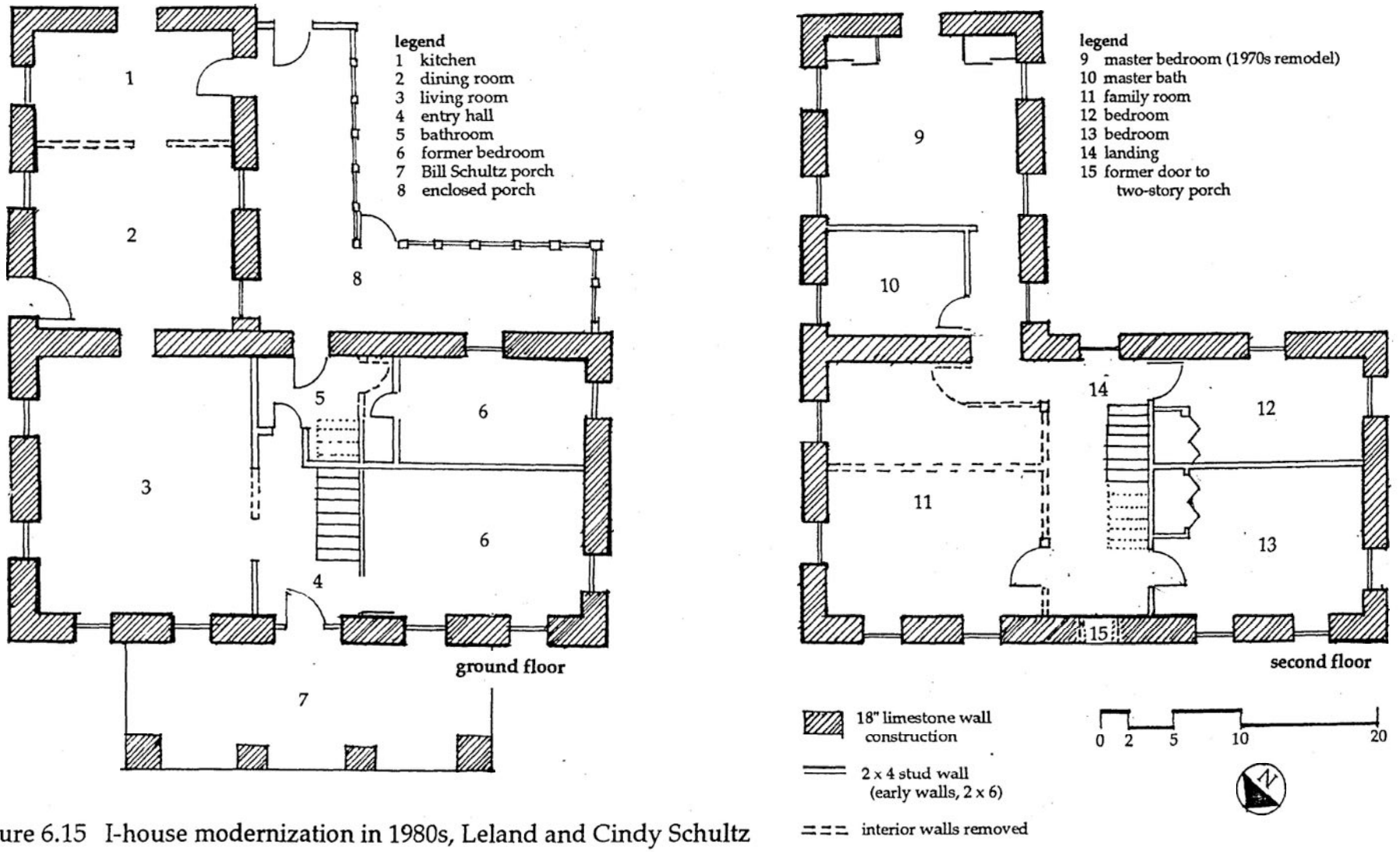


Figure 6.15 I-house modernization in 1980s, Leland and Cindy Schultz

when they opened up the two upstairs bedrooms, then referred to as a bedroom and trunk room, into a large, open-span family room. Leland and Cindy wanted a spacious room adjacent to their bedroom. They were able to achieve this by gathering a few feet from the previously separated space of the hall and stairwell and by replacing the upstairs bearing wall with 5" square posts.[32] Though the domestic improvements far exceeded those of the previous occupants, they were relatively moderate. At the time these changes were made, many rural families were abandoning the original "homeplace" and building an entirely new modern home beside the old one. What Leland and Cindy did achieve was some modernization of space within the fairly rigid stone I-house. This enabled them to live in a hundred-year-old home while attempting to circumvent the restrictions of the 1880s organization of the interior. Within that perspective, these improvements were substantial changes relative to the previous fifty years of tenancy.

The radiant heating system of the I-house, installed by Bill Schultz in the late 1960s, was briefly abandoned in the 1980s. Leland and Cindy tried to heat the house with wood stoves. This modification was made during the period when the sharp rise in the cost of fuel oil due to political developments in the Middle East forced homeowners to consider alternative energy sources. While it would seem that Leland's rural background gave him greater familiarity with wood stoves than his urban counterparts, it should be noted that many Midwesterners who attempted to heat their homes in the same manner were actually only a generation or two away from the farm

[32]Homes built in the 1970s achieved this through a finished basement recreation room. The I-house plan could have been modified to eliminate the formal living room or remodeled the downstairs south bedrooms, but the separation of the "casual" room from entry-level space was still desired, holding onto some sort of separation of formal-public-ground floor spaces from informal-private-alternate level space.

themselves. Both nostalgia and necessity were likely behind the popularity of the wood stoves in the 1970s and 1980s. While Leland chopped wood as his father had done for a short period, he soon returned to propane. The alternative fuel solutions at hand at this time involved more manual labor and inconvenience. Wood-chopping was simply not a good use of "time."

Leland and Cindy also planted a vegetable garden for several years early in their marriage. The garden was maintained northeast of the I-house in the side yard at first, but Leland and Cindy soon moved it to the area behind the wash house (Figure 6.16). They moved their garden to rotate the soil, just as Bill and Mary had done by moving it to the corrals, but they also preferred the use of the side yard as a play area for the girls. They located the swingset and playhouse here, so that both could be seen from the kitchen and driveway on the north side. Gary Schultz's in-laws gave the playhouse alongside the I-house to Gary's children, and he gave it to Leland's girls when his own children were too old for it. The location of the new shop across the drive also was in a line-of-sight from the house and was near the main work area. Grimm's fully symmetrical side facade now served as the heavily used entrance for family and visitors alike, while circulation through the rear door[33] entering onto the frame porch decreased.

Leland Schultz's Cattle Operation

Leland's operation has remained flexible by necessity since he began full-time work upon graduation from high school in 1972. At that time, Bill, Leland and Gary raised sileage and alfalfa, fed cattle, managed cow-calf

[33]Schultz, Bill, Nov. 4, 1994. Bill called the rear door the "front door" because of its frequent use.

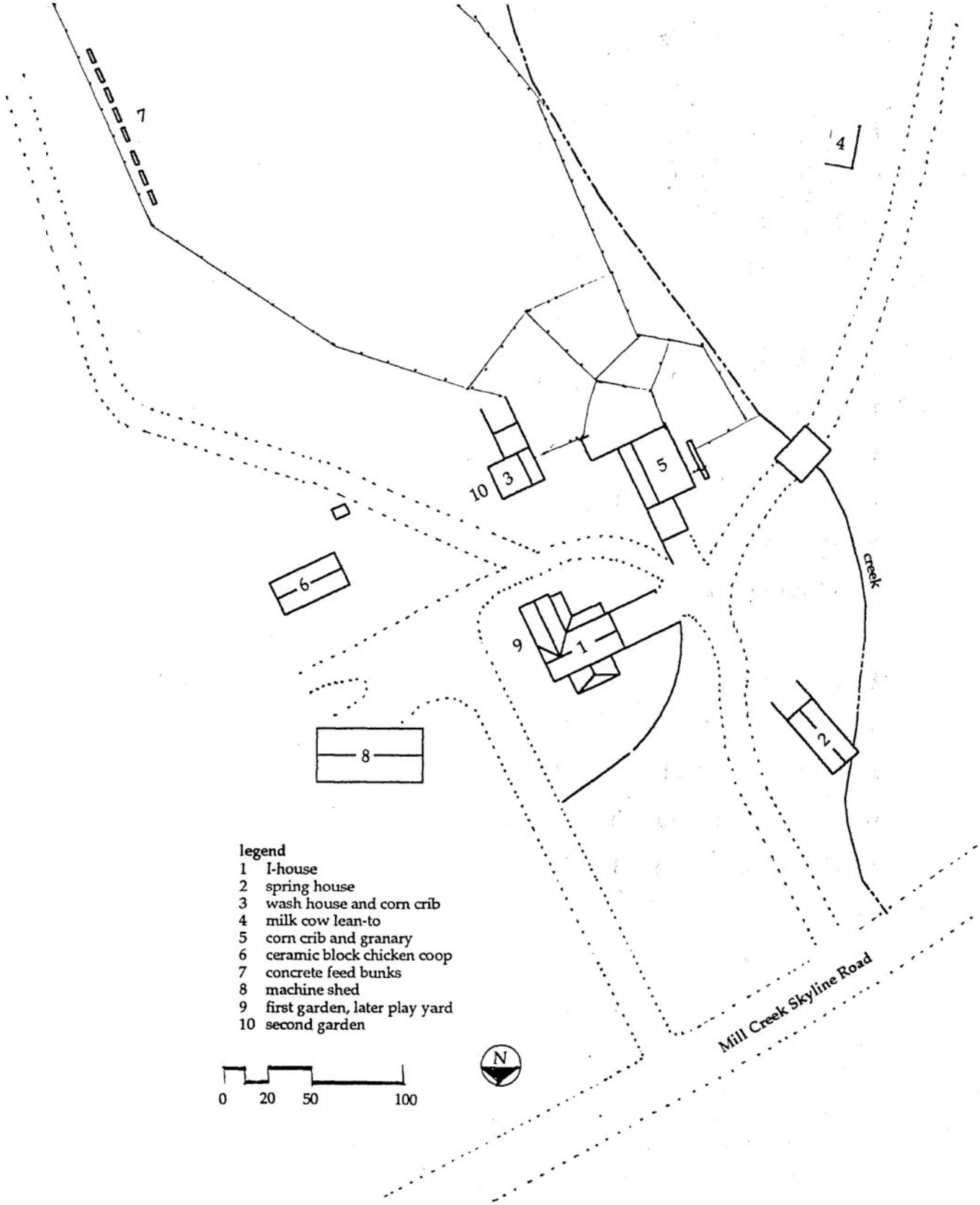


Figure 6.16 Site plan, Leland and Cindy Schultz's I-house and outbuildings, 1981-1997

operations and took in steers in the summer. Though the crops they raised were much less diversified than the variety planted by the early German settlers, the farm-ranch operation itself was still diversified in comparison with the more specialized forms of agricultural production that emerged in the 1970s.

This flexibility made it possible for Leland and Gary to avoid falling victim to the rising price of farm equipment. As machinery costs rose, smaller operators moved away from farming to raise only alfalfa and prairie hay to be used as feed for cattle. Because Gary and Leland[34] no longer raise row crops (corn, milo, soybeans), they do not need a planter or combine. This keeps the machinery costs down. Gary and Leland's hay operation uses three tractors, a baler, and a swather which they own jointly.

Leland's cow-calf herd fluctuates in size, and his largest herd reached 190 head. He handled this number with no additional hired labor, because he had assistance from his brother, Gary. When Leland had a large herd, it was made up predominantly of cows, not heifers.[35] At that time, he used the east lean-to on the stone barn as his calving shed and the adjacent corrals for pasturing pregnant heifers and cows with newborn calves. The majority of these cows were spring calving cattle, and Leland lost many calves due to bad weather in 1989.

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[34]Schultz, Leland. Conversation with author , Nov. 11, 1994. Gary and Leland jointly own machinery for haying operation. They farm cooperatively, but ranch separately. Leland stated that this allowed him more flexibility with his personal schedule. He expressed that right now his daughters were very involved in sports and competitive gynmastics, and he wanted to be able to participate without having to feel that he wasn't "carrying his weight" with his brother whose children are gone and who now can work all the time.

[35]Heifers are female cows which have not had their first calf. They often require more assistance (pulling of the calf by means of a crank mechanism which attaches chains to the calves front hooves) in delivering the first baby calf.

Both brothers feel that separately owned cow herds are the best way to use all the grass that the Schultzes own. The herd size varies from year to year, for if Leland loses the lease on a pasture, he must sell cows for which he has no pasture. Leland owns approximately 700 acres of land and jointly leases another approximately 1,000 acres with Gary (Figure 6.14). They also lease an additional 1,200 acres from Lewis Humphreys (see Appendix B). Lewis Humphreys is an absentee owner whose first purchase of acreage in the area was a 1,500-acre pasture that Gus Schultz had previously operated. He also purchased several tracts, previously operated by Gary and Bill in sections 27, 28, and 21 which are the 1,200 acres that he presently leases back to Gary and Leland. More small farm-ranch operators are now operating year-round cow-calf operations in the Flint Hills to cushion the risks and changes within the cattle market. Landowners can then use the grass year-round to raise a cow herd which can be sold off when market conditions are good and built up when cattle prices are down. They are limited in size by the amount of grass they own and can lease.[36]

Seasonal Ranching Practices

Leland now maintains his calf barn in the lower portion of the granary (Figure 6.17). This barn is used primarily during the early winter and spring months for delivering baby calves. The plan indicates where the squeeze chute feeds into the birthing area and where the cow's head is held loosely

[36]Leases on Flint Hills pasture are somewhat stable. Many different arrangements can be made regarding leasing and renting the pastures (see Appendix C: Terminology), but generally if the person holding the lease treats the pastures well and gets along with the owner and neighboring landowners, he retains the lease. Therefore, it is difficult to find new ground to lease within an area. Outside interests sometimes lease at higher than average prices, but this is usually a short-term relationship for when the market will not support the lease price paid, that investor moves on. The landowner, even if absent, generally chooses the resident caretaker when possible.

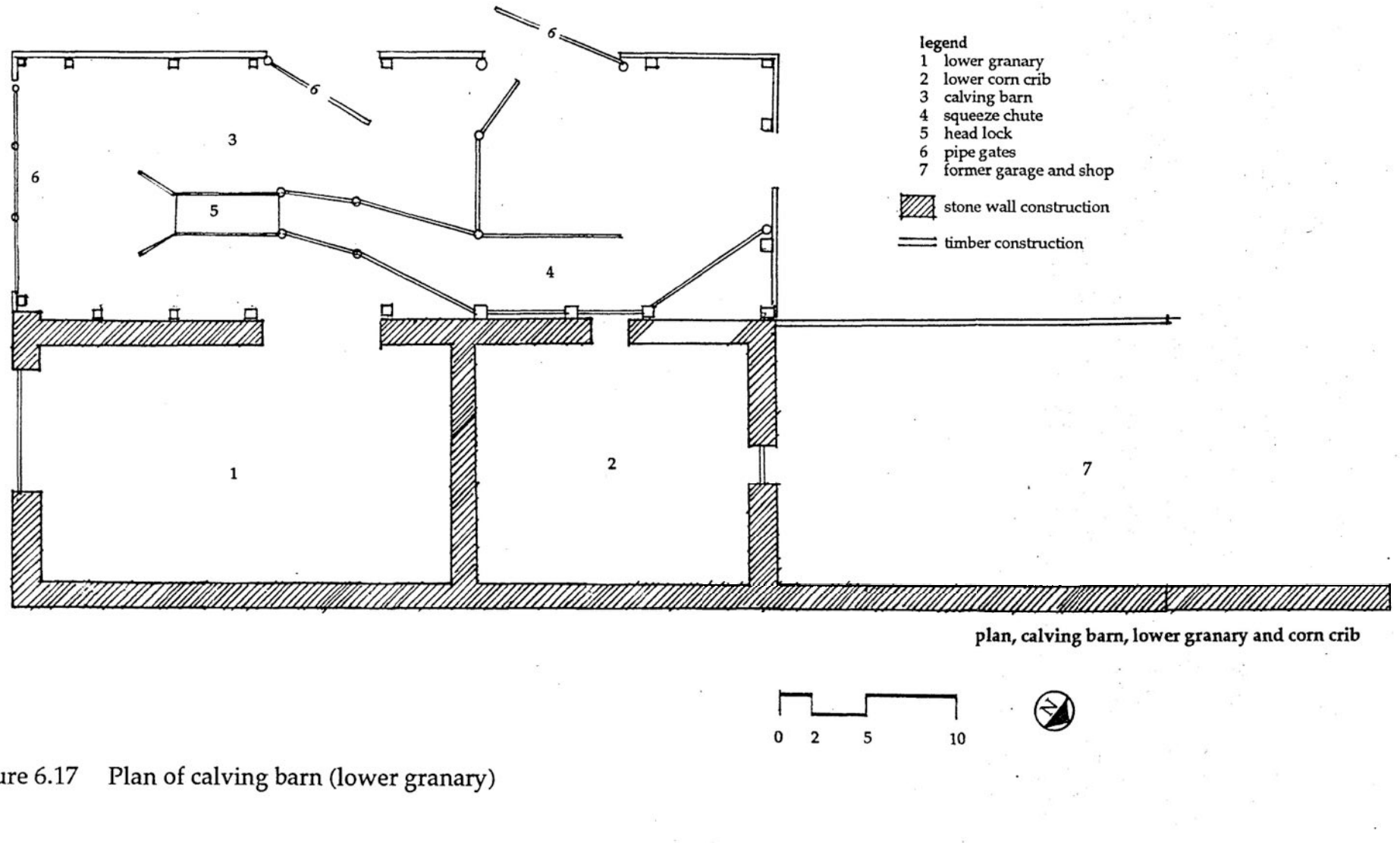

Figure 6.17 Plan of calving barn (lower granary)

between bars so that she can be secured while the baby calf is manually pulled. Henry Grimm's frame corrals within the low area have been maintained, but their configuration has changed with various owners and with the changing needs of Leland's operation and tasks at hand (Figure 6.18). These corrals are mainly timber uprights and horizontal members, but numerous other materials configure the pen arrangements including sections of stone wall and barbed wire fence (Figure 6.19).[37]

Burning Pastures

After spring calving, pastures are burned in early April. The practice of burning native grasses incorporates a controlled burn to mimic the affects of the natural prairie fires which occurred before Euro-American occupance of the plains. Though the benefits of this practice are debated, it appears effective in getting the best early growth of bluestem grass. Cattle owners often demand that pastures be burned as a condition for continuing to lease the ground or when paying the resident landowner as a caretaker. Caution is taken to time the burn for a period when it is dry enough to get a good burn and when windspeed is low for safety reasons. Backburning contains the fire, so that it will not burn beyond the fireguarded boundary (Figure 6.20). Leland burns with the help of Gary and Bill Schultz.

[37] Corrals are made of the most readily available materials such as timber, welded wire mesh, or pipe.

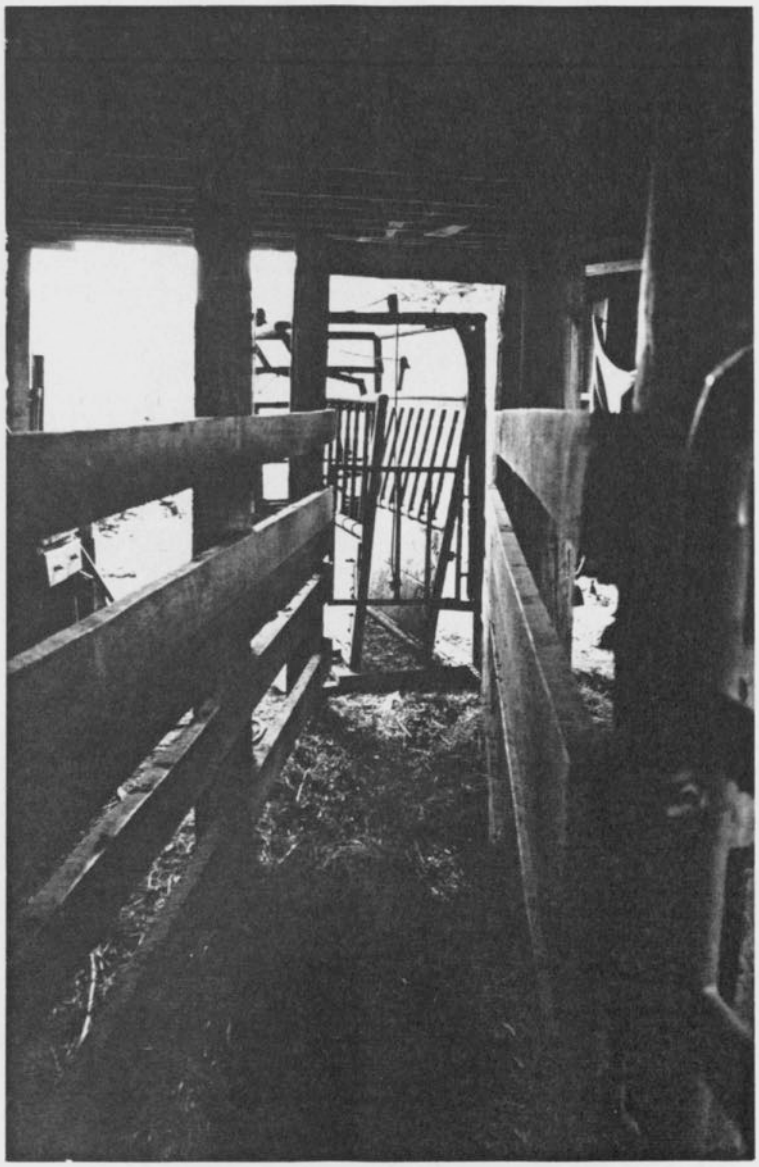

Figure 6.18 Interior of Leland Schultz's calving barn lower granary

Figure 6.19 Corrals east of calving barn (granary)

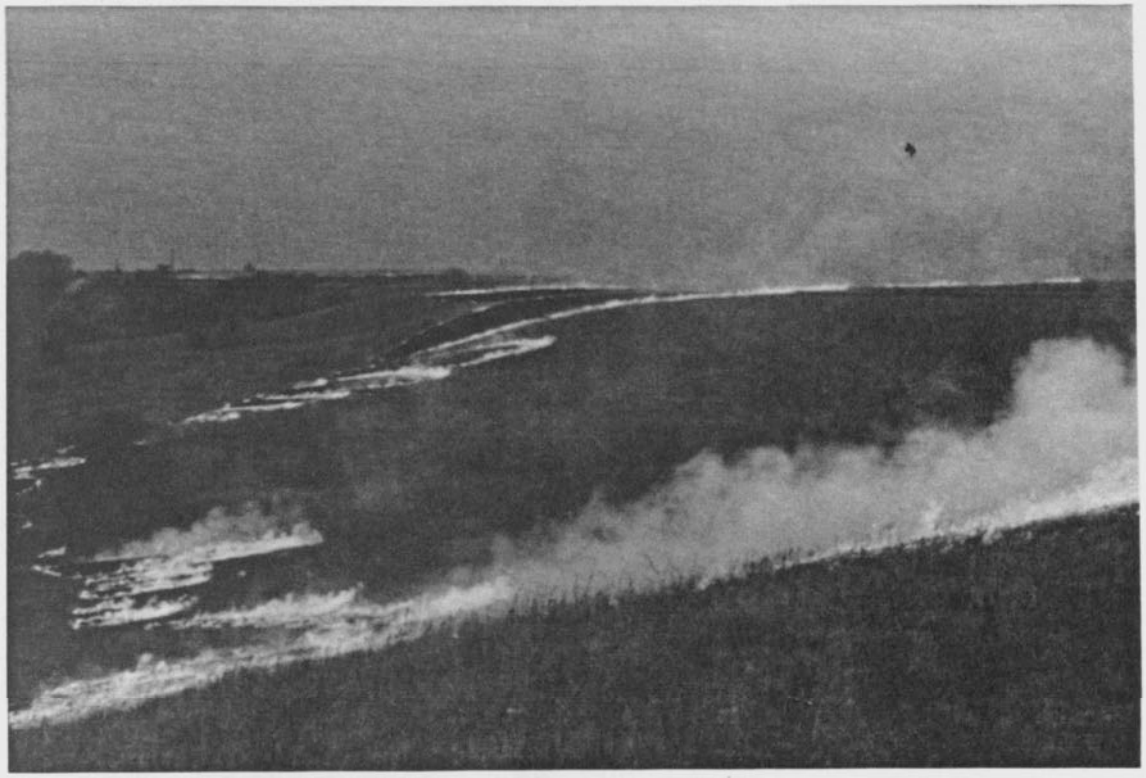

Figure 6.20 Backburning of Flint Hills pastures
Photo collection of Keith and Carol Schultz

Branding

Leland also uses this area within the corrals near the calving barn for branding cattle.[38] Leland and Gary own a portable cow chute so that they can also work cattle out in the pasture when a location dictates that the work be taken to the area of the cow herd. While their cow herds are maintained separately, branding of Leland's herd is done with help from Gary and Cindy's brother. They use an electric branding iron shaped like the Lazy Flying S which can be powered with a generator or electricity depending on the location of branding (Figure 6.21). If the cattle are located in the pasture across Skyline Drive, they are run down into the corrals where a cow can be branded in a number of minutes. The annual late spring or early summer branding usually takes about one day. Cindy has always supplied a large, group meal during branding and cold drinks are provided in the afternoon.[39]

Weaning of Calves

Another seasonal activity related to the cow herd is the weaning of six-month old calves from their mothers in the fall month of October. Leland brings the cow-calf pairs to the corrals near the house to separate them, then returns the mother cows to his pasture farthest from the house. The calves cannot hear their mothers bawling at this distance, so they stay close to the

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[38]Branding is the act of marking the cow's skin with hot steel to burn the flesh and imprint the brand permanently into the hide of the cow. The brand is a unique symbol, registered by the state, that marks ownership of the cow by a given party, and discourages cattle theft. A brand inspector examines the mark before a sale to determine ownership. While some young cattle are sold unbranded, it generally is still a mark of quality cattle and increases the price of the cattle. Leland's brand is the Lazy Flying S Ranch. The name was adopted and juxtaposed from "The Flying Lazy S Ranch," a stock farm belonging to the Fred Reber family (Figures 4.16, 4.17, and 4.18). The Reber's operated in sections three and ten through from 1885 to 1919, adjacent to Grimm's original holdings. The Reber's pastures are now operated by Keith and Cleo Schultz, who maintain the original brand, and Leland Schultz.

[39]Schultz, Leland. Nov. 11, 1994. He noted that he'd been trying to get Cindy to simplify her standards because he could handle the meal himself, and it is not always convenient or possible for her to be home in the middle of the day during the school year.

Figure 6.21 Painted limestone sign with Lazy Flying S Ranch and brand

house. Leland previously used the pastures across Mill creek for the mother cows, but they could still hear their calves in the corrals and would try to return to the corrals where they'd left their calves, thus damaging the fences. After about three days, the calves and cows will quit bawling.

Leland keeps several horses in the barn. Horses are used when moving cattle between pastures (6.22), when driving new incoming cattle towards watering and feeding areas to familiarize them with a new location, and when herding cattle into pens for loading onto trucks (Figures 6.23 and 6.24). Horses also are used to check cattle in pastures during the summer months for it can move more easily find cows in draws and in wooded areas. Leland now also uses a four-wheeler to check cattle for it can more easily through muddy areas than a pickup and horse trailer (Figure 6.25). Roping is still the most effective way to catch and detain a calf or cow so that it can be doctored.[40]

Fence is checked for repairs on horseback or in the four-wheeler. This is done as needed with routine checks during slower times, in-between seasonal activities, and prior to receiving incoming cattle. The tools for manual repair include fencing pliers, steeples[41] to attach the wire to the posts, and fence stretchers to pull the sagging wire taut. Barbed wire remains the cheapest and most efficient fence. Steel fenceposts are used for interim posts, and hedge posts, placed with a posthole digger, are used for

[40]Owners and caretakers check their cattle daily for several reasons. First, an accurate count of the number of head within a pasture must be noted. If cows are missing from the herd, the rider will look for the cows to be sure that they are present, and that they are not sick or hurt. Sick cows are often doctored in the pasture for pink eye, pneumonia , or other disease. Cattle theft is not uncommon and is an offense, prosecuted by law . The Kansas Livestock Association gives $ 2500 for information leading to the arrest and conviction of livestock thieves.

[41]Steeples are u-shaped nails that act as staples.

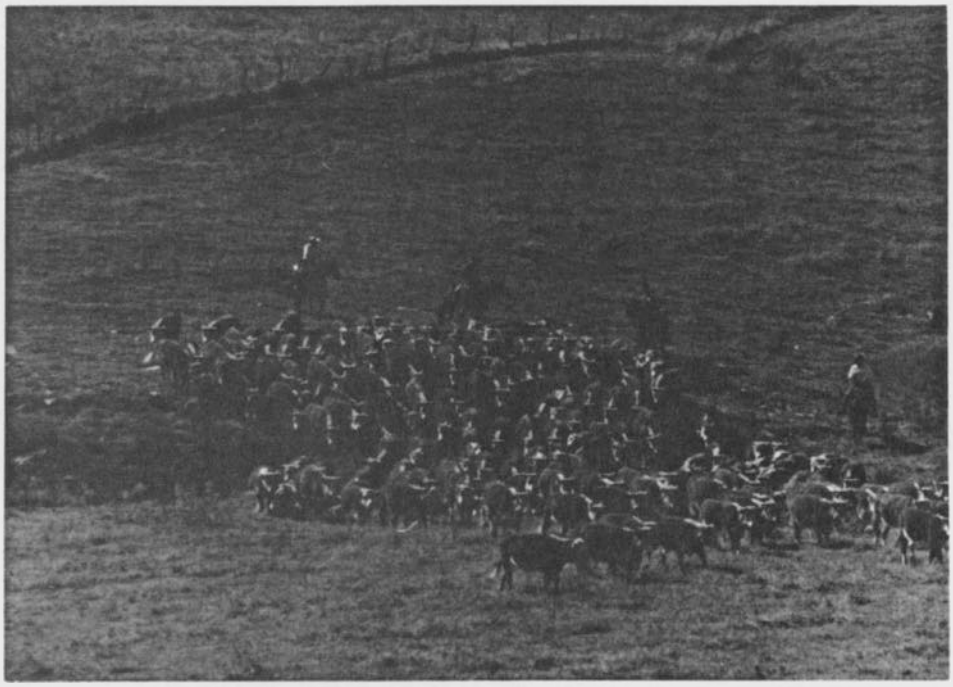

Figure 6.22 Bill Schultz and his sons herding cattle in the Flint Hills
Photo collection of Bill and Mary Schultz

Figure 6.23 Back row, Leland, Bill and Gary Schultz at loading pens
Photo collection of Bill and Mary Schultz

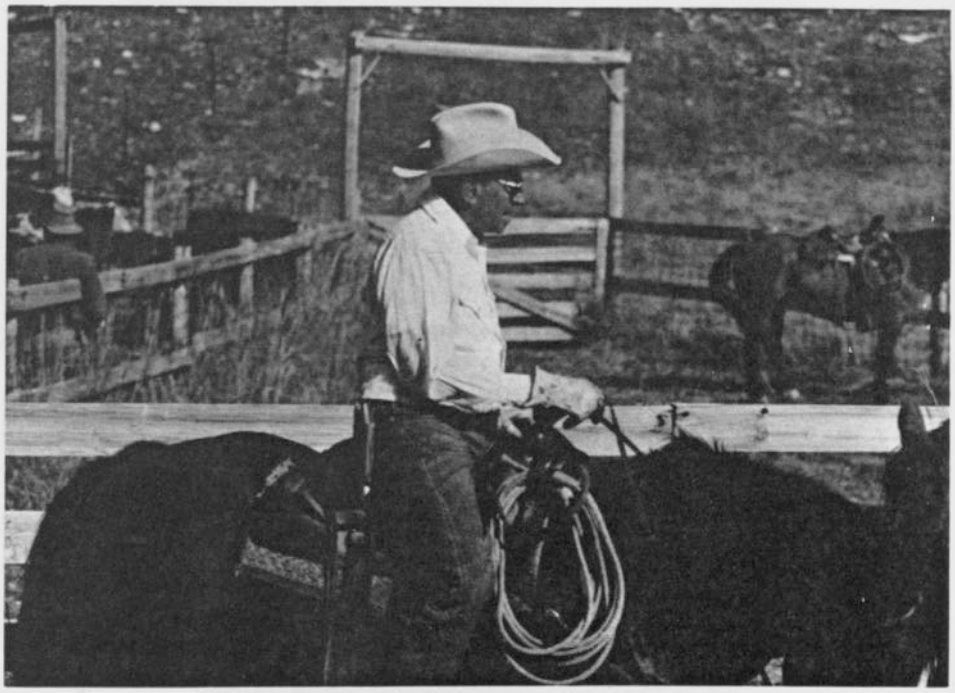

Figure 6.24 Bill Schultz in holding pens in outer pasture
Photo collection of Bill and Mary Schultz

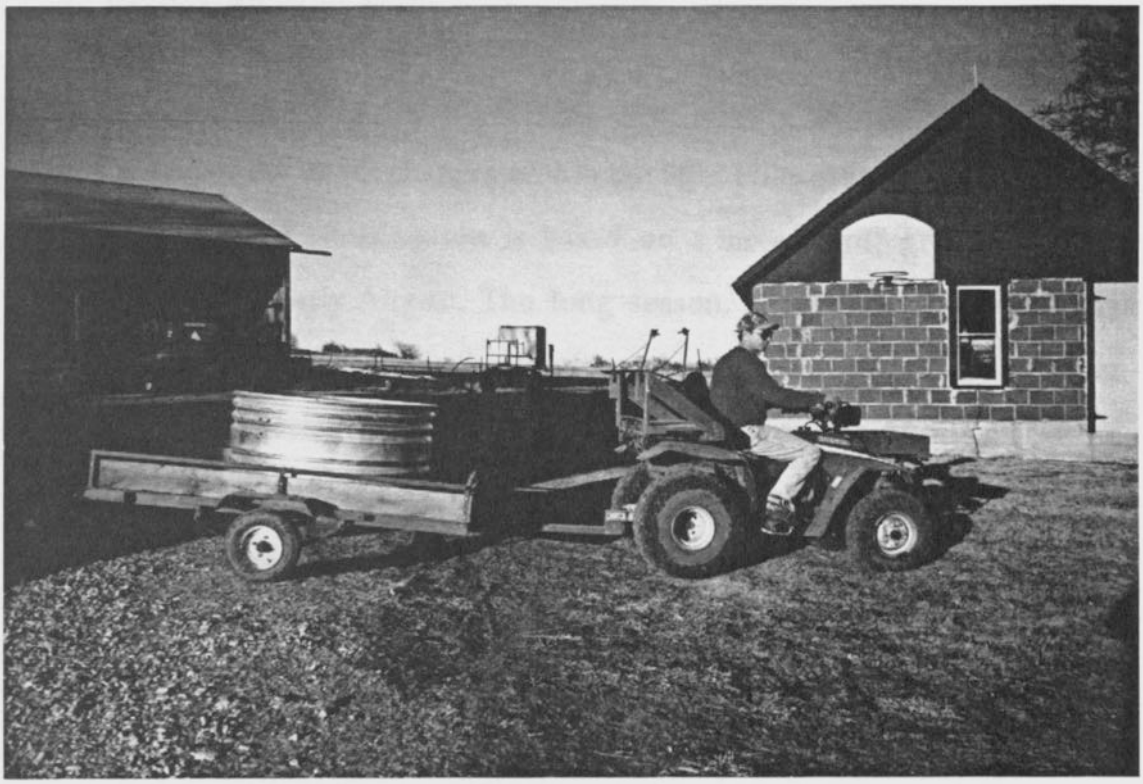

Figure 6.25 Leland Schultz on his four-wheeler

corner posts (Figure 6.26) and for the double posts at gates. Hedge posts provide more stability, but must be replaced more often than the steel posts.

Varying Seasonal Grazing Systems

Leland discussed the advantages of a "long" versus a "short" season which is one of the major changes within the Flint Hills grazing pattern of the last ten years. The short season is based on a three-month grazing system from late April to early August. The long season, previously the dominant system in the Flint Hills, grazed cattle from the end of April to early October on a six-month basis. The short season cuts down on the number of acres grazed per cow[42] and takes the cow off the grass earlier. The disadvantage of this system is that the cattle must be taken off the grass and taken to the sale barn or to a feedlot at a certain date which locks the owner into the market prices at that particular date. The concept of the short season is based on the theory that the cattle get better gains on the grass when it is at its best in the early growing season. The cattle stress the grass early on, then give the grass a rest while it is still in the growing season. This practice is thought to be beneficial to the grass. But, because the pastures are more heavily stocked, grasses are grazed more heavily. One risk with the heavier stocking is that cattle will congregate too hard in one area and "rub out" the grass. If this occurs during a drought, there may not be any re-growth. The choice of a long or a short season is made by the owner of the steers being pastured.

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[42]Adams, R. E. Phone conversation with author, September 1993. Figures vary by operator but were confirmed with various sources in Schultz family. The amount of land needed for a yearling steer or heifer in the Flint Hills is 2-2.5 acres per cow for a short season and 4-5 acres per cow for a long season. A cow pair in the Flint Hills in the summer (bluestem loses protein in the winter and supplementary feed and hay are needed) takes 6.5-8 acres per cow pair.

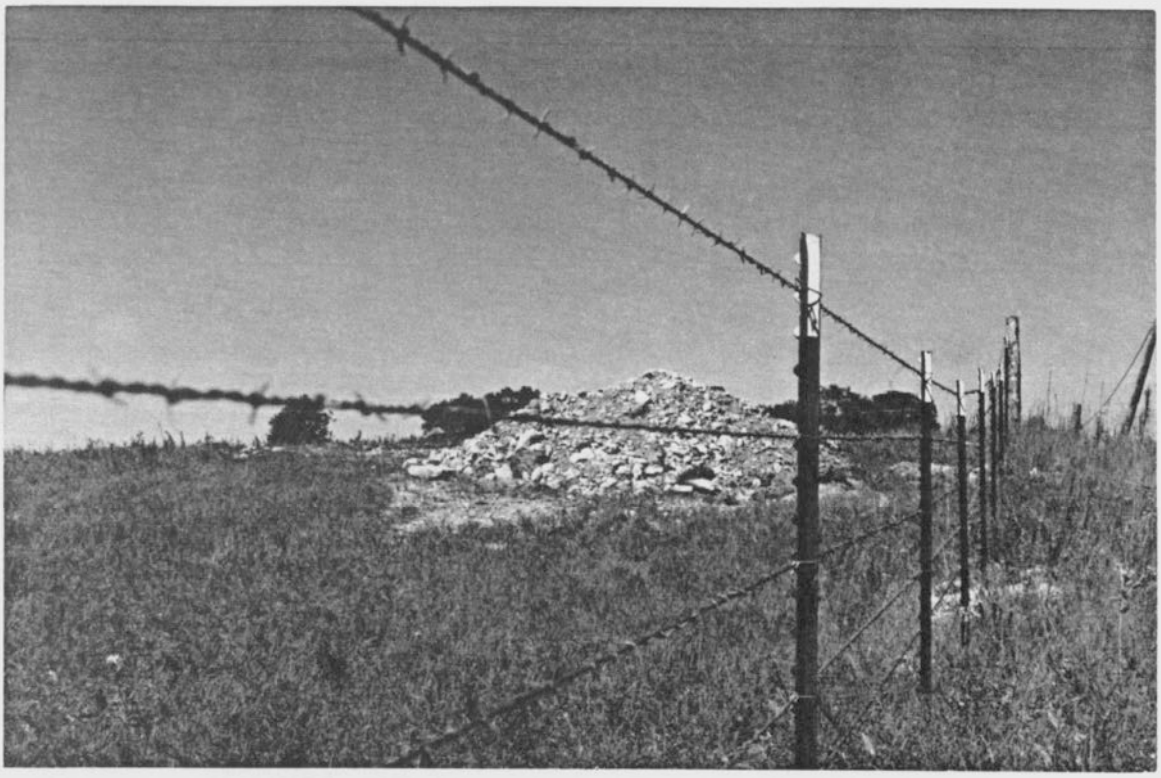

Figure 6.26 Steel and barbed wire fence with interim hedgeposts

Current Use of the Original Grimm Buildings

The wash house, chicken house, spring house, corncrib adjacent to the granary, and the hayshed beside the barn are now used as storage buildings. Only the horse barn and sidewings and the lower granary are actively used. The cattle shed in the east corrals is used to store large machinery during the winter months (Figure 6.27). During the summer when not in use, the machinery is stored in the metal shop. The small two-story corncrib is used to store deer carcasses during hunting season, a two- to three-week period in December. Leland guts, skins, and wraps plastic around the animal to keep away dogs. He hangs the carcass in the two-story corncrib until it is ready to be processed. Leland allows good friends to hunt on his property and he does not sell any hunting or fishing rights.

Family Life for Leland, Cindy, Cassie and Callie Schultz

While Leland and Cindy's daily schedule has varied because of changes in their work, their daughters' lives also affect their schedules. There are several family recreational areas along Mill Creek where the Schultzes cook out and have picnics. While not a priority to everyone,[43] it is important to Leland and Cindy that structured extracurricular activities are a part of their daughters' upbringing. When they were younger, the girls raised and showed various animals including "club calves" at the county fair. The Schultzes have invited their daughters' club to the ranch for social events and hayrides. Presently, both daughters are active in junior high and high

[43]Structured activities for children, school-related and extracurricular, are increasingly important to many parents within this generation. A values system encouraging competition, providing focused instruction to identify particular skills, teamwork, and exposure of children to influences other than those in their immediate school and surroundings is the same within the rural areas as elsewhere.

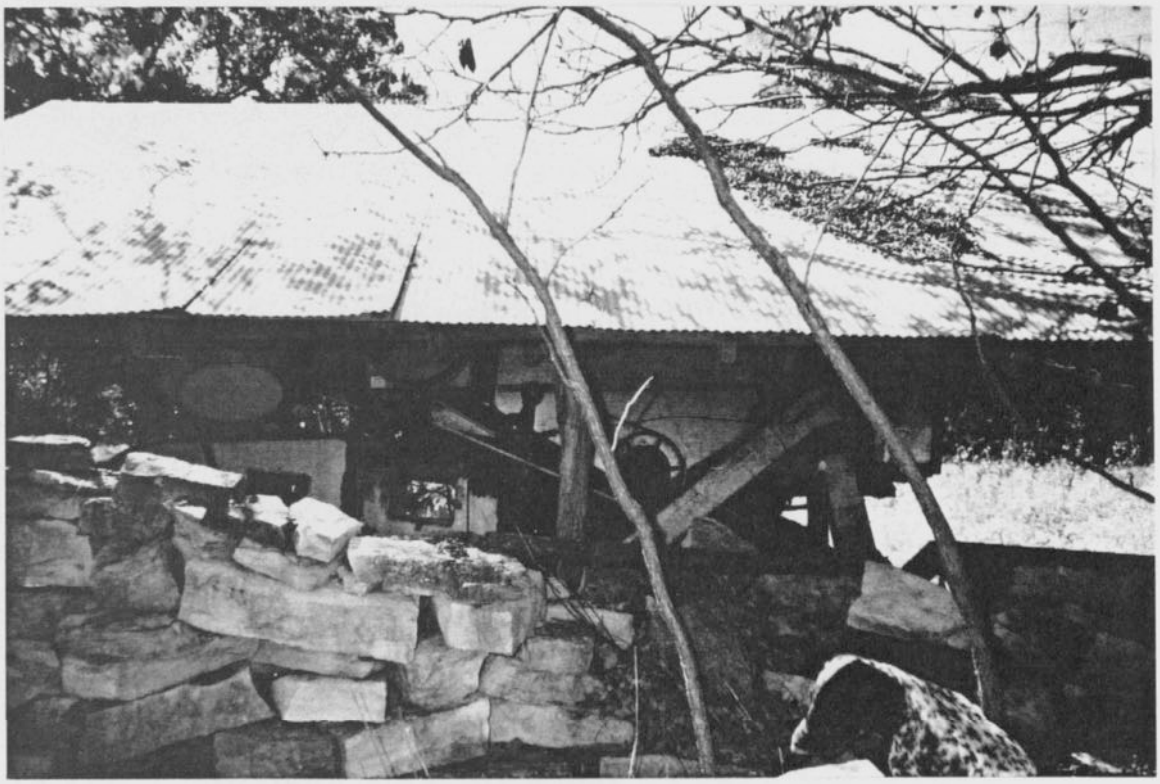

Figure 6.27 Allis-Chalmers baler stored within Grimm cattle shed

school sports. Cassie, born in 1982, and Callie, born in 1982, and Callie, born in 1984, have both participated in competitive gymnastics. The gym classes are located in Topeka, Kansas, sixty-five miles from their home. Initially, the girls were only attending classes once a week, but as they began to exhibit talent, they started competing in area and regional meets which required practice four nights a week. Leland and Cindy have accommodated this for several years and incorporated the commute into their schedules. While appearing to the outsider to be nearly an impossible undertaking, they both feel that their daughters would only be at home for a relatively short time and the effort committed was time well spent not only for gymnastics but for the girls' social acquaintances.

Leland's Schultz's discussions of the future of agriculture in the Flint Hills and for his own family were brief. Consolidation of land into larger ranches continues to make it more difficult for the smaller producer. Though he can still make a living as a caretaker or leasing a pasture, this is not always guaranteed and does not provide the same security as owning his own land. He didn't think that his daughters were likely to stay within this area because there were not appropriate jobs for them. Finally, he noted that there are people who have continued to stay in the area even after they sell their farms. Like Leland, they have a special attachment to the land that grows and strengthens over a lifetime.

Chapter Seven:
Conclusion: Built Form and Change on a Flint Hills Ranch

The interrelationship of government policy, technology, and the economy shaped four phases of American farming which are relevant to the past and present operation of this ranch landscape. Evidence of these phases is found in the built forms constructed to serve the agricultural use of the land from Henry Grimm's farmstead in 1875 to its current use as Leland Schultz's ranch in 1997. The existing buildings reflect this influence by displaying one of three states as their present condition: abandonment and dysfunctionality, modification and adaptation, and continued use. This final chapter summarizes the stated determinants of form and their effect on the current status of buildings, examines the common characteristics of these buildings within the three conditions of use, and finally, maps the dynamic land-use patterns of the surrounding area.

Abandonment and dysfunctionality: Specialized Buildings

Abandonment and dysfunctionality, which is most often expessed as a building used for miscellaneous storage, are seen in many of Grimm's original buildings and a few structures of subsequent owners. The original buildings include Grimm's log house by Mill Creek, the spring house, the wash house and corn crib, "ruins" of previous buildings adjacent to the corn crib, the milk cow lean-to, Willets' small hay shed, and the Horne's silos, chicken house, and brooder stove.

Log House

Grimm's original log house was intended to last as only a temporary dwelling. If Grimm actually did inhabit the home in his later life, it surpassed its original intent. Though his impressive I-house was built to last for generations, Grimm's were built to serve the immediate needs of a pioneer farmer.[1]

Domestic Support Buildings

Grimm and subsequent owners maintained a certain degree of self-sufficiency in their food supply, but with industrialization, mechanization, and improved roads and transport, they started purchasing many products, from butter to clothes, in nearby market towns. All small buildings which supported operation of the farmstead lasted only through the subsistence farm era and railroad and commercial agriculture era. Evidence that cooking and food preparation activities were desired closer to the I-house is seen in the early addition of the kitchen ell to the I-house. The wash house and the spaces east of the early corncrib described as "ruins," presumed to have been a smokehouse or chicken house, scarcely served one generation in their original intended use. The separation of spaces from each other and from the home for various cooking activities was viewed as progressive at the time they were built. But these small, self-contained spaces were soon considered awkward and inconvenient, for new scientific knowledge about bacteria[2]

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[1]The statistics from Grimm's earliest farming operation indicated that he produced a surplus of goods beyond his own needs for sale in the local area. Therefore, his business began as a semi-subsistence farm and soon grew to become a commercial farm.

[2]Health and sanitation were increasingly a concern in the late nineteenth and the early twentieth century to urban and rural people, but this type of information was later commonly available to the

brought new rules of cleanliness to the home. Indoor stoves replaced cooking hearths and underground and pumped sources of water brought water to the people and the dwelling. The arrival of the Rural Electrification Authority in 1948 brought electricity into the home, introducing new applicances which greatly increased domestic efficiency.

Spring House

The spring house was specifically designed for the cleaning and cooking techniques of the subsistence period with the second-floor dwelling space serving as only a secondary function. This introduction of indoor plumbing and cisterns to the farmstead rendered the building obsolete as a water source, but plumbing was expensive for individuals to implement and early attempts were technically unreliable. Therefore, the spring house was still used and moderately maintained for many years. Rural electrification and the electric water pump permitted the installation of plumbing throughout the entire homestead, rendering the spring house useless and its foundation walls were left to decay. Maintaining the building solely for the second floor dwelling space was unnecessary once the outside laborer who had lived there was no longer a part of operating the smaller farm. More "work" could be done with fewer people and the farmer's investment in expensive farm implements, a new post-war product of American factories, left little excess operating capital for outside labor.[3] Domestic support buildings were not the only structures which suffered obsolescence.

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rural dweller through extension services of land grant colleges. Kansas State University Extension Service appointed an agent to Wabaunsee County in 1936. Thierer, Joyce. "Volland", (Emporia, n.p. Emporia State University, 1986), 8.

[3]Ibid., 108. "The scarcity of male labor during the Civil War had stimulated the innovation and use of labor-saving farm machinery such as the steel plow and the wheat binder. [As]...the Industrial

Grain Storage Structures

The early corn crib and silo illustrate the changing scale and specialization of American production through all four phases of American farming. The corn crib had a small square footprint which allowed few additions or changes to the spaces to accommodate any other function. The vertical height of the two-story interior of the corn crib was efficient for loading and handling loose ears of corn,[4] but the capacity of the corn crib became obsolete as commercial farms serving local markets grew in size. New machinery ground the cob into silage which was mixed with other grains as high grade cattle feed. Much larger vertical structures, concrete silos, enabled these grains to be efficiently mixed and stored on the individual farm. Government-supported research in technology and animal feed sciences in the period from 1900 to 1945 educated and encouraged progressive farmers to construct these large-scale structures.[5] These silos were effective until the phase of modern and corporate farming when their practicality came to an abrupt end as improved scientific technologies shifted the entire region of corn farming west. New irrigation techniques encouraged corn production in areas previously too dry to farm. Sparsely populated regions with low land prices now spawned large, cheaply irrigated farms that grew and stored corn in huge quantities.[6] Government-induced stocks of grain and subsidies for their storage funded many farmers' investments in industrially fabricated cylindrical steel bins.[7] These were not a part of the smaller, family-owned

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Revolution drew labor from the countryside to the city, farmers again had to innovate and adopt new, efficient laborsaving devices to compensate for the resulting farm labor shortage."

[4]Later the verticality was employed for hanging a deer, but this was only an occasional recreational use.

[5]Dandekar, "Farm Type in the American Midwest," 110.

[6]The large-scale feed yards of western Kansas accompany this production and storage of grain (as discussed in chapter six) eliminated most small-scale cattle feeding in eastern Kansas.

[7]Dandekar, "Farm Type in the American Midwest," 112.

ranch landscape where corn was used as feed for cattle. This competition brought an end to the small-scale corn farming and feeding in the Flint Hills and, in turn, brought an end to the function of the corncrib, concrete silo, and granary with their specific designs for grain storage and processing.

Hay Shed

Willets' hay shed was also small and partitioned for a specific function, the easy loading and removal of loose hay.[8] The probable reason for Willets' construction of this small shed was its' greater efficiency for hay storage over Grimm's large stone barn. Hay in the current large, round bales can still fit within the doors of the shed, but the size and weight of the bales require a tractor for transporting it. Therefore, the scale of the building must accommodate the size of the tractor. The machine and its size are determinants of form greatly outsizing the hayshed not only in scale but in "efficiency."

The early land dispersal system, the main government initiative affecting farming in the subsistence farming era, spread out midwestern farmers on their individual homesteads. This required their independence, but also encouraged cultural clustering as a means of common ground and support in the new region. This concentration of an ethnic group encouraged the native stone building tradition seen in the heavily German area of Alma and Washington township. Therefore, the first set of government policies was influential in land settlement patterns but not in individual construction techniques and materials of early buildings.[9] Later government policies in

[8]This building is hardly recognized by subsequent Horne and Schultz residents.
[9]The first set of policies does not dictate materials and technique, so residents rely on some folk and cultural knowledge.

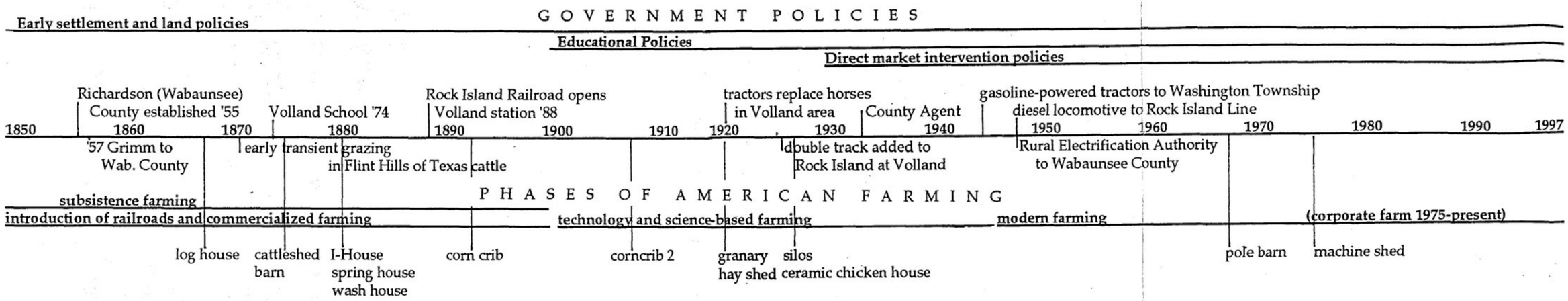
the form of technological and scientific education for farmers hastened the obsolescence of these early structures and often discouraged folk practices in farming. Commonalties between these buildings that have rendered them useless today include their specialized design for a particular use, their small scale, the partitioning of their interior spaces, and the extinction of a particular farming practice for which they were suited (Figure 7.1).

Modification and Adaptation: Flexible Shelter Spaces

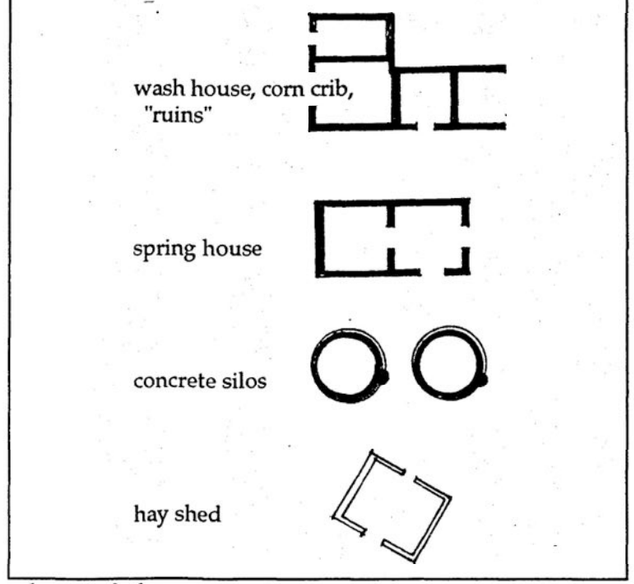
The second group of buildings includes those which were modified and adapted: the barn, the I-house, and the corncrib and granary structure. The three structures each house elements that are still integral to the technical operation of the ranch--people, horses, and mother cows when giving birth. Each "animal" requires different degrees of protection and each building has a particular siting that encouraged its continued use (Figure 7.1). Due to the very different nature of all these functions, each building is analyzed separately beginning with the barn, one of the earliest structures.

Barn

As noted in Chapter Two, on most farmsteads, the barn was built prior to the construction of the landowner's home. The center portion of Grimm's barn housed his draft horses. The use of draft horses indicated that Grimm had moved from semi-subsistence farming to commercialized agriculture prior to the introduction of the railroad and regional markets. While some farmers later replaced their first barns with big, three-level banked

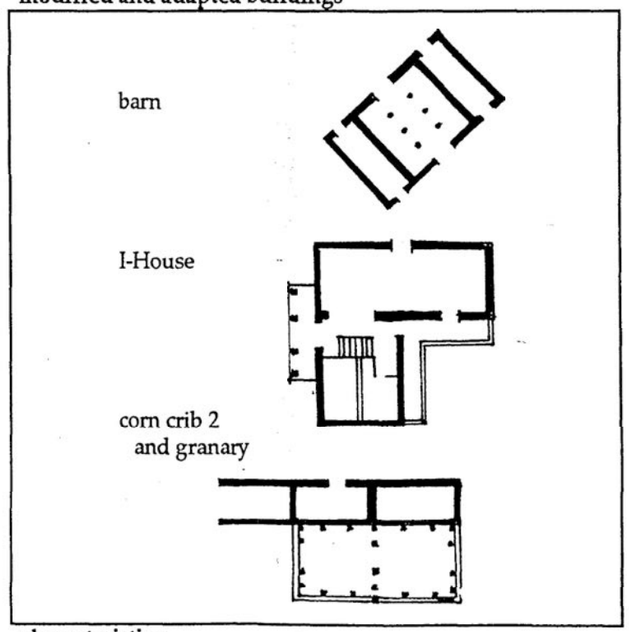


abandoned and dysfunctional buildings



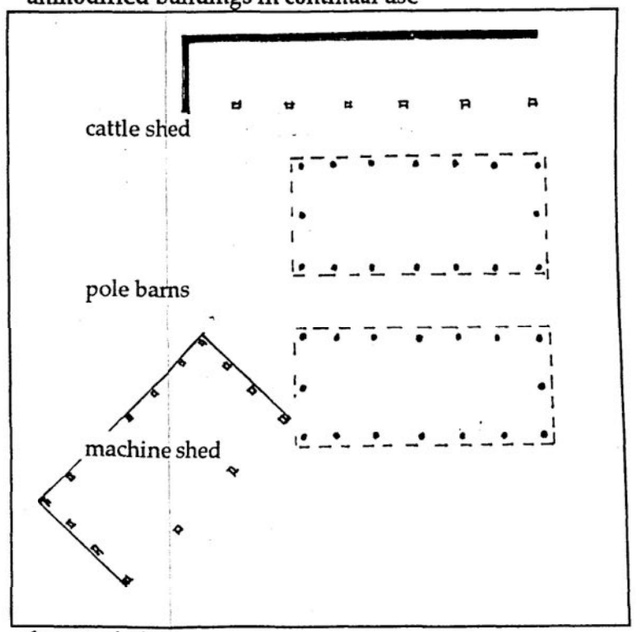
characteristics:
small overall footprint
highly specialized use
rigidly partitioned spaces
obsolete technology

modified and adapted buildings



characteristics:
house people, stock, and horses for ranch
easily adapted for alternate uses
easily adapted for current technologies
moderate size

unmodified buildings in continual use



characteristics:
open-span plan
large scale
flexible use
shelters rather than "houses"

Figure 7.1 Timeline: government policy, American farming, and built form on the Grimm-Schultz landscape, 1850-1997

barns with gable roofs,[10] Grimm was able to adapt his horse barn, enlarging it with spacious, open side wings. These side wings accommodated milk cows in both manual and mechanized milking periods. The side wings also provided additional shelter for newborn calves and mother cows as the cow-calf herd became a more important element on the Schultz ranch and throughout the Flint Hills. The side wings were built as long, open rectangular spaces that could be partitioned, if desired, to separate cattle. The upper level, while consistently used for hay storage prior to construction of the pole sheds, is no longer used. If cattle herding on horseback is preferred over mechanized vehicles and the horses can be affordably fed for work and recreational use, the central horse barn will continue to be used for its tack room and stable in the lower level interior spaces.

In addition to the characteristics of the building, the barn's siting encouraged the continuous use of the space between the barn and the I-house. At first glance, the northern orientation of the barnyard, the barn's distance from the I-house and the awkward circulation between the two buildings through the rocky, but dry, creek bed seem to be a disadvantage. Further examination reveals that the barnyard can be easily viewed from the "headquarters," the I-house and shop, due to the slope of the land down to the barn. The area between the house, the barn, and the road provides animals with water from the spring, shelter from the wind, and a grassy meadow for grazing.

Grimm's original barn was firmly constructed on a flat stone bed and adequately illuminated with large openings on the north and south. It

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[10]Dandekar, "Farm Type in the American Midwest," 109.

shielded moisture from hay and animals with adequate wood members and sheathing for the roof structure. The scale was large enough to serve modern needs, but not so large that the one-story stone walls experienced failure, which would have encouraged abandonment of the stone barn for a new metal barn. The placement of the barn in the subsistence period, which was dictated by the land, heightens the picturesque quality of the entire group of buildings today.

The I-House Type

The I-house form was a statement of permanence, assimilation, and status. The chronically consistent adoption of the Georgian I-house of stone throughout the heavily German and rural Washington Township instead now underscores the common cultural roots of those early settlers. The I-house was the popular house type associated with success in farming which was the proposed land-use. The "ranch" house[11] (see Figure 5.2), which was a fusion of Spanish-Mexican and American traditions, did not become popular in this area until the production of prefabricated housing. By this time, ranching was firmly ingrained as the dominant land-use of the Flint Hills. Since this time, many of the new rural houses built in the area, both middle-income and upper-income, are double-wide manufactured homes or architecturally-designed modifications of a "ranch" style house. Though the I-house was maintained on this ranch, it is not a form that is easily altered with today's building practices. In addition, the verticality is in opposition with current

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[11]Stewart, Janet Ann, Arizona Ranch Houses, (Tucson: University of Arizona Press and the Arizona Historical Society, 1974), 7. Stewart traces the roots of the ranch house from *jacal* to rectangular, hipped form.

single-family building trends which reflect rural practicality over historical statements of eastern United States and English origin.

Not all I-houses in Washington Township still have resident landowners who support the family by farming. The Fixx I-house property[12] on the west bank of Mill Creek has adjacent lands of 400 acres,[13] but the brushy character of the land in this location leaves only seventy of these acres available for production (grazing or crops). Other well-maintained I-houses have both spouses working non-agricultural jobs and are no longer parts of farming operations. While the ability of agriculture to support the I-house might be called into question, the variety of personal choices for women,[14] the widespread necessity of two-incomes for a family, and the growing trend for urban workers to live in rural areas are all factors in the changing support systems for these houses.[15]

As a residence, the Grimm I-house continues to function as a home for a resident landowner. Henry Grimm more than adequately provided the outbuildings to support his I-house as evidenced by his construction of a

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[12]A couple bought this property around 1980 as a semi-retirement home and business. They did some farming and maintained the house and barn, but they now are in their seventies and looking for a buyer.

[13]Schultz, Gary. Conversation with Paula Adams Oct. 14, 1997. Though the Fixx landholdings, (1,000 acres) were always smaller than Grimm's, there were still 200 usable acres with the I-House until recently when the land was broken up. Gary Schultz indicated that they were asking $1,000 an acre, totally $400,000 including the house and reiterated that in agricultural systems, the house is only a part of the whole land system. (Author's note: though not appearing to be a high price for this house by suburban real estate standards, this is not a relevant comparison. A more appropriate comparison is given with the Z-Bar Ranch; the I-house & outbuildings, listed on the National Register for Historic Places, and surrounding property totaled 10,900 acres and were sold for $4,000,000 averaging only $400.00 per acre.).

[14]Garreau, J., Edge City, (New York: Doubleday, 1991), 112. Garreau parallels statistics of a five-fold population growth of cars, women's liberation, and women entering the work force in the years from 1970 to 1987. While the two-vehicle family had been common in rural areprior to the 1970s, the acceptance of women working outside the home had great impact on roles for rural women.

[15]Suburbanization of rural areas, even in remote areas such as this, inflate land prices and break land units into smaller pieces making it increasingly difficult for the resident agriculturalist to gain access to usable land. Very large ranches change hand with lands intact and are not as vulnerable to this trend. Fewer smaller agriculturalists decrease the availability of convenient goods and services for those who remain, for large corporate ranches have their own direct sources for inputs and do not rely on the community retailer.

smokehouse and a chicken house, a wash house, and a spring house. When new technology relating to heat and water brought cooking into the home, he modernized his I-house with the addition of the kitchen ell as commercialized agriculture and transportation systems changed the scale of his business and the distribution of domestic labor. The aesthetic addition of the porch shows his continued interest in his home.

Willets' changes in the I-house were very practical. He added the timber airlock to the rear porch, which still buffers interior spaces from cold air and prevents drafts that slam interior doors. He also added the two-story front porch with its screened upper level for cool summer sleeping and open lower level for a protected and road-oriented leisure area. The railroad era and mechanization enabled him to effectively operate his rural sawmill which served the immediate area. At the same time, milled lumber, knowledge of progressive building techniques and materials, skilled labor, and leisure time were available to help Willets execute home improvement projects. This would be rare for the full-time I-house owner and agriculturalist of the 1920s, 1930s and 1940s. He also maintained an appreciation for the local masonry construction, as evidenced in his relocation to Washington Township and purchase of the Grimm I-house. Changes in farming policy were only secondary concerns to him as this was not his primary vocation.

The Horne family attempted modern improvements but strained the limits of the I-house. Charles Horne, Sr. attempted to improve the house with indoor plumbing, but the early systems were very expensive to install. Indoor plumbing was not common to the average homeowner in the immediate area, so there was little outside assistance available for fixing

improperly working systems, yet these systems required fairly sophisticated understanding of their technology. The multi-generation residency of the Hornes did allow them to buy all of Grimm's land intact, but this living situation still was not enough to keep up with the changes in commercialized agriculture, and they were eventually forced to give up the property.

During a period of occupance by interim landholders and Bill and Mary Schultz, the farm appeared to move back into an era of subsistence production. This appearingly marginal existence was, in part, a result of the Depression, and in part, a result of comparing domestic rural lifestyle with that of contemporary middle-class urban counterparts prior to the arrival of Rural Electrification.[16] It was during this period of the early Forties, that local papers, farm journals, Farm Institutes, County Fairs, 4-H, and the county agent that all combined to bring information to rural dwellers on the latest farm and home technologies.[17] Though there were no changes in the I-house prior to electrification in Bill and Mary's early occupance, they made modifications through the 1950s, 1960s and 1970s. The first modifications related to changes in the use of kitchen and porch spaces as the kerosene stove and gas-powered washer were replaced with electric models. Bill replaced the porch screened openings with wood windows since ventilation was no longer necessary for these appliances. Failing structures, the large sleeping porch and the interior chimneys, were replaced by local masons in

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[16]Ogle, Maureen, "Domestic Reform and American Household Plumbing, 1840-1870," Winterthur Portfolio (Spring 1993), 58. The science-based public health effort which spurred the national drive for regulation of household plumbing, licensing of plumbers, and establishment of uniform plumbing codes was a public health effort focused at urban settings where individuals shared common sewage and water systems, funded by city taxes. The independent character of the American farm and distance between them meant that each farm had to provide these systems for itself. While the plumbing system itself was moderately affordable, the individual electric water pump was necessary to provide the power for the small system to effectively operate, and therefore was not affordable until Rural Electrification.

[17]Thierer, Joyce, "Volland," 8.

the 1950s. Bill's major improvements to the house were the addition of an Orangeburg sewer in 1949, the sewer's replacement with a septic system in the 1950s, and the installation of the radiant heat system in 1970 which replaced the previous coal and wood heating systems. The Schultz's had their first refrigerator in 1947, their first television in 1956, and vehicles for their teenagers to drive to Alta Vista for high school by the 1960s. The only major interior renovation made by Bill and Mary involved improvements to the upstairs bedroom over the kitchen ell for Leland, then in high school. As older parents to this youngest child, they assumed the downstairs quarters for their bedrooms, an arrangement now currently desired in modern residences.

Leland and Cindy's modifications reflect their expectations for the modern farm household to be as efficiently maintained as its suburban counterpart. Their early improvements, outlined in Chapter Six, opened up previously small and enclosed spaces. The plumbing and heating systems installed by Leland's father, Bill, have been maintained with few problems. As with most American families with two-working parents and active teenagers, they spend little time at home. They have spoken of plans to later replace the open entry porch with a more substantial porch, though this may not happen in the near future as their girls are nearing college-age. Farm policy is not evident in changes within the interior spaces of the I-house for extension education,[18] while still present, is less an influence on Cindy, a rural working woman of the 1990s, than it was on rural women of the 1950s.

[18]Counties in Kansas still employ two extension agents from the Cooperative Extension Work in Agriculture and Home Economics. A man is usually the County Agent in Agriculture which deals in topics such as crop planting methods, fertilizers, feed science, farm site issues, machinery, safety, and husbandry. The County Agent in Home Economics is usually a woman with work covering areas of health, safety, gardening, food preparation, family issues, home-related topics, and in-home businesses, but does not seem to address the issues of the commuting, working rural wife that is now a part of rural

Granary and Corn crib

The last structure that was modified and adapted for current use was the granary. This structure, a conglomerate of buildings and additions with diverse functions, experienced continuous use as a granary and corncrib adjacent to the corrals, as a garage for family vehicles, and as a shop for the earlier steam-powered tractor. During the modern farm era, from 1945 to 1975, corn and crop production slowed for stockmen like the Schultzes,[19] leaving the corncrib and granary dormant. The Schultzes soon put the building to use as a calving barn, a facility necessary for building up their own cow herd which served to stabilize their income in the fluctuating cattle market and constantly changing agricultural system. The most important characteristics in all of these buildings were their siting in relation to each other and relatively flexible spaces and moderate sizes.

Continued Use of Form: Cattle shed, Pole Barn, Machine Shed

The last group of buildings to be discussed includes those continually in use since their original construction. These buildings are Grimm's original cattle shed, built in the period from 1875-1885, Bill Schultz's pole barns, erected in 1967, and his metal shop, built in 1974. The three buildings all share large, flexible and open-span plans which provide shelter for stock, vehicles, and feed (Figure 7.1).

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life. Though no more stereotypical than the focus of current popular television programs based on fishing or home decorating, this government-backed reinforcement of places for men as outside the home and for women as inside the home is slow to adopt a more modern means of disseminating information that would reflect current changes for many household and farm responsibilities.

[19]This era encouraged specialization in large-scale crop production where stock-raising was only of secondary importance.

Cattle Shed

The cattle shed was located near the stream feeding Mill Creek, and was orientated in such a way that exploited the sloping site. It also was constructed of native fieldstone. Utilization of all of these elements was a necessary part of building within the subsistence farming period, but Grimm's scale of building the cattle shed (18' x 90') indicate his much larger plans for cattle production. The stone wall buttressing the natural slope of land upward to the north is relatively intact and the original hewn uprights are intact or have been replaced. The building's primary use has been to shelter cattle from north winds near the house during winter months. Though there were changes in the homestead's farming operations in different farming phases, all owners consistently maintained some type of cattle operation year-round. Though the shelter could have been constructed as a low profile lean-to, Grimm incorporated an open-ended gabled roof with peak at 13 feet. This height allows the Schultzes today to store their large baler here during winter months, leaving the machine shed available for additional vehicle shelter near the house.

Pole Barn

The pole barn was an open, enlarged and much later version of the cattle shed sheltering hay, not cattle, from the elements. This structure was built on the modern farm in the 1970s to accommodate the newer and larger gasoline-powered tractor which replaced labor and vehicles[20] by lifting, hauling, and stacking the round hay bales. While the scale of some farm

[20]Feed wagons and steam-powered tractors pulling flatbed trucks were no longer needed.

implements for row cropping continues to grow, the size of the multi-purpose tractor serving smaller operations has remained fairly consistent since the move from steam-powered to improved gasoline-powered tractors. As long as this machinery remains affordable to own and operate in production of hay for feed, the pole barns will remain for hay storage.

Machine Shed

The steel machine shed, erected in 1974, was the most recent structure built on the ranch and it was constructed approximately 100 years after the cattle shed. Both the cattle shed and the machine shed, the first and last tangible buildings described in this study, were designed for less specialized activities. This meant that they could easily be adapted for changing needs within the current farming system. The scale of machinery dominates the design criteria for the modern building and its form is not intended to last for successive generations. The sheathing of pre-fabricated corrugated aluminum is extruded in a factory but locally available in easy-to-handle and cut 4' x 8' panels. This aluminum can be replaced when corroded or badly dented and the entire building could be inexpensively dismantled and removed from the site if necessary.

The Effects of Government Policy on Land Use

While subtle and obvious manipulation of built forms can be seen in the individual groups of buildings, the I-house landscape in Washington Township, built by a German farmer, illustrates the influence of government policy on land settlement and developed transportation systems. Grimm, the

original homesteader, demonstrated how the individual with capital was able to use government policy to his advantage, buying adjacent land to create his sizable landholdings. As the area was not as easily farmed as flatter regions, he was not displacing other small homesteaders but simply buying land in a sparsely inhabited region. Any knowledge of the future routing of transportation systems ensured this purchase as a good investment. When the railroad made the area profitable for grazing cattle from other regions, Grimm incorporated the use of grasslands for grazing cattle into his business. The Grimm family holdings grew with the purchase of conveniently located and productive lands adjacent to the family home. At least a part of the large original unit of land remains intact despite the tendency for land to become split apart with ownership[21] by subsequent generations of family (Figure 7.2).[22]

Summary

As midwestern cities string out into the countryside with beautiful homes on large plots, the concept of a rural existence that is based on the business of producing a good from the land becomes muddled. Land and its grass cover, while aesthetically appealing in increasingly developed areas, is also a natural resource that provides food for cattle while the soil provides

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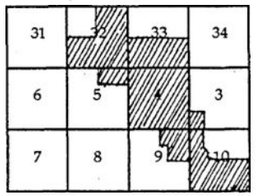
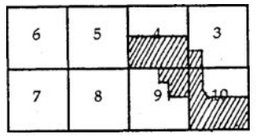
[21] note: Landholdings prior to William and Leland Schultz indicate only those lands owned and operated by the head-of-household of the I-House. Therefore, mapping does not indicate land leased or jointly operated with other family members which may have helped to support the household. Also note that income generated from co-owned & operated lands indicated in William and Leland Schultz farm and ranch operations (Figure 7.2) supports other households in addition to the I-House.

[22] 1885 Atlas of Wabaunsee County, (Topeka: Gillen & Davy); 1902 Standard Atlas of Wabaunsee County (Topeka: George Ogle & Company); 1919 Standard Atlas of Wabaunsee County (Topeka: George Ogle & Company); 1938 Standard Atlas of Wabaunsee County (Topeka: George Ogle & Company); Wabaunsee County Abstract Company Incorporated, Wabaunsee County Map (Wichita: Kansas Blue Print Company Incorporated: 1991).

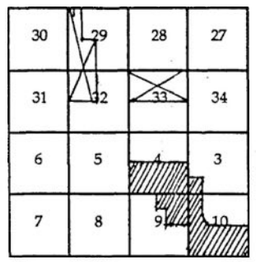
Henry Grimm, 1904



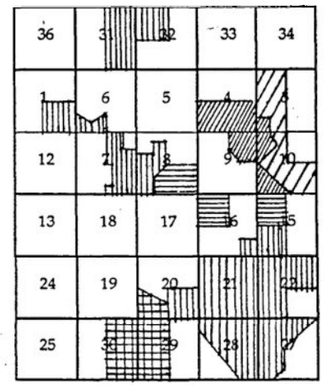
Lincoln Willets, 1919



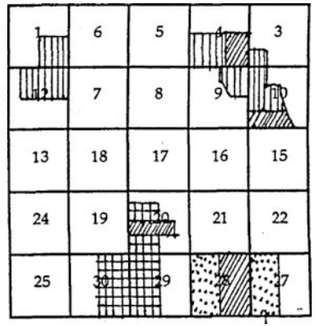
Charles Horne, Sr., 1922



William Schultz, 1938-1981



Leland Schultz, 1997



Henry Grimm, owner

Lincoln Willets, owner

Charles Horne, owner

Charles Horne, owner
former landholdings

William Schultz, owner

Gus Schultz, owner

Lily Schultz, owner

Rose Schultz, owner

Al Schultz, owner

Map indicates all landholdings for Gus Schultz and four of his children. Various business partnerships among these landholders began in the mid-1930s.

Leland Schultz, owner

William Schultz, ownr

Rose Schultz, owner

Lewis Humphreys, owner

Figure 7.2 Farm and ranch operations, 1904 to 1997
Land in townships 13-9, 13-8, 12-9, 12-8, Wabaunsee County

nutrients for crop production. The use of the land in this area for grazing animals has preserved the sparsely inhabited and relatively undeveloped character of the Flint Hills[23] in Kansas.

The role of government farm policy in shaping the scenic qualities of this area is only a historic side effect. The values which dictated government policy were primarily land acquisition, subsequent scientific rationality as applied to farming, and the national role of American agriculture in political global markets. Neither the quality of the rural fabric of the United States nor the autonomy of the individual farmer has been the priority in shaping government policy despite agricultural analysts' statements stating that further industrialization of agriculture at this time would bring no greater economic gains or efficiencies in production.[24]

In contrast, the people who currently operate these lands and inhabit the original I-house dwellings of Washington Township do play a role in preserving a place in Midwestern settlement and the rural fabric of the United States. They have maintained an agricultural economic basis for their existence and a community and family-based attachment to place. The value in understanding the built form of a ranch landscape is to educate the casual observer to the role of resident agriculturalists[25] in preserving rural places in American history and in the environment.[26] Public policy after the World

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[23]Least-Moon, William Heat, PrairyErth, (Boston: Houghton-Mifflin, 1991), 156. The Flint Hills area is about 4,000,000 acres in eastern Kansas.

[24]Fund, Mary, "The Small Farmer Commentary: Farming as if People Mattered," Rural Papers no. 136 (February 1997): 2. Mary Fund quotes John Ikerd.

[25]This projects studies examines the non-corporate homestead of a resident-owner.

[26]Dandekar, "Farm Type in the American Midwest," 115. Dandekar states, "with the evolution to the corporate farms, the quality of life and the aesthetics of rural environments have been degraded. In addition, urbanites enjoy the benefits of low prices and reliable food supply, but face the consequences of high-tech scientific agriculture in the residues and additives that reach them through the food chain. Despite the damage to the environment and the demise of family farms accruing from government actions, to date little government attention has been given to keeping the social and economic fabric of the rural United States intact."

Wars encouraged people to move out of agriculture and into the industrial economy to provide labor for factories.[27] At the same time, industrialization was changing agricultural production. This shrunk the agricultural community to two percent of the population, increasingly detaching individuals from the reality of their food production.[28] In Kansas, an agricultural state, understanding current policies and practices and how they affect a specific landscape is a tool for understanding the larger issues involved in shaping the Kansas landscape. This knowledge leads to more informed decision-making at an individual level.

[27]Fund, Mary, "The Small Farmer Commentary," 2.
[28]Ibid., 2.

Appendix A
Interpretation of Tax Rolls from County Treasurer's Office/Aug. 18, 1995
information collected Mar. 14, 1995.
information organized in table form, April 1995.

method: all land in T 13, R 9, sec. 3 was itemized and described relative to amount of acreage and valuation. Thus, SE quarter amounts are greater due to improvements to the quarter section (I-house and outbuildings). When change occurs, the new value is divided by the previous value to get an index of change.

(ex: in 1886, the 162 acres of the NE quarter rise in value from $162 to $245.
162x=245 INDEX OF CHANGE IS 1.51 increase. Numbers were used instead of percentages increased and decreased because there are areas of four-fold increase and use of a decimal system was less confusing than percentages.

note: table begins at period of first change after building I-house. House appears to have been built in 1880, but the tax records in '80 and '81 divided out improvements on land from land value during these years, so they are not included

year	change in value equiv. land units	change in value of se qtr.
1875	initial value: s.1/2 of se qtr./80 ac.= $160 no other sec. of land listed	
1879	"	12.31 inc (80 acres)
1882	"	.54 dec (80 acres)
1883	"	NC
1884	other qtrs. /160 acres= $160	1.02 inc (160 acres)
1885	NC	1.05 inc (160 acres)
1886	1.5 inc	.96 dec (assume 160 acres for remainder of table
1887	NC	NC
1888	1.34 inc	1.02 inc
1889NC		
1890-'98	RECORDS LOST IN FIRE IN OLD COURTHOUSE	
1899	.73 dec	1.07 inc
1900	1.11 inc	1.11 inc
1901	NC	NC
1902	1.17 inc	1.06 inc
1903	NC	NC
1904	1.08 inc	1.10 inc *note separated sw qtr. of SE qtr. (added figures)
1905	NC	NC
1906	NC	NC
1907	1.04 inc	.98 dec
1908	7.0 inc	4.20 inc (change in owner accounts for drastic value change).

1909	NC	NC
1910	1.06 inc	1.07 inc
1911	NC	NC
1912	1.12 inc	1.05 inc
1913	NC	NC
1914	NC	.85 drop
1915	NC	NC
1916	1.04 inc	1.02 inc
1917	NC	NC
1918	NC	NC
1919	1.17 inc	1.08 inc
1920	1.19 inc	1.11 inc
1921	NC	NC
1922	.94 dec	.97 dec
1923	NC	NC
1924	NC	NC
1925	NC	NC
1926	1.04 inc	1.05 inc
1927	NC	NC
1928	NC	NC
1929	NC	NC
1930	.95 dec	.84 dec

TAX ROLLS DATA

The following information was obtained from the Tax Rolls from the County Treasurer's Office in the Wabaunsee County Court House, March 14, 1995.

note: condition of documents

The tax documents are very fragile and dirty due to flood damage and age.

The format and wording were not consistent from year to year. For example, one year might list simply list "valuation", while the next would list "valuation real estate", and later becoming "valuation real estate" and "valuation personal property". Valuation, not actual tax paid, is listed. This was confirmed as the best method by that office, for the actual taxes paid would have to then be calculated with that year's mill levy. Therefore, the more accurate reflection of change was in valuation. The values of the other four quarter sections in certain periods were noted, in order to determine if a rise in value was due to improvements (additional buildings) on the land or a proportionate rise in value within a given time frame.

note: number in parentheses

The number in parentheses below and to right of valuation after 1888 is the personal property valuation which was done by the Township and gave a total for each individual. This was noted for the present I-house homeowner of T13 R9 sec. 4, SE qtr. (note Gus Schultz's in 1931). It is not known if personal property included cattle.

Appendix A: Tax Rolls Data

year	description	# acres	valuation
1875	s 1/2 of SE qtr	80	$160
1879	s 1/2 of SE qtr	80	$1970
	SW qtr	160	$240
	SE qtr	160	$240*
	*they have separated the s 1/2 and then give SE qtr this seems redundant, but this is before they begin to separate into "valuation real estate" and "valuation personal property".		
1880	s 1/2 SW qtr	80	$160
	s 1/2 SE qtr	80	$120
	* anomaly. searched all the different relevant books but did not see anything separate to show real estate value.		
1881	s 1/2 SW qtr	80	$160
	s 1/2 SE qtr	80	$120
	*same condition as 1880.		
1882	s 1/2 SE qtr	80	$1080
	anomaly. large drop, in value unless a building of great value had been demolished. Any land that had been plowed and turned back to grass would also reflect a large value change in a short period.		
1883	s 1/2 of SE qtr	80	$1080
	(all others same as before)		
1884	NE qtr	162*	$162
	NW qtr	160	$160
	SW qtr	160	$160
	n 1/2 of SE qtr	80	$120
	s " " " "	80	$982
1885	NE qtr	162*	$162
	NW qtr	160	$160
	SW qtr	160	$160
	SE qtr (note, no n/s separ)	160	$1162
	slight rise only...982 + 120 =$1102, so only $60		
1886	NE qtr	162	$245
	NW qtr	160	$240
	SW qtr	160	$315 *plowed?
	SE qtr	160	$1120
	drop here in value slightly while others rise		
1887	all same as above		
1888	NE	160	$320
	NW	160	$320
	SW	160	$355
	SE	160	$1140 ($1270

Appendix A: Tax Rolls Data continued

1889	all same as above		($1355)
1890-98 are missing, lost in a fire in the old courthouse.			
1899	NE	160	$235
	NW	160	$270
	SW	160	$270
	SE	160	$1225
			($1900)
1900	NE	160	$260
	NW	160	$300
	SW	160	$300
	SE	160	$1360
	here value rose, but all rose about 10%, so insignificant		
1901	NE	160	$260
	NW	160	$300
	SW	160	$300
	SE	160	$1360
			($1780)
1902	NE	"	$305
	NW	"	$305
	SW	"	$305
	SE	"	$1440
			($2440)
1903	NE	"	$305
	NW	"	$305
	SW	"	$305
	SE	"	$1440
			($1085)*
	note: Henry Grimm personal property valuation has now become Grimm Brothers and Co.		
1904	NE/Fred Grimm	160	$330
	NW/John Grimm	160	$330
	n 1/2 of SW, GeoGrimm & Jos.??	80	$170
	n 1/2 & SE 1/4 of SE qtr.	120	$1400
	same owner as above		
	s 1/2 of SW 1/4, Emma, Rosa, Martha	80	$180
	SW 1/4 of SE qtr	40	
	same owner as above		$180
			($1305)
1905	NE qtr/Fred Grimm	160	$330
	NW qtr/John Grimm	160	$330
	SW qtr/Georg&JosGrimm	160	$350
	SE qtr/" "	160	$1580
			($1570)

Appendix A: Tax Rolls Data continued

1906	same as above		
1907	all same ownership & amts.		$345
			$345
			$345
			$150
	no Willets listed for personal property in '07		($2095)
1908	NE qtr/John Schenck	160	$2415
	NW qtr/John Schenck	160	$2415
	SW qtr/LBWillets & Anne	160	$3215
	SE qtr/" "	160	$6520
	Willets personal property listed at		($170)
1909	same divisions & land amts. & values but		
	Grimm Bros.		($1132)
	Willets		($5600)
1910	all same as above		$2575
			$2575
			$2575
			$7000
	Grimm Bros. no longer listed for personal property		
	LBWillets		($4550)
19ll	all same		($5130)
1912			$2890
			$2890
			$3530
			$7320
			($5190)
1913	all same		($5630)
1914			$2890
			$2890
			$2890
			$6200
			($7170)
1915	all same		($8315)
1916			$3010
			$3010
			$3010
			$6330
			($7870)
1917	all same		$3010
			$3010
			$3010
			$6330
			($11,625)
1918	all same		($12,200)

Appendix A: Tax Rolls Data

1919			$3,540
			$3,540
			$3,540
			$6,870
			($11,625)
1920	John Schenck same land ownership		$4240
			$4240
	Chas. Horne SW qtr		$4240
	Chas. Horne SE qtr		$7640
	for personal property...Chas. Horne		($7675)
	LBWillets no longer listed		
	George Horne is noted, but I think this is		
	irrevelent, so in italics		*($6530)*
1921	all same as above		($6520)
	Millard Horne		($2150)
	G.W. Horne		*($5465)*
1922			$4010
			$4010
			$4010
			$7480
			($3855)
	Millard		($1005)
	George		*$5015)*
1923	same as above		($5975)
			($1970)
			($4825)
1924	same as above	Chas. Horne	($5175)
		George Horne	($4595)
		Millard Horne	($1740)
1925	same as above	Chas. Horne	($6050)
		George Horne	($3940)
		Millard Horne	($1360)
		William Horne	(--)
1926			$4040
			$4040
			$4040
			$7880
		Chas.	($6805)
		George	($3900)
		Millard	($3020)
1927	same as above	same order...pers. prop	($7015)
			($3525)
			($2430)

Appendix A: Tax Rolls Data

1928	same	($10,805)
		($4,375)
		($5,745)
1929		($11,105)
		($4,260)
		($5,270)
	William listed again but no amt.	(--)
1930		$3840
		$3840
	SW qtr/ Albert A. Schultz	$3840
	SE qtr/ Albert A. Schultz	$6688
	personal property listings:	
	Millard J. Horne	($2090)
	William Horne	(--)
	C.F. Horne	($2325)
	George Horne	*($1945)*
	Gus L. Schultz	($18,490)

1873 Grimm listings
(The organization of these earlier records was unclear, and therefore, this was a chance finding.)

description	acreage	value
T13 R 9 sec. 3	40 acres	$300
T 13 R 9 sec. 9	40 acres	
" " "	80 acres	all these in 13-9-9 valued together
" " "	20 acres	at $1050. (9, potential log house)
south 1/2 of NW qtr of T 13 R 9 sec. 10	80 acres	both of these in 13-9-10 valued together
NW qtr of NW qtr T13 R 9 sec. 10		at $500.

It is important here to not discount the increased value from plowing. Compare with other records.

Appendix B: Land ownership by section

table: land ownership by section
Each square lists township-range-section,
description of location, and approx. acreage.
Totals are listed at bottom of each column name.

Cleo Schultz	Gary Schultz	Keith Schultz	Leland Schultz	Lily Schultz	Mary Schultz	Rose Schultz	Sophia Schultz	William Schultz	Ron Schultz	Virgie Kaul	Myron Kaul	Lewis Humphreys	Charles Macy
12-9-34 ne qtr. 160 acres	13-9-20 owns 3/16 of s. half 120 acres	12-9-34 s. 1/2 320 acres	13-9-4 e. 1/2 of se qtr. 80 acres	13-9-8 se qtr. 160 acres	13-9-10 nw 1/2 of sw qtr. 80 acres	12-9-31 e. 1/2 320 acres	13-9-16 se 1/16 40 acres	13-9-4 w. 3/4 of s. 1/2 240 acres		13-9-35 s. qtr. 160 acres	13-9-35 ne qtr. 160 acres	12-9-32 all but w qtr 480 acres	13-8-24 se 1/8 80 acres
12-10-30 ± 2/3 of nw qtr. 100 acres		13-9-3 ± nw qtr. 200 acres	13-9-10 s 1/2 of sw qtr. 100 acres	13-9-9 approx.sw qtr. 160 acres	13-9-20 se 1/16 40 acres	13-9-20 s. 1/2 of ne qtr. 80 acres	13-9-27 e. 1/2 320 acres	13-9-3 approx.sw corner 120 acres				12-9-33 section 640 acres	13-8-25 all but nw 1/8
13-9-15 sw qtr. 160 acres		13-9-10 e 1/2,of nw qtr. 80 acres	13-9-28 e. 1/2 320 acres	13-9-7 approx. e.1/2 240 acres	13-8-1 1/2 of se qtr. 80 acres	13-9-30 east 1/2 320 acres	13-9-26 approx. w. 1/2 280 acres	13-9-9 approx. ne qtr. 140 acres				13-9-5 n. 1/2 of ne qtr. 80 acres	13-9-30 e. 1/2 320 acres
13-9-21 nw qtr. of ne qtr. 40 acres		13-9-10 ± se. 1/4 160 acres	13-9-20 120 acres owns 3/16 of s. half 120 acres	13-9-8 approx. w. 1/2 200 acres		13-9-29 west 1/2 320 acres	13-9-21 approx. ne qtr. 160 acres	13-9-10 w. 1/2 of nw qtr. 80 acres				13-9-4 north 1/2 320 acres	13-8-35 approx.ne qtr. 160 acres
13-9-15 co-owns nw qtr 80 acres		13-9-15 1/2 of nw corner 80 acres		13-9-17 ne qtr. 160 acres			13-9-22 all but se qtr. 480 acres	13-8-1 1/2 of se qtr. 80 acres				13-9-21 approx. all but ne qtr. 440 acres	
		13-9-34 ne qtr. 160 acres		13-9-16 nw 1/4 160 acres				13-8-12 approx. ne qtr. 240 acres				13-9-28 w. 1/2 320 acres	
		13-9-35 nw 1/4 160 acres										13-9-27 w. 1/2 320 acres	13-9-34 nw corner 160 acres
540 acres	120 acres	1,160 acres	620 acres	1,080 acres	200 acres	1,040 acres	1,280 acres	900 acres	0 ??	160 acres	160 acres	2760 acres	1120 acres

Appendix C: terminology

Basic terms

bull: a potent male bovine. A bull is valued by the pound and by size, breed, and confirmation. Trends in the popular breeds vary within different time periods.

calving season: Birthing of baby calves traditionally occured in the spring months with calves weaned in the fall. Some cow-calf producers now calve year-round in milder climates.

cow: A female used to produce a calf. A cow is valued by age and quality. **Though landowners in the Flint Hills have cow herds, the most distinctive feature of Flint Hills ranching is the pasturing of transient cattle.** Due to the extremes in climate and loss of nutritional value of native bluestem throughout the winter, cow herds cannot be left to graze in pastures during the winter.

cow pair: A female and her calf.

heifer: A cow is designated "first-calf heifer" until she has her first calf. If there is any difficulty in calving (need for a c-section) or an anomaly in her calf, she is usually sold to be replaced with a cow with no birthing difficulties and a better genetic background.

pasturing of cattle: The most distinctive operation in the Flint Hills remains pasturing of transient cattle (steer country). 50% or more of grazing in area is done on a three-month basis (late April to early August). Pasturing used to be done on a six-month basis (end of April to early October).

planted grasses: Non-native grasses planted to use for feed, grain and grazing such as brome grass, wheat, alfalfa, and fescue.

registered purebred cattle: The breeding of livestock with bloodline documentation according to the guidelines of the Association of the particular breed (ex: American Hereford Association) with goals of producing certain characteristics and consistency in purebred owner's cattle. This seed stock is then marketed to commercial cattle breeders who choose to introduce particular characteristics into his cowherd. The purebred owner also participates in showing of cattle in competition at major livestock shows (Denver Stock Show, Fort Worth Stock Show), to promote his cattle. Judging of livestock in this setting may influence trends in some commercial cattle breeders.

steer:: A castrated bull calf. It is generally weaned at about six to eight months, pastured and/or fed for 10-14 months, and fattened in feed lot for 120 days. A commercial steer is presently valued by the pound.The Flint Hills was traditionally steer country, but now has an increasing number of cow pairs.

tall grass or prairie grassland: The name given to non-timbered region roughly in a vertical strip in center of United States. The eastern 2/3 of Kansas would be included within the tall grass region. The tall- grass consists of bluestem sod, bluestem bunch grass, needle grass and slender wheat grass. The Flint Hills is covered with both long and short grasses.

Appendix C: continued

Economics

acreage for yearling steer or heifer in Flint Hills:
short (3 month season)/2.2-2.5 acres per cow
long (6 month season)/4-5 acres per cow

acreage for yearling steer or heifer in western Kansas:
for one summer/ 7-10 acres per cow

acreage for cow pair (cow & calf) in Flint Hills:
only for summer /6.5-8 acres per cow pair

acreage for cow pair in western Kansas:
year round /15-25 acres per cow pair

hedging cattle: The determination of a price paid for sale of cows prior to actual exchange of stock. Hedging ssures this price regardless of a rise or a fall in the market, so the risk is less.

inheritance tax: 55% on land.

land values: Flint Hills/$240-$500 per acre (for comparison, western grazing lands in Kansas range from $125-$200 per acre.

leasing fee: The average leasing fee is $12-$18 acre in Flint Hills. (re: leasing vs. owning land. Traditionally the cattle business has been a highly speculative market, with extreme fluctations over the last 50 years. Therefore, one can make more money than this per acre on cattle, but could also make less).

live markets: Prices set by the buying and selling of fed cattle between the feedlots and packing plants and the free market price based on buying and selling of cattle at auction barns. Purebred bulls, cows, bred cows, and heifers are usually not priced solely by the market price per pound (steers are priced this way), though in a bear market, they might be.

pasture rent: The payment for use of land which can be by-the-head or by-the-gain. By-the-gain is the commonly used payment which would ensure caretaking of cattle and attention given to not overstock pastures.

Players: Flint Hills cattle grazing

landowner (residing on land): Aerson who resides on his or her property. Most operators in the Flint Hills were summer operations pasturing cattle, not cow-calf operations, but many are now moving towards cow-calf herds. Some may not winter any cows. Some operators farm, some do not.

landowner, absentee: Person who owns land and leases (generally) to a caretaker who resides in the area to operate the land. This can include but is not limited to banks who hold land in trust, descendants who no longer live in the region, or land speculators who invest in land in order to sell at a later date after an anticipated escalation of land prices.

Appendix C: players continued

caretaker (local): Person who takes care of another owner's pastures or cattle for summer and possibly winter months, though he would not be paid at the same scale during the winter. The caretaker might graze his own cattle on the land during the winter months. The caretaker might have another job in town or other business. The **absentee landowner** needs a conscientious **caretaker.**

caretaker, absentee: This person leases land from usually an absentee owner and runs cattle on it which are either his own or someone elses, but he does not live in the area.

hobby rancher: Wealthy individual who buys ranch or invests in livestock for pleasure, but does not rely on it as a sole source of income.

corporate ranch: Ranch owned by a corporation. Ex: Matador Ranch, owned by Koch Industries. Some family operations, large and small, have chosen to incorporate for tax purposes, but term usually refers to large operation purchased as an investment within a corporate body.

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