

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Watkins Family Farm Historic District

other name/site number Lakeland Farm

2. Location

street & town 19116 South School Road N/A not for publication

city or town Raymore ☒ vicinity

state Missouri code MO county Cass code 037 zip code 64083

3. State/Federal Agency Certification

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

Mark A. Miles
Signature of certifying official/Title Mark A. Miles/Deputy SHPO

MARCH 19, 2007
Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register.

☐ See continuation sheet.

☐ determined eligible for the
National Register

☐ See continuation sheet.

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☐ other, (explain:) _____

Watkins Family Farm Historic District
Name of Property

Cass County, MO
County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property
(check only one box)

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

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

Contributing	Noncontributing	
18	8	buildings
3	2	sites
21	3	structures
0	0	objects
42	13	Total

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

N/A

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

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

AGRICULTURE: Storage
AGRICULTURE: Agricultural field
AGRICULTURE: Animal facility
AGRICULTURE: Agricultural outbuilding
AGRICULTURE: Irrigation facility
DOMESTIC: Single dwelling

Current Function

(Enter categories from instructions)

AGRICULTURE: Storage
AGRICULTURE: Agricultural field
VACANT/NOT IN USE
AGRICULTURE: Agricultural outbuilding
AGRICULTURE: Irrigation facility
DOMESTIC: Single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:
Prairie
OTHER: Dairy Barn
OTHER: Transverse Crib Barn

Materials

(Enter categories from instructions)

foundation CONCRETE
walls METAL: Steel
WOOD
roof METAL: Steel
other ASBESTOS

Narrative Description

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

☒ See continuation sheet(s) for Section No. 7

Watkins Family Farm Historic District
Name of Property

Cass County, MO
County and State

8. Description

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(enter categories from instructions)

AGRICULTURE

ARCHITECTURE

Period of Significance

1900-1957

Significant Dates

N/A

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Allen, George E. (builder)

Watkins, Charles F. and Charles W. (builder)

☒ See continuation sheet(s) for Section No. 8

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other Name of repository:

Watkins Family Private Collection

☒ See continuation sheet(s) for Section No. 9

Watkins Family Farm Historic District
Name of Property

Cass County, MO
County and State

10. Geographical Data

Acreage of Property 220 acres

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/5 3/7/2/2/9/9 4/2/9/2/6/5/4
Zone Easting Northing

2 1/5 3/7/2/9/0/9 4/2/9/2/6/3/4
Zone Easting Northing

3 1/5 3/7/2/9/0/9 4/2/9/2/8/2/2
Zone Easting Northing

4 1/5 3/7/3/3/1/5 4/2/9/2/8/0/3
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

The boundary of the Watkins Family Farm Historic District is delineated by the polygon whose vertices are marked by the UTM References listed above and on the continuation sheet. Additionally, the boundary is shown on the accompanying USGS and aerial view boundary maps. In general, the District occupies the SE 1/4 of Section 28, Township 46 North, Range 32 West.

Property Tax No. N/A

Boundary Justification

(Explain why the boundaries were selected.)

The boundary includes the farmhouses, outbuildings, and fields that have been historically associated with the resource and represents the last remaining 220 acres of the farmstead.

☒ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Kerry Davis, Architectural Historian
organization Sally Schwenk Associates, Inc. date October 2006
street & number 112 West Ninth Street, Suite 415 telephone 816-221-2672
city or town Kansas City state MO zip code 64105

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

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

Photographs: Representative black-and-white photographs of the property.

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

Property Owner

name/title Charles Watkins
street & number 19116 South School Road telephone 816-331-2726
city or town Raymore state MO zip code 64083

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

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

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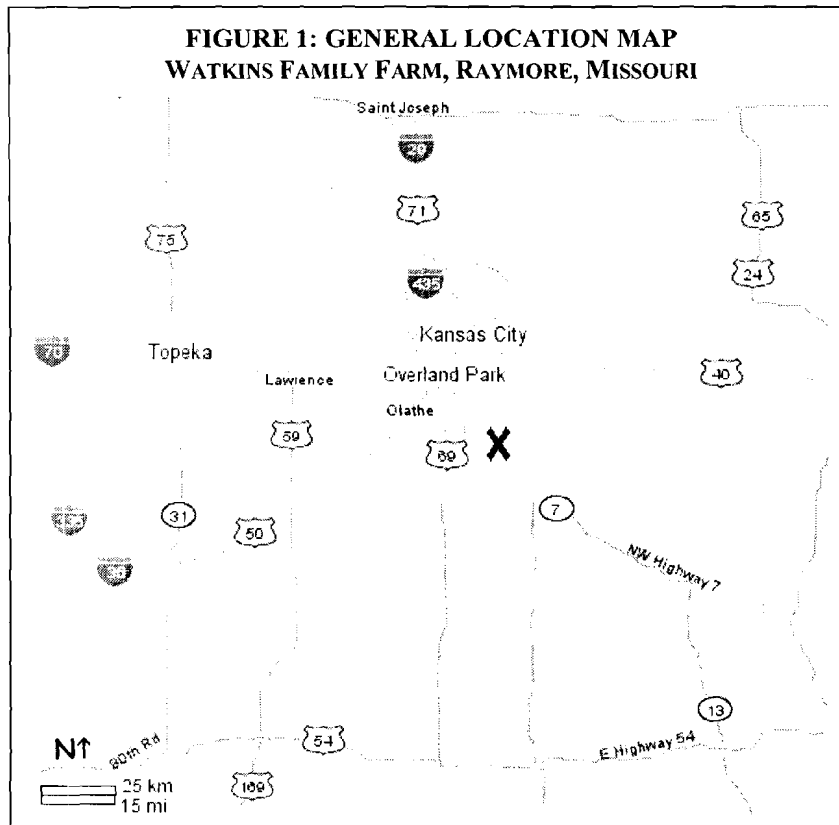
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CONTINUATION SHEET**

Section 7 Page 1

**Watkins Family Farm Historic District
Cass County, Missouri**

SUMMARY DESCRIPTION STATEMENT

The Watkins Family Farm Historic District is located in Raymore Township, Missouri, one-and-a-half miles south of the city limits of the City of Raymore in northwestern Cass County (Figures 1 and 2). The District is a 220-acre tract generally located at the northwest corner of the intersection of South School Road and East 195th Street. The District is comprised of two farmsteads — the circa 1900 Watkins Farmstead and the adjacent late nineteenth century Williamson Farmstead, which the Watkins family acquired and added to the Watkins farmstead in 1951 as part of their expanding dairy operation (Figures 3, 4, and 5). Each historic farmstead includes the character-defining nucleus of buildings and structures — residential buildings, barns, outbuildings, and ancillary structures — as well as surrounding fields and

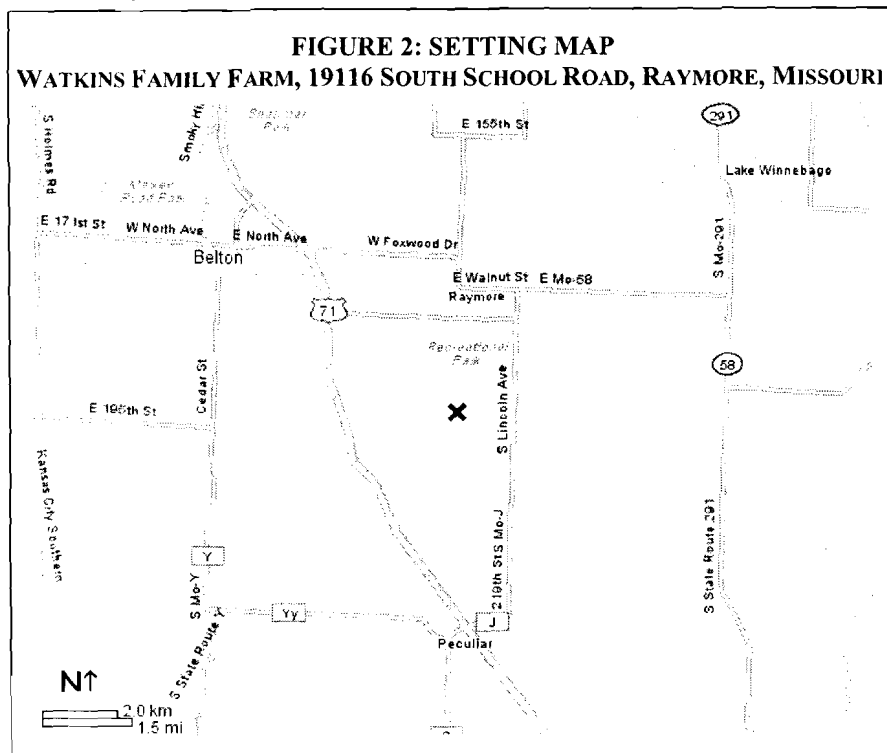


fences. Each farmstead has a high degree of integrity of location, setting, design, materials, and craftsmanship. The organization of the farmstead resources along with the historic open spaces illustrates the patterns of land use and agricultural practices over an extended period of time. Each contributing resource successfully conveys its period of construction and its associations with the continuum of farmstead buildings and structures commonly found in the rural landscape of the region in the early to mid-twentieth century. Furthermore, each contributing resource communicates critical

information about the development of agriculture in the region, as well as the expansion and improvement of the Watkins Family Farm throughout the first two-thirds of the twentieth century (Figures 6 and 7). The period of significance of the District is from 1900 to 1957, beginning in 1900 with the Allen-Watkins family's acquisition of the land on which the historic farmstead is located and ending in 1957, the arbitrary fifty-year cut-off date for National Register eligibility established by the National Register

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program as a reasonable date from which to evaluate the significance of resources. The District includes fifty-five resources comprised of eighteen contributing buildings, three contributing sites, twenty-one contributing structures, eight non-contributing buildings, two non-contributing sites, and three non-contributing structures. The historically significant resources within the District date from circa 1868 to 1957.¹ The buildings, sites, and structures include three residential buildings, eight barns, three machine and implement sheds, four wells, ten dams and ponds, and a number of ancillary structures such as a milk house, a pump house, an outhouse, a silo, two corn bins, two chicken coops, three cattle feeder structures, and a cattle loading ramp. Additional resources include the foundation sites of significant structures, two sections of early twentieth century hedge post fence, and three large terrace and waterway sites. Most of the buildings are of wood or concrete block construction. Almost all feature a combination of salvaged



materials from older, disassembled farm buildings and newly available materials such as concrete and corrugate metal. Non-contributing resources within the District include two non-historic residences, a non-historic garage, three non-historic feeder structures, and four agricultural buildings and structures constructed after the period of significance. With the exception of the terrace and waterway sites, one of which is contributing and two of which were

constructed after the period of significance, that feature significant earth works, the historic open spaces are counted neither as contributing or non-contributing resources.

¹ Several of the resources located on the Williamson Farmstead area of the District predate the period of significance, but are counted as contributing resources because of their significant associations with the Watkins Family Centennial Farm operation. After acquisition and incorporation into the Watkins Family Farm in 1951, the Williamson Farmstead resources were used in the Watkins farming operation as it expanded during the mid-twentieth century. All contributing resources in this area of the District appear as they did during the period of significance.

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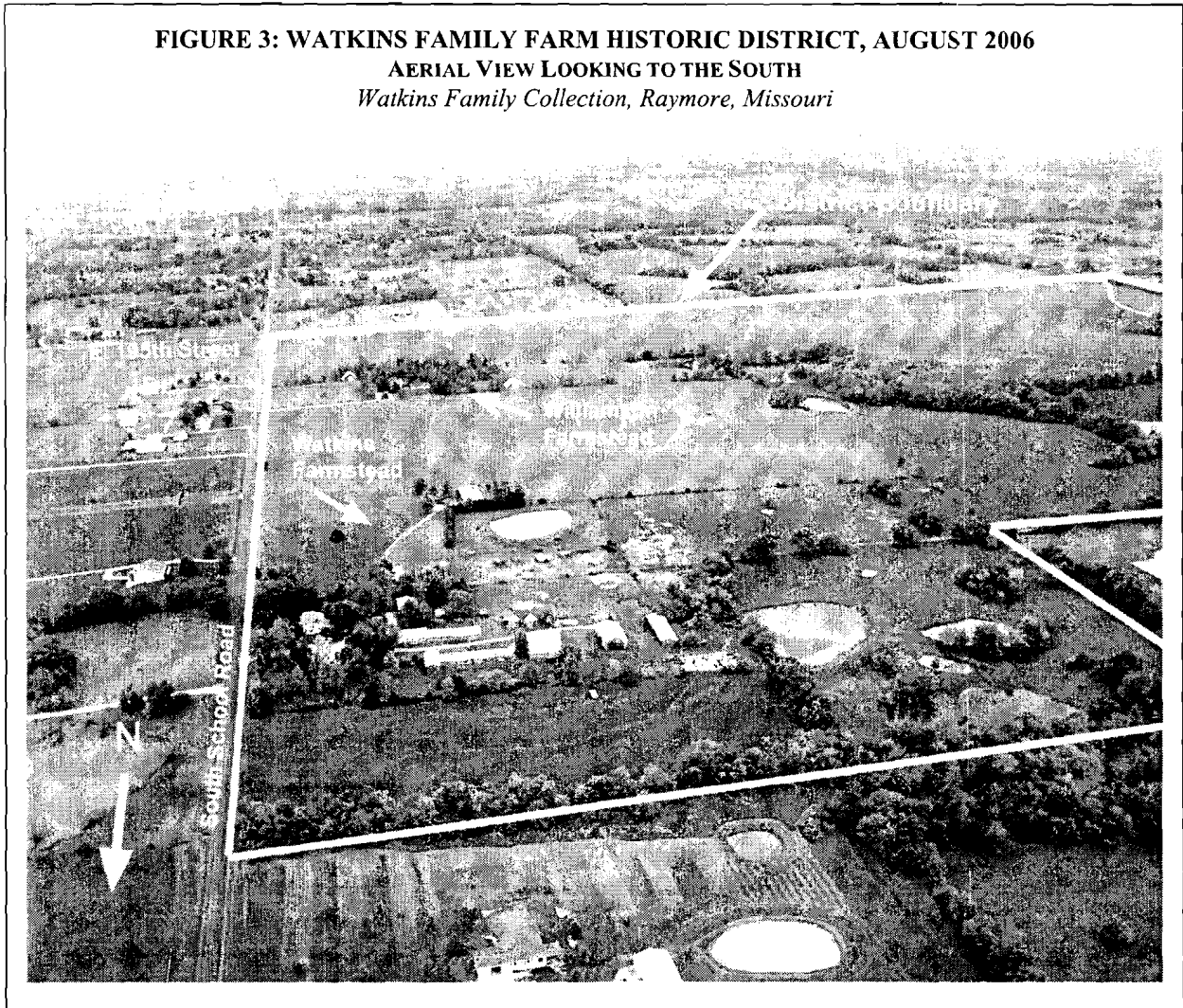
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**Watkins Family Farm Historic District
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FIGURE 3: WATKINS FAMILY FARM HISTORIC DISTRICT, AUGUST 2006

AERIAL VIEW LOOKING TO THE SOUTH

Watkins Family Collection, Raymore, Missouri



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FIGURE 4: WATKINS FARMSTEAD, AUGUST 2006
AERIAL VIEW LOOKING TO THE SOUTHEAST
Watkins Family Collection, Raymore, Missouri



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**Watkins Family Farm Historic District
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FIGURE 5: WILLIAMSON FARMSTEAD, AUGUST 2006
AERIAL VIEW LOOKING TO THE SOUTHWEST
Watkins Family Collection, Raymore, Missouri



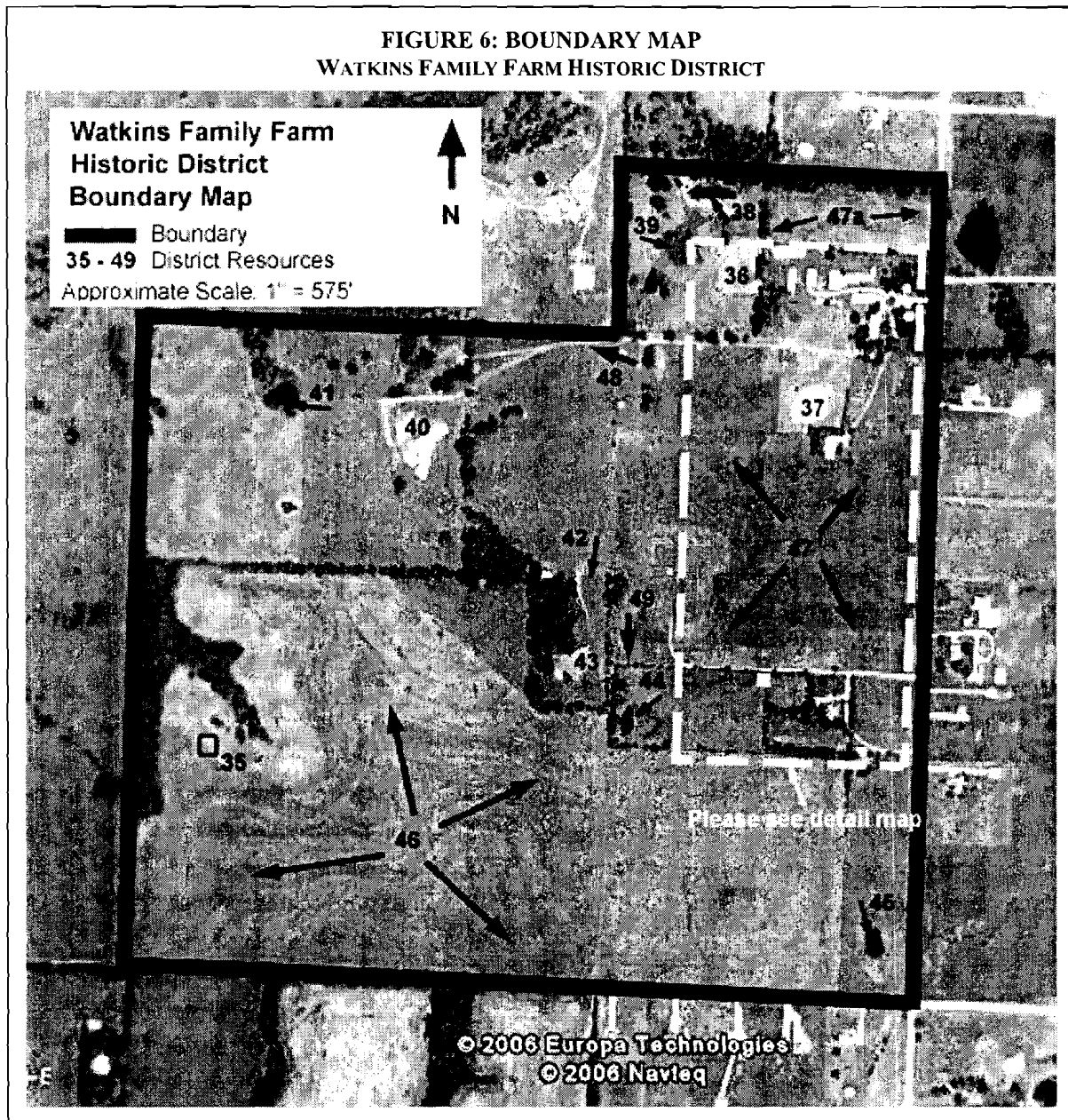
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**Watkins Family Farm Historic District
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**FIGURE 6: BOUNDARY MAP
WATKINS FAMILY FARM HISTORIC DISTRICT**

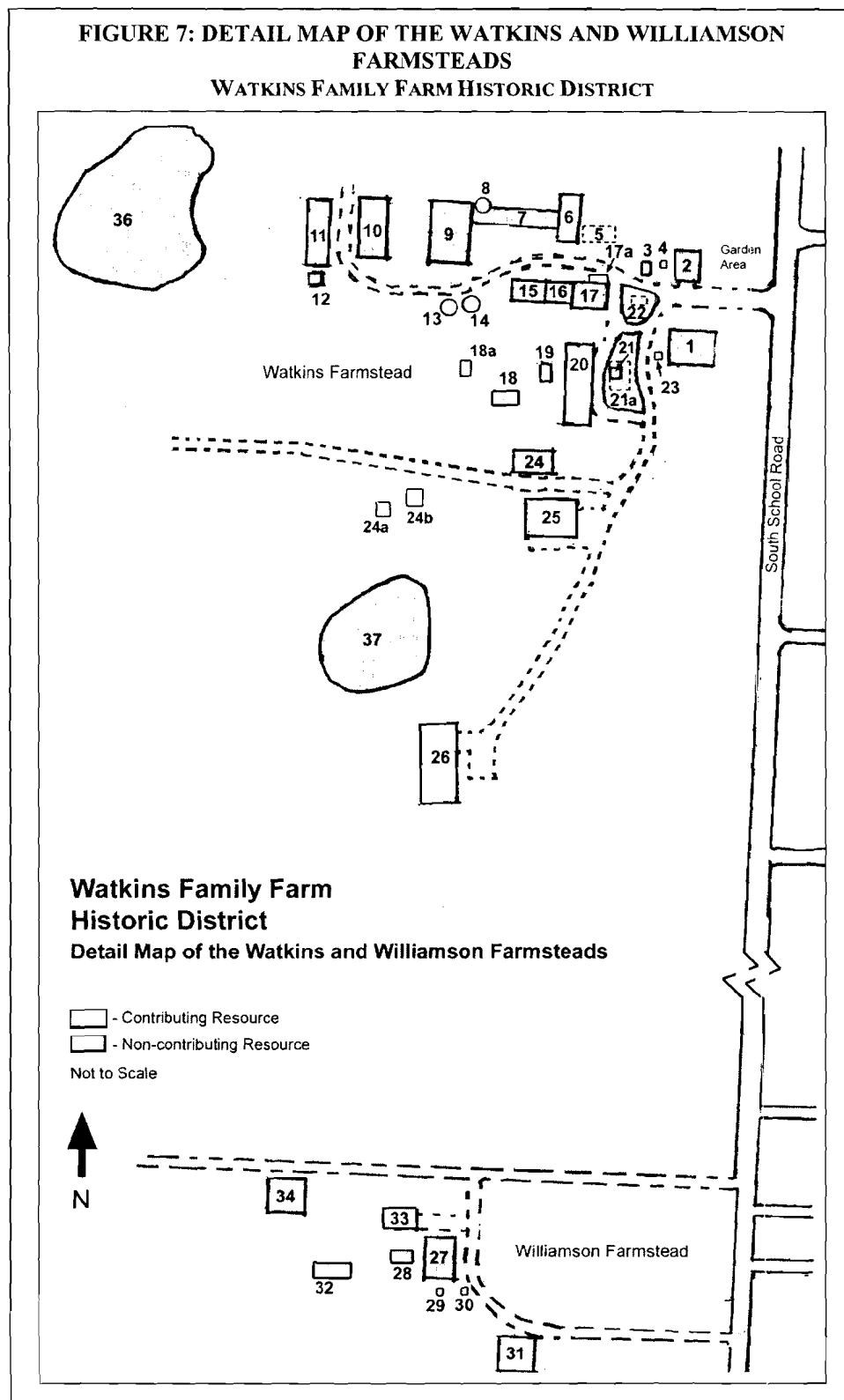


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**Watkins Family Farm Historic District
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**Watkins Family Farm Historic District
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ELABORATION

LOCATION AND SETTING

The Watkins Family Farm Historic District is located in southern Raymore Township in northwest Cass County, an area distinguished by rolling prairie associated with the tributaries of East Creek and the Middle Fork of Big Creek. Highway 58 runs east-west, generally bisecting the township, and Highway 71 crosses the southwest quadrant. Due to rapid suburban development on formerly rural land, Raymore has in recent years become one of the most populated townships in Cass County. With existing residential development located to the north and east and commercial and residential development underway on abutting land to the west and south, the Watkins Family Farm Historic District is a rare surviving example of a historic farmstead in northern Cass County, Missouri.

Located one-and-a-half miles south of the city limits of the City of Raymore in northwestern Cass County, the District is a 220-acre tract generally located at the northwest corner of the intersection of South School Road and East 195th Street. From the intersection of South School Road and East 195th Street, the District's south boundary travels west on East 195th Street for approximately 3,270 feet and north on South School Road for approximately 3,360 feet. The west and north boundaries correspond to tract boundaries. Of the two farmsteads that comprise the District, the Williamson Farmstead is a rectangular 40-acre tract located in the southeast corner of the District and the Watkins Farmstead comprises the remaining area of the District.

ARCHITECTURAL STYLES AND PROPERTY TYPES

All of the contributing resources within the Watkins Family Farm Historic District are examples of functional and architectural property types common to historic rural farmsteads, as discussed in Section 8 of this nomination.

District Resources

1. Allen-Watkins Residence, 1913 — Contributing Building

Photograph Numbers: 1, 2, 3, and 4

The Allen-Watkins Residence occupies the most prominent location on the Watkins farmstead and is oriented toward and sited close to South School Road. The Allen family built the house upon the foundation of the original late nineteenth century hall-and-parlor farmhouse. This Prairie School style house was erected in 1913 from plans and materials purchased from Sears and Roebuck Company. The

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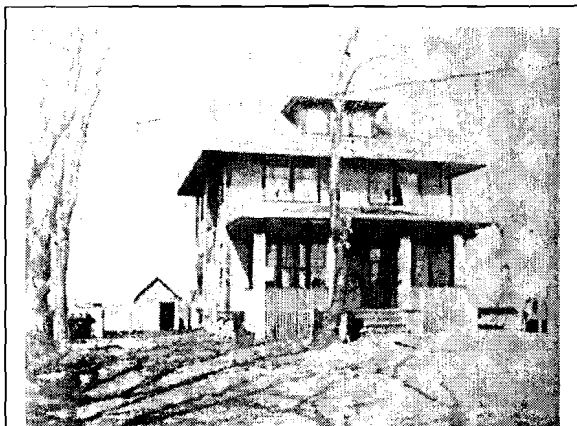
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**Watkins Family Farm Historic District
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prefabricated kit was for Sears House Plan #227, "The Castleton." It is a two-and-a-half-story wood-frame building with a shallow hipped roof and a wide skirt eaves overhang with exposed rafters. A hipped roof dormer and full-width porch define the primary façade. The porch retains the original square posts with block capitals incorporated into a 1952 enclosure set within the original porch floor footprint. The foundation is chat concrete.

The original six-over-one light (primary elevation) and one-over-one light (secondary elevations) wood sash windows are intact throughout the building. The 1936 installation of asbestos shingles respected the original window and door trim that is still visible throughout, and the original flat-profile, tongue-in-groove siding is intact underneath. Additional character-defining exterior features include the square stair hall bay that projects from the mid- to upper story of the north elevation, and its decorative knee brackets.

The original interior spatial arrangement, as defined in the plans for "The Castleton," is intact. Additionally, all original decorative trim, doors, and the staircase banister remain. With the exception of the removal of the fireplace mantel, the only apparent alterations to the interior are generally minor and reversible and include the installation of carpet, the conversion of the downstairs pantry into a half-bath, and the introduction of a half-light door at the base of the main stair.



Allen-Watkins Residence, circa 1915
Watkins Family Collection, Raymore, Missouri



Allen-Watkins Residence, circa 1915
Watkins Family Collection, Raymore, Missouri

The Allen-Watkins Residence is a good example of the Prairie School style American four square plan farm house, a very popular design at the time of its construction. It retains sufficient architectural integrity to convey its historic associations with its type, style, and period of construction. Additionally, it clearly communicates the expansion of and continuing improvements on the Watkins family farm

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during the early twentieth century. Its size, scale, massing, setting, location as the centerpiece of the farmstead, and key design elements are all intact. The asbestos shingle cladding and porch enclosure are common mid-twentieth century alterations that occurred within the period of significance and do not obscure the significant form, features, and detailing of the original American four square plan Prairie School style house. The removal of the original exterior chimneys does not compromise the overall integrity of the building. These alterations are reversible and do not prevent the residence from conveying its associations with its date of construction and the continued evolution of the District.

2. Garage House, 1950 — Contributing Building

Photograph Number: 5

Sited adjacent to the north of the Allen-Watkins Residence, this two-and-a-half-story concrete block building has a gable-front roof and a rectangular footprint measuring 23 feet by 33 feet. Concrete block forms the first-story walls and a platform framing system sheathed with asbestos shingles forms the upper story-and-a-half. The first story functions as an automobile garage and features two single-car bays that contain paneled overhead doors. The upper story-and-a-half functioned as living quarters for C. W. and Mary Jane Watkins from 1951 until 1978 and features two bedrooms, a living room, a kitchen, and a bathroom. The building retains its original one-over-one light wood sash windows, asbestos shingle siding, and brick furnace chimney.

The wood framing members are materials salvaged from the disassembly of the farm's original circa 1912 general-purpose barn. This building retains a high degree of integrity, with no apparent alterations since its original construction. It is an excellent example of a multi-functional building constructed to serve the expanding needs of the growing family farm.

3. Milk Strainer House, 1940 — Contributing Building

Photograph Numbers: 5 and 6

This small, one-story gable-front building has a rectangular footprint measuring 10 feet by 14 feet and a poured concrete foundation. The wood-frame structure has tongue-in-groove shiplap and bead board siding and a corrugated metal roof. A single pedestrian door and a small four-light wood sash window in the primary elevation are the only openings. This building retains a high degree of integrity with no apparent alterations.

This building functioned as a milk straining and cooling shed. It was constructed of materials salvaged from the farm's disassembled circa 1915 chicken coop. It is an excellent example of its property type, retaining its character-defining size, materials, and design.

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4. Well, circa 1934 — Contributing Structure

Photograph Number: N/A

This well is located between the Milk Strainer House (Resource Number 3) and the Garage House (Resource Number 2) and is currently obscured by foliage. It features a concrete cap and a hand pump similar to that of Well (Resource Number 23).

In 1934, the family constructed two wells (Resource Numbers 4 and 23) to provide water to the main house, and two years later added motorized pumps. This structure is a good example of water source infrastructure development on the Watkins Family Farm over an extended period of time. It exemplifies its resource type and continues to convey its significant historic associations.

5. Corn Crib, foundation remains, circa 1900 — Contributing Site

Photograph Number: N/A

This rectangular, cast concrete foundation is approximately 30 feet long and 20 feet wide. It rises approximately six to eight inches above the ground. The wood-frame crib structure is no longer extant. The foundation is located adjacent to the east of Barn (Resource Number 6). This site communicates information about the historic arrangement of buildings and circulation within the farmstead, as well as the family tradition of disassembling older buildings for reuse in new buildings as the farm expanded and developed new needs.

6. Barn, circa 1968 — Non-Contributing Building

Photograph Number: 7

This barn has a shallow-pitched gable-front roof oriented south toward the barnyard. The wood-frame structure has a rectangular footprint measuring 16 feet by 40 feet and a poured concrete foundation formed from a circa 1958 bunker/pit silo. Corrugated metal sheaths both the walls and roof.

The lumber used to construct the frame of this barn was salvaged from the farm's original circa 1912 general-purpose barn. A circa 1958 bunker/pit silo was modified to form the foundation of this barn. C. F. and C. W. Watkins constructed two bunker/pit silos on the property, one around 1950 and one around 1958, both of which were modified to serve as later barn foundations (Resource Numbers 6 and 10). These types of silos functioned to store silage and served as self-feeders for cattle.

7. Feeding Shed, 1949 — Contributing Building

Photograph Number: 7

This one-story pole barn has a long, rectangular footprint measuring 32 feet by 110 feet, a very shallow-pitched gable roof, and a concrete slab floor. The full width of the primary elevation is open and faces

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south onto the barnyard. The walls and roof are covered with corrugated metal siding. The interior features mangers and bunks for holding hay and silage.

This building is an excellent example of the pole barn property type, which became popular during the mid-twentieth century. It retains its character-defining size, materials, and open-front design, and clearly communicates its historic associations with the development of the farmstead.

8. Silo, 1938 — Contributing Structure

Photograph Numbers: 7 and 8

Hollow clay tile forms the walls of this cylindrical structure, which has a 14-foot diameter and is 32 feet tall). The walls are set two feet into the ground. The structure stands within the walls of the Feeding Shed (Resource Number 7) and penetrates its roof at the west end. The silo's original dome roof is no longer extant; however, the structure retains its character-defining shape, hollow tile walls with tension rod rings for stability, and the access openings and their corrugated metal shelter tube.

The Watkins family mail ordered the materials for this silo from the National Silo Company catalog for \$585.00. The tile came from Coffeyville, Kansas, which was known for its brick and tile manufacturing. The structure held up to 128 tons of silage. The structure is a good example of what was a popular silo construction material during the 1920s and 1930s. It clearly conveys its historic associations with the continued development of the Watkins Farmstead even during the Great Depression.

9. Hay Barn, 1947 — Contributing Building

Photograph Numbers: 7, 9, and 10

This large, broad barn is a wood-frame structure with a shallow-pitched gable-front roof and a rectangular footprint measuring 64 feet by 84 feet that is oriented to face east toward the barnyard. Two large sliding metal doors provide interior access on each gable end. The walls and roof are covered with corrugated metal siding. The Watkins family purchased the pine framing members of this barn from Dora, Missouri. This building functioned as both shelter for livestock and storage for hay and grain.

This barn is an excellent example of the mid-twentieth century transition toward free-stall barns characterized by large, open interior spaces and broad gable ends with large sliding doors for vehicular movement through the building. It communicates strong associations with the post-World War II development of the Watkins Family Farm.

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10. Barn, 1970 — Non-Contributing Building

Photograph Number: 9

This gable-front barn is a wood-frame structure and has a rectangular footprint measuring 16 feet by 40 feet that is oriented to face south toward the gravel barnyard road. A large sliding metal door provides interior access in the gable end. The walls and roof are covered with corrugated metal siding. A circa 1950 bunker/pit silo was modified to form the foundation of this barn. C. F. and C. W. Watkins constructed two bunker/pit silos on the property, one around 1950 and one around 1958, both of which were modified to serve as later barn foundations (Resource Numbers 6 and 10). These types of silos functioned to store silage and served as self-feeders for cattle. This building is a good example of its property type and is listed as a non-contributing resource due to its construction after the period of significance.

11. Combine Shed, 1970 — Non-Contributing Building

Photograph Number: 9

This one-story pole barn has a long, rectangular footprint measuring approximately 30 feet by 110 feet, and a shallow-pitched gable roof that is slightly higher at the south end to accommodate taller machines. Corrugated metal siding covers the walls and roof of the wood-frame building. The full width of the primary elevation is open and faces east toward the gravel barnyard road.

This building functioned as shelter for the farm's combine, tractors, and other equipment and machinery. It is a good example of its property type and is listed as a non-contributing resource due to its construction after the period of significance.

12. Spring Pump House, 1946 — Contributing Building

Photograph Number: 11

This small concrete block building has a rectangular footprint measuring 4 feet by 8 feet and a gable-front roof that faces south. The gable roof structure is wood with corrugated metal sheathing. The only opening in the walls is a plank wood pedestrian door in the gable end.

This structure sheltered the well and water pump that replaced the windmill that previously drew water from this spring. At the time of its construction, the Watkins' dug out the spring and lined it with bricks purchased and hauled from Knobtown, Missouri. The spring continues to run and, according to the Watkins family, has never been dry.

This structure is an excellent example of water source infrastructure development on the Watkins Family Farm. It exemplifies its resource type and continues to convey its significant historic associations.

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13. Corn Bin, 1957 — Contributing Structure

Photograph Number: 12

Steel mesh panels form the walls of this cylindrical structure. The conical roof is standing seam metal and the foundation is concrete. The inner walls are lined with solid aluminum panels.

14. Corn Bin, 1957 — Contributing Structure

Photograph Number: 12

Steel mesh panels form the walls of this cylindrical structure. The conical roof is standing seam metal and the foundation is concrete. The inner walls are lined with solid aluminum panels.



Corn bin in use, circa 1970
Watkins Family Collection, Raymore, Missouri

C. F. and C. W. Watkins constructed two Balen corn bins (Resource Numbers 13 and 14) for ear corn storage. Around 1960, C. W. Watkins modified the bins by lining them with sheet metal so they could hold shelled corn. This structure represents the continued expansion and development of the Watkins Farm during the mid-twentieth century. It retains a high degree of integrity from its period of construction and contributes to an understanding of the agricultural significance of the District.

15. Calf Barn, circa 1925 — Contributing Building

Photograph Number: 13

This one-story wood-frame building has a split-gable roof with one roof slope standing higher than the other and features a clerestory that faces south. The building has a rectangular footprint measuring 24 feet by 40 feet. A concrete slab forms the foundation and floor. Corrugated metal covers the exterior walls and roof. A pair of hinged metal-clad doors occupies the center of the building's west end.

The material used to construct the frame of this building was salvaged from the discarded wood forms used to construct nearby U.S. Highway 71. The building originally served as a hog house. When used as a calf barn, there were 4-by-8-foot-stalls that have since been dismantled.

The Calf Barn retains good integrity and is a good example of its property type. It exemplifies the Watkins family tradition of salvaging materials for the construction of new farmstead buildings, as well as the common farm practice of modifying existing buildings for new uses as needs arose.

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16. Cow Holding Pen, circa 1950 — Contributing Building

Photograph Number: 13

This building has a wood frame, a concrete slab foundation, and a rectangular footprint measuring 22 feet by 36 feet. It is located between and attached to its neighboring buildings, which are the Calf Barn (Resource Number 15) and the Dairy Barn (Resource Number 17). Corrugated metal covers the exterior walls and roof, and the building features a small number of asymmetrically placed window openings in the north and south elevations.

The wood frame of this gabled building was constructed of lumber salvaged from the farm's original circa 1912 general-purpose barn and from railroad ties brought to the site from Turner, Kansas. The building housed the cleaning and preparation area for milk cows prior to their entering the milking parlor (Dairy Barn Resource Number 17) and was constructed to meet Kansas City Health Department standards for milk producers.

This building retains good integrity and is a good example of the increased popularity of concrete block construction for farmstead buildings during the mid-twentieth century. Its design reflects the increasingly stringent health codes of its period of construction and has strong associations with the development of the Watkins Family Farm.

17. Dairy Barn, circa 1950 — Contributing Building

Photograph Numbers: 13, 14, and 15

This one-story concrete block building has a gable-front roof and a rectangular footprint measuring 24 feet by 60 feet that is oriented east toward the rear of the main house. The roof structure is wood-frame and is covered with corrugated metal. The front gable wall is covered with vertical tongue-in-groove siding and features a hayloft door at the center. A single half-light pedestrian entrance door and three windows penetrate the primary elevation. The interior space has two rooms connected by a short hallway — the rear room contains the milking parlor and the front room contains the cool storage area. The milking parlor features the original concrete floor, white plaster walls and ceiling, six wood stanchions with slate tally boards to indicate individual cow production notes, and a row of feeding troughs. The milking parlor was heated. The cool storage area retains milk storage tanks, the concrete floor, the plaster wall and ceiling finish, and an office/record-keeping space. The hallway between these two areas features a ceiling hatch leading to the hayloft accessed by a wall-mounted ladder and hinged tongue-in-groove wood doors.

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The Watkins utilized the wood-frame members of the farm's original circa 1912 horse barn to construct the building. The Dairy Barn housed the milking and milk storage areas and was constructed to meet Kansas City Health Department standards for milk producers.

This building retains a high degree of integrity and is a very good example of the increased popularity of concrete block construction for farmstead buildings during the mid-twentieth century. Its design reflects the increasingly stringent health codes of its period of construction and has strong associations with the development of the Watkins Family Farm.

17a. Cattle Loading Ramp, 1952 — Contributing Structure

Photograph Number: 14

This poured concrete ramp structure has a rectangular footprint measuring approximately 6 feet by 15 feet and an overall triangular elevation. The ramp rises from ground level at its west end to an approximate height of 4½ feet. The original profile of the lumber used as forms is visible. The original wood guide fences that flanked the ramp floor are no longer extant.

This structure facilitated the loading of cattle into transport trailers. Despite the missing guide fences, this structure retains the integrity of its form and materials and clearly communicates information about the farm's operation and historic circulation patterns of vehicles and cattle through the farmstead.

18. Chicken Coop, circa 1950 — Contributing Building

Photograph Number: 16

This wood-frame building has a shed roof and a rectangular footprint measuring approximately 10 feet by 13 feet. The primary elevation faces south and features three tall, narrow window openings covered by translucent corrugated fiberglass panels. A single pedestrian entrance door is in the east (side) elevation. Vertical tongue-in-groove boards cover the exterior walls and form the entrance door. Corrugated metal covers the roof.

This chicken coop is a good example of its property type and retains each of the character-defining features of the functional property type, including the shed roof, south-facing primary elevation featuring a band of windows, the lack of fenestration on secondary elevations, and a small side pedestrian entrance. It originally belonged to the Williamson Farmstead, but after its acquisition and incorporation into the Watkins Farm, the coop was moved to its current location. As such, it conveys the continued development of the Watkins Farm through the mid-twentieth century and the assortment of functional property types found on farms during the period of significance.

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18a. Hay Rack, circa 1970 — Non-Contributing Structure

Photograph Number: 16

This wood structure has a rectangular footprint measuring approximately 5 feet by 12 feet and four walls characterized by a series of inverted triangular cut-out sections. The structure is open with no roof.

Although constructed after the period of significance, this structure is a design promoted by the University of Missouri Agricultural Extension Service as early as the 1940s. The inverted shape of the cut-out sections was designed to reduce the amount of hay pulled out by cattle and wasted.

19. Outhouse, 1939 — Contributing Building

Photograph Number: 17

This very small square-plan building has a wood-frame structure and a shed roof. It features a single pedestrian door in the primary elevation and air vents under the eaves. It is located adjacent to the south of the Dairy Barn (Resource Number 17) behind the Machine Shed (Resource Number 20).

This outhouse was built in direct response to Kansas City Health Code regulations regarding privy facilities. In the 1940s it was moved a short distance to its current location from its original location adjacent to the Dairy Barn (Resource Number 17). It is an excellent example of its property type and retains each of the character-defining features including its small size, shed roof, hinged door, vents, and location adjacent to key buildings (the main house and dairy barn), but is screened behind other buildings (the machine shed).

20. Machine Shed and Shop, 1960 — Non-Contributing Building

Photograph Number: 18

This one-story pole barn has a long, rectangular footprint measuring approximately 30 feet by 110 feet and a shallow-pitched gable roof. The walls and roof of the wood-frame building are covered with corrugated metal siding. The majority of the width of the primary elevation — six of the eight bays — is open and faces east toward the gravel barnyard road. Sliding metal and hinged doors enclose the three shop bays at the north end. A shed roof addition extends the building an additional double-width bay at the south end.

This building functioned as shelter for the farm's tractors, equipment, and machinery, as well as providing an enclosed shop space within which to service machinery. It is an excellent example of the pole barn property type and retains the character-defining pole frame, shallow side-gabled roof, and series of open bays, as well as the implement shed characteristic of closed bays at one end for long-term storage and/or maintenance.

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21. Oil Shed, circa 1936 — Contributing Building

Photograph Number: 19

This very small one-story gable-front building has a square footprint measuring approximately 6 feet by 6 feet that is oriented toward the gravel farmstead road. This wood-frame structure has tongue-in-groove siding and an asphalt shingle roof. A single pedestrian door in the gable end and a small single-light wood sash window in the south elevation are the only openings. Additional character-defining features include the hinged wood door, the exposed rafter tails, and its location near the Machine Shed (Resource Number 20).

This building originally served as the farm's milk house. It was later converted for use as a smoke house and then, later, as an oil and fuel storage shed. It sits on a section of the foundation of the farm's original circa 1916 chicken coop. It is a good example of the milk house property type, featuring a small footprint, gabled roof, hinged door, and small window. Additionally, it exemplifies the common evolution of farmstead buildings to reflect new uses as needs demanded.

21a. Chicken Coop, Foundation Remains, circa 1916 — Contributing Site

Photograph Number: 19

This rectangular concrete foundation is approximately 20 feet long and 12 feet wide. It rises approximately 8 to 10 inches above the ground. The wood-frame coop structure is no longer extant. The foundation is located adjacent to the rear of the main house (Resource Number 1).

This site communicates information about the historic arrangement of buildings and circulation within the farmstead, as well as the family tradition of disassembling older buildings for reuse in new buildings as the farm expanded and developed new needs.

22. Wagon Scale, Foundation Remains, circa 1925 — Contributing Site

Photograph Number: 20

This site features the remaining foundation of the historic drive-on wagon scale. The rectangular footprint of the poured concrete foundation measures approximately 6 feet by 8 feet and stands approximately 6 to 8 inches above ground level. The wood scale platform and mechanical scale equipment are no longer extant.

The wagon scale allowed the Watkins family to accurately weigh loads of grain sold to customers and/or transported to the elevator. Although the scale itself is no longer intact, its site and remaining foundation convey information about the multi-faceted operations of the Watkins Family Farm. Furthermore, it provides information about the circulation patterns of vehicles through the farmstead.

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23. Well and Pump, circa 1934 — Contributing Structure

Photograph Number: 21

This well is located at the rear of the Allen-Watkins Residence (Resource Number 1), adjacent to the southwest corner of the house. It features a concrete cap and a hand pump similar to that of Well (Resource Number 4). It is one of two wells constructed in 1934 and upgraded with motorized pumps in 1936. This structure is an excellent example of water source infrastructure development on the Watkins Family Farm. It exemplifies its resource type and continues to convey its significant historic associations.

24. Machine Shed, 1942 — Contributing Building

Photograph Number: 22, 23

This pole barn building has a gabled roof and a rectangular footprint measuring 24 feet by 40 feet that is oriented parallel with the gravel farmstead road. Corrugated metal covers the exterior walls and roof. Sliding metal-clad doors in the gable ends and roadside (south) elevation allow interior access.

This building functioned as a shelter for farm equipment, as well as a de-facto shop area for maintenance. It is an excellent example of its property type and exemplifies the popularity of pole barn construction and corrugated metal siding during the mid-twentieth century as well as the use of the property type for a variety of functions. Furthermore, it clearly conveys its historic associations with the expansion and development of the Watkins Family Farm at the time of its construction.

24a. Self Feeder, circa 1960 — Non-Contributing Structure

Photograph Number: 24

This small wood-frame structure has an asymmetrical side-gabled roof with a very shallow pitch and a rectangular footprint measuring approximately 10 feet by 15 feet. The front roof slope extends out over the open front wall to form an unsupported porch. Corrugated metal covers the exterior walls and roof.

All-weather feeders such as this greatly reduced the amount of time and labor involved in delivering supplemental feed to cattle. This feeder is a good example of an adaptation of traditional design patterns and features the projecting porch overhang and an easily accessible open front wall with sheltered mangers.

24b. Self Feeder, circa 1960 — Non-Contributing Structure

Photograph Number: 24

This small wood-frame feed shelter structure has a side-gabled roof and a rectangular footprint with angled wall planes that taper inward at the base (similar to a traditional corn crib). The eaves project over both the front and rear walls to shelter open mangers. The side walls are solid and covered with horizontal wood planks.

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All-weather feeders such as this greatly reduced the amount of time and labor involved in delivering supplemental feed to cattle. This feeder is a good example of an adaptation of traditional design patterns and features the broad eaves overhang, open mangers, and angled wall planes.

25. Barn, 2006 — Non-Contributing Building

Photograph Number: 25

This wood-frame barn has an asymmetrical gabled roof. Standing-seam sheet metal covers the walls and roof. The south elevation features five open bays for equipment storage. In the east end-gable elevation, a single pedestrian door and a vehicular door allow interior access. This building has not reached sufficient age to be considered for National Register eligibility.

26. C. W. Watkins Residence, circa 1975 — Non-Contributing Building

Photograph Number: 26

This brick Ranch style house has a hipped roof and is nine bays wide, including two single-car garage bays at the north end. Character-defining features include the incorporation of garage bays under the same roof and within the primary façade, the broad horizontal profile, the wide eaves overhang, and the asymmetrical fenestration.

Charles W. and Mary Jane Watkins constructed this home after residing in the Garage House (Resource Number 2) for twenty-seven years. They completed much of the construction work themselves and continued the family tradition of recycling materials from older buildings by using bead board from one of the farm's original circa 1900 sheds as a decorative treatment around the fireplace. This residence is an excellent example of the Ranch style; however, it has not reached sufficient age or significance to be considered for National Register eligibility.

27. Williamson Residence, circa 1868/circa 1935 — Contributing Building

Photograph Numbers: 27 and 28

This one-and-a-half-story house has a side-gabled roof and a main block that is three bays wide and one bay deep. The original circa 1868 building features significant alterations dating to the mid-1930s. A circa 1935 full-width porch with a shed roof supported by square post roof supports characterizes the primary elevation. The porch shelters two entrances, including a pair of double-leaf French doors introduced around 1935. Two circa 1935 parallel additions extend north-south from the rear of the main block. The house retains its circa 1935 six-over-six light double-hung wood sash windows and three-light hopper sash wood windows. The exterior walls are partially clad with vinyl siding. Where there is vinyl siding, the original clapboards are intact underneath and are visible on the primary façade first-story wall and within the rear kitchen addition. Originally, the north-facing gable end was the primary façade and

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featured an entrance door. The circa 1935 alterations included the reorientation of the design to feature the east elevation as the primary façade. The original door was converted to a window and a new French door entrance was introduced into the east elevation. Additional changes that occurred at that time include the rear additions, the construction of the front porch, the new window sashes, and the construction of the interior staircase.

The interior of the main block features two rooms on the first floor divided by a narrow central staircase and two small half-story bedrooms on the upper floor. The interior trim is modest throughout and the doors reflect a combination of eras from late nineteenth century through circa 1935.

The Williamson Residence is significant as a contributing resource to the District for its associations with the expansion of the Watkins Farmstead during the mid-twentieth century. Since the period of significance, the only alterations to the residence include the partial application of vinyl siding and the introduction of carpet, wall, and ceiling finishes. The building retains all of its character-defining features as a secondary residence of the larger Watkins Farmstead.

28. Root cellar, date unknown (pre-1930) — Contributing Building

Photograph Number: 29

The earthen mound profile of this building is its identifying feature. Access to the sub-grade concrete-lined cellar is through a very small wood-frame shed. The shed has a flat roof, wood shingle cladding, a single half-light wood paneled door, and no windows. The cellar is a vaulted, poured concrete structure covered with earth, and features a vent pipe at the west end.

This building retains a high degree of integrity and is an excellent example of its resource type. It retains each of the character-defining features, including the mounded profile, the concrete cellar, and the entrance shed.

29. Well, circa 1930 — Contributing Structure

Photograph Number: N/A

This well is located adjacent to the south of the Williamson Residence and was originally a nineteenth century cistern that was later converted to a well with a concrete cap and hand pump. This structure is a good example of water source infrastructure development. It exemplifies its resource type and continues to convey its significant historic associations.



**Circa 1930 Well (Resource Number 29),
October 2006**

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30. Well, circa 1930 — Contributing Structure

Photograph Number: N/A

This well is located adjacent to the south of the Williamson Residence and was originally a nineteenth century cistern that was later converted to a well with a concrete cap and hand pump. This structure is a good example of water source infrastructure development. It exemplifies its resource type and continues to convey its significant historic associations.

31. Barn, circa 1900 – Contributing Building

Photograph Numbers: 31 and 32

This barn is a variation of the Transverse Crib Barn² and has a footprint that measures approximately 36 feet by 40 feet. It features a balloon frame wall structure and a rafter frame roof.³ The gable roof faces north-south and is oriented to the gravel farm road. In the north end gable, a large vehicular bay with two sliding panel doors is located off-center. Vertical planks sheath the walls and corrugated metal covers the roof. The short side walls under the eaves feature a number of small asymmetrically placed window and door openings. A wide central drive characterizes the interior. Rows of pens and a feed alley flank the central drive. Located along the west end and accessed by a pedestrian entrance at the west end of the north (primary) façade are a milking parlor, milk straining room, and a feed area.

This barn appears to date to circa 1900 and incorporate a combination of materials salvaged from an earlier mid-to-late nineteenth century barn and from milled lumber readily available at the turn of the twentieth century. The barn retains good integrity, clearly conveying its character-defining features, including the materials, design, and its function-specific interior spatial arrangement. Its significance as a contributing resource to the District is for its historic associations with the development of the Watkins Family Farm, which it clearly conveys.

32. Chicken Coop, circa 1925 — Contributing Building

Photograph Number: 30

This one-story wood-frame building has a shed roof and a long, rectangular footprint measuring 10 feet by 12 feet that rests on a concrete slab foundation. The primary elevation faces south and features a series of window openings, many of which have plywood coverings. A single pedestrian entrance is at the east end of the primary façade. A small fixed-pane window opening is cut into the east side wall.

² Howard Wright Marshall, *Folk Architecture in Little Dixie: A Regional Culture in Missouri* (Columbia, MO: University of Missouri Press, 1981), 76.

³ Thomas Durant Visser, *Field Guide to New England Barns and Farm Buildings* (Hanover, NH: University Press of New England, 1997), 21.

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This building retains sufficient integrity to identify it as a distinct property type. Its significance as a contributing resource to the District is for its associations with the development of the Watkins Family Farm during the mid-twentieth century. Although its condition is poor, it continues to convey information about the historic arrangement and use of buildings on the expanded Watkins Farm.

33. Garage, circa 1970 — Non-Contributing Building

Photograph Number: 33

This modern two-car garage features a gable-front roof and a single double-width vehicular bay in the primary façade. The single façade bay contains an overhead door. Synthetic wood siding sheaths the walls and asphalt shingles cover the roof. This building has not reached sufficient age to be considered for National Register eligibility.

34. Barn, circa 1930/circa 1945 — Contributing Building

Photograph Numbers: 34 and 35

This barn is a variation of the Transverse Crib Barn⁴ and has a square footprint that measures approximately 62 feet by 62 feet. It has a plank frame wall structure and a rafter frame roof.⁵ The gable roof is oriented north-south and features a projecting ridge hood over a hay track. Three large vehicular bays, each with double-leaf hinged Z-brace wood doors, characterize the north (primary) façade. A single pedestrian entrance door at the west end provides additional interior access. Vertical planks sheath the exterior walls and corrugated metal covers the roof. The short side walls under the eaves feature a number of small window openings. A wide central drive flanked by open drive bays characterizes the interior. A grain bin and a cistern are located at the southwest corner of the building.

This barn was constructed in sections. The center and west sections date to circa 1930 and the east end dates to circa 1945. After its incorporation into the Watkins Farm, the family removed a corn crib from the north end, installed the large doors, and constructed a stanchion to restrain calves for dehorning. It retains good integrity from the period of significance, clearly conveying its character-defining features, materials, design, and its interior spatial arrangement. Its significance as a contributing resource to the District is for its historic associations with the development of the Watkins Family Farm, which it clearly conveys.

⁴ Marshall, p.76.

⁵ Visser, 21-22.

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35. Non-Historic Residence, circa 2000 — Non-Contributing Building

Photograph Numbers: 41 and 42

This residence is at the southwest corner of the District. The prominent, asymmetrically placed front-facing gables characterize the primary façade, which faces south. The one-and-a-half-story house has a complex hipped roof with lower cross gables. The fenestration is asymmetrical and on the primary façade includes the main entrance, paired windows, a three-part bay window, and three single-car garage bays. This building has not reached sufficient age to be considered for National Register eligibility.

Resources 36 through 45 — Dams and Ponds

Each of these structures features an earthen dam and a man-made pond. They are sited throughout the District to take advantage of natural springs and the waterways of the natural drainage system. The dams and ponds vary in size depending on the profile of the existing waterway.

With the use of a bulldozer, Charles W. Watkins constructed each of these dams and ponds between circa 1939 and circa 1960. At one time, there were as many as thirteen dams and ponds on the Watkins Farm; these represent the remaining ten. Each of them retains good integrity and represents the significant pattern of land manipulation that occurred as the Watkins Farm developed during the mid-twentieth century as a result of changing agricultural uses and progressive farming methodology

36. Dam and Pond, circa 1939 — Contributing Structure

Photograph and/or Figure Number: Figure 3

37. Dam and Pond, circa 1949 — Contributing Structure

Photograph and/or Number: Figure 3

38. Dam and Ice Pond, circa 1945 — Contributing Structure

Photograph and/or Number: Figure 3

39. Dam and Pond, circa 1939 — Contributing Structure

Photograph and/or Number: Photograph 47

40. Dam and Pond, circa 1945 — Contributing Structure

Photograph and/or Numbers: Photographs 45 and 46; Figure 8

41. Dam and Pond, circa 1945 — Contributing Structure

Photograph and/or Number: Figure 8

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42. Dam and Pond, circa 1945 — Contributing Structure

Photograph and/or Number: Figure 8

43. Dam and Pond, circa 1945 — Contributing Structure

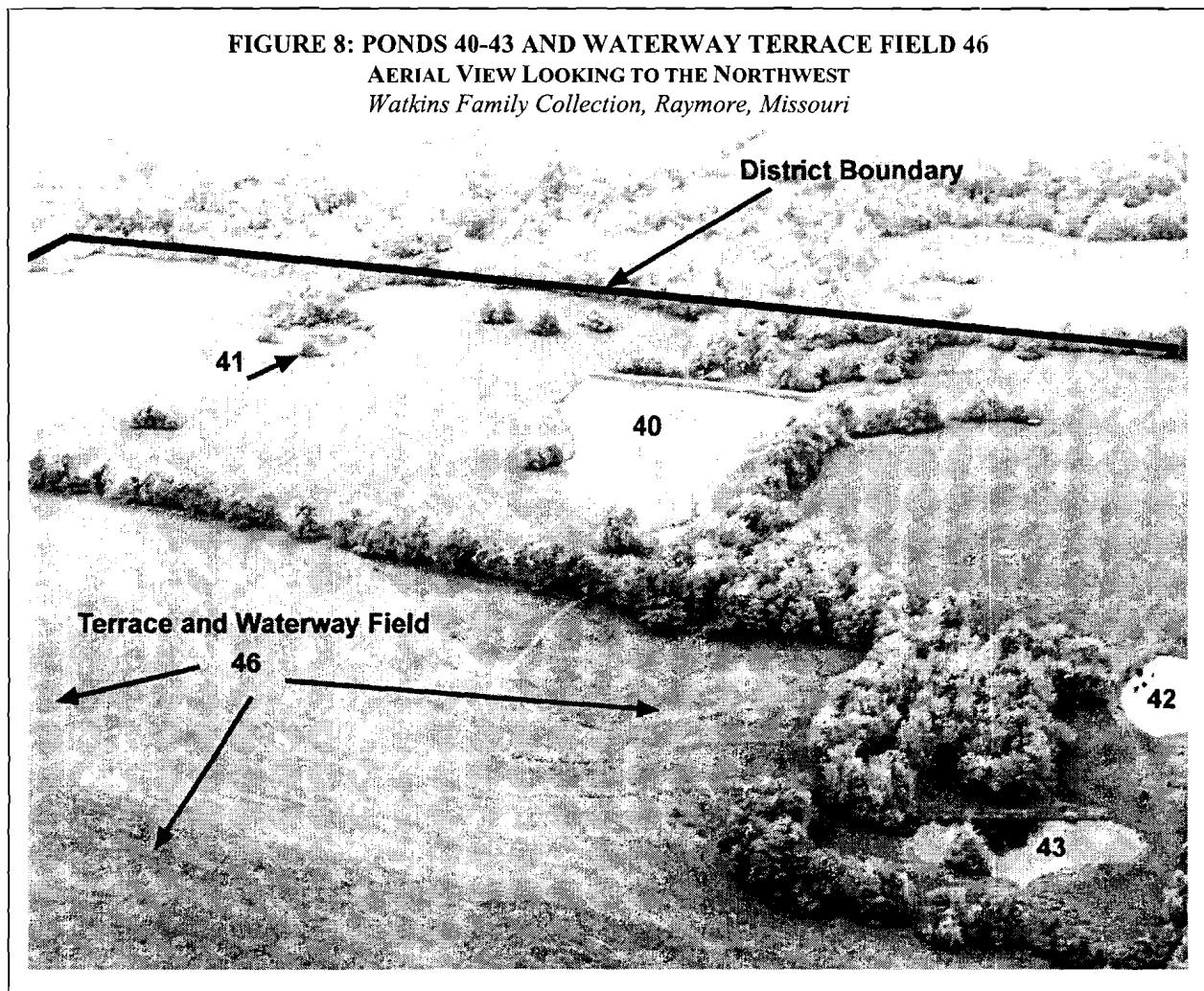
Photograph and/or Number: Figure 8

44. Dam and Pond, circa 1945 — Contributing Structure

Photograph and/or Number: Figure 3

45. Dam and Pond, circa 1945 — Contributing Structure

Photograph and/or Number: Figure 3

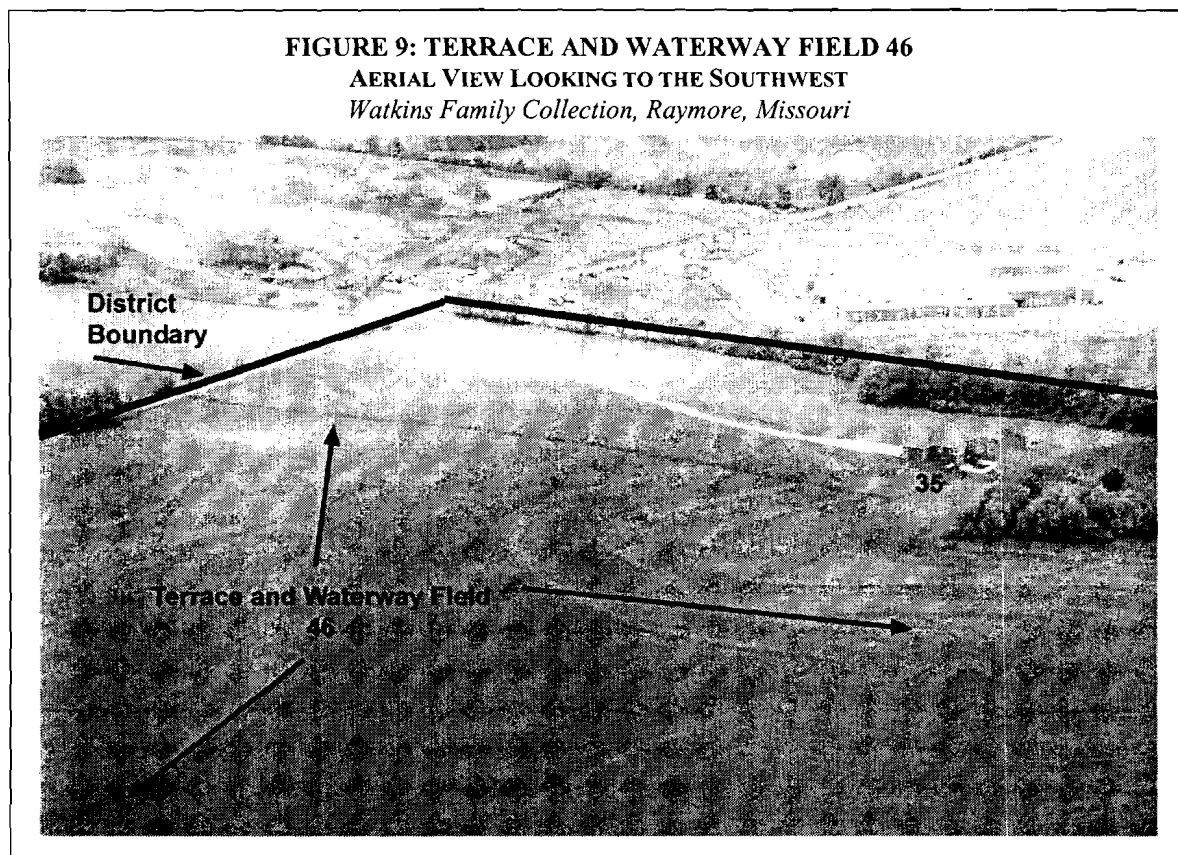


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Resources 46, 47, and 47a — Terrace and Waterway Fields

These three areas (46, 47, 47a) reflect erosion control devices that were critical to farmers in the Midwest during the mid-twentieth century. They involved a significant amount of land manipulation and special terracing blade equipment. This site retains a high degree of integrity, clearly conveying the historic development of the landscape as the Watkins Farm adopted modern farming techniques during the mid-twentieth century.

46. Terrace and Waterway Field, circa 1940 to circa 1955 — Contributing Site

Photograph Numbers: 40, 41, and 43; Figures 8 and 9

This site encompasses approximately 72 acres in the southwest quadrant of the District. It features a series of earthen terraces that follow and enhance the natural contours of the land. Each terrace contour ends in a shallow, graded waterway that runs perpendicular to the terrace. Tall hay grasses currently

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cover the square-shaped field. Barbed wire fences of various eras form the perimeter of this site. Some of the fence sections may date to at least the early twentieth century, while the majority date to the 1950s and are supported by steel posts. This site contains the first terrace and waterway built in Cass County, which was constructed as part of a Missouri Extension Service demonstration. This particular terrace runs northwest-southeast from the southeast corner of the site, and the waterway runs east-west along the southeast corner of the site.

47. Terrace and Waterway Field, circa 1965 — Non-Contributing Site

Photograph Number: 38; Figure 2

This site encompasses approximately 28 acres along the east District boundary, located between the C. W. Watkins Residence (Resource Number 26) and the Williamson Farmstead. It features a series of earthen terraces that follow and enhance the natural contours of the land. Each terrace contour ends in a shallow, graded waterway that runs perpendicular to the terrace. Tall hay grasses currently cover the square-shaped field. Barbed wire fences of various eras form the perimeter of this site. Some of the fence sections date to at least the early twentieth century (Hedge Post Fence Resource Number 49), while the majority date to the 1950s and are supported by steel posts.

47a. Terrace and Waterway Field, circa 1960 — Non-Contributing Site

Photograph Number: Figure 2

This site encompasses approximately 4.5 acres in the northeast corner of the District. It features a series of earthen terraces that follow and enhance the natural contours of the land. Each terrace contour ends in a shallow, graded waterway that runs perpendicular to the terrace. Tall hay grasses currently cover the rectangular-shaped field.

Resources 48 and 49 — Hedge Post Fence

Fencing is a major part of farming operations and involved a significant amount of installation and maintenance labor. Fences define the fields and pastures and property boundaries and visually delineate spaces on the farmstead landscape; they divide the land into crop and pasture sections, and further divide pasture into paddocks. The remaining sections of early twentieth century fence are critical features to the understanding of the Watkins Farm Historic District as a whole. Two sections of early twentieth century fence are clearly evident (Resource Numbers 48 and 49). Most fences within the District date to the 1950s when the original hedgerows were replaced with steel posts and barbed wire.

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48. Hedge Post Fence, date unknown (pre-1930) — Contributing Structure

Photograph Number: N/A

This section of fencing is approximately 1,000 feet long and features a row of wood posts cut from Osage Orange trees (also known as hedge and hedge apple). It retains good integrity and clearly conveys its strong associations with the development of the farmstead.

49. Hedge Post Fence, date unknown (pre-1930) — Contributing Structure

Photograph Number: 36

This section of fence is approximately 600 feet long and features a row of wood posts cut from Osage Orange trees. It retains good integrity and clearly conveys its strong associations with the development of the farmstead.

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STATEMENT OF SIGNIFICANCE

The Watkins Family Farm Historic District located in Raymore, Missouri is eligible for listing in the National Register of Historic Places under Criterion A for the area of AGRICULTURE and under Criterion C for the area of ARCHITECTURE. The Watkins Family Farm was an important leader in the local farm-to-market economy that was integral to the food supply system of the greater Kansas City metropolitan area during the early to mid-twentieth century and the District is significant for these strong associations with the evolution of agriculture in the region. The District is locally significant in the area of Architecture for the high degree of retention of historic buildings, structures, and sites associated with the initiation of innovative farmstead development and design in the region. As a demonstration farm for the University of Missouri Extension Service programs, its resources represent progressive farming techniques of the period. The forms, materials, and methods of construction of these buildings, structures, and site features reflect a distinct transition away from traditional nineteenth century buildings and farming practices and toward purely functional designs reflecting technological advancements and the growing influence of the University of Missouri Extension Services in the first half of the twentieth century. The District is a registered Missouri Century Farm⁶ owned by successive generations of the Allen-Watkins family for more than one hundred years and includes 180 acres of the original Allen-Watkins farmstead and 40 acres of the historic Williamson farmstead. The District includes fifty-five resources comprised of eighteen contributing buildings, three contributing sites, twenty-one contributing structures, eight non-contributing buildings, two non-contributing sites, and three non-contributing structures. The period of significance for the District begins in 1900 with the Allen-Watkins family's acquisition of the land on which the historic farmstead is located and ends in 1957, the arbitrary fifty-year cut-off date for National Register eligibility established by the National Register program as a reasonable date from which to evaluate the significance of resources. The period of significance acknowledges historic alterations in response to specific functional needs and technological changes, and accepts the buildings and structures that experienced such alterations within the period of significance as contributing elements to the District.

⁶ Listed as a centennial farm in 2000 by the University of Missouri School of Agriculture as part of the Missouri Century Farm Program established during the American Revolution Bicentennial Year of 1976, the Watkins Farm is one of more than 5,830 farms listed since 1976. Properties designated as Century Farms must have been continuously owned by one family of direct descendants for 100 years or more, consist of no less than 40 acres of the original land, and continue to make a financial contribution to the overall farm income.

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THE AGRICULTURAL DEVELOPMENT OF CASS COUNTY: 1900-1970

AGRICULTURAL PRODUCTION: 1900-1940

Agriculture formed the foundation for the early economy of Cass County. After the initial period of settlement and post-Civil War resettlement in the 1870s, farming in Cass County quickly progressed beyond the self-sufficient subsistence enterprise. By the turn of the twentieth century, a diverse system of agricultural production existed for both family consumption and commercial trade. The natural resources of the county supported various farming industries and as cleared and fenced land expanded, a commercial market evolved.⁷ Cattle pastures, piggeries, sheep and lambs, grain and cornfields, and dairy farms comprised the county's primary agricultural endeavors.

From its early settlement period onward, the quality soils, favorable climate, and physical character that allowed generally good drainage earned Cass County a reputation as a prime agricultural area. During the first part of the twentieth century, the Kansas City metropolitan area, including Cass County, ranked as one of the most important agricultural areas in the United States.⁸ Located within the agricultural region designated by the U.S. Department of Agriculture as the "Feed-Grains and Livestock Region," the Kansas City area was a leading market for such agricultural products as livestock and wheat, as well as food processing operations, including meatpacking, flour milling, and lumber milling.⁹

At the turn of the twentieth century, corn ranked highest in production of the crops cultivated in Cass County, with much of it stored in cribs for stock feed. In 1899, Cass County farmers cultivated approximately 145,000 of the county's 449,000 acres for corn, the highest year on record. As cattle raising grew in the first decades of the twentieth century, a shift occurred away from corn crib storage toward cutting, shocking, and storing the corn in silos to create a more efficient stock feed through silage.¹⁰

Wheat, oats, and rye also ranked high in total production at this time, and served as an important means of resting and replenishing cultivated land through crop rotation. Additionally, hay, alfalfa, clover, and

⁷ Schwenk, Sarah F., National Register of Historic Places Multiple Property Documentation Form "Historic Resources of Lee's Summit, Missouri," 2004, City of Lee's Summit, Missouri, Planning and Development Department.

⁸ United States Department of Agriculture, Production and Marketing Administration, Dairy Branch, *Early Development of Milk Marketing Plans* (Washington, DC: U.S. Government Printing Office, 1952), 1.

⁹ Ibid.

¹⁰ Allen Glenn, *History of Cass County, Missouri* (Topeka, KS: Historical Publishing Company, 1917), 154.

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timothy constituted a significant amount of agricultural land as a feed component of stock-raising.¹¹ Tobacco, though not a dominant crop in the county, increased in production, while hemp had largely been abandoned by this time. Cut flowers grew in importance during this period and by the late 1910s comprised a significant portion of Cass County's agricultural production.¹² Small orchards for family use also dotted the landscape. It was during this period that George Allen and his eldest son, Gene, established the Watkins Family Farm where they raised oats, timothy grass, and corn; established a garden and fence lines; and used pre-existing farm buildings from earlier nineteenth century residents of the site.

Livestock Raising and Dairy Farming

During the first half of the twentieth century, livestock breeding and stock operations, cash grain crops, and dairy farming dominated the agricultural production of Cass, Bates, and Johnson counties in Western Missouri. The geography and soils in these counties were less favorable for the production of cultivated crops than the neighboring counties to the north and east. The three counties produced larger crops of hay and focused on livestock and dairy pursuits that in turn enriched the soil and made use of the hay and pasturage.¹³

Throughout much of the twentieth century, Cass County consistently ranked well above the state average in market value of agricultural products sold. Though slightly behind neighboring Jackson County in total crop production value, Cass County typically surpassed Jackson County in total livestock and livestock products market value.¹⁴ The county's livestock industry was diverse. In addition to cattle, an average of well over 10,000 sheep and 60,000 hogs and pigs populated Cass County's rural landscape annually.¹⁵

By 1920, Cass County had a sizable and stable dairy industry composed of small and large dairy farms, with a total of 11,900 milk cows — more than a fourth of the total cattle population.¹⁶ The majority of the dairy cattle were Holstein, with only a few registered Guernsey herds. Reflecting the trend toward diversification through dairy, in 1923, the Allen-Watkins family expanded their farming operation to include dairy production with the purchase of three registered Guernsey bred heifers. In addition to raising grain for feed, most dairies, including the Allen-Watkins farm, used the surplus of grain and dairy

¹¹ Glenn, 155.

¹² Glenn, 155.

¹³ USDA, *Early Development of Milk Marketing Plans*, 5.

¹⁴ Missouri Agricultural Statistics Service, *Missouri State and County Agri-facts* [database online] available at <http://agebb.missouri.edu/mass/agrifact/index.htm>; Internet; accessed 21 September 2006.

¹⁵ Ibid.

¹⁶ The smaller operations had from three to twenty-five cows.

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byproducts to support poultry, as well as breeding and feeder hogs. These additional sources of income and the sale of breeding stock made the dairy industry one of the more profitable businesses in the county.¹⁷

The national agricultural recession of the 1920s and the subsequent Great Depression substantially affected rural Cass County. Farm ownership dropped 20 percent and tenant farming increased by approximately the same amount.¹⁸ The *Pleasant Hill (Missouri) Times* reported a drop in farm prices

from \$120.00 per acre in 1920 to \$88.00 per acre in 1925. These values dropped an additional \$5.00 per acre by 1929.¹⁹

Already suffering from recessions in the 1920s, a regional drought from 1935 to 1937 compounded the austere conditions for farm families. Although the Watkins Farm withstood the drought and depression years of the 1920s and 1930s, many farmers lost their farms and a number of Cass County banks folded. Recently improved transportation arteries and economic staples such as local milk plants, hatcheries, and grain mills, like those located in Raymore and Pleasant Hill in northern Cass County, provided critical stability.

Despite the Depression, by 1935 total acreage of farms in Missouri rose to a peak of more than 35 million acres comprising 278,454 farms.²⁰ Following state and national trends, the dairy industry in Cass County peaked between 1935 and 1941, when milk cows comprised 45 percent of the total cattle population of the county.²¹



¹⁷ Schwenk, 29.

¹⁸ Missouri Agricultural Statistics Service, <http://agebb.missouri.edu/mass/agrifact/index.htm>

¹⁹ Kerry Davis and Elizabeth Rosin, National Register of Historic Places Registration Form "Pleasant Hill Downtown Historic District," 2004, 38, City of Pleasant Hill, Missouri, City Hall.

²⁰ *Missouri: The WPA Guide to the "Show Me" State* (New York: Duell, Sloan and Pearce, 1941), 69.

²¹ United States Department of Agriculture, National Agricultural Statistics Service, "Quick Stats (Agricultural Statistics Data Base)" [database online] available at <http://www.nass.usda.gov>; Internet; accessed 21 September 2006.

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At this time, thirteen hundred dairies (including the Watkins Farm) and fourteen distributors of pasteurized milk served the Kansas City dairy market, accounting for about one-half of the market demand. Over three hundred producers delivered their own unpasteurized milk directly to consumers, retail stores, and/or restaurants, representing the other half of the milk suppliers.²² During the mid-1930s, the geographic distribution of producers who sold to the Kansas City market included dairies in fifteen surrounding counties on both sides of the Kansas-Missouri state line, with most milk originating from counties to the south and east of the city, approximately 80 percent of Kansas City's milk came from Jackson, Cass, and Bates counties in Missouri and Johnson County, Kansas.²³ Trucks transported the milk to Kansas City along fifty-eight routes and three rural receiving stations located in Pleasant Hill (Cass County) and Butler (Bates County), Missouri and Lawrence (Douglas County), Kansas that operated within the Kansas City supply area.

RAILROAD TO HARDTOP: 1900–1940

The growth of the market economy across the rural Midwest during the late nineteenth and early twentieth centuries initially reflected railroad development patterns. Throughout Western Missouri, small railroad market towns provided local freight shipping to and from Kansas City, the second largest railroad freighting center in the United States. However, only a limited number of well-maintained, all-weather roads provided access to these towns. It was not until the second decade of the twentieth century, when the use of trucks and automobiles became more commonplace, that the demand for paved roads became an important priority for local and county governments.

Local initiatives to construct rock roads developed in Cass County as early as the mid-1890s. The first road of its kind in the county upon its completion in 1909, the North Rock Road²⁴ linked Pleasant Hill to the Jackson-Cass county line. By 1913, Cass County's County Seat Highway ran northwest-southeast across the county, linking Harrisonville with points north through Raymore.²⁵ Jackson County's completion in 1917 of the White Cloud Road, which connected North Rock Road to the Lee's Summit-Lone Jack Road,²⁶ provided a hard-surfaced connection between Pleasant Hill and Kansas City.²⁷ Such projects profoundly affected the regional and local agricultural economy.

²² USDA, *Early Development of Milk Marketing Plans*, 1.

²³ USDA, *Early Development of Milk Marketing Plans*, 2-3.

²⁴ What is now State Highway 7.

²⁵ *Rand McNally & Company's Commercial Atlas of America: Kansas-Missouri Edition* (Chicago: Rand McNally & Company, 1913). The route followed South School Road past the Watkins Farm north into Raymore, Missouri.

²⁶ What is now Highway 50.

²⁷ Norma Rouse Middleton, *Echoes of Home, Volume 1: Memories of a Hometown* (Pleasant Hill, MO: Pleasant Hill Times, 1988), A75.

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At this time, Cass County boasted two hundred miles of railroad.²⁸ The multiple rail lines provided the foundation for freight businesses and the shipping of agricultural products from the county's railroad market towns to regional and national distributors in Kansas City. A county and state system of roads facilitated transportation of goods from the farm to the railroad market town or directly to Kansas City. Cass County's proximity to the markets of Kansas City directly affected the development of good roads as a result of the increasing use of automobiles and trucks traveling to and from the city. Cass County produced a significant part of the agricultural food products demanded by Kansas City's 300,000 citizens and truck delivery grew rapidly. As a contemporary Cass County history resource described, "What our farmer has to market, he can put into [the Kansas City] market and return to his home in a day's time."²⁹ These conditions led to the steady increase in truck gardening and dairy production in Cass County beginning as early as 1910. By the 1920s, due to the ample transportation connections, new agricultural processing businesses established themselves in rural market centers in the county. In northern Cass County, Pleasant Hill benefited from the opening of a poultry plant, a slaughterhouse, and two milk plants during this period.³⁰

State and federal highway projects responded to the growing demand for paved roads. Recognizing the critical relationship of well-maintained roads to farmers' economic survival, the Missouri State Board of Agriculture was a pioneering proponent of road construction in the state and, by 1921, Missouri began an ambitious program of road improvements.³¹ As a result, by 1927, Highway 71 replaced the unpaved State Highway No. 1 that ran northwest-southeast across northern Cass County and connected with Kansas City. During the summer of 1929, road crews paved State Highway 7 with concrete slab, beginning in Pleasant Hill and continuing north to the county line. Both were already well-traveled roads and each became a major artery for traffic through Cass and Jackson counties.

The railroad continued to be a significant component in the farm to market economy of Cass County until just after World War II. Most of the county's roads that led to various market centers were completed and the foundation for a broad transportation system was in place to ensure the complete transition to auto-centric farm production and delivery throughout Cass County and beyond.

As the value of farmland and publicly traded agricultural products dropped during the agricultural recession of the 1920s, agriculture-related industries in trade centers like Raymore and Pleasant Hill

²⁸ Glenn, 70.

²⁹ Glenn, 70.

³⁰ Davis and Rosin, 37.

³¹ Missouri State Board of Agriculture, *Missouri State Board of Agriculture: Forty-Sixth Annual Report* (Jefferson City, MO: Hugh Stephens Printing Company, 1914), 643.

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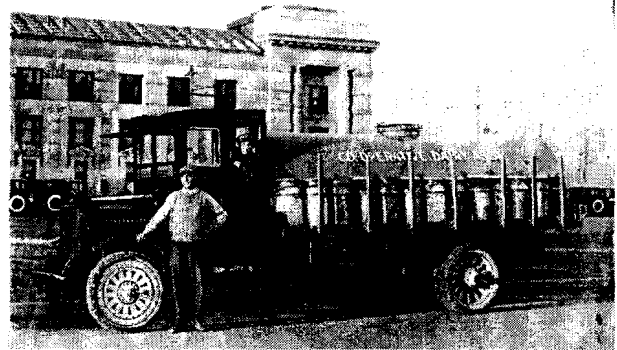
provided a much needed economic lifeline for area farmers. Improved roads and proximity to Kansas City provided an additional boost to regional agriculture during this period. As the farthest point from which truck-delivered milk could still be considered Grade A, having a north Cass County location became a great advantage for local dairies during such lean times. The two milk plants in Pleasant Hill, which received a combined 3,900 gallons of milk per day during the early 1920s, reported increased volumes during the mid-1920s. Booth Farms & Hatchery Company, established in Pleasant Hill in the early 1920s, expanded rapidly during this period to become one of the largest hatcheries in the nation. The *Pleasant Hill Times* declared these industries extremely valuable assets to Pleasant Hill, providing a steady stream of cash for area farmers who came to town regularly to do business.³²

By the 1920s, the truck dominated farming transportation and operations, supplanting the use of horse and mule power. The sale of large numbers of horses and mules to the army during World War I, combined with the contemporary development of a paved highway system and the gasoline-powered, motorized era of farming contributed to the decline in their use.

MOTORIZED FARMING: 1900–1940

The advent and adaptation of the gasoline-powered motor for farm uses had a profound impact on farming practices and the function-specific buildings and structures erected on twentieth century farmsteads. The use of internal combustion machinery allowed for much greater efficiency with farm chores, such as the loading of baled hay with motor-powered hay forks and/or conveyor belts, the blowing of chopped cornstalks into silos, and the removal of manure from dairy barns with mechanical gutter cleaners.³³

As early as 1907, the Missouri State Dairy and Food Commissioner suggested farmers use the gasoline engine attached to a windlass to draw up loads of feed and grain into the loft, as well as for supplying power for other chores such as grinding feed, sawing wood, fanning seed grain, separating milk, shelling corn, running the laundry washer and wringer, and pumping water into an attic cistern.³⁴



**Pleasant Hill Cooperative Dairy Association's
Delivery Truck in Kansas City, 1920s**
Pleasant Hill Historical Society Archives

³² Middleton, D13, D35.

³³ Visser, 56.

³⁴ R. M. Washburn, *First Annual Report of the State Dairy and Food Commissioner to the Governor of the State of Missouri* (Jefferson City, MO: Hugh Stephens Printing Company, 1907), 135.

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The adaptation of automotive technology for farming purposes resulted in the development of the gasoline-powered tractor in the 1890s and, by the mid-1920s, the widespread use of the first successful light tractor. The wide-ranging use of the tractor gradually increased farm production levels and allowed greater levels of land manipulation to enhance drainage and prevent erosion. Terrace construction, contour row- and strip-cropping, and waterway and pond development became common farming practices upon the widespread adoption of the tractor among farmers.

REGULATION AND ORGANIZATION: 1900–1940

The first years of the twentieth century marked the beginning of nationwide organization and regulation of agriculture in America. Although the earliest regulation of food in the United States dates from early colonial times, beginning in the 1880s and culminating in 1906 with the passage of the Food and Drug Act, Congress passed a series of bills to ensure safe and unadulterated foods nationwide. This era is marked by increased state and federal involvement in farming. State and federal agencies initiated both regulatory and farmer support programs. Early examples include the federal Reclamation Act of 1902 that facilitated irrigation projects, as well as the 1906 Food and Drug Act landmark legislation attempting to ensure food safety.

Concurrently, Missouri dairy farming grew rapidly. The first dairy trains appeared as early as 1904 and the first dairy congress assembled in 1906 in St. Joseph, Missouri.³⁵ In response to the industry's growth, the Pure Food Law and the law creating the office of the State Dairy and Food Commissioner both went into effect in June 1907. Within his first year in office, the State Dairy and Food Commissioner inspected samples of milk from over two hundred herds throughout the state and found 29 percent contaminated and unsafe for drinking.³⁶ At the time, St. Louis, St. Joseph, Carthage, Joplin, and Kansas City were the only municipalities with an ordinance in place that standardized the quality of milk sold within municipal limits.³⁷

In 1913, Missouri had approximately 850,000 dairy cows. The State Dairy Department initiated the organization of county dairy associations statewide to support the establishment of dairy farms, creameries, or cheese factories. The Southwest Jersey Cattle Breeder's Association held the first dairy breed show in Kansas City, representing all dairy breeds and dairy products and including displays of the

³⁵ Slater, Edward R., "The Relation of a Creamery to its Patrons," in the *Missouri State Board of Agriculture: Forty-Sixth Annual Report* (Jefferson City, MO: Hugh Stephens Printing Company, 1914), 392.

³⁶ Washburn, 36.

³⁷ Ibid.

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latest barn equipment, cow testing and cattle judging contests, and the dissemination of information about progressive dairy practices.³⁸

At this time, "the development of good roads and faster transportation from farm to market combined with the advent of the cream separator and milking machine, dairy production became a significant industry."³⁹ As the industry expanded, both statewide and local regulations passed that required licensing and inspection of milk and dairy products and processing facilities. In the Kansas City region, the Kansas City Director of Public Health monitored sanitary regulations of milk production and marketing in the city. Dairy distributors doing business in Kansas City were required to fund the employment of field inspectors who inspected each dairy farm approximately four times a year. As a producer of milk sold in Kansas City, the Watkins Lakeland Farm had to comply with the city's health regulations, which they did, and from 1937 to 1966, they never had a quart of milk rejected by the Kansas City Health Department.

During this period, many regional and statewide organizations formed to support livestock improvement and to represent farmers in pricing disputes and regulation development, including the Missouri Livestock Association, the Saddle Horse Breeders' Association, the Missouri Dairy Association, the Milk Producers Association of Kansas City, and various regional Dairy Clubs organized by the State Dairy Commission. Breed specific associations also formed, such as the Southwest Jersey Cattle Breeders' Association (Kansas City), American Guernsey Cattle Club, and the Missouri Guernsey Breeders' Association. In the dairy industry, such organizations formed to champion the importance of registered stock, the testing and monitoring of milk quality and butter fat production, and the proper selection of animals based on such information.⁴⁰ A number of organizations represented Kansas City area milk producers, including the Pure Milk Producers Association, the Bates County Producers' Association, the Milk Service Association, Independent Dairies, and Consumers' League. Charles F. Watkins was a charter member of the Dairy Herd Improvement Association, the American Guernsey Cattle Club, the Missouri Guernsey Breeders' Association, and the Association of American Dairies.

Co-operative ventures also developed during this time, including the Missouri Farmer's Association, which financed infrastructure and management of grain elevators and formed collaborative systems for egg, poultry, and cream handling among farmers. The federal government recognized cooperative efforts among food producers in 1922 with the passage of the Capper-Volstead Act that gave cooperatives legal standing.

³⁸ Missouri State Board of Agriculture, *Forty-Sixth Annual Report*, 64.

³⁹ *Missouri: The WPA Guide to the "Show Me" State*, 70.

⁴⁰ *Missouri: The WPA Guide to the "Show Me" State*, 70.

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University Extension Services

Perhaps one of the most notable federal support programs enacted during the first part of the twentieth century was the Smith-Lever Extension Act of 1914, which set up a federal-state extension service to forward the direct education of farmers with science-based knowledge.⁴¹ Under this Act, state land grant colleges and universities, which had already offered agricultural courses, managed the programs. After passage of this Act, enrollment in agricultural courses increased to thirty-one thousand students nationwide by 1920.⁴²

Extension education plans included state-of-the-art farming techniques, conservation, forestry, and home economics. Farmers and their families comprised the majority of the nation's population and programs included the entire family. The homemaker curriculum covered topics such as nutrition, clothing and housing, while the 4-H Club and Future Farmers of America engaged farm children.⁴³ Extension agents cooperated with participating farmers to manage experiment stations, laying the groundwork for increased agricultural production. They also facilitated cooperative efforts among rural citizens, such as establishing electric co-ops, telephone companies, and library districts.⁴⁴ Reflecting the growing movement toward farm extension education and the widespread introduction of the most progressive farming practices, by the 1910s Cass County schools' curriculum included soil identification and uses, cultivation methods, and animal husbandry.⁴⁵

The University of Missouri Extension Service became an innovative leader in technical farming experiments and farmer support. The University of Missouri maintained county extension agents throughout the state, offering courses in all aspects of state-of-the-art farming to farmers and home demonstration agents in most regions of the state. Their mission included the mailing of thousands of pamphlets annually to keep farmers and their families up to date with everything from barn design to personal nutrition to pest control.⁴⁶

With over 34 million acres being affected by gully and sheet erosion in Missouri alone, soil erosion became an increasing concern by the 1920s. In 1929, the federal government appropriated funds to study

⁴¹ United States Department of Agriculture, "A Condensed History of American Agriculture" [article online] available at <http://www.usda.gov/news/pubs/99arp/timeline.pdf>; Internet; Accessed 21 September 2006

⁴² "Growing a Nation: The Story of American Agriculture" (Washington, DC: Economic Research Service, 2000) [article online] available at http://www.agclassroom.org/textversion/gan/timeline/ag_edu.htm; Internet; accessed 21 September 2006.

⁴³ University of Missouri Extension, "MU Extension History" [article online] available at <http://extension.missouri.edu/about/history.shtml#text>; Internet; accessed 21 September 2006.

⁴⁴ Ibid.

⁴⁵ Glenn, 155.

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the effects of erosion and methods of control, and established eight erosion control experiment stations in various regions nationwide. The University of Missouri set up some of these first experimental plots to study soil erosion and studied the effects of slope, ground cover, soil type, and tillage methods on runoff and soil removal rates.⁴⁷ Topsoil restoration surveys occurred throughout the state to determine causality and to develop solutions. The surveys revealed that the common practices of removal of forests for cultivation and the burning of underbrush caused much of the erosion. The University of Missouri Extension Service distributed these results through service bulletins directly to farmers and subsequently focused much of their early initiatives on soil and water conservation through terracing.

During the nationwide farm recession of the 1920s, falling prices, increased regulation, and concurrent organization of farmer producers often resulted in tension and disputes. In the Kansas City region, members of the Milk Producers Association of Kansas City, which included Cass County producers, voted to strike in September 1929, ceasing delivery of milk to local stations that supplied Kansas City's pasteurizing plants.⁴⁸ They demanded distributors increase the milk price to three cents per gallon. In northern Cass County, the strike led to tense conditions with milk deliveries forcibly discarded into roadside ditches and threats of violence and vandalism to stations that continued to accept and deliver milk into Kansas City.⁴⁹ In order to meet demand, the Kansas City Board of Health began accepting milk from outside the region, leading to great protest from strikers that argued that this milk had not been collected from properly inspected Grade A barns under Grade A conditions. The strike lasted through much of the month of October 1929 before a settlement could be reached.⁵⁰

During the 1930s, responses to the economic depression and widespread drought conditions, federal relief programs such as the Works Projects Administration (WPA), the Public Works Administration (PWA), and the Civilian Conservation Corps (CCC), had a significant impact on local economic conditions and on the visual landscape.⁵¹ The federal government established the Soil Erosion Service in 1933 as an emergency agency, which later became permanent under the name Soil Conservation Service in 1935.⁵² The agency enlisted the contributions of agricultural engineers, foresters, agronomists, biologists, soil scientists, economists, and the Civilian Conservation Corps to develop successful watershed demonstration projects throughout the nation in areas with erosion problems. By 1937, locally governed

⁴⁶ *Missouri: The WPA Guide to the "Show Me" State*, 71.

⁴⁷ United States Department of Agriculture, *Yearbook of Agriculture: After a Hundred Years* (Washington, DC: U.S. Department of Agriculture, 1962).

⁴⁸ Middleton, D60.

⁴⁹ Middleton, D61.

⁵⁰ Middleton, D62.

⁵¹ Davis and Rosin, 40.

⁵² USDA, *Yearbook of Agriculture: After a Hundred Years*.

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soil conservation districts — cooperatives for developing and promoting conservation methods — formed in a number of states, with 1,245 districts established by 1945.⁵³ At this time, the Watkins became increasingly involved with the University of Missouri Agricultural Extension Service and quickly became a demonstration farm for Extension Service programs such as terracing, waterway, and dam construction.

The federal government further responded to the farm crisis with the Agricultural Adjustment Act of 1933, which established crop and marketing controls and the Soil Conservation and Domestic Allotment Act of 1936, which introduced farm programs to conservation methodologies.⁵⁴ Recognizing the widespread benefits of extension services, Congress more than doubled the allocations to state extension services through the Bankhead-Jones Agricultural Research Act of 1935.⁵⁵ Additionally, the federal government, in concert with the dairy industries of many urban centers nationwide, attempted to stabilize milk prices and the milk marketing process.⁵⁶ In Kansas City's dairy production region, such steps included provisions limiting the entry of new producers into the market and fixed pricing to eliminate undesirable types of competition.

During the late 1930s and early 1940s, the Missouri Extension Service expanded its programs to include a hot lunch program for rural school children. At this time, the Balanced Farming Program began, which provided farm and home business improvement skills to paying enrollees.⁵⁷ By 1941, nearly 600,000 students enrolled in agricultural courses, and extension agents worked in every rural county in the nation, including Alaska, Hawaii, and Puerto Rico.⁵⁸

POST-WORLD WAR II CROPS AND LIVESTOCK: 1945–1970

After World War II, agricultural technology developed at a rapid pace and production yields increased dramatically as farms became increasingly specialized. Technological advances in cultivation techniques, soil conservation, and enrichment that began during the first half of the twentieth century came to fruition and higher yields could be attained on less acreage.

⁵³ "How to Get Soil Conservation Started in Your Community," *Tractor Farming* 28, no. 2 (1945). By 1962, 96 percent of United States farmland was within the limits of such districts.

⁵⁴ USDA, "A Condensed History of American Agriculture," [article online] available at <http://www.usda.gov/news/pubs/99arp/timeline.pdf>.

⁵⁵ "Growing a Nation: The Story of American Agriculture," [article online] available at http://www.agclassroom.org/textversion/gan/timeline/ag_edu.htm.

⁵⁶ USDA, *Early Development of Milk Marketing Plans*.

⁵⁷ University of Missouri Extension, "MU Extension History" [article online] available at <http://extension.missouri.edu/about/history.shtml#text>.

⁵⁸ "Growing a Nation: The Story of American Agriculture" [article online] available at http://www.agclassroom.org/textversion/gan/timeline/ag_edu.htm.

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Cass County experienced these trends. Corn continued to be a staple crop throughout the remainder of the twentieth century; however, by 1960, it took only one-half the acreage to produce total yields similar to those on record fifty years prior.⁵⁹ As cultivation technology improved yield per acre, Cass County wheat production levels rose steadily, both in terms of acres harvested and bushels produced. Prior to 1960, yields averaged 13 to 15 bushels per acre; after 1960, yields rose to an average 35 to 50 bushels per acre.⁶⁰ Soybeans did not comprise a significant amount of Cass County's crop production until its widespread introduction into the region after World War II. As a result, annual soybean production spiked between 1950 and 1960 — from 62,300 bushels to 434,800 bushels — and doubled again by 1975, after which production levels have remained well above 1.1 million bushels annually.⁶¹

Although approximately 40,000 to 50,000 acres in Cass County produced hay throughout the twentieth century, advances in farming technology allowed farmers to collect increased yields per acre and supported the growth of Cass County's livestock industry during the second half of the twentieth century.⁶² However, increased specialization during this period led to a dramatic decrease in the variety of livestock, with the raising of sheep, hogs, and milk cows dropping significantly.⁶³

In the dairy industry specifically, a steady increase in milk production levels per cow occurred throughout the twentieth century. In 1924, the average Missouri cow produced 3,250 pounds of milk annually; by 1964, that amount had doubled. It doubled again by 1992 and currently the average Missouri cow produces 16,026 pounds annually.⁶⁴ In Cass County, the population of milk cows generally stayed between 11,000 and 16,000 throughout most of the twentieth century; however, their percentage of the total cattle population decreased as beef cattle rose to dominate the livestock industry during the 1950s. By 1966, milk cows comprised less than 10 percent of Cass County's cattle population.⁶⁵ The vast majority of these were Holstein herds. At the time, the county extension agent identified two prominent Guernsey herd dairy farms in Cass County, one of which was the Watkins Family Farm.⁶⁶

⁵⁹ Missouri Agricultural Statistics Service [database online] available at <http://agebb.missouri.edu/mass/agrifact/index.htm>

⁶⁰ Ibid.

⁶¹ Ibid.

⁶² Missouri Agricultural Statistics Service [database online] available at <http://agebb.missouri.edu/mass/agrifact/index.htm>

⁶³ Ibid.

⁶⁴ USDA, "Quick Stats (Agricultural Statistics Data Base)" [database online] available at <http://www.nass.usda.gov>.

⁶⁵ Ibid.

⁶⁶ Gene Olson, interview by Kerry Davis, 12 September 2006, transcript, Sally Schwenk Associates, Inc., Kansas City, MO.

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Throughout the second half of the twentieth century, the university agricultural programs continued to be active and expanded greatly. Enrollment in agricultural educational coursework increased sharply with returning veterans taking advantage of the GI Bill. Extension services continued to incorporate new programs. In 1960, the University of Missouri expanded their services by combining their continuing education and cooperative extension programs.

With massive surplus production nationwide in the post-war era, the American agricultural industry became increasingly international in scope.⁶⁷ Growth in American agriculture continued steadily through the 1960s and into the 1970s until the farm crisis of the 1980s.

THE ARCHITECTURAL DEVELOPMENT OF FARMSTEADS: 1900–1965

During the first half of the twentieth century, farmsteads continued to define much of the landscape. Together, the farmhouse, its barns, outbuildings and structures, croplands, orchards and pastures composed the farmstead. Typical farmstead buildings included function-specific barns designed for housing particular species of animals including cows, sheep, and hogs, as well as specialized facilities such as dairy barns and ice houses, sheds for the storage of farm vehicles, feed storage buildings and structures such as granaries, corn cribs, and silos, and various small sheds and lean-tos. Farmers referred to their barns by their primary function rather than by their design and the description of “horse barn” or “hay barn” often referred to buildings of the same design but with different uses. A variety of fences divided the house, barn lot, and gardens into distinct work areas and separated the fields from pasture and the pasture into paddocks. The farmstead also included structures such as wells, cisterns, root cellars, cattle ramps, fuel storage tanks, and vehicle scales.

Prior to the twentieth century, farm buildings typically reflected traditional designs and past cultural associations. However, during the first years of the twentieth century, technological and mechanical advancements greatly affected the design and visual appearance of these property types. A distinct transition occurred with a shift away from traditional patterns of design and construction techniques and toward prefabricated, cheaper, more efficient construction techniques, materials, and design. Function became an increasingly important determinant of the plan and design of barns and outbuildings. Architectural influences and building types from the South, Northeast, and Europe, as well as nineteenth century adaptations originating in western Missouri were largely abandoned by the mid-twentieth century.

⁶⁷ USDA, “A Condensed History of American Agriculture” [article online] available at <http://www.usda.gov/news/pubs/99arp/timeline.pdf>.

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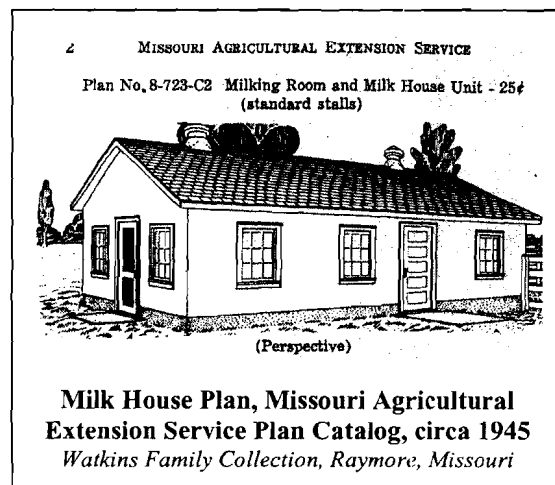
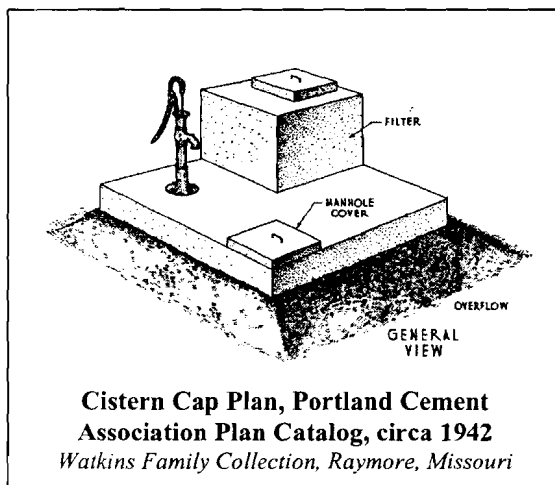
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**Watkins Family Farm Historic District
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CONSTRUCTION TECHNIQUES AND MATERIALS

The introduction of "balloon" or "plank" framing, which uses two-by-four or two-by-six framing members and nail construction, replaced the long tradition of timber framing for new agricultural buildings by the late nineteenth century.⁶⁸ These framing advances cut construction costs, and assembly did not require the same level of handcrafting and joinery skills. At the same time, the use of manufactured building components increased. Cheaper wire nails and milled lumber were readily available. Like houses, barns could be purchased through the mail from companies such as Gordon-Van Time, Loudon, and Sears and Roebuck. Catalogs included diagrams and illustrations of plans and framing systems for various barns and farm structures. After placing an order, all assembly materials could then be picked up by the farmer at the nearest railroad depot.

The widespread use of poured concrete for footings and slab foundations, as well as the popularity of concrete block after the invention of the cast iron block machine in 1900, took place during the first two decades of the twentieth century. To support the widespread use of these new materials, extensions services, as well as manufacturers and associations, such as the Portland Cement Association, distributed handbooks to farmers describing "modern" farm building construction techniques in detail.⁶⁹ Developments in wall materials and sheathings occurred, as well. Hollow clay tile, tongue-in-groove boards planed with bevels to mimic clapboards, asbestos cement shingles, asphalt shingles, and corrugated metal all became popular during the late 1920s and 1930s.⁷⁰



⁶⁸ Visser, 23.

⁶⁹ *Plans for Concrete Farm Buildings* (Chicago: Portland Cement Association, 1944).

⁷⁰ Visser, 33.

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FARM BUILDING DESIGN

During the early to mid-twentieth century, the design of barns and farm buildings changed significantly in direct relation to technological and scientific advancements. Efficiency and function increasingly drove farm building design during the first half of the twentieth century. Existing, nineteenth century barns were retrofitted or rebuilt to accommodate the new technologies. Often, new farm buildings incorporated elements of older farm buildings into their design. The increased availability of affordable construction materials and the widespread use of gasoline-powered farm machinery, combined with the efforts of the U.S. Department of Agriculture, the system of university agricultural extension offices, the chemical industry, and the equipment manufacturing industry, served to reshape America's farmsteads by the mid-twentieth century. As stated in *Popular Mechanics* in 1948:

The old barn is fast disappearing, and the nation's farms are in for a face-lifting. Agricultural experts hope to replace old-style barns with 5,000,000 gleaming buildings made of materials tailored to farm needs.⁷¹

Medical research at the turn of the twentieth century revealed that unsanitary barn conditions in the barn facilitated the spread of bovine tuberculosis from infected cows.⁷² As a result, many states and municipalities enforced design codes for milk handling facilities, including dairy barns, creameries, and milk processing plants. These codes often included such features as separate sanitary milk rooms, ceiling and wall coverings, improved lighting and ventilation, and floors that could be easily cleaned, such as concrete.⁷³

Federal, state, and regional agencies and associations promoted these changes by distributing bulletins to farmers that included suggestions for barn and farm building construction techniques and designs to maximize beneficial light, ventilation, efficiency, volume, and cost effectiveness. Often, detailed diagrams indicated exact measurements and materials. They also introduced and supported new structures and improvements, such as encouraging the use of silos, gasoline-powered engines, and reinforced concrete construction.

⁷¹ Visser, 58. From Clifford B. Hicks, "The Old Red Barn is Vanishing," *Popular Mechanics* (May 1948), 137.

⁷² Visser, 56.

⁷³ Visser, 57. From Frank C. Lewis, "Cow Barns," *Breeder's Gazette* (October 1930), 8.

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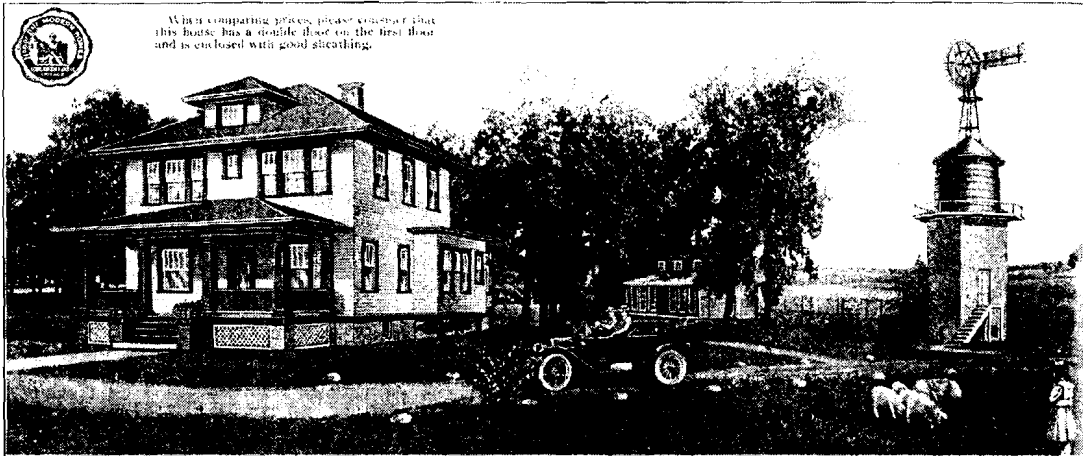
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**Watkins Family Farm Historic District
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The Farmhouse

During the early settlement period of Cass County, rural farmhouses were vernacular adaptations of traditional residential building styles or popular folk house forms familiar to the owner. For the most part, these houses reflected the building traditions and preferences of the settlers of what folk historian Howard Wright Marshall has defined as the "Little Dixie" area of Missouri. Marshall notes, "Little Dixie architecture spans the history of Anglo-American folk building in the South and lower Midwest."⁷⁴ By the early twentieth century, farm owners in Cass County began to erect residences in popular architectural styles, which from 1900 through the onset of World War II included modest homes in Late Nineteenth and Early Twentieth Century Revival styles or distinctly American Prairie School and Craftsman styles. Modest plan book stock designs constructed of pre-fabricated materials were also popular choices.

When comparing prices, please consider that this house has a double floor on the first floor and is enclosed with good sheathing.



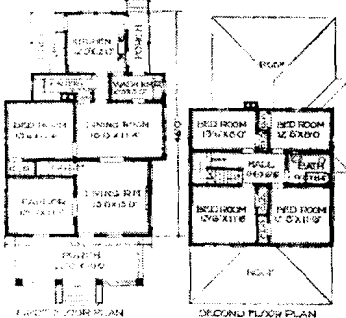
Honor Roll Modern Home No. C189

\$1,585.00

FIRST PRIZE DESIGN COUNTRY RESIDENCE

For \$1,585.00 we will furnish all of the material to build this big Nine-Room House, consisting of Lumber, Lath, Oriental Slate Surfaced Shingles, Mill Work, Ceiling, Siding, Flooring, Finishing Lumber, Console, China Closet, Building Paper, Pipe, Cutter, Sash Weights, Hardware and Painting Material. **NO EXTRAS**, as we guarantee enough material at the above price to build this house according to our plans.

Price does not include cement, brick or plaster.
First story inside floors, trim, doors, etc., furnished in clear red oak for \$98.00 extra.
For Our Offer of Free Plans See Page 6.
(DESCRIPTION CONTINUED ON OPPOSITE PAGE.)



SEARS, ROEBUCK AND CO., CHICAGO, ILLINOIS

Sears, Roebuck and Co. House Plan Catalog, circa 1915
Sears On-Line Archives Collection

⁷⁴ Marshall, 30. While Marshall defines the Little Dixie region as the eight counties north of the Missouri River in the eastern half of the state, he notes that the western board is not clearly definable and some believe that it extends along the Missouri River into the Kansas City metropolitan area.

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Because the first settlement of the area occurred in the 1870s, by the first decades of the twentieth century, many farm owners replaced their (by then) older nineteenth century farmhouse with a new residence that reflected the popular styles of the era. Today, the preponderance of historic farmhouses found in Cass County (such as the Allen-Watkins Residence [Resource Number 1]) and adjoining counties date to this period. After 1935, design changes in farm residences reflected the advent of electricity and indoor plumbing, as well as electrical innovation in appliances and greater attention to the mechanical aspects of housing. House design by this time reflected transitional styles such as the Minimal Traditional style, which was more a precursor for the styles of post-World War II suburban home design than a reflection of the more spacious houses of the 1900-1920s.

Early to Mid-Twentieth Century Barns

Although traditional multi-functional general-purpose barns continued to be common farmstead building types, farm buildings and barns were often designed for a specific function. Due in large part to wide-sweeping sanitation improvements, among function-specific barns, dairy barns experienced the greatest degree of change during the first half of the twentieth century.

The ground-level stable barn developed as a result of this transition.⁷⁵ This barn type features a relatively narrow-width gable front entrance plan with numerous windows along the sides under the eaves to allow for ample light and ventilation. The plan abandoned the traditional use of the wood stable floor with trap doors to sweep manure into the sub-grade floor. To ensure easy cleaning, the new at-grade floor was typically a concrete slab with steel pipe or wood stanchions aligned in rows to arrange the milk cows for milking and feeding. Elevated feed troughs ran in front of the cows and a recessed manure gutter ran along their hindquarters. The ceiling was relatively low (eight to nine feet) to conserve heat and a hayloft occupied the space above. A milk room or single-story milk house with finished walls and a pedestrian entrance was a typical extension to the main block of the barn. The milk room featured insulated cooler rooms or tanks and if the farm had access to electricity, it contained refrigeration units and, sometimes, pasteurization equipment. The Watkins Farm Dairy Barn (Resource Number 17) exemplifies this type of barn.

While the gable roof remained popular, builders frequently adapted the traditional balloon-frame gambrel roof into the ground-level stable due to its greater volume for storage. The design did not require cross beams that would inhibit the moving of hay, and it encouraged greater ventilation.⁷⁶ Additionally, the roof construction incorporated lightweight, standard, machine sawn framing members and simple nail construction. Whatever the roof form, a track was often affixed to the underside of the ridge that held a

⁷⁵ Visser, 98.

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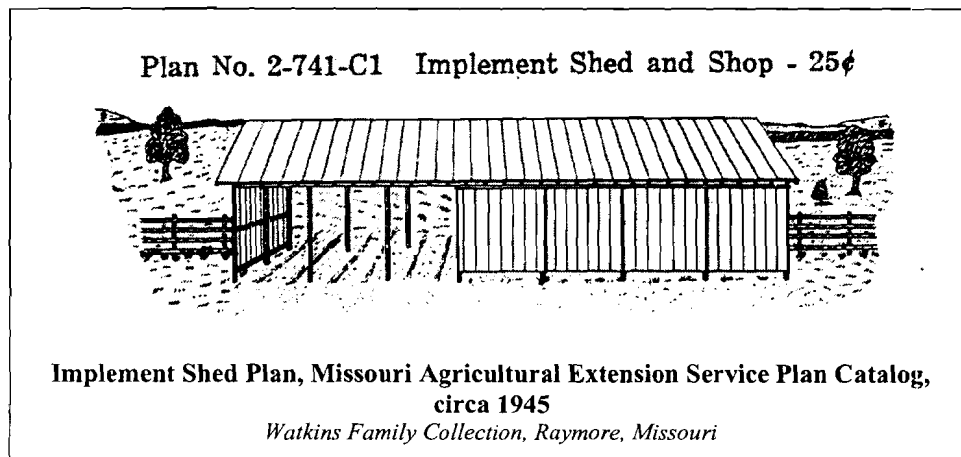
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hayfork to facilitate the loading of hay from wagons into the loft, like the type found in the Williamson Farmstead barn (Resource Number 34).

The shift to the storage of feed in silos, particularly the advent of improved reinforced silos built for grass silage in the 1930s, reduced the need for large areas of storage for hay in barn lofts. In addition, the development of free-stall dairy barns during the mid-twentieth century eliminated the need for rows of stanchions. As a result, many barns built during the late 1940s and 1950s were large, shallow-pitched, truss-roofed structures without haylofts. They typically had a concrete floor, corrugated metal walls, a milking parlor to accommodate two to six cows at a time, and open access to a yard or a covered feeding area.⁷⁷ The changes in hay baling that allowed farmers to leave large round bales outside, eliminated entirely the need for hay lofts and, by the 1970s, most ground-level stable barns and free-stall dairy barns had no hay lofts.⁷⁸ The silo (Resource Number 8) and hay barn (Resource Number 9) on the Watkins Farmstead reflect these developments.

Early to Mid-Century Special-Purpose Buildings and Structures

During the mid-twentieth century, one-story pole barns and sheds began to appear as livestock and farm equipment shelters. These structures were significantly less expensive to build than a truss-frame building and they did not require a foundation or sills. Vertical posts set directly into the ground or on concrete pilings formed the main framing members. The floor was either packed dirt or a poured concrete slab and either wood plank or metal siding attached directly to the framing poles. The shallow end-gable roof typically had a wide, asymmetrical pitch and was open along much or most of the eaves side.



⁷⁶ Washburn, 135.

⁷⁷ Visser, 102.

⁷⁸ Visser, 101-102.

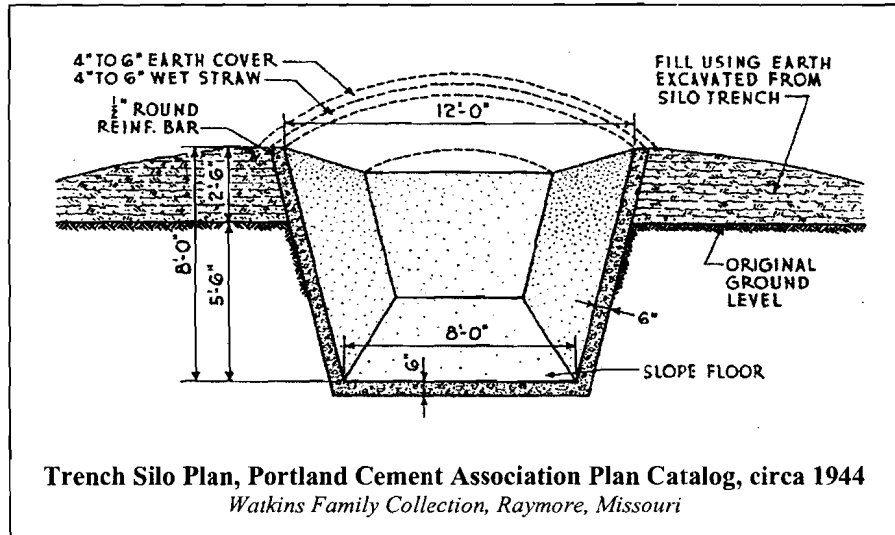
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The vertical wood silo first appeared during the late nineteenth century. During this period, farmers also engaged in storing animal feed in underground storage in pasture areas and in barns. At the turn of the century, the round concrete silo began to replace corn cribs as the preferred method of storage for cattle feed, and the hollow clay tile silo,



which appeared in the 1920s, lead to the widespread adoption of silage as a superior feed source. By the 1940s, trench silos (also known as pit or bunker silos) lined with poured concrete gained popularity for their ease of drive up access and low construction cost. The Watkins constructed two such trench silos during the 1950s.⁷⁹ During the 1950s and 1960s, enameled steel and corrugated metal became the dominant materials for silo construction.

Among the most common farmstead structures is the privy, an example of which is Resource Number 19 in the Watkins Family Farm Historic District. Prior to the introduction of indoor plumbing, which was not common in rural Cass County until the 1920s and 1930s, the outhouse was an integral part of the farmstead. These small buildings typically feature a gable or shed roof, a single door, and small windows or vents.

The root cellar was another common farmstead structure, typically located adjacent to the farmhouse. Root cellars provided cool storage below the frost line for vegetables, fruits, and canned goods. Most had plastered masonry or concrete lined walls and floors and often featured a small wood structure that sheltered the stairway and included an entrance door. The historic root cellar on the Williamson Farmstead (Resource Number 28) features each of these character-defining elements.

Almost every farm had a chicken coop. These low one-story buildings typically had a shed roof and a band of windows on the south elevation to provide ample light and ventilation. Additionally,

⁷⁹ These silos now serve as foundations for Resource Numbers 6 and 10.

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springhouses, wells, and cisterns provided the water supply. Hand pumps, and later electric water pumps, brought the water to the surface. The Watkins Farm Historic District includes representations of each of these types of resources (Resource Numbers 4, 18, 23, 29, and 30).

Reuse of Materials

While the barns and farmstead buildings erected during the late nineteenth century and early twentieth century often reflected the advent of standardized construction systems, mass-produced building materials, and mail-order prefabrication; changes in the design, materials, and construction techniques of farm buildings evolved incrementally. Individual farmers applied and utilized new methods over extended periods of time, often adapting them to older traditions. Farmers often integrated both new and old systems into their structures.

Most changes that occurred on existing farmsteads occurred when farmers expanded or diversified their operations and the need for functional alterations to existing older buildings and structures arose. In addition to the construction of state-of-the-art buildings and structures, it was not uncommon for farm owners to significantly alter buildings to fit a new need, dismantling sections or entire buildings and reusing the materials for new construction. In the interest of reusing expensive building materials and keeping labor costs down, farmers often reworked their buildings themselves, creating their own unique adaptation of the latest features promulgated by the local extension service bulletin or recreating traditional forms. As a result, barn and farm building design and materials often reflect unique adaptations specific to the individual farmstead. The Watkins Farm buildings are excellent examples of this practical reuse of materials to create an up-to-date yet economical farming operation.

HISTORY OF THE WATKINS FAMILY FARM

RAYMORE TOWNSHIP

The Watkins Family Historic District is located in Raymore Township in the center of the northern tier of townships in Cass County. Described as a "veritable garden,"⁸⁰ Raymore Township is composed of generally level, high prairie, and is exceedingly fertile and known as one of the best agricultural districts in Cass County. However, due to its lack of water courses and timber relative to the rest of Cass County, its settlement was, in large part, delayed until after the Civil War.

⁸⁰ Raymore, (Cass County) *Missouri Centennial: 1872-1972* (Clinton, MO: The Printery, 1972), 5. *History of Cass and Bates Counties, Missouri* (St. Joseph, Missouri: National Historical Company, 1883), 265.

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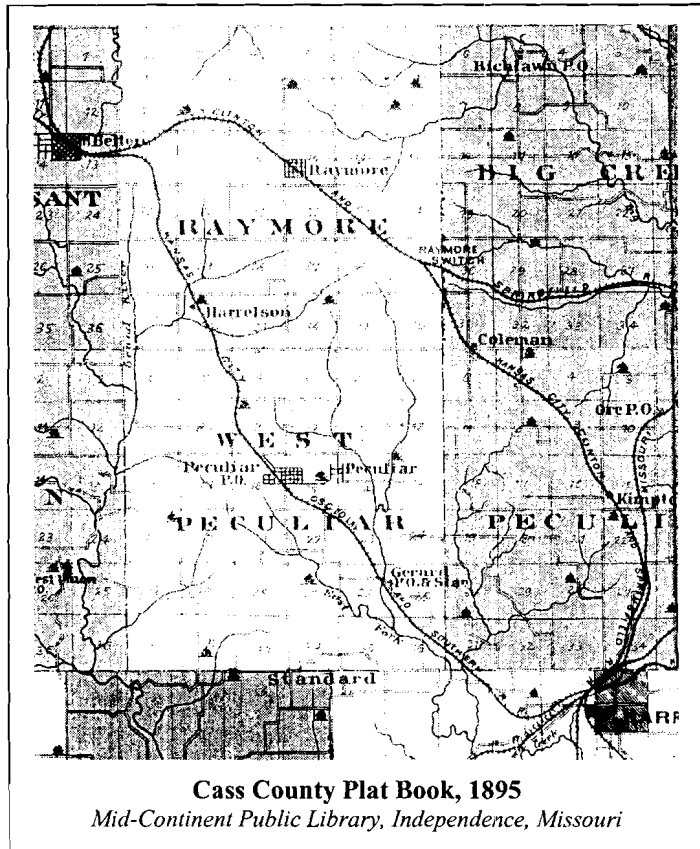
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**Watkins Family Farm Historic District
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The town of Raymore formed in 1874 adjacent to the Pleasant Hill & Lawrence Railroad tracks.⁸¹ This rail connection linked Raymore with markets in Kansas City to the north, Harrisonville to the southeast, and as far south as Springfield, Missouri and beyond. Raymore became a local market center for the surrounding rural farmers and, by 1881, the town boasted a grain elevator, two churches, a post office, a school, two physicians, and the following commercial establishments: milliner, furniture, blacksmith, drug store, shoemaker, general store, lumber dealer, and a hardware and farm implement dealer.⁸²

By 1895, Raymore Township had two railroad depots — one for the Kansas City, Clinton and Springfield Railroad at the town of Raymore and one for the Kansas City, Osceola and Southern Railroad⁸³ at Harrelson Station, which was located in the southwest corner of the township. However, Belton, Peculiar, and the well-established community of Pleasant Hill also served as rural railroad market centers competing for business of farmers in northern Cass County. The proximity of Kansas City as a national rail hub, and the multiple rail lines that serviced Pleasant Hill and Harrisonville, limited the expansion of Raymore and other smaller rural trade centers. At the turn of the twentieth century, Raymore claimed only 968 residents, one of the least populous townships in Cass County. It remained as such through the first half of the twentieth century until suburbanization of the Kansas City metropolitan area reached Cass County. In the early 1980s, the population surpassed 7,000, making Raymore one of the three most populous townships in the county.⁸⁴



⁸¹ Later known as the Kansas City, Clinton & Springfield Railroad. Late twentieth century maps show it as the Frisco "High Line."

⁸² *History of Cass and Bates Counties, Missouri*, 265.

⁸³ The Kansas City, Osceola and Southern Railroad later became the St. Louis and San Francisco Railroad.

⁸⁴ Missouri Agricultural Statistics Service [database online] available at <http://agebb.missouri.edu/mass/agrifact/cass/pop.htm>.

Watkins Family Farm Historic District
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Cass County, Missouri between 1900 and circa 1910. During this period, his eldest son, Gene, managed the farming operations at the site in Raymore, while the rest of the Allen family — Allen's wife Neelie (circa 1859-circa 1915) and their children, Anne, Rita, and Harold — remained in Illinois. At this time, Allen raised oats, timothy grass, and corn. He also established a garden and fence lines and used pre-existing farm buildings from earlier, nineteenth century residents of the site. After 1910, Allen began his first major building program with the construction of a general-purpose barn, various sheds and agricultural outbuildings, and a windmill. In addition, he ordered a kit home from Sears and Roebuck Company and, during the summer of 1913.

⁸⁶ The wagon road reportedly stopped at the spring located in the northeastern section of the District, then traveled southwest along the north side of Dam and Pond #40, and onward out of the District across the northern half of the western boundary line.


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Allen constructed Sears Model #227, "The Castleton," on the site of an earlier nineteenth century hall-and-parlor residence. Allen picked up the kit at the Raymore railroad depot and brought it to the farm by wagon. The new home was a Prairie School style American four square plan house (Allen-Watkins Residence Resource Number 1), a popular style and design for farmsteads at the time. According to local historians, the Allen-Watkins residence was the first of only three Sears and Roebuck kit homes identified in Cass County.⁸⁷ Furthermore, all of the original documentation, including original catalogue, materials shipping list, and family correspondence documenting the construction, are intact making the mail-order house one of the best documented in the region.



The CASTLETON
No. 227 Not Cut or Fitted.

Honor Price \$1,989⁰⁰

At the price quoted we will furnish all the material to build this eight-room house. Price does not include cement, brick or plaster.

First Floor Four nicely arranged rooms on this floor, well lighted, and with plenty of room for furniture.

Second Floor Four bedrooms, bathroom and linen closet on this floor.

Height of Ceilings The basement has concrete floor and is 7 feet from floor to joists. The first floor is 9 feet from floor to ceiling; second floor, 8 feet 6 inches from floor to ceiling.

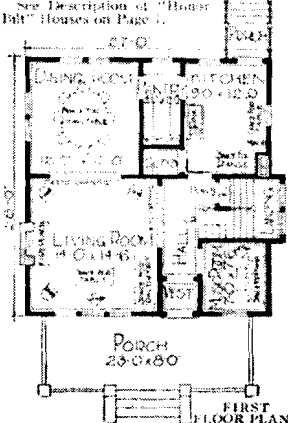
We furnish our best "Quality Guaranteed" mill work, shown on pages 118 and 119. Interior doors are five-cross panel, with trim and flooring to match, all yellow pine, in beautiful grain and color.

Paint for three coats outside, your choice of color. Varnish and wood filler for interior finish. Chicago Design hardware, see page 120.

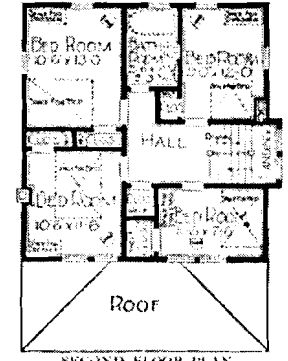
Built on a concrete block foundation, excavated under the entire house.

Our Guarantee Protects You—Order Your House From This Book. Price Includes Plans and Specifications. For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see page 115.

See Description of "Honor Plan" Houses on Page 11.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

OPTIONS

Wood Siding on second story, \$70.00 extra.
Sheet Plaster and Plaster Finish to take the place of wood lath, \$135.00 extra. See page 114.
Oriental Asphalt Shingles, instead of wood shingles, \$22.00 extra.
Fire-Proof Shingle Roll Roofing, Red or Sea Green in color, instead of wood shingles, \$4.00 less.
Floors, Trim, Doors, etc., for living room, dining room, hall, den and stairs, furnished in clear red oak for \$142.00 extra.
Clear Maple Flooring furnished for kitchen, pantry and bathroom, instead of yellow pine, no extra charge.
Storm Doors and Windows, \$88.00 extra.
Screen Doors and Windows, black wire, \$60.00 extra; galvanized wire, \$63.00 extra.
If Mantel is not wanted, \$53.00 less.
Should be built on a lot about 35 feet wide.

Sears Home Model #227, "The Castleton."
Watkins Family Collection, Raymore, Missouri

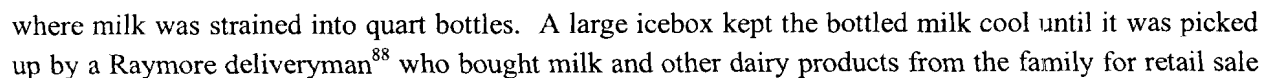
⁸⁷ Cass County Historical Society, Inc., *Interview with Charles W. and Mary Jane Watkins, and Stacy Wilson.* (Harrisonville, MO: Cass County Historical Society, Inc., 2005).

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During this time, Rita (1895-1996) and Charles F. Watkins (1891-1973) raised a growing family on the farm. By 1922, they had four children under the age of six: George, Nellie, Rita, and Charles W. Rita's

In 1923, with the purchase of three, registered Guernsey bred heifers from Phil L. Toll of Greenwood, Missouri, the Allen-Watkins family expanded their farming operation to include dairy production. The family steadily established a quality milking herd and their operation, which they named Lakeland Farm, shipped milk, butter, cottage cheese, and ice cream into Kansas City. The family bottled the milk on the farm, with the basement of the main house (Allen-Watkins Residence Resource Number 1) serving as the bottling area



⁸⁸ A Mr. Trog from the Raymore/Belton area delivered their milk during this time.

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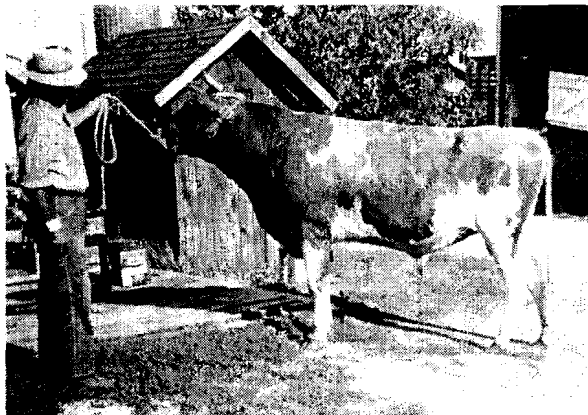
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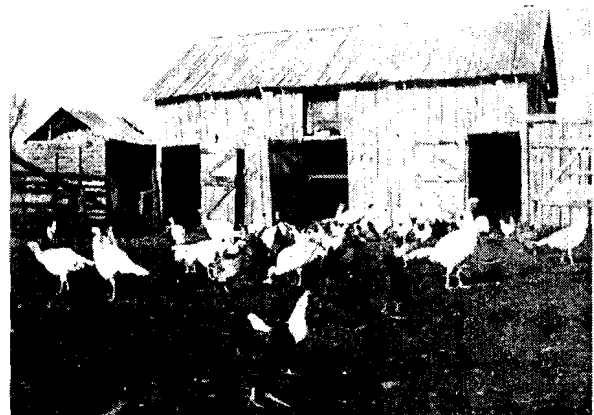
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at the Waldo farmers' market in Kansas City,⁸⁹ as well as to a few residential customers. The leftover milk was put through the cream separator, the hogs received the sour milk, and Galva Creamery of Kansas City bought the cream in five-gallon cans that Charles F. Watkins shipped via railroad from Raymore.

Unlike many neighboring farms in the region, the Watkins Farm withstood the drought and depression years of the 1920s and 1930s and, during this time, several significant infrastructure developments occurred on the farm. In 1925, George Allen and Charles F. Watkins salvaged the wood forms used to pave nearby Highway 71 and used them for the construction of a new hog house (Calf Barn Resource Number 15). Electricity arrived the following year and, in 1934, the family constructed two wells to provide water to the main house, at which time they installed a hand pump in the kitchen and another in the upstairs bathroom. In 1936, the family updated the exterior appearance of the main house with the installation of new asbestos shingles and motorized the water pumps that brought water into the house.



Charles F. Watkins with Guernsey Bull, circa 1940
(Note: Wagon Scales [Resource Number 22] and
Oil Shed [Resource Number 21] in the background)
Watkins Family Collection, Raymore, Missouri



Barnyard, circa 1915
(Note: these c.1900-c.1915 farm buildings were
dismantled and used to construct existing buildings)
Watkins Family Collection, Raymore, Missouri

In addition to the dairy, the family also raised cattle, hogs, chickens, turkey, and grains for market. In 1930, they purchased their first tractor and, in 1935, they purchased the first combine in the area and continued their previous thrashing route with the new equipment. They shipped their surplus livestock to livestock sales commissioners at the Kansas City Livestock Exchange and sold their grain to dealers and commodity brokers at the Kansas City Board of Trade. Before it left the farmstead, grain was weighed on

⁸⁹ The Waldo area of Kansas City is in the vicinity of 75th and Wornall Streets.

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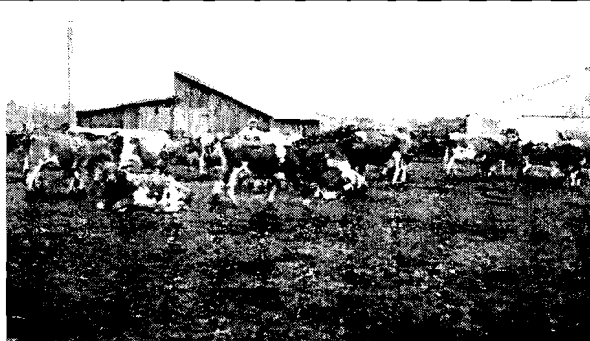
**NATIONAL REGISTER OF HISTORIC PLACES
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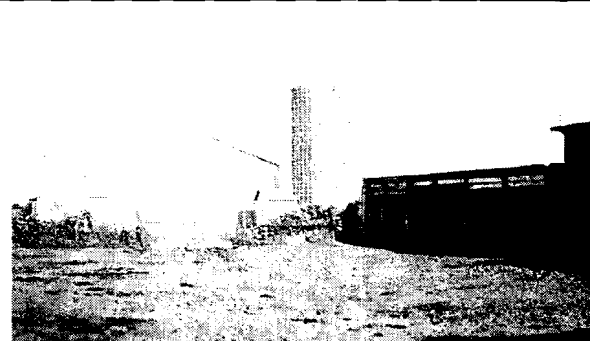
**Watkins Family Farm Historic District
Cass County, Missouri**

wagon scales (Resource Number 22) that were installed around 1925. They shipped these products on the St. Louis and San Francisco railroad line that ran through Belton, only five-and-a-half miles to the northwest of the Watkins Farm. Charles F. Watkins phoned the Belton depot to request empty cars be delivered to the Harrelson station stockyards, a more convenient loading location less than two miles due west of the farm.⁹⁰ The family sold eggs to Colonial Poultry Farms in Pleasant Hill and Zollicker Hatchery in Harrisonville, shipping them via train. What products the family required from town — lumber, feed, fuel oil, and groceries — they purchased in the nearby towns of Peculiar and Raymore.

By 1930, both George Allen, Senior and Neelie had passed away. From this point forward, Charles F. and his son Charles W. Watkins handled the general farming and dairy operations. In 1937, the Watkins constructed their first milk house (Oil Shed Resource Number 21) and began selling their milk in ten-gallon cans to Forrest Dairy of Kansas City.⁹¹ They hired a local deliveryman⁹² to haul the raw milk to the processing facility for pasteurization, bottling, and commercial distribution. The sale of milk by the Watkins Lakeland Farm dairy operation grew to the extent that they ceased commercial production of butter, cream, and cottage cheese on a daily basis, instead selling only on weekends to the Spring Valley and American Butter companies.



**Circa 1925 Calf Barn (Resource Number 25) and
1947 Hay Barn (Resource Number 9)**
Watkins Family Collection, Raymore, Missouri



**1947 Hay Barn (Resource Number 9), 1938 Silo
(Resource Number 8), and 1949 Feeding Shed
(Resource Number 7)**
Watkins Family Collection, Raymore, Missouri

As a producer of milk sold in Kansas City, the Watkins Lakeland Farm had to comply with the City's health regulations, which required the construction of an outhouse (Resource Number 19) and a clean water supply, which was tested regularly. From 1937 to 1966, the Kansas City Health Department accepted every quart of milk produced by the Watkins. As their operation grew, the Watkins constructed

⁹⁰ This station stop no longer exists. It was just east of present day Highway 71 at 195th Street.

⁹¹ Later known as Country Club Dairy.

⁹² Kurt Sneed of Peculiar, MO delivered their milk during this time.

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**Watkins Family Farm Historic District
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a larger milk house (Milk Strainer House Resource Number 3) with ample space to complete the straining and canning. In 1938, they constructed a hollow tile silo (Resource Number 8) to accommodate larger quantities of silage for their growing cattle and milking herd.

During the 1940s and 1950s, the landscape of the Watkins Family Farm changed dramatically. Charles F. and Rita's children were of an age to contribute significantly to the farm operations and the Watkins became increasingly involved with the University of Missouri Agricultural Extension Service. From 1942 to 1949, Charles F. and his son, Charles W., constructed four significant buildings — the Machine Shed (Resource Number 20); the Spring Pump House (Resource Number 12); the Hay Barn (Resource Number 9); and the Feeding Shed (Resource Number 7). They improved upon the design of the older buildings by incorporating new construction techniques and interior spatial arrangements popular at the time and they used materials salvaged from the disassembly of older, pre-existing buildings as well as newly available materials such as concrete block and corrugated metal.

These expansions allowed the family to develop a high-quality herd of more than eighty head. To advance his exposure to cutting-edge breeding, milking science, and dairy technology, Charles F. was a charter member of the Dairy Herd Improvement Association, the American Guernsey Cattle Club, the Missouri Guernsey Breeders' Association, and the Association of American Dairies. The Watkins dairy operation included advanced breeding techniques with herd sires and, eventually, the Watkins herd included prize-winning Guernseys ranked in the top of their class in Missouri. The family took the best



**C. W. and Mary Jane Watkins, 1949 American Royal,
Kansas City, Missouri**

Watkins Family Collection, Raymore, Missouri

stock to numerous cattle judging competitions, and they filled a showcase with awards and ribbons from the American Royal, the Missouri State Fair, the Illinois State Fair, the Ozark Empire Fair, and numerous county fairs and district fairs.

The Watkins Family was among the first to join the University of Missouri Agricultural Extension Service's Balanced Farming Association, which

had a significant influence on their development of a system of farm management specifically suited to their land and livestock resources. In addition to gaining access to modern scientific dairy techniques, Watkins' intimate involvement with the Extension Service led to numerous demonstration projects on the Watkins Farm. It served as a demonstration farm for the University of Missouri Agricultural Extension

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office, which organized demonstration events, such as Cass County Dairy Improvement Days, hosted by established dairy farmers such as the Watkins. Perhaps the most significant of these was the 1944 Terrace and Waterway demonstration on the Watkins Farm that resulted in the construction of the first terrace and waterway in Cass County (Terrace and Waterway Field Resource Number 46).

Mid-Twentieth Century Farming Operation

During the mid-1940s, Charles W. married Mary Jane Aldrige who joined him and his parents Charles F. and Rita in working the farm. The Watkins continued the development of their herd, the farmstead infrastructure, and their involvement in local, regional, statewide, and national dairy and agricultural organizations. The manipulation of the landscape was significant, and the Watkins purchased the proper equipment to continue constructing terraces and waterways, as well as dams and ponds throughout the property to further prevent erosion and gullies that impeded crop cultivation.



Dairy Barn (Resource Number 17) and Garage House (Resource Number 2), circa 1970
Watkins Family Collection, Raymore, Missouri



Garage House (Resource Number 2), circa 1952
Watkins Family Collection, Raymore, Missouri



Circa 1912 Barn
(Note: dismantled and materials incorporated into mid-twentieth century buildings)
Watkins Family Collection, Raymore, Missouri

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During the 1950s, the family constructed two trench silos and two corn bins for additional feed storage and replaced the original hedgerows with new steel post and barbed wire fences. Charles W. attended terrace-building courses in Columbia, Missouri at the bequest of their county extension agent. Charles Senior and Charles W. dismantled the outdated circa 1912 barn and used the salvageable materials in the construction of a new Dairy Barn (Resource Number 17); Cow Holding Pen (Resource Number 16); and the Garage House (Resource Number 2), which was to serve as a residence for Charles W. and Mary Jane for the next twenty-seven years.

In 1951, the Watkins expanded their farm with the acquisition of the neighboring Williamson Farmstead, adding an approximately 40-acre tract abutting the Watkins Farm in the southeast corner of Section 28. The acquisition included the original nineteenth century farmstead site that contained a residence and two large barns (Williamson Residence Resource Number 27, and Barns Resource Numbers 31 and 34).

John G. Williamson (1847-1923) initially settled the Williamson Farmstead in 1871. A Kentuckian and Civil War Confederate veteran who previously lived in Pleasant Hill, Missouri for a short time, he established the farm shortly after his marriage to Mattie A. Copeland of Cass County. In the 1880s, his farm consisted of 120 fenced acres with cultivated crops, an orchard, and the existing residence.⁹³ His land occupied the southeast corner of Section 28 and the northeast corner of Section 33. He resided on the farm until 1902 when he was appointed postmaster of Raymore, moved into town, and rented the residence. Upon his death, the farmstead passed through several owners until the Watkins family acquired it.

The Watkins had used the Williamson barns for hay storage and the surrounding land for hog pasture and crops for at least a decade prior to acquisition. After acquisition, they modified the barns to fit their needs — removing stalls and installing doors and a dehorning stanchion — and rented the residence to supplement the farm income.

The Watkins Lakeland Farm dairy operation continued to grow after World War II. During the 1950s, they advertised the merits of their breeding stock, as well as production cows, bull calves, and heifers for sale in the Missouri Guernsey Breeders Association Directory.⁹⁴ The herd grew to ninety-six head at its peak during this time and consistently appeared on the Purebred Dairy Association National Honor Roll for record milk production and, in 1965, two cows in the Watkins' Guernsey herd were ranked in the top

⁹³ *History of Cass and Bates Counties, Missouri*, 573.

⁹⁴ Missouri Guernsey Breeders' Association, "Directory of Missouri Guernseys 1957" (Columbia, MO: Missouri Guernsey Breeders' Association, 1957).

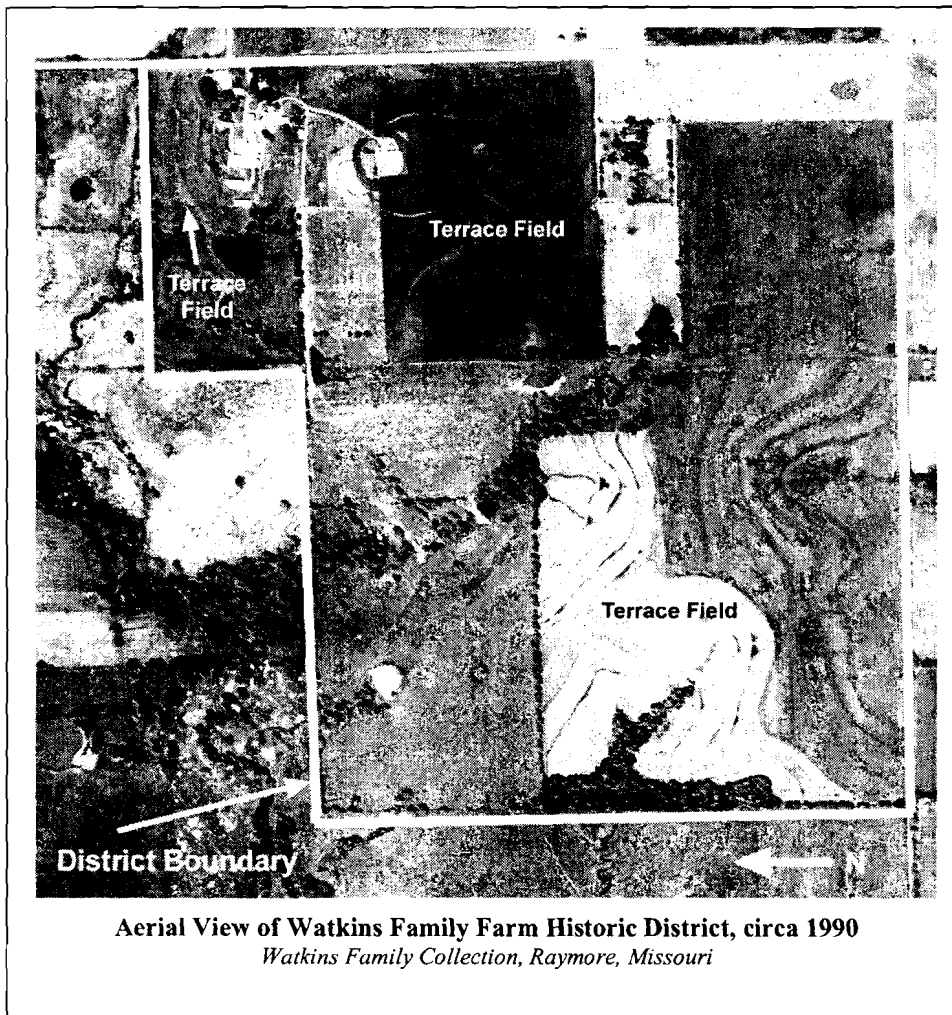
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**Watkins Family Farm Historic District
Cass County, Missouri**

seven statewide by the American Guernsey Cattle Club based in Peterborough, New Hampshire.⁹⁵ The Watkins successfully improved their herd's average annual production by 35 percent between the 1930s and 1959, when they averaged 9,577 pounds of milk and 474 pounds of butterfat per year.⁹⁶ The extension agent for Cass County reported that the Watkins Family Farm was one of the best Guernsey herds in the region.⁹⁷



Although the dairy expanded, Charles F. divested outlying parcels of land through this period, paring his farmland holdings down to 380 acres during the late 1950s. On this land, the Watkins produced all the roughage required for their Guernsey herd, which included about fifty milking cows at any one time. At this time, they harvested approximately 1,000 bushels of oats, 3,000 bushels of corn, 8,500 bales of alfalfa hay, and 650 tons of silage annually.⁹⁸

⁹⁵ American Guernsey Cattle Club, "1965 Production Leaders" (Peterborough, NH: American Guernsey Cattle Club, 1965).

⁹⁶ "A Guernsey Breeder For 42 Years," *Guernsey Breeders' Journal* (23 October 1965) : 568.

⁹⁷ Gene Olson, interview by Kerry Davis, 12 September 2006.

⁹⁸ "A Guernsey Breeder For 42 Years," 568.

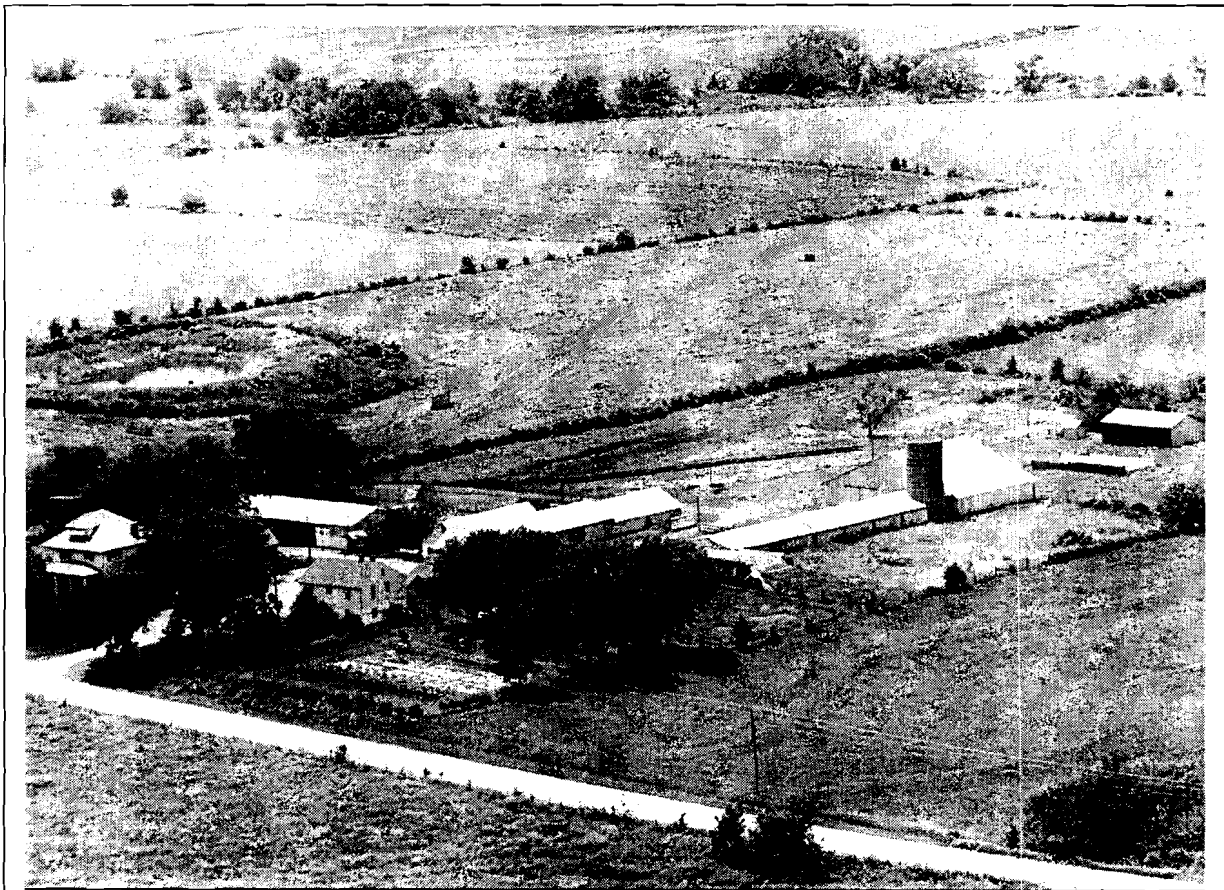
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After forty-three years of dairying, in August 1966 the Watkins discontinued their dairy operation and dispersed of their Guernsey herd and all equipment by auction. The dispersal included ninety head – two bulls, forty-one Cows, twenty bred heifers, and twenty-seven open heifers – as well as the 550-gallon bulk milk tank, and a pipe line milker. Upon dispersal, Charles W. and Mary Jane continued farming; however, they shifted their focus to Hereford beef cattle and hay crops. The extensive dairy-specific buildings no longer served their designed use and the major construction and expansion era of the farm was over.



Aerial View of the Watkins Family Farmstead, circa 1964
Watkins Family Collection, Raymore, Missouri

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**Watkins Family Farm Historic District
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Late Twentieth Century Farming Operation

After the discontinuance of the dairy, Charles and Mary Jane continued working closely with the University of Missouri Extension Service, hosting 4-H and livestock judging events and growing experimental seed plots, including "Missouri 13 Corn" and "Missouri 205 Oats." They maintained a large herd of more than 250 head of Hereford beef cattle and worked with seed research company Northrup King growing experimental Thor alfalfa during the 1970s. During the 1960s and 1970s, they constructed two hay barns (Resource Numbers 6 and 10) and an automobile garage building (Resource Number 33) for the Williamson Residence (Resource Number 27), which they continued to rent for added income.

The farm finally received city water in 1973. A few years later, Charles and Mary Jane constructed a new Ranch style house (Resource Number 26) to serve as a more comfortable residence after living in the upstairs apartment of the Garage House (Resource Number 2) since 1951. Upon the death of Charles Senior, the farmland was divided among the siblings, and much of the farmland was eventually sold to people outside the family. Charles W. Watkins and his nephews continue to own the last remaining contiguous portion of the original farm, which totals 220 acres.

In 1985, the University of Missouri School of Agriculture posthumously recognized Charles F. Watkins with the Pioneer Award for his contribution to the development of the dairy industry in Missouri, and inducted both Charles F. and Rita Watkins into their Dairy Hall of Honors.

Charles and Mary Jane continue to work the farm today. They lease the pasture for beef cattle grazing, they harvest and bale hay from their terraced fields, and they rent both the Allen-Watkins Residence (Resource Number 1) and the Williamson Residence (Resource Number 27) to add the farm income. In 2000, the Watkins Family Farm became the first Missouri Century Farm designated in Cass County.

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**Watkins Family Farm Historic District
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GEOGRAPHIC DATA

UTM REFERENCES (Continued)

- 5. 15/373270/4291806
- 6. 15/372269/4291867

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**Watkins Family Farm Historic District
Cass County, Missouri**

PHOTOGRAPHIC DOCUMENTATION

Photographer:

Brad Finch
F-Stop Photography
Kansas City, Missouri

Date of Photographs:

September 2006

Location of Digital Photographs on CD-ROM: Missouri State Historic Preservation Office
Jefferson City, Missouri

Photograph Number	Resource Number	Description and Resource Number	Camera View
1.	1	Allen-Watkins Residence, East Elevation	W
2.	1	Allen-Watkins Residence, North Elevation	S
3.	1	Allen-Watkins Residence, Interior Second-Story Hall	SE
4.	1	Allen-Watkins Residence, Interior Staircase	SE
5.	2, 3	Garage House, South Elevation; Milk Strainer House	N
6.	3	Milk Strainer House, South Elevation	N
7.	6-9	Right to Left: Barn (#6); Feeding Shed (#7); Silo (#8); Hay Barn (#9)	W
8.	8	Silo	N
9.	9-12	Right to Left: Hay Barn (#9); Barn (#10); Combine Shed (#11); Spring Pump House (#12)	NW
10.	9	Hay Barn, West Elevation	NE
11.	12	Spring Pump House, South Elevation	NW
12.	13, 14	Corn Bins	NE
13.	15-17	Left to Right: Calf Barn (#15), Cow Holding Pen (#16), Dairy Barn (#17)	NE
14.	17, 17a	Dairy Barn, East and North Elevations; Cattle Loading Ramp	SW
15.	17	Dairy Barn, Interior Milking Parlor	NW
16.	18, 18a	Chicken Coop, East And North Elevations; Hay Rack	W

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CONTINUATION SHEET**Section Photographic Documentation Page 67**Watkins Family Farm Historic District
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Photograph Number	Resource Number	Description and Resource Number	Camera View
17.	19	Outhouse, North and West Elevations	SE
18.	20	Machine Shed and Shop, East Elevation	NW
19.	21, 21a	Oil Shed, West Elevation; Chicken Coop Foundation	E
20.	22	Wagon Scale, Foundation Remains	S
21.	23	Well and Pump	SE
22.	24	Machine Shed, East and South Elevations	W
23.	24	Machine Shed, Interior; Framing and Wall Detail	NW
24.	24a, 24b	Self Feeders	NW
25.	25	Barn	NW
26.	26	C. W. Watkins Residence, East Elevation	W
27.	27	Williamson Residence, East Elevation	W
28.	27	Williamson Residence, East and North Elevations	SW
29.	28	Root Cellar	SE
30.	32	Chicken Coop, South and East Elevations	W
31.	31	Barn, North and West Elevations	SE
32.	31	Barn, Interior View	S
33.	33	Garage, East and North Elevations	SW
34.	34	Barn, North and East Elevations	SW
35.	34	Barn, Interior View	SE
36.	49	Hedge Post Fence	SE
37.	N/A	Hay Field, View Toward Pond and Dam (#42)	NW
38.	47	Terrace and Waterway Field	NE
39.	N/A	View from Southeast Corner of District	N
40.	46	Terrace and Waterway Field, View of Waterway Along South Edge of Property	E
41.	35, 46	Non-Historic Residence (#35); Terrace and Waterway Field (#46)	N
42.	35	Non-Historic Residence, South Elevation	N

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Photograph Number	Resource Number	Description and Resource Number	Camera View
43.	46	Terrace and Waterway Field	E
44.	N/A	Tree-Lined Fence Row	W
45.	40	View Across Field to Dam and Pond (#40)	NE
46.	40	Dam and Pond	NE
47.	39	Dam and Pond	SE
48.	N/A	View Across Pasture to Rear of Watkins Farmstead	E

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**WATKINS FAMILY FARM HISTORIC DISTRICT
BOUNDARY AND PHOTOGRAPH LOCATION MAP**



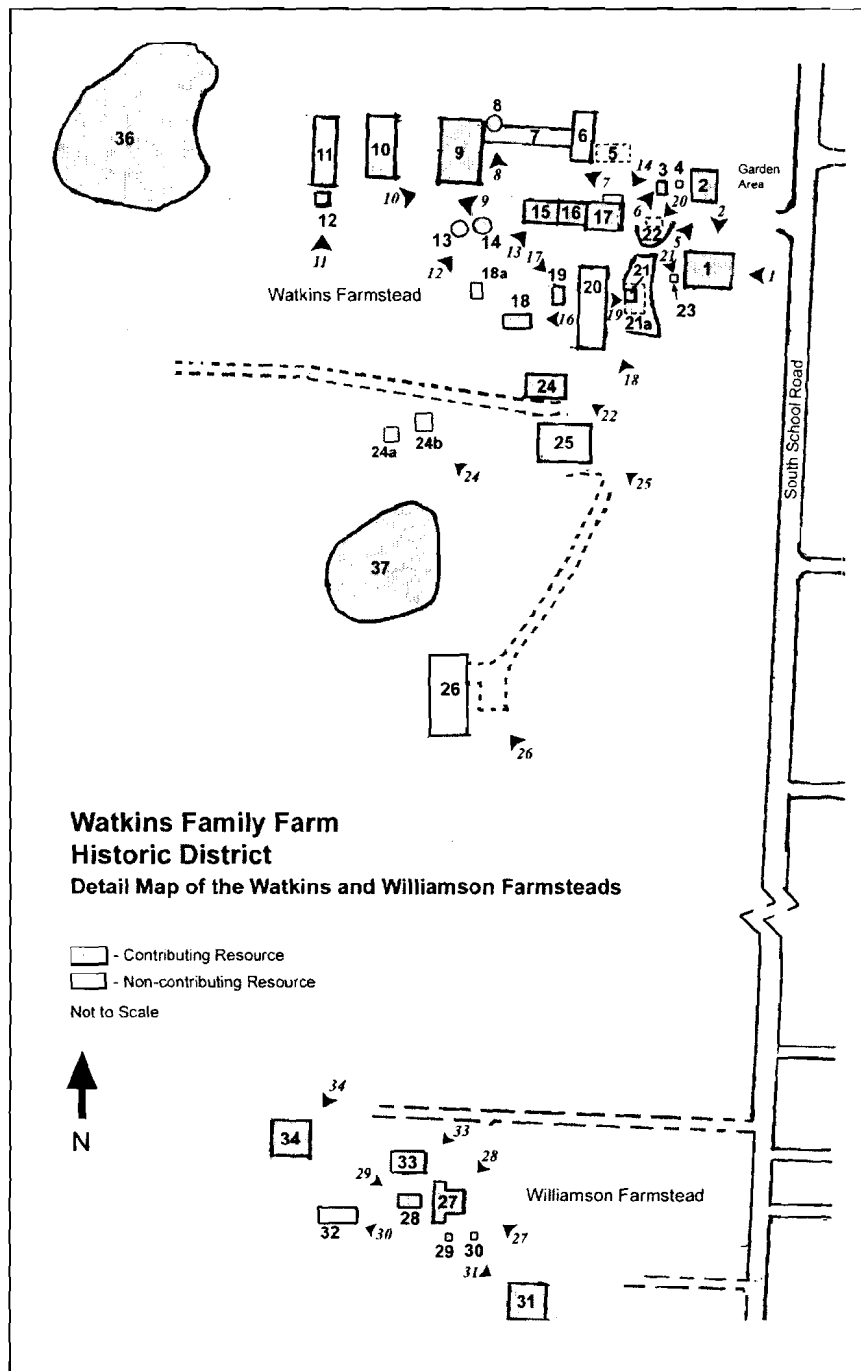
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**Watkins Family Farm Historic District
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**WATKINS AND WILLIAMSON FARMSTEADS
PHOTOGRAPH LOCATION MAP**



WATKINS FAMILY FARM HISTORIC DISTRICT

RAYMORE, CASS CO., MO

UTM REFERENCES:

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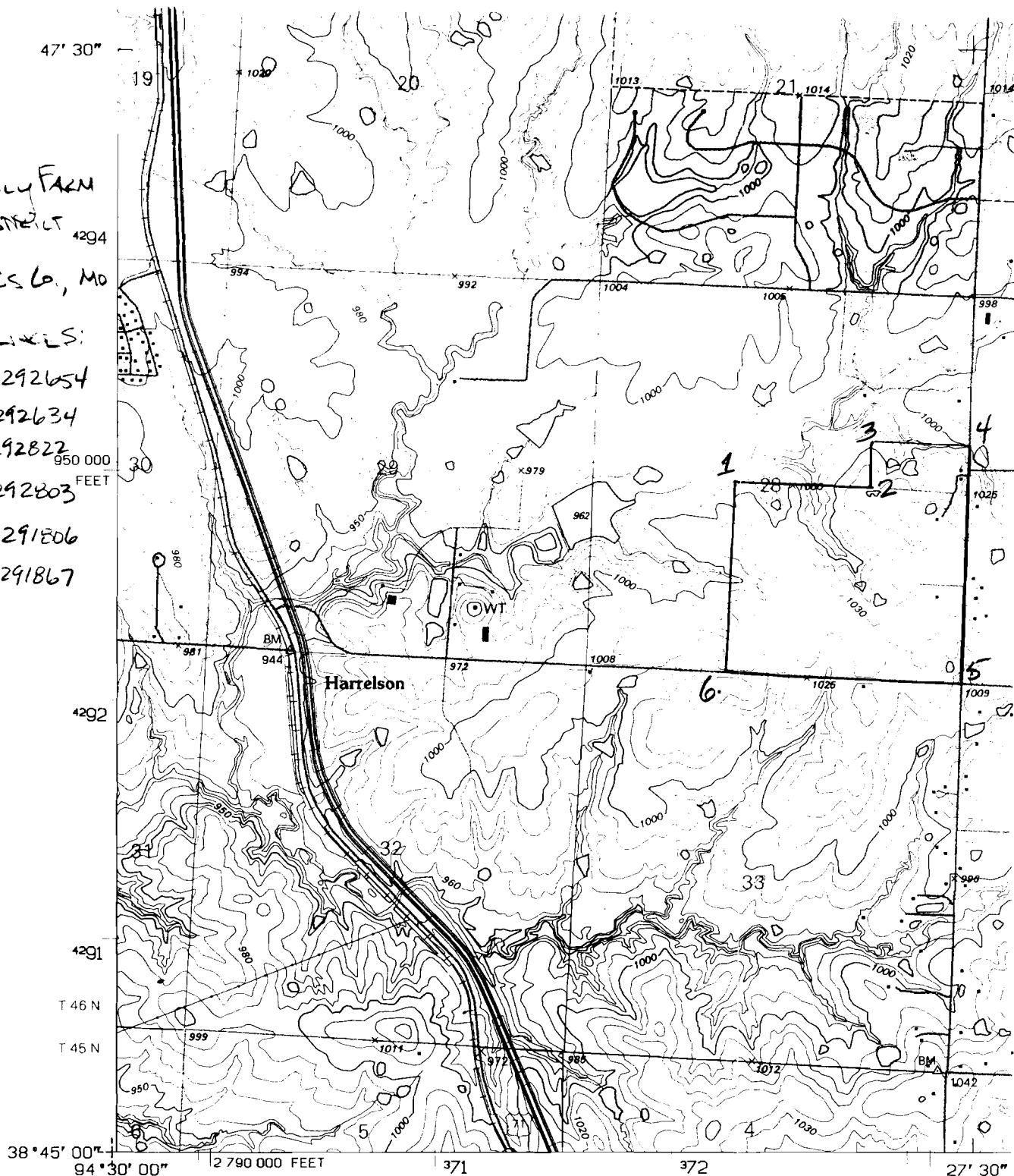
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3. 15/372909/4292822

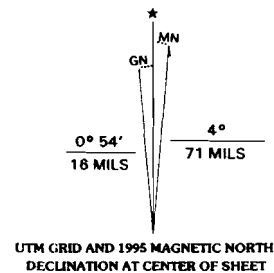
4. 15/373315/4292803

5. 15/373270/4291806

6. 15/372269/4291867



Produced by the United States Geological Survey
Compiled by photogrammetric methods from imagery dated 1952
Topography partly by planetable surveys 1934. Field checked 1954
Revised from imagery dated 1990. PLSS and survey control
current as of 1954. Map edited 1995. Contours not revised
North American Datum of 1983 (NAD 83). Projection and
blue 1000-meter ticks: Universal Transverse Mercator, zone 15
10 000-foot ticks: Missouri Coordinate System of 1983 (west zone)
North American Datum of 1927 (NAD 27) is shown by dashed
corner ticks. The values of the shift between NAD 83 and NAD 27
for 7.5-minute intersections are obtainable from National Geodetic
Survey NADCON software







19018



























LAKELAND FARM.
CHAS. F. WATKINS
REGISTERED BREEDERS
BELTON, MO.

































































