



Register of Historic Kansas Places Registration Form

This form is for use in nominating individual properties and districts. The format is similar to the National Register of Historic Places form. 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. Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Kratzer Brothers Store
 other names/site number Volland Store/KHRI # 197-0000-00018

2. Location

street & number 24098 Volland Road not for publication
 city or town Volland vicinity
 state Kansas code KS county Wabaunsee code 197 zip code 66401

3-4. Certification

I hereby certify that this property is listed in the Register of Historic Kansas Places.

SEE FILE

Signature of certifying official

Date

Title

State or Federal agency/bureau or Tribal Government

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	
		buildings
		district
		site
1		structure
		object
1		Total

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

Number of contributing resources previously listed in the State Register

N/A

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Commerce/trade—general store

Current Functions

(Enter categories from instructions)

Vacant

7. Description

Architectural Classification

(Enter categories from instructions)

Early Twentieth Century Commercial

Materials

(Enter categories from instructions)

foundation: Stone

walls: Brick

roof: N/A

other:

Narrative Description

(Describe the current physical appearance of the property.)

Summary Paragraph *(Briefly describe the overall characteristics of the property and its location, setting, and size.)*

Located in a scenic rural valley in the Flint Hills region of Kansas, the Kratzer Brothers Store is located north of the Union Pacific Railroad tracks on the west side of the main road through Volland, an unincorporated village. The store is a two-story rectangular block oriented north-south with the storefront and entrance to the south facing the railroad tracks. The brick structure is the most significant structure on the tract. There is a wood-frame outbuilding reportedly used as a blacksmith shop to the northwest. A stone cellar foundation for an icehouse is located to the northeast. A stone-walled cellar foundation for the former Kratzer family residence is located directly south of the store. There is a wood-frame chicken coop west of the cellar. The original general store building is located across the road to the east. There are a few residences in Volland north and east of the store.

The Kratzer Brothers Store retains sufficient integrity of location, setting, materials, and workmanship to justify its nomination to the Register of Historic Kansas Places. Those aspects of integrity also support the qualities of feeling and association which contribute to its significance. The actual location and setting contribute to a sense of its historic commercial use and its historic significance as a community center in Washington Township. Despite the loss of its roof

and interior floors, the brick masonry walls and storefront express the quality of an ambitious business in a relatively isolated rural hamlet.

Elaboration *(Provide a detailed description of the building's exterior, interior, and any associated buildings on the property. Note any historic features, materials, and changes to the building/property.)*

The Kratzer Brothers store is a free-standing commercial block. Originally, there were several outbuildings on the site and the Kratzer residence was located directly south of the store building. The two-story store has a three-bay front with a slightly recessed central entrance flanked by large display windows surmounted by transoms. This is a brick masonry building with a stone foundation and a concrete belt course. The storefront and east façade walls are constructed of pressed brick laid in common bond. The west and north walls are constructed of common brick. Originally the building had a flat or low-sloping roof.

The main south elevation is divided into three bays by raised brick piers. The east elevation is divided into four bays and the west elevation has three bays. The storefront is shaded by a shed-roofed awning with corrugated metal roofing on pipe posts. The recessed entrance has paired wood screen doors in deteriorated condition flanked by wood-frame screened side panels set at a 45 degree angle. There is a large rectangular overhead transom. In the side bays, the display windows are set above a narrow wood bulkhead with two raised panels flanking a central wire vent panel. The wood window frames have a projecting sill and moldings. The overhead transom has three rectangular panels.

There is a secondary entrance flanked by windows with transoms and another entrance flanked by a single window to the northeast. Another entrance in the east corner of the rear wall is lower than the others and may have been a loading door into the basement. There is another rear entrance in the northwest corner and a second floor entrance in the center of the west elevation. Originally, there was a stair and landing on the west side to the second floor entrance. The second floor was used for storage and a residence.

Except for the secondary entrance to the northeast which has flat lintels over the masonry openings, the other masonry openings have semicircular brick arches with projecting sills. Most of the original windows have been removed, but a few wooden 1/1 double-hung sash and transom windows remain in the rear. Historic photographs document that there were 1/1 double-hung windows throughout the building. On the interior, there are a few pieces of original window moldings remaining around some of the rear first floor windows. There are two wood doors in the northeast secondary entrance. To heat this large building, there were two chimney flues in the east wall and another flue in the west wall. There is a concrete stair and stair well to the southeast leading to a basement entrance. This leads down from a concrete loading deck next to the building to an entrance with a metal security grate. There is a cistern with concrete cover in the rear at the northwest corner of the structure.

Environs

The only extant outbuilding associated with the Kratzer Brothers store was used as a blacksmith shop. This building was moved to this location northwest of the store. It is a one-story wood-frame building in deteriorated condition. It is oriented east-west. There is a central entrance with paired hinged doors to the east, a central entrance with a rolling door to the south and another entrance with a hinged door to the west. There are several 4-light wooden windows. The building is sheathed with wood drop siding. It has a gable roof covered with rusted corrugated metal roofing. The building sits on crude native stone piers.

The stone foundation of an icehouse remains northeast of the store at the corner of the tract. The stone foundation of the Kratzer house remains a few hundred yards south of the store. A deteriorated wood frame outbuilding (chicken coop) is located west of the house foundation. The Otto Kratzer garage, a wood frame building, is located across the road to the east and just north of the original store building.

Alterations

The roof, first, and second floors of the building collapsed in the past ten years and the debris has been removed in 2013. Also, a deteriorated stone belt course at the top of the basement has been replaced with infill brick. The interior plaster has been removed. Most of the wooden windows have been removed. Five of the six deteriorated wood-frame outbuildings associated with the store were demolished in 2013. These outbuildings included an icehouse at the northeast corner of the tract, a shed and outhouse at the northwest corner, a shed south of the blacksmith shop, and a generator house beside the store on the west side.

8. Statement of Significance

Applicable Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for State 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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Commerce _____

Social history _____

Period of Significance

1913-1970 _____

Significant Dates

1913 _____

Significant Person

(Complete only if Criterion B is marked above)

N/A _____

Cultural Affiliation

N/A _____

Architect/Builder

George & Robert Cromer, masons _____

George Falk, carpenter _____

Period of Significance (justification)

The period of significance (1913-1970) covers the period from 1913 when the Kratzer Brothers building was complete until 1970 when Mabel Kratzer died and Otto Kratzer closed the Volland store. Although business declined in the 1960s, the Kratzer Brothers store remained in continuous operation during this period.

Criteria Considerations (explanation, if necessary)

N/A

Narrative Statement of Significance

Summary Paragraph *(Provide a summary paragraph that notes under what criteria the property is nominated.)*

The Kratzer Brothers Store is historically significant under Criterion A because of its association with the social development of Volland, a railroad hamlet in Wabaunsee County, and the commerce of the surrounding rural community in Washington Township. The building is locally significant. The development of Volland and the Kratzer Brothers store also reflects the railroad history of Wabaunsee County and the summer pasturing industry that developed in Wabaunsee County. Volland prospered as a shipping point on the Chicago, Rock Island, and Pacific Railroad for Texas cattle fattened on the prairie grass of Wabaunsee County pastures. Generally, the economy of Volland and its surrounding trade area was based on small-scale diversified farming and stock-raising. The Kratzer Brothers store, operated by Bill, Otto, and Mabel Kratzer from 1900 to 1971, is an example of a successful business that served as the community center of a thriving rural community. As storekeepers and community leaders, the Kratzers contributed to the development of Wabaunsee County for several decades in the first half of twentieth century.

Elaboration *(Provide a brief history of the property and justify why this property is locally significant.)*

The Kratzer Brothers store is located in Washington Township, Wabaunsee County. The county was established in 1859 during the territorial period. Newly elected county commissioners divided the county into four townships. Alma Township included the territory now subdivided into the townships of Alma, Washington, Farmer, and Mill Creek. After the Civil War, as more settlers moved in, Washington Township was established in September, 1873.¹ Wabaunsee County grew in population from 1,023 (1860) to 12,721 (1900). The largest increase occurred between 1880 and 1890. After 1900, the county gradually lost population and decreased to 11,424 (1920).²

Railroad construction in Kansas boomed in the 1880s and this trend benefitted Wabaunsee County. The Chicago, Rock Island, and Pacific Railroad announced a plan to extend its tracks through Kansas west to Denver, Colorado and south to Fort Worth, Texas. To support the line's construction through Wabaunsee County, voters approved a bond issue on July 17, 1886. Railroad construction reached Alma, the county seat, on March 24, 1887. Railroad managers decided to establish a town eight track miles west of Alma on land owned by Henry and Barbara Volland. The new town was named Grafton and platted on February 9, 1887. Local residents petitioned the county commission to change the name to Volland on March 22, 1888 and that was accepted. So the hamlet of Volland was created primarily to serve the Chicago, Rock Island, and Pacific Railroad.³

Volland was laid out in the T-town form with the platted area and central north of the railroad tracks. William Perry bought the first business lot in 1891. He bought a one quarter acre tract and several lots and sold part of his land to J. R. Fix. Perry established a general merchandise store as the first business in town. He also served as postmaster. The original Volland store building constructed by William Perry is a one-story rectangular building on the east side of the Volland road and north of the railroad tracks. This vacant building has a gable roof behind a false front with a central entrance and a shed wing to the south.

The district #26 school first known as the Grimm School came to be known as Volland School.⁴ By 1900 Volland was an established community centered around the general store and school. The Rock Island Railroad provided most of the population and the economic functions of the hamlet. In 1910 Volland was described as a "country post office" with a general store and telegraph and express offices. The population was 26.⁵

Access to the railroad enabled farmers in Wabaunsee County to ship their fat cattle directly to the Kansas City market. That encouraged them to shift from subsistence farming to ranching and pasture renting. At the Kansas City stockyards,

¹ William G. Cutler, History of the State of Kansas (Chicago, IL: A. T. Andreas, 1883). "Wabaunsee County, Part 4" Accessed online at www.kancoll.org/books/cutler/wabaunsee-co-pt4.html 10/24/13.

² Joyce Thierer, "Volland: A Flint Hills Trading Community," M.A. thesis, Emporia State University, (December, 1986), 28.

³ Thierer, "Volland," 13-15, 18.

⁴ Thierer, "Volland," 19, 21, 26-27.

⁵ Frank W. Blackmar, ed. Kansas: A Cyclopedia of State History (Chicago, IL: Standard Publishing Company, 1912), 849.

local farmers conducted business with Jim Peters of Wabaunsee County who operated Peters Commission Company. The company provided links with Texas cattlemen who needed summer grazing. The Peters company supported this relationship with its buyers, salesmen, and stockyards. During the early twentieth century, Volland became one of the main shipping points in this network. Texas cattle were shipped into the county in the spring, driven to pasture for the summer, and shipped out to Peters Company stockyards in the fall. As the 1907 Wabaunsee County Business Directory reported, "There are from thirty to forty thousand head of cattle pastured in the county yearly at \$3.00 to \$3.50 and as high as \$4.00 per head. Most of the animals are steers and it is not an uncommon thing for one animal to gain several hundred pounds during the season."⁶

John William (Bill) Kratzer bought the Volland store from Perry in 1900. Bill Kratzer had clerked previously in a store in Alma. His younger brother Otto joined him as a clerk. The brothers formed a partnership in 1910. For the Volland community, their general store carried out several functions—post office, banking, transportation, and produce buying.⁷ The trading area around Volland was an area roughly fifteen to twenty miles square. Customers came from points halfway between Alma to the east and Volland and between Alta Vista to the west and Volland. The northern and southern boundaries of the trade area were more irregular ranging from Deep Creek an area midway to Manhattan on the north and Illinois Creek and South Branch to the south.⁸

The basement of the original Volland store was used for storage and as an informal tavern that sold beer and whiskey at least until Prohibition came to Kansas. Men congregated in the basement to drink and talk about farming and politics while the women occupied the first floor store area where they could watch over the children who played in front of the store. After a decade of business, the Kratzer brothers in their new partnership decided that the old store building could not accommodate all the groceries, dry goods, and agricultural supplies that their customers demanded. Socializing in the evenings was an important attraction that filled the store so full of people that the brothers found it difficult to get through the crowd to serve their customers. Volland needed a larger, more up-to-date store building.⁹ The Kratzer brothers selected a site just across the road from the old wood-frame store. They planned to use the old store building as an annex for hardware and farm supplies. For the new building, the Kratzers purchased land from Barbara Volland—a tract was located west of the original town plat.¹⁰

Construction of a new general store building, business and social activities were documented in hundreds of photographs taken by Otto Kratzer. About 1910, he bought a Kodak Model 3A folding camera and became an enthusiastic amateur photographer. This camera used 3 1/4 x 5 1/2 inch negatives and was often marketed to stores for the production of "real photo postcards." In the next six decades, Kratzer produced thousands of negatives; some prints and hundreds of negatives have survived in the collection of the Wabaunsee County Museum and in the possession of Kratzer's granddaughter, Karen Durso.¹¹

Both the Alma Enterprise and Signal reported on the construction of the new Volland store. "The brick work on Kratzer's new building is progressing nicely and if the weather is favorable, will soon be finished."¹² George and Robert Cromer led the brick masons. Carpenters supervised by contractor George Falk worked on the store in November and plasterers followed to finish the interior walls in December. The building cost about \$8,000.¹³ As construction moved toward completion, the Kratzers went to Kansas City in the spring to purchase stock for the new store. Their bulk purchases were often ordered in advance and shipped on the railroad in time to reach the store at the moment of greatest demand, at the beginning of the pasturing season for example.¹⁴

After another buying trip in the fall, the Kratzers were ready to celebrate their new enterprise. A report in the Alma Signal announced, "Kratzer Brothers at Volland have completed one of the most attractive store buildings in Wabaunsee County and arranged an opening for Saturday, October 18. They invite the people of Volland and vicinity to make them a call on

⁶ Thierer, "Volland," 6-7.

⁷ Thierer, "Volland," 35.

⁸ Thierer, "Volland," 34.

⁹ Thierer, "Volland," 38.

¹⁰ Thierer, "Volland," 39.

¹¹ Andy Badeker, "Kratzer Brothers Store," Preliminary Site Information Questionnaire, Kansas Historic Preservation Office, June 28, 2013.

¹² "Volland," Alma Enterprise 4 October and 10 October, 1912.

¹³ Thierer, "Volland," 40.

¹⁴ Thierer, "Volland," 40.

the opening day and be shown through the store. The goods are being neatly arranged for the fall and general opening. Each person who attends will be given a neat souvenir."¹⁵ This news report was followed by a half-page advertisement.

When the store opened, Alma newspapers covered the event on their front pages. As the Signal described, "The grand opening was attended by several hundred people from all portions of the county. A great number from Alma went on the morning trains. All were received with a cordial welcome... The guests at the opening were treated in a royal manner. After they were escorted through the new building where the new fall goods were displayed in an attractive manner. They were taken to the former store building, where sandwiches, coffee, cakes, and ice cream were served. Each was given a full portion of eatables as a sufficient supply was on hand. Each person was given a souvenir... the Volland Store has nearly everything in stock which will make a Suitable Christmas Present for young and old. Such as fancy Chinaware, Ornaments, all kinds of Toys, Candles, Nuts, Fruits and all kinds of something good to eat. Our long Suit is the useful articles which are mostly bought nowadays for Christmas Presents."¹⁶ A report in the Alma Enterprise added, "it was a great day for Volland, the like of which they will probably never see again."¹⁷

In the years after the end of World War I, community life in the Volland community changed with the introduction of the automobile and improved roads, improved communication with the construction of a telephone network, and later, the building of the railroad's double track. These changes improved rural community life and also expanded business opportunities for the Kratzer Brothers. In 1924 the brothers advertised that they had taken over as Western Electric's agent to Wabanusee County and were ready to supply farm lighting plants and batteries.¹⁸

Economic growth in the United States during the 1920s was accentuated in the Volland community for a couple of years by the construction of the Rock Island Railroad double track. The railroad announced its plan in 1925 and the work was carried out in 1926-1927. The railroad shipped building material to the Volland station for the track construction between Alma and Alta Vista. Kratzer Brothers enjoyed a prosperous two years selling supplies to railroad employees and regular customers.¹⁹

On November 20, 1929, however, the Otto Kratzer bungalow burned down. The residence had been constructed in 1926 just south of the Volland store. The Kratzer family moved into the second floor of the store building. At the same time, a train wreck destroyed the railroad section house at Volland. In the later 1920s, Bill Kratzer's health declined and he died at work in the store on November 9, 1930 at the age of 65. Otto Kratzer carried on with the help of his wife Mabel and his brother Gus Kratzer who joined them as a clerk.²⁰

Despite the personal and social changes, the store continued to serve as a vital community center. The Washington Township board continued to hold its meetings in the store.²¹ Otto Kratzer served on the school board and they also met in the store. Otto Kratzer began to write the local news columns in the two Alma newspapers and the Alta Vista Journal. To serve the growing number of customers with automobiles, the Kratzers installed a gas pump at the storefront under the awning and began to offer tires and other auto supplies. Tractors replaced draft horses on the local farms during this period. By the 1930s, trucks also became common and began to compete with rail transportation. The increased use of Rural Free Delivery reduced visits to the Volland Post Office, but the Kratzers kept their contract until the post office closed on October 31, 1955.²²

Since Volland was established as a railroad hamlet, change in the railroad also impacted the Kratzer Store and the local community. By the end of the 1940s, the Rock Island railroad replaced its steam locomotives with diesel power. The Volland facilities were no longer needed and railroad executives decided to close the station in 1945.²³ That change meant that Volland lost about three-quarters of its population and their incomes. By the 1950s, the depot, coaling and water towers were gone. The era of shipping cattle by rail into Wabaunsee County for summer pasturing and out in the fall to market ended in 1960. The stockyards where cattle had been unloaded and loaded on to the railroad were sold to Fred Meyer, Alma, who had the structures dismantled and removed. A small outbuilding and windmill for the use of the

¹⁵ "Will Open New Store," Alma Signal "Fall and General Opening," advertisement. Alma Signal 9 October 1913.

¹⁶ "Kratzer Bros Open New Store," Alma Signal 23 October 1913;

¹⁷ "Kratzer Bros Opening," Alma Enterprise 24 October 1913.

¹⁸ Thierer, "Volland," 50.

¹⁹ Thierer, "Volland," 54-59.

²⁰ Thierer, "Volland," 52.

²¹ Thierer, "Volland," 43.

²² Thierer, "Volland," 51

²³ Greg Hoots, " Flint Hills Special Final Edition (Alma, KS: Flint Hills Publishing, 2012), 19.

railroad section gang remained until the 1960s.²⁴ In 1975, the Chicago, Rock Island, and Pacific Railroad faced bankruptcy and in 1979 the Southern Pacific purchased the Golden State route between Kansas City and Tucumari, New Mexico. This included the double track line that served Volland and Wabaunsee County.²⁵

By the late 1950s, the Kratzer store continued to sell a wide range of general merchandise, but over time the owners did not replenish their stock and only restocked groceries. Customers used the Volland store only for convenience because food was cheaper and fresher elsewhere.²⁶ Otto Kratzer sold the original Volland store building east of the road to Lowell Thierer in 1968.²⁷ The Thierer family operated it as a local museum for a few years, but the building is now vacant and deteriorated.

In 1970 Mabel Kratzer died and the store closed. Otto Kratzer died in April, 1971. On May 16, 1971, the fixtures, dry goods, hardware, housewares, furniture, and equipment were auctioned. Local residents and many who had lived in the community came to the auction to remember the town, the Kratzer Brothers store, and life in the railroad hamlet.²⁸ In the following decades, the empty store building deteriorated. Recently, the leaking roof caved in and carried the wooden second and first floors into the basement. Since then, the brick masonry walls have been stabilized and the present owner plans to rehabilitate the building.

²⁴ Thierer, "Volland," 71, 75-76.

²⁵ Thierer, "Volland," 76.

²⁶ Thierer, "Volland," 82.

²⁷ Hoots, Flint Hills Special, 18.

²⁸ Public service announcement. Alma Signal-Enterprise 8 May 1971, cited in Thierer, 83.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form)

Badeker, Andy, "Kratzer Brothers Store," Preliminary Site Information Questionnaire, Kansas Historic Preservation Office, June 28, 2013.

Blackmar, Frank W. ed. Kansas: A Cyclopedia of State History (Chicago, IL: Standard Publishing Company, 1912),

Cutler, William G, History of the State of Kansas (Chicago, IL: A. T. Andreas, 1883)

Hoots, Greg. Flint Hills Special Final Edition (Alma, KS: Flint Hills Publishing, 2012)

Kansas Directory Company. Business Directory and History of Wabaunsee County (Topeka, KS: Author, 1907).

Thierer, Joyce. "Volland: A Flint Hills Trading Community," M.A. thesis, Emporia State University (December, 1986).

Thomson, Matt. Early History of Wabaunsee County, Kansas (Alma, KS: Author, 1901).

Wabaunsee County Historical Society. New Branches from Old Trees: A New History of Wabaunsee County (Alma, KS: Author, 1976).

Articles

"Kratzer Bros Open New Store," Alma Signal 23 October 1913;

"Kratzer Bros Opening," Alma Enterprise 24 October 1913.

"Will Open New Store," Alma Signal 9 October 1913.

"Fall and General Opening," advertisement. Alma Signal 9 October 1913.

Public service announcement Alma Signal-Enterprise 8 May 1971.

"Volland," Alma Enterprise 4 October and 10 October, 1912.

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: **Kansas Historical Society**

Historic Resources Survey Number (if assigned): KHRI # 197-0000-00018 _____

10. Geographical Data

Acreage of Property Less than one acre
(Do not include previously listed resource acreage)

Provide latitude/longitude coordinates OR UTM coordinates.
(Place additional coordinates on a continuation page.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1	<u>38.944806</u>	<u>-96.404694</u>	3	<u>38.944528</u>	<u>-96.404500</u>
	Latitude:	Longitude:		Latitude:	Longitude:
2	<u>38.944806</u>	<u>-96.404500</u>	4	<u>38.944528</u>	<u>-96.404694</u>
	Latitude:	Longitude:		Latitude:	Longitude:

Verbal Boundary Description (describe the boundaries of the property)

The nominated area includes less than one acre and includes the Volland Store, the land on which it sits, and a 30-foot perimeter around the building.

The nominated area is situated on a larger 15.34 acres described as follows: is located in the Southwest Quarter of Section 3, Township 13 South, Range 9 East of the Sixth Principal Meridian, Wabaunsee County, Kansas described as follows: Beginning at a point that is S89 degrees 36'49" 1309.61 feet and S00 degrees 05'00" W 1522.79 feet from the Northwest Corner of the Southwest Quarter of said Section 3, said point being on the East Line of the Southwest Quarter of the Southwest Quarter of said Section 3 and Corner 1, marked by a 1/2" rebar; thence S00 degree05'00" W 428.26 feet along the East Line of the Southwest Quarter of said Section 2 to the North right of way line of the St. Louis Southwestern Railroad and Corner 2, marked by a 1/2" rebar; then Along the North right of way of the St. Louis Southwestern Railroad the following 5 courses, Course 1: S48 degrees 26' 16" W 266.0 feet to Corner 3, marked by a 1/2" rebar; thence Course 2: N41degree 33' 44" W 25.0 feet to Corner 4, marked by a 1/2" rebar; thence Course 3: S48 degree 26' 16" W 28.27 feet to Corner 5, marked by a 1/2"rebar; then Course 4: On a curve to the left with a radius of 4151.38 feet, an arc distance of 305.52 feet, chord being S 46 degree 23' 02" W 305.45 feet to Corner 6, marked by a 1/2" rebar; thence Course 5: S 44 degree 16" 32" W 17.34 feet to Corner 7, marked by a 1/2" rebar; thence; N31 degree40'42" W 1220.90 feet to the North Line of the Southwest Quarter of the Southwest Quarter of said Section 3 to Corner 8, marked by a 1/2" rebar; thence S 89 degree 25' 42" E 862.14 feet along to North Line of the Southwest Quarter of the Southwest Quarter of said Section 3 to Corner 9, marked by a 1/2" rebar; thence S 00 degree 05' 00" W 200.0 feet to Corner 10, marked by a 1/2" rebar; then S 89 degree 25' 42" E 250.0 feet to the point of beginning, containing 15.24 acres.

Boundary Justification (explain why the boundaries were selected)

This is an area of land bounding the Kratzer Brothers Store in Volland, Kansas, which is most closely associated with the operation of the business during the period of significance.

11. Form Prepared By

name/title Dale E. Nimz

organization N/A date November 5, 2013

street & number P. O. Box 1046 telephone 785-856-1299

city or town Lawrence state KS zip code 66044

e-mail dnimz@sunflower.com

Property Owner:

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

name Patty Reece

Kratzer Brothers Store
Name of Property

Wabaunsee County, KS
County and State

street & number 2021 Brookwood Road telephone 913-432-3776
city or town Mission Hills state KS zip code 66208

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Please check with SHPO staff before completing photographs.

Name of Property: Kratzer Brothers Store
City or Vicinity: Volland
County: Wabaunsee **State:** Kansas
Photographer: Dale Nimz, historical photographs by Otto Kratzer, courtesy Karen Kratzer Durso
Date Photographed: 10 October 2013
Description of Photograph(s) and number:

- 1 of 21. Volland Road, Perry Store east and Kratzer Brothers Store west, view from south.
- 2 of 21. Kratzer Brothers store, view from southeast.
- 3 of 21. Kratzer Brothers store, view from east.
- 4 of 21. Kratzer Brothers store, view from northeast.
- 5 of 21. Kratzer Brothers store, view from southwest.
- 6 of 21. Kratzer Brothers storefront, view from south southeast.
- 7 of 21. Kratzer Brothers store, view from north.
- 8 of 21. Kratzer Brothers store interior, view from south.
- 9 of 21. Kratzer Brothers store interior, view from south
- 10 of 21. Kratzer Brothers blacksmith shop, view from southwest.
- 11 of 21. Perry-Kratzer Brothers store, view from southwest.

Additional views

- 12 of 21. Kratzer Brothers store west, Perry-Kratzer Store east, view from southwest (Otto Kratzer, ca. 1920?)
- 13 of 21. Kratzer Brothers store, view from southwest (Otto Kratzer, c. 1913)
- 14 of 21. Kratzer Brothers store, view from southeast, (Otto Kratzer, c. 1914?)
- 15 of 21. Family from left, Waldo, Mabel, Otto, Vernon Kratzer (Otto Kratzer, c. 1940?)
- 16 of 21. Kratzer Brothers store interior (Otto Kratzer, c. 1913?)
- 17 of 21. Sketch site map of outbuildings and Kratzer Brothers store, Andy Badeker (2012).
- 18 of 21. Map of Volland, c. 1940), Larry Thierer (c. 1940) in Joyce Thierer, "Volland: A Flint Hills Trading Community," M. A. thesis, Emporia State University (December, 1986).
- 19 of 21. Volland trade area, c. 1940, Kratzer Brothers store, in Joyce Thierer, "Volland: A Flint Hills Trading Community" (1986).
- 20 of 21. Kratzer Brothers store interior plan (c. 1920), Larry Thierer, in Joyce Thierer, "Volland: A Flint Hills Trading Community" (1986).
- 21 of 21. Kratzer Brothers store interior plan (c. 1950), Larry Thierer, in Joyce Thierer, "Volland: A Flint Hills Trading Community" (1986).