1. Name of Property

Historic name Grimm-Schultz Farmstead

Other names/site number Grimm, Henry and Caroline, Farmstead

Name of related Multiple Property Listing Historic Agriculture-Related Resources of Kansas

2. Location

Street & number 35180 Old K-10 Highway

City or town Alma

State Kansas Code KS County Wabaunsee Code 197 Zip code 66401

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 at the following level(s) of significance:

X national ___ statewide ___ local

Applicable National Register Criteria: ___ A ___ B X C ___ D

Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date

Kansas State Historical Society

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

✓ determined eligible for the National Register

✓ determined not eligible for the National Register

✓ removed from the National Register

✓ other (explain:)

Signature of the Keeper Date of Action
5. Classification

Ownership of Property
(Check as many boxes as apply).

- x private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only one box).

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

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

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<th>Noncontributing</th>
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<td>objects</td>
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<td>Total</td>
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Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions).

- DOMESTIC/Single Dwelling
- DOMESTIC/Secondary Structure
- AGRICULTURE/Agricultural Outbuilding
- AGRICULTURE/SUBSISTENCE/Storage
- AGRICULTURE/Agricultural Field

Current Functions
(Enter categories from instructions).

- DOMESTIC/Multiple Dwelling
- DOMESTIC/Secondary Structure
- AGRICULTURE/Agricultural Outbuilding
- AGRICULTURE/Agricultural Field
- VACANT/Not In Use

7. Description

Architectural Classification
(Enter categories from instructions).

- OTHER: National Folk
- OTHER: Midwest Prairie Barn

Materials
(Enter categories from instructions).

- foundation: STONE; CONCRETE
- walls: STONE
  WOOD
- roof: METAL
- other: 
Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources, if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Summary

The Grimm-Schultz farmstead is a group of eight related structures and one related site on 18.5 acres located at 35180 Old K-10 Highway in the southeast quarter of Section 4, Township 13 South, Range 9 East in Wabaunsee County, Kansas. The property is located one-half mile southwest of the former railroad town of Volland, Kansas and 14 miles southwest of Alma, Kansas. The farmstead is nominated to the National Register of Historic Places as a historic district under the MPDF document, "Historic Agriculture-Related Resources of Kansas." The farmstead is nominated under Criterion C in the area of Architecture as a locally significant vernacular Flint Hills farmstead. Built between 1875 and 1915, the farmstead's historic buildings include five primary farm structures—a stone house, stone barn, stone corn crib/wash house, stone and frame granary, and a frame and concrete hay shed. Secondary structures include a cattle shed built along a stone wall, spring house ruins, stone walls, and a modern metal shed. The farmstead house and outbuildings are in good to excellent condition. They have received alterations since initial construction but retain their integrity of design, materials, and location.

Elaboration

Site

The Grimm-Schultz farmstead is oriented northwest toward Old K-10 Highway, which runs northeast to southwest (Figure 1). A circular drive leads to the farmstead's house, a modern metal shed, corn crib/wash house and granary, all located in the central north portion of the property. A stone wall stands between the farmstead and the road. A cattle pen and the ruins of a spring house are located southwest of this cluster of buildings. The property's southwest field contains a stone barn, hay barn, and windmill. A cattle shed attached to a stone wall is located in the south portion of the property. The east portion of the property contains an agricultural field. Streams run through the property, originating from the spring house ruins and northwest upland bluffs, continuing to the south boundary (Figures 2, 3).

Inventory of Resources

1. Farmhouse—Contributing Building. 1879-1880 construction; ca. 1888 rear ell addition; ca. 1910 rear shed additions; 2005 front porch.

   The two-story stone house replaced the farmstead's first dwelling, a log house located in the south portion of the property.1 The stone house was built from 1879 to 1880 of 18" stone construction. It began as a two-story I-house facing northwest toward Old K-10 Highway, formerly Mill Creek Road. The side-gabled house has stone corner quoins, a metal roof and original wood two-over-two double-hung windows. Window and door openings have arched stone headers with keystones and stone sills. The northwest façade is five bays wide with center doorways in both stories sheltered by a modern two-story porch (Photographs 1-3). The upper center header is carved with "H.G. 1880" (Photograph 7). The modern porch is constructed of composite wood with aluminum pillars in a form similar to the house's circa 1901 porch (Figure 6).

   The northeast elevation contains two bays in the original north portion of the house with two windows in the first and second stories, as well as two arched attic vents framed in stone (Photograph 2). The house's circa 1888 two-story, three-bay rear ell extends south from the original house. This elevation of the ell has a doorway in the north bay and windows in the bays of the remaining upper and lower levels.

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1 The log house is no longer extant.
The house’s southwest gable end of the I-house has two bays of windows and attic vents matching those in the northeast elevation (Photograph 4). This elevation is built into a hill and includes a central basement door surrounded by two windows. An exterior brick chimney, added between 1930 and 1948, extends from the basement level to the rooftop.

The south elevation also includes the juncture of the house’s rear ell (Photograph 5). Two windows are located in each of the rear second-story walls. The first stories of these walls are fronted with circa 1910 frame sheds with rows of windows. Doors are located in the southeast ends of the west and east sheds. An underground cistern sits at the juncture of the sheds. The ell’s southeast end has an east exterior brick chimney added between 1930 and 1948, a downsized window in the first story, a single second-story window and an arched attic vent (Photograph 6).

The house’s interior retains most of its original layout. Most walls are plaster and floors are wood. Some ceilings have been lowered. Windows are deep to accommodate the house’s stone construction. The first story has a center entrance hall with stairs to the second story. A modern bathroom is located under the stairs. An enlarged doorway leads from the hall to a large living room with chair rail molding (Photographs 8, 9). A west doorway leads from the hall to two connecting bedrooms (Photograph 10). The rear ell is entered through a south doorway in the living room, originally an exterior stone wall. The ell has a rear kitchen updated in the 1980s and a dining area with exposed stone walls (Photograph 11). A floor cellar door in the rear shed porch leads to a full basement under the I-house with an arched cellar intended for food storage (Photographs 12, 13). The house’s second story contains an open common area created in the 1980s by removing walls from a hallway and between two rooms. The second story of the rear ell has a large bedroom and bathroom. The west portion of the second story has two bedrooms.

2. Barn—Contributing Building. Circa 1875 construction; ca. 1880 shed additions.
   The stone barn, located southwest of the house, has a metal roof with a north-south ridge. Portions of the north and south gables are board and batten siding now clad in metal. The stones used to build the center portion of the barn are considerably larger than the stones used for the east and west shed additions. The first story of the north elevation has three entrances and two small windows (Photograph 14). A west doorway leads from the hall to two connecting bedrooms (Photograph 10). The rear ell is entered through a south doorway in the living room, originally an exterior stone wall. The ell has a rear kitchen updated in the 1980s and a dining area with exposed stone walls (Photograph 11). A floor cellar door in the rear shed porch leads to a full basement under the I-house with an arched cellar intended for food storage (Photographs 12, 13). The house’s second story contains an open common area created in the 1980s by removing walls from a hallway and between two rooms. The second story of the rear ell has a large bedroom and bathroom. The west portion of the second story has two bedrooms.

According to 1996 research by Paula Graves Adams, the stone barn was likely built in three stages. The two-story center portion measuring approximately 40 by 27 feet was built to house Henry Grimm’s draft horses. The interior has a center aisle with a stone floor and eight horse stalls (Photograph 16). Mangers and feed boxes were located along the outer walls. Interior beams are hewn with wood pegs. An upper hay mow is reached via an interior ladder. The side sheds were added, Adams states, for the Grimm’s milking business. They feature mortise and tenon construction. The west shed is open with a half wall bisecting the space. The east shed contains milking stanchions.

   The two-story corn crib is built into a hill behind the house (Photographs 17, 18). The stone building has a metal roof with a ridge that runs northwest to southeast. The original portion of the building has an upper northwest door and lower southwest door. A hollow set of stone stairs to the upper door has two small openings leading to interior chambers for the farm’s dogs. The interior of the corn crib is an open two-story space. A stone wash house shed was added to the northeast side of the corn crib around 1888. The addition has front and rear doors. The space was used for cleaning up before entering the house and for storage. Stone ruins are located adjacent at the south lower rear of the wash house/corn crib.

The two-story granary is built into a hill southwest of the house. It is a stone structure with frame additions. The building has a metal roof with a south wood cupola. The stone north portion has an upper door in the east elevation. Inside it is an open two-story space. The south section of the building has a lower stone foundation and upper droplap siding (Photograph 19). The south portion of the northeast elevation has a center door surrounded by two window openings. The upper south interior of the granary is divided into several small rooms and storage spaces with openings to access the lower level. A south stairway leads to the attic level. A frame shed clad in vertical wood siding is attached to the lower west elevation with doorways in the north and west walls. The south elevation has two large openings at ground level and three upper window openings (Photograph 20). The lower level of the frame south section is divided by cattle chutes and pens. A garage shed is attached to the north elevation incorporated in an east stone wall (Photograph 21). The garage has a metal roof, droplap siding and a concrete foundation. Metal cattle pens are located in the yard south of the granary.

5. Cattle shed—Contributing Structure. Circa 1875 construction, circa 1950 roof. The cattle shed was built against a stone wall and supported by timber posts (Photograph 22). Measuring approximately 90 feet long, 18 feet wide and six and a half feet tall, the enclosure has north and east limestone walls. The structure now has a metal gable roof supported by timber posts. Portions of the stone walls are in deteriorated condition.

6. Hay Barn—Contributing Building. Circa 1915 construction. The hay barn has a poured concrete foundation with walls that rise approximately three and a half feet. The upper frame walls have board and batten siding (Photograph 23). The building has a gable metal roof with an east-west ridge. The north wall has an entrance opening and the west wall has three vertical openings under the gable. The building was constructed to hold loose hay. The Schultz family used the building as a "hospital" barn.

7. Spring House Ruin—Contributing Site. Circa 1880 construction; demolished 2005. The stone ruins of the two-story spring house are located west of the house (Photograph 24). The remaining walls are built into a hill southwest of the circular driveway. A strong spring runs from the base of the ruins for most of the year.

8. Stone walls—Contributing Structure. Circa 1880 construction. A dry stacked stone wall located between the house and Old K-10 Highway stands approximately three feet tall and is approximately 160 feet long (Photograph 3). Four stone steps are located in the center of the wall.


Condition and Integrity
The Grimm-Schultz farmstead retains its architectural integrity from its period of significance. The well-maintained property reflects its original plan, design and function as an early Wabaunsee County cattle farm. The extant buildings are in good to excellent condition, retaining their architectural integrity in their original locations. The farmstead clearly meets the National Register requirements for integrity in location, setting, materials, design, workmanship, feeling, and association with the Kansas Flint Hills.

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2 This wood siding probably replaced an earlier stone wall that failed at an unknown date.
### 8. Statement of Significance

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

ARCHITECTURE

**Period of Significance**

1875-1950

**Significant Dates**

1875; 1880; 1885; 1915; 1950

**Significant Person**

(Complete only if Criterion B is marked above).

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Period of Significance (justification)**

The Period of Significance begins in 1875 with the construction of the Grimm-Schultz farmstead's barn and cattle shed. It continues through several construction dates and ends in 1950, the year the farmstead received electricity.

**Criteria Considerations (justification)**

N/A
Narrative Statement of Significance
(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

Summary
The Grimm-Schultz Farmstead is eligible for listing in the National Register of Historic Places as a historic district under the MPDF document, "Historic Agriculture-Related Resources of Kansas." It is a nearly intact Flint Hills farmstead, eligible under Criterion C in the area of Architecture. The present collection of buildings is locally significant, representing early settlement and vernacular construction common in this area of Kansas. Henry and Caroline Grimm began purchasing tracts of land in Washington Township in the early 1870s. By 1875 they were living in a log house near this site and had constructed buildings—a barn and stone shed—to support a cattle operation. The Grimm family lived and worked here from 1875 to 1908. The Schultz family acquired the property in 1931 and used it as a working cattle farm until January 2020. The well-maintained structures have changed little since construction, retaining integrity of location, setting, materials, design, workmanship, feeling, and association of their planning and construction in Wabaunsee County and the Kansas Flint Hills. The Period of Significance begins in 1875 with the construction of the earliest farmstead buildings to 1950 when the property received electricity and entered into the modern era.

Elaboration

History and Architecture
The history and architecture of the Grimm-Schultz farmstead are intertwined. The buildings were constructed for specific reasons using local materials and methods combined with historical vernacular styles. Each structure is representative of its time, place, and use while contributing to the farmstead's whole. The functions of some of the farmstead's outbuildings changed over the years, but they continued to serve as useful, attractive structures.

Henry Grimm was born in Weinsberg, Württemberg, Germany, in 1831. He came to America in 1852, married Caroline Graf, and moved to the Volland area in 1857. The 1860 federal census lists Grimm as a farmer living near Alma, Kansas, and owning $400 in real estate. The 1865 census lists his occupation as a soldier with a wife, Caroline, and two young children, Charles and Emma. His real estate was valued at $1000. After the Civil War, Grimm continued to increase his holdings and the value of his estate. The 1870 federal census shows that he had 360 acres worth $2600. The 1880 federal census shows that Grimm's property—more than 600 acres—was valued at $5000, and his livestock was valued at almost $2600. Henry and Caroline had ten children in 1880, ranging from 16 years old to six months old. The two oldest boys, 17-year-old Charles and 12-year-old George worked as farm laborers, likely for their father.

According to research conducted by Paula Graves Adams, the Grimm family probably lived in a log house in the southern portion of the current farmstead before building their stone house. The site is now an agricultural field, and the building is no longer standing. By 1880, Henry Grimm's farming and ranching operation was well underway. Between 1875 and 1885, his number of milk cows grew from 16 to 66, and the number of his cattle grew from 35 to 132. He raised swine as well, recording 17 in 1875 and 41 in 1885. Census records show that between 1875 and 1895 Henry Grimm raised corn, wheat, oats, hay and fruit trees.

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4 “Henry Grimm Dead,” The Alma Enterprise, 8 January 1904, 8.
8 Adams, 20.
Grimm-Schultz Farmstead

Wabaunsee County, Kansas

Grimm's developing food and livestock production necessitated shelter for the animals, as well as storage for their food. After the initial construction of a log house for his new family, Grimm began constructing outbuildings to advance his agricultural operation. The earliest extant farmstead buildings are the cattle shed and the barn, both probably built around 1875. Adams describes the construction of the cattle shed:

Grimm's growing cattle operation needed to be enclosed so that he could separate his cattle from the cattle of his neighbor to the northeast, William Fixx. Grimm achieved this through rock fencing in combination with a natural ridge. He protected the cattle by building a large partially bank structure with a gable roof. This early shed was a respectable, substantial stone structure.9

The limestone wall of Henry Grimm's cattle shed was built against an earth bank with stones cleared from his fields. In 1867, the Kansas Legislature passed a law paying property owners to construct stone or hedge fences to contain their livestock.10 The east stone wall of the utilitarian cattle shed was built of two parallel rows of stones with the largest stones at the bottom. Small stones filled the spaces between the two rows. Rough timbers supported the roof, providing adequate shelter for the cattle and preventing them from wandering into the Fix property.11

Grimm also built a barn for his draft horses around 1875. While his log house was oriented south to Mill Creek, Grimm built the barn closer to the unimproved public road.12 The center portion was built first as a gable-roof barn with eight stalls to house the horses and their tack. An upper loft provided storage for hay that could be dropped through openings in the upper floor. The barn's stone side sheds were added after initial construction to shelter other livestock, creating a Midwest Prairie Barn form. The MPDF "Historic Agriculture-Related Resources of Kansas" describes Midwest Prairie Barns as wide or wider than they are tall. The barn type supported a farm's livestock and the tons of hay required for feeding.13 The Grimm's east shed was divided into two areas that could house and separate livestock. The west shed had stanchions for the milking of 12 cows.

The barn was carefully constructed, evidenced by its massive hewn mortise and tenon beams and huge paving stones lining the center aisle. The walls of Flint Hills barns were often a combination of irregular field stones and dressed limestone blocks from nearby quarries. The stone building material was not only readily available but also signified permanence that reflected Grimm's German heritage.14

Construction on the Grimm family's stone I-house began in 1879 and was completed in 1880.15 The completion date of 1880 is engraved in the façade's second-story center lintel surrounding the initials "H.G.". The fine stone I-house included a center hall, parlor, bedroom, and kitchen in the first story and four rooms in the second story for sleeping and storage. The house's full basement level included two stone rooms for food storage, including an arched cellar. The house's two-story ell addition was added around 1888, providing a larger kitchen space, dining room, and an additional second-story bedroom.

The house was the farmstead's most elegant building, displaying a high level of artistic choices, craftsmanship and utility. The house was placed near the road on a high spot, sure to be noticed by passersby. The I-house

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9 Adams, 28. The roof of the shed was replaced around 1950. Adams spells the last name as Fixx in her thesis. The family appears as Fix in atlases and census records. The “Fix” spelling will be used throughout this document unless quoting Adams.
11 This roof was replaced around 1950.
12 Adams, 27.
13 Christy Davis and Brenda Spencer, “Historic Agriculture-Related Resources of Kansas” National Register of Historic Places Multiple Property Documentation Form, 58.
15 Adams documents the onset of construction through elevated property taxes paid on the 80 acres in the south half of the southeast quarter of Section 4.
form—two rooms wide and one room deep—was popular in the Midwest where long winters made large houses a necessity for large families.\(^{16}\) The Grimm house was the second known I-house built in Washington Township. The first was built by John Fix around 1866 southwest of the Grimm property on Old K-10 Highway.\(^{17}\) The style spread to the area, as it had across the country. Most American I-houses are of frame construction, but Grimm’s house featured rough-cut irregularly coursed limestone walls with massive stone quoins. Windows were framed with expertly carved segmental-arched lintels with keystones and dressed stone sills. The rear 1888 ell addition matches the details and height of the I-house. Rear ell additions were often slightly shorter than the original houses. According to Adams, maintaining a consistent height was very important to Henry Grimm. She relates a family story of Grimm returning to the construction site with a load of materials and discovering that the addition’s rafters were one foot lower than the rest of the house. He ordered everything torn out and replaced with a consistent roofline.\(^{18}\)

The farmstead’s spring house was likely built around 1880, concurrent with the construction of the main house. The two-story stone building was located west of the house, built into a partially excavated hill near the road and the farmstead’s circular drive. The building was demolished around 2005 but was extant when Paula Graves Adams conducted research on the farmstead in 1996-1997. According to Adams, the lower level of the building had a spring room above a pool of water and an outer room for cool storage, churning butter and cutting meat. An adjacent outdoor area housed an open-air kitchen. The upper level was an open room that measured 16 by 35 feet. This space may have been used for summer meals and as an additional sleeping area. In the early 2000s the building’s southeast wall collapsed. The family considered the building unsafe and demolished it.

The stone corncrib located behind the house was also probably built around 1880. Its construction took advantage of the farmstead’s topography by occupying the side of a hill. The two-story building has doors in the upper and lower levels. These would have allowed Henry Grimm to load ears of corn—probably for feeding hogs—through the upper door and to scoop them out through the lower door. The wash house shed was probably added in the late 1880s, providing a space for Grimm and his helpers to clean up before entering the house.

During the late 1800s Henry Grimm focused more on raising cattle and less on producing other products. This was probably brought about in part by changes in the Grimm family structure. The two oldest Grimm sons, George and Charles, left the homestead when they married in 1884 and 1887, decreasing Henry Grimm’s labor force. Caroline Grimm also died in 1889.\(^{19}\) Henry Grimm owned 1780 acres in 1885 and eventually owned 2000 acres. Between 1885 and 1905 Grimm added more fences to his ever-increasing acres of pasture of hay and native grasses, which were used for grazing. He phased out his labor-intensive dairy operation, decreasing his herd from 66 milk cows in 1885 to four in 1905. The Rock Island Railroad also arrived in Volland in 1888, providing Grimm with a convenient method of shipping his cattle to market. These changes in focus affected the farmstead’s buildings.

Grimm’s stone granary was built south of the house around 1885. The stone north portion of the building served as a two-story corn crib, similar to the farm’s first corn crib. The upper level of the south portion was used for threshing and grain storage. The roof’s cupola provided venting for this section of the building. According to Adams, crops managed in this building were used for livestock and chicken feed—primarily corn, oats and wheat.\(^{20}\) The granary’s frame west machinery shed was probably added around 1915, when Lincoln and Anna Willets owned the property.

\(^{17}\) Dale Nimz, “Fix Farmstead” National Register of Historic Places Registration Form, 14 October 2014. The stone I-house is attached to the rear of the later Italianate addition. KHRI #197-294.
\(^{18}\) Adams, 51.
\(^{19}\) Adams, 81.
\(^{20}\) Adams, 86.
The construction and design of the corn crib and granary differ from customary Kansas frame outbuildings but are not unusual for the Flint Hills. In hilly areas of Kansas, farmers took advantage of the terrain to provide upper and lower levels in their agricultural buildings. Both of these buildings are built into the hill near the house with entrances on two levels. Grimm again made use of the abundant fieldstone in the construction of these sturdy structures. Each building employs the irregularly coursed rough-cut limestone used for the house with stone quoins and large stone lintels over openings. Authors Allen Noble and Hubert Wilhelm praise the construction and design of the Flint Hills’ stone outbuildings like those found on the Grimm farmstead by noting that the details of stone quoining and dressed lintels raised the buildings from utilitarian structures to the level of architectural creations.21

Henry and Caroline’s oldest son, Charles Grimm, is listed as head of the household in the 1900 federal census. Charles, 37, was married to Carrie, 33. The couple had eight children in 1900, ranging from 12 years to four months old.22 The 1900 census does not list Henry Grimm, who would have been 88 years old. In a 1994 interview with Paula Graves Adams, Ben Grimm, Henry’s grandson, mentioned that Henry lived in the farmstead’s original log house when he left the main house.23

The transfer of the farmstead’s house from Henry Grimm to his son, Charles, and family around 1900 provided an impetus for the addition of a front porch. A photograph of the house with its stylish two-story porch appears in the book, Early History Of Wabaunsee County, Kansas (Figure 6).24 The two-story porch was one of several common forms added to early I-houses. This porch provided a sheltered entrance and an upper open-air sleeping porch. The materials and fanciful trim could have been ordered from a catalogue and delivered to Volland via the railroad.

Henry Grimm died in January 1904.25 George Grimm, Henry and Caroline’s second son, lived in the house with his wife, Sarah, six children, and an Uncle Joseph, from before 1905 until the farm was sold in 1908. Lincoln and Anna Willets purchased the farmstead in 1908, living there until 1920 with their daughter and several adult men who were likely farmhands. According to Wabaunsee County atlases, Lincoln Willets eventually owned 858 acres of Grimm’s estate.26

Lincoln Willets made several improvements to the farmstead. He is credited with adding the south sheds to the granary for machinery and automobile storage, a new use on the farmstead. He was also responsible for adding the last surviving historic building, the circa 1915 hay shed located just west of the barn. Although the farmstead had plenty of hay storage space, the smaller structure would have required less labor than loading hay into the upper story of the 1875 barn. The hay barn reflects early 20th-century building materials in its poured concrete foundation and upper board-and-batten walls.

The Willets also made changes to the Grimm house. They added the rear frame shed porches at the juncture of the ell. The functional additions provided light-filled spaces for a manual washing machine, storage and a sheltered entrance to the cellar. The Willets also replaced the house’s circa 1901 front porch with a wider two-story porch supported by stone columns. Full photographs of this second porch are not available, only a partial view of the lower portion in a circa 1927 photograph (Figure 7). The new frame and stone porch would have reflected the Craftsman style and materials popular in the early 1900s. It covered three-fifths of the house’s façade and provided a large sleeping porch for the family.

21 Noble and Wilhelm, 20.
23 Adams, 18.
25 “Henry Grimm Dead,” The Alma Enterprise, 8 January 1904, 8.
26 Adams, 98.
The farmstead was sold to Charles and Lida Horne in 1919. Charles and Lida Fix Horne were both raised very near the Grimm homestead. According to a 1995 conversation between Paula Graves Adams and Millard Horne, Jr., the house was divided into zones to accommodate generations of the family and their hired help. Charles and Lida occupied the ell's upper southeast bedroom, the new ell kitchen, and the I-house parlor. Charles and Lida's oldest son, Millard, and his wife, Ruth, lived in the southwest portion of the I-house that still contained a first-story rear kitchen. Millard and Ruth eventually had four children; they continued living in the house until 1931. Other second-story bedrooms were used by Charles, Jr., a hired man, and the Horne's daughter, Myrtle when she was home from school.²⁷ Millard Horne, Jr. explained to Adams that the purchase of the property was typical in the 1920s for farmers with big families who wanted to include their children in the farming business. He recalled that his grandfather paid a "superhigh" price of $75 an acre for "a fancy home and place."²⁸ The 1925 Kansas census shows Charles 54, Lydia Horne, 55, and their three children, ages 17 to ten years old living in the house, as well as Millard, Ruth, and their two young children.²⁹

The Horne family operation raised cattle, hogs, and chickens. They expanded their farmstead buildings to include a large ceramic brick chicken coop, two concrete silos, and a garage attached to the northwest wall of the granary. Only the garage remains today. The 1920s brought a level of modernization to the farmstead. Water was piped from a well across the road to a faucet east of the house. A 32-volt battery generator in the house's cellar powered electrical lines that ran to the barn and water pumps, bringing water conveniently into the house.³⁰

Charles Horne, Sr. sold the house and surrounding lands to Gustav "Gus" L. Schultz in 1931, but Schultz never lived in the house. Gus Schultz was born in Germany in 1870, and his family moved to Wabaunsee County in 1873 with the second wave of German immigrants to the area. His father died when Gus was young, but an uncle guided him and his brothers in building their own farming operations. Gus married Auguste Havenstein in 1901. Auguste also came to America from Germany at a young age, arriving here when she was three years old.³¹ The couple had five children—Albert, Arthur, Rose, Lily, and William.³²

Gus Schultz accumulated many parcels of land in the area, and by 1919, he held approximately 1470 acres for grazing cattle. He placed much of the land in his children's names to minimize financial risk.³³ Schultz ran his cattle operation in this section with his oldest son, Albert. Al Schultz, a bachelor, periodically lived in the former Grimm house to satisfy insurance requirements. The property was briefly deeded to him in 1934 as the result of a property foreclosure. The New York Life Insurance Company held ownership of the property from 1934 to 1937, renting to caretakers. Gus Schultz repurchased the property in 1937. His youngest son, William "Bill" Schultz, and his new bride, Mary Hyde, moved into the house in 1939. Bill worked as a salaried employee for his father until 1944, when Gus gave the couple the land and farmstead.³⁴

Between 1939 and the late 1940s, work on the farm was difficult and mostly done manually. Battery-generated power lines were used primarily to pump water to livestock. Mary gathered eggs daily to deliver to the store in Volland. She also milked dairy cows twice daily and manually separated the cream, which was shipped to Topeka for sale. Thrift was a priority. The Hornes had installed indoor plumbing in the house, but it was powered by a 32-volt battery. Bill and Mary Schultz opted to save money by continuing to use an outdoor privy instead of the indoor bathroom. When Bill and Mary moved into the house, it was heated with a wood furnace.

²⁷ Adams, 121. The two middle Horne children, Myrtle and Roy, were away at college during this time.
²⁸ Adams, 124.
³⁰ Adams, 130.
³¹ Adams, 135.
³² 1925 Kansas State Census.
³³ Adams, 138.
³⁴ Adams, 140-141.
A propane gas furnace was soon installed—the cost of the propane was clearly more efficient than time spent chopping wood for the previous furnace. Gus Schultz built a cistern behind the house in 1937 to collect and filter rainwater for washing and laundry. The washing machine was powered by gasoline, and clothes were hung outdoors or near downstairs radiators. Mary cooked over a wood or coal oil stove. The couple butchered and ate their own meat, often canning it in glass jars and storing it in the cellar.\(^\text{35}\)

Between 1930 and 1948, the house's three interior stone chimneys were closed off because the smoke was leaking into the house. A local stonemason moved the west and south flues to the outside walls and rebuilt them in brick.\(^\text{36}\) The house's east third chimney was probably removed at this time.

Electricity came to Washington Township in 1948 through the Rural Electrification Authority. The electrification of the farm in 1950 freed the Schultz children from some of their chores, allowing them to spend more time in school and on schoolwork. The new power also allowed the Schultzes to increase their dairy operation. Electric milking machines in the barn enabled the family to enlarge the size of their dairy herd. Electric coolers in the spring house allowed the family to sell their milk commercially.\(^\text{37}\)

With the arrival of electricity, mechanization was no longer reserved solely for agricultural chores. Electric power altered household tasks and the appearance of the house. Bill and Mary purchased an electric refrigerator in 1946 from the Kratzer Brothers Store in Volland in anticipation of the arrival of electricity.\(^\text{38}\) Electric fans could cool the house's interior, so the front sleeping porch was no longer used. By 1950, the two-story front porch had deteriorated. The Schultzes replaced it with a single-story hipped entrance porch supported by wood posts on remnants of the previous porch's stone pillars (Figure 9).\(^\text{39}\)

Bill Schultz continued his cattle operation after 1950. He adapted his buildings to his needs, adding the new function of storage for modern machinery and autos. He constructed open pole barns, no longer extant, to hold large round bales of hay. The last building he added to the farmstead was the circa 1962 metal shed east of the house, which he used for a shop and car park.\(^\text{40}\)

Bill and Mary Schultz lived on the farmstead for 44 years. They raised five children there—Beverly, Ron, Gary, Sharon Rae, and Leland. Leland, born in 1954, farmed and raised cattle with his father and older brother, Gary. Leland married Cindy Macy in 1977. They purchased into the house, the farmstead's improvements and 80 acres in 1981, shortly before the arrival of the first of their two daughters. They embarked on a plan to modernize the house without changing its historic character. They enlarged the opening from the first-story hall into the living room and added a bathroom under the stairs. They removed a wall in the first story of the ell to create an open kitchen and eating space. They also removed walls in the second story to make a common room near their bedroom. In 2005 they removed the deteriorating circa 1950 front porch. They replaced it with one reminiscent of the house's first porch but in modern, weatherproof materials.

As owners of the farmstead, the Schultzes installed corrals and fencing for their cattle, cow-calf operation, and horses. They continued to use the spring house, granary, and hay barn for the storage of agricultural products and machinery. Leland and Cindy Schultz still run a cattle operation but sold the farmstead in January 2020, moving to a smaller house nearby. The Schultz family had owned the farmstead for nearly 90 years through three generations. The current owner plans to restore the house and outbuildings, adapting the spaces for renting to visitors and local farmers.

\(^{35}\) Adams, 145-150.
\(^{36}\) Adams, 151.
\(^{37}\) Adams, 159.
\(^{38}\) Adams, 155.
\(^{39}\) Adams, 167.
\(^{40}\) Cindy Schultz, Email to Susan Ford, 28 February 2020.
Conclusion
The Grimm-Schultz farmstead retains its architectural integrity, reflecting its Period of Significance and location in the Kansas Flint Hills. The property meets the requirements of the MPDF document, "Historic Agriculture-Related Resources of Kansas" within the Farmstead category. The MPDF states that a nominated farmstead must have at least four associated agriculture-related resources and that a majority of the farmstead's resources must be historic. The Grimm-Schultz farmstead includes six historic buildings—among them a historic barn, one historic ruin, historic stone fences and one non-contributing modern building. The property is significant as a collection of Primary Farm Structures, Secondary Farm Structures and Features as stated in the MPFD. The farmstead set on its 18.5 acres clearly meet these registration requirements. The buildings are excellent examples of the unique craftsmanship particular to this rural area. The property's architecture reflects the skills and determination of the people who built and lived here. It is an outstanding example of a Wabaunsee County farmstead from the late 19th and early 20th centuries.
9. Major Bibliographical References

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


Davis, Christy and Brenda Spencer. "Historic Agriculture-Related Resources of Kansas." National Register of Historic Places Multiple Property Documentation Form.


"Henry Grimm Dead." The Alma Enterprise, 8 January 1904.


Previous documentation on file (NPS):

<table>
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<th>Preliminary determination of individual listing (36 CFR 67 has been requested)</th>
<th>State Historic Preservation Office</th>
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<td>Previously determined eligible by the National Register</td>
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<tr>
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<tr>
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<td>Name of repository: Property of owner</td>
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Historic Resources Survey Number (if assigned): _KHRI #197-0000-00046
Grimm-Schultz Farmstead
Wabaunsee County, Kansas

10. Geographical Data

Acreage of Property 18.5 acres

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

(enter coordinates to 6 decimal places)

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Verbal Boundary Description (describe the boundaries of the property)
The nominated area includes 18.5 acres in Washington Township, Wabaunsee County, Kansas with the following legal description—A tract of land in the Southeast Quarter of Section 4, Township 13 South, Range 9 East of the Sixth Principal Meridian, Wabaunsee County, Kansas described as follows: Beginning at the Southeast Corner of the Southeast Quarter of said Section 4; thence S 89° 33'43" W 843.90 feet along the South Line of the Southeast Quarter of said Section 4; thence N 06°09'45" W 581.57 feet to the centerline of Old K10 Road; thence long the centerline of Old K10 Road the following 3 courses,
Course 1: N 53° 56'07" E 812.80 feet,
Course 2: On a curve to the right with a radius of 1263.60 feet, an arc distance of 211.73 feet, chord being N 59° 12'48" E 211.48 feet,
Course 3: N 64° 30'33" E 86.10 feet to the East Line of the Southeast Quarter of said Section 4; thence S 00° 29'08" W 1195.60 feet to the point of beginning, containing 18.5 acres.

Boundary Justification (explain why the boundaries were selected)
The nominated area includes the built resources and adjacent farmland associated with the Grimm-Schultz Farmstead.

11. Form Prepared By

name/title  
organization  
date  12 March 2020  
street & number  
telephone  816-531-2489  
city or town  
state  Missouri  zip code 64109  
e-mail  citysusan@gmail.com

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

name  Hamilton Family Real Estate, LLC  
street & number  
telephone  913-485-2002  
city or town  
state  Kansas  zip code 66205
Grimm-Schultz Farmstead
Wabaunsee County, Kansas

Name of Property: Grimm-Schultz Farmstead
County and State: Wabaunsee County, Kansas

Photographs
Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photograph Log

Name of Property: Grimm/Schultz Farmstead
City or Vicinity: Alma Vicinity
County: Wabaunsee State: Kansas
Photographer: Susan Jezak Ford
Date Photographed: 14 December 2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 24: Grimm house façade, NW elevation. Camera pointing SE.
2 of 24: Grimm house, N elevation. Camera pointing S.
3 of 24: Grimm house façade & stone wall, NW elevation. Camera pointing SE.
4 of 24: Grimm house, SW elevation. Camera pointing NE.
5 of 24: Grimm house, S elevation. Camera pointing N.
6 of 24: Grimm house, NE and S elevations. Camera pointing NW.
7 of 24: Grimm house NW lintel. Camera pointing SE.
8 of 24: Grimm house living room. Camera pointing W.
9 of 24: Grimm house living room. Camera pointing E.
10 of 24: Grimm house 1st story bedroom. Camera pointing W.
11 of 24: Grimm house interior kitchen wall. Camera pointing NW.
12 of 24: Grimm house interior rear porch. Camera pointing SW.
13 of 24: Grimm house cellar. Camera pointing SW.
14 of 24: Grimm barn, N elevation. Camera pointing S.
15 of 24: Grimm barn, SE elevation. Camera pointing NW.
16 of 24: Grimm barn interior. Camera pointing SE.
17 of 24: Grimm corn crib/wash house, W elevation. Camera pointing E.
18 of 24: Grimm corn crib/wash house, E elevation. Camera pointing W.
19 of 24: Grimm granary, NE elevation. Camera pointing SW.
20 of 24: Grimm granary, S elevation. Camera pointing N.
21 of 24: Grimm granary, NW elevation. Camera pointing SE.
22 of 24: Grimm cattle shed, W elevation. Camera pointing E.
Grimm-Schultz Farmstead
Wabaunsee County, Kansas

Name of Property

23 of 24: Grimm spring house ruin. Camera pointing E.
24 of 24: Willets Hay barn, SE elevation. Camera pointing NW.

Figures
Include GIS maps, figures, scanned images below.
Figure 1. Location of Grimm-Schultz Farmstead.
Figure 2. Boundary map.
Figure 3. Site plan.
Figure 4. Exterior photo map.
Figure 5. Interior photo map.
Figure 6. Circa 1901 photograph of Grimm house.
Figure 7. Photo of Charles Horne family circa 1927 with partial view of circa 1910 front porch.
Figure 8. Circa 1960 aerial photo of Grimm farmstead.
Figure 9. Circa 1996 photograph of Grimm-Schultz house.
Figure 1. Location of Grimm-Schultz Farmstead, 35180 Old K-10 Highway, Alma, Kansas 66401; 38.9435, -96.4112. Google maps accessed 9 March 2020.
Figure 2. Boundary map. Photo provided by Cindy Schultz.
Figure 3. Site plan noting Contributing and Non-Contributing items. Google maps accessed 13 January 2020.
Grimm-Schultz Farmstead
Wabaunsee County, Kansas

Figure 4. Exterior photo map.
Figure 5. Interior photo map.

Figure 6. Circa 1901 photograph of Grimm house. (Early History Of Wabaunsee County, Kansas, With Stories Of Pioneer Days And Glimpses Of Our Western Border).
Figure 7. Photo of Charles Horne family circa 1927 with partial view of circa 1910 front porch. (Paula Graves Adams, "Ranching in the Flint Hills: Exploring the Built Forms of a Family Cattle Ranch.")

Figure 8. Circa 1960 aerial photo of Grimm farmstead. (Property of Leland and Cindy Schultz).
Grimm-Schultz Farmstead
Wabaunsee County, Kansas

Figure 9. Circa 1996 photograph of Grimm-Schultz house. (Paula Graves Adams).
Grimm-Schultz Farmstead
Wabaunsee County, Kansas

Name of Property

County and State

Photograph 1.

Photograph 2.
Grimm-Schultz Farmstead
Wabaunsee County, Kansas

Photograph 3.

Photograph 4.
Grimm-Schultz Farmstead
Wabaunsee County, Kansas

Photograph 5.

Photograph 6.
Grimm-Schultz Farmstead
Wabaunsee County, Kansas

Name of Property
County and State

Photograph 7.

Photograph 8.
Grimm-Schultz Farmstead
Wabaunsee County, Kansas

Photograph 9.

Photograph 10.
Grimm-Schultz Farmstead
Wabaunsee County, Kansas

Photograph 11.

Photograph 12.
Photograph 13.

Photograph 14.
Grimm-Schultz Farmstead
Name of Property

Photograph 15.

Wabaunsee County, Kansas
County and State

Photograph 16.
Grimm-Schultz Farmstead
Name of Property

Photograph 17.

Photograph 18.
Grimm-Schultz Farmstead
Name of Property

Wabaunsee County, Kansas
County and State

Photograph 19.

Photograph 20.
Grimm-Schultz Farmstead
Wabaunsee County, Kansas

Photograph 21.

Photograph 22.
Photograph 23.

[Image of a old stone structure with a tree in the background]

Photograph 24.

[Image of an old barn with a windmill]
Grimm-Schultz Farmstead

Owner
Hamilton Family Real Estate Services
5836 Reinhardt Drive
Fairway, KS 66205