

United States Department of the Interior
National Park Service

National Register Listed
July 8, 2010

National Register of Historic Places Registration Form

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

1. Name of Property

historic name J. S. Hollinger Farmstead

other names/site number 041-0000-00004

2. Location

street & number 2250 2100 Ave. not for publication

city or town Chapman vicinity

state Kansas code KS county Dickinson code 041 zip code 67431

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:

national statewide local

See File

Signature of certifying official _____

Date _____

State Historic Preservation Office, Kansas Historical Society

Title _____ State or Federal agency/bureau or Tribal Government

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

Signature of commenting official _____

Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

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)

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

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

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

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

Contributing	Noncontributing	
2	6	buildings
0	0	district
0	0	site
0	6	structure
1	0	object
3	12	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 National Register

Historic Agriculture-Related Resources of Kansas

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

Domestic/ single dwelling

Work in progress

Agriculture: agricultural outbuilding

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Late Victorian : Second Empire

foundation: Limestone

walls: Red brick and limestone

roof: Roll roofing

other: Gray slate shingles

Narrative Description

Summary Paragraph

The J. S. Hollinger farmstead is located in Dickinson County, Kansas at 2250 2100 Avenue approximately five miles south of Chapman on Rain Road, then 2.5 miles east on 2100 Avenue within Rinehart Township. Currently the property consists of 17 acres, which includes pastureland, tilled land, and a yard. The boundaries of the nominated property are: a waterway west of the house, a terrace line on the east side of the pasture, the back of the lot behind the horse barn to the south, and 2100 Avenue to the north. The property consists of a Second Empire-style farmhouse (contributing, 1880) a limestone horse barn (contributing, c.1882), an iron fence (c. 1880, contributing object) a concrete stave silo (non-contributing, date unknown), ruins of the cow barn (non-contributing, c. 1879, Figure 1), ruins of the stone chicken coop (non-contributing, date unknown), a 97' by 57' steel Morton Building (non-contributing, 1995), base of a windmill (non-contributing), and a three-sided tin walled implement shed (non-contributing, date unknown). There are also two small metal work/storage sheds (non-contributing, date unknown) and four round steel grain bins (non-contributing, date unknown). They will be moved or torn down at a future date.

Narrative Description

Site Plan¹

The Hollinger farmhouse is set back a few hundred yards from 2100 Avenue. A Victorian-era fence surrounds the house on the north and east. A pedestrian fence gate is centered with the front door along 2100 Avenue and a paved stone sidewalk marks the path to the front entry. The paved walk continues around the house on the east. Historically there was at least one decorative fountain in the front yard.² There is a double gate at the northeast corner of the fence that appears large enough for a carriage. A larger driveway east of the fence leads to the rear of the property where the barn is located.

1. Residence (1880, contributing building)

Exterior

The three-story Hollinger house is oriented north facing 2100 Avenue. The footprint of the house is square with a projecting rear wing. The principal material is red brick; the foundation, window hoods with central keystones, sill, and quoins are stone. The hand-tooled stone quoins feature beveled edges and the keystones above the windows are carved in a decorative relief. There is a smooth-tooled stone drip course around the foundation with rougher-cut stones underneath. A boxed cornice (with integral gutters not visible from the ground) and paired brackets decorate the eaves of the roof. Between the brackets a saw cut fleur-de-lis design is applied to a larger frieze. The convex Mansard roof is sheathed in fancy cut dark gray slate shingles and features fully framed arched dormer windows. The segmental-arched wood windows are double-hung with one-over-one light configuration. Currently, rectangular aluminum storm windows cover many of the historic windows and tin plate fills in the segmental arches.

A three-and-a-half-story central tower results in a tripartite division of the north elevation (Figure 2).³ The east third is two bays wide and the windows are vertically aligned. The west third is recessed several feet from the central tower. It also has two bays on each floor but the first floor features a door in the east bay that enters into the front parlor on the interior. A one-story porch spans the tower and the west third. It features carved brackets, pendants, and detailed wood columns. The columns rest on concrete piers and the piers rest on a modern concrete slab floor and foundation. The footprint of the porch follows that of the house; the roof and cornice curve back toward the west portion of the façade and continue straight along the line of the west portion. The front entry, located in the tower, is a wood two-panel double door with transom and the original double screen door. A large stone cornice tops the front door with a carved keystone in the center. The roof of the north elevation features one dormer window vertically centered between the windows on both the east and west portions.

The west elevation has two windows on each floor, widely spaced and vertically aligned. The bays are separated in the center by a large internal chimney that culminates as a brick chimney tower on the roof. Dormer windows flank the chimney tower. There is evidence of settling on this elevation in the form of vertically cracked brick and foundation sagging (also severe cracking on the interior plaster). On the west elevation of the rear projection there is an enclosed

¹ Based on present evidence, the sketch in Figure 5 appears to accurately depict the historic layout of the property. See current site plan at the end of this document.

² *Dickinson County Chronicle*, 22 April 1881. "...we called at Hon. Hollinger's and find that improvement is the order of the day. He is now putting in a superb fountain in his front yard..."

³ A Mansard-roof cupola with dormers once topped the tower. It was removed sometime after 1933 and before the current owner purchased the property in 2009.

porch with a shed roof. It has vertical wood sheathing on the lower portion and horizontal wood sheathing on the upper portion with fixed nine light wood window sashes in between. The column capitals of the original open configuration are integrated into the sheathing (columns have been removed). The shed roof is covered with corrugated metal.

The predominant feature of the south elevation is the three-story rear wing. The east elevation of the wing is set back from the east side of the main house. The south elevation of the wing is two bays in width with an external stove chimney in the center (the top of the chimney has been lowered). The second floor eastern bay is a rectangular double window and the other windows are single with segmental arch tops. On the west of the wing is an enclosed shed roof porch and on the east is a two-story porch with the lower level enclosed. Dormers flank the central chimney on the Mansard roof.

The east elevation is similar to the west with two bays on each floor, widely spaced and vertically aligned. A decorative brick chimney tower on the roof is centered between the lower bays and flanked by dormer windows on the Mansard roof. The first floor openings differ from the west elevation; the north bay is a door and the south bay is a rectangular triple window. This elevation also exhibits several notable alterations. Historically there was a decorative one-story wood porch surrounding the door and the triple window was a projecting bay window. There are clearly visible ghost marks on the brick that indicate where these features were and they are also extant in historic photos. The extant rear porch has also been altered. It has been enclosed on the first floor and the second floor is lacking original detailing such as the columns. The roof above the rear porch features a single dormer window and historic photos indicate that there were once two dormers in this location (Figures 1,2).

Interior⁴

A small vestibule is behind the front doors when entering the house. A plaster arch separates the entry vestibule from the main hall. The main hall is relatively narrow; the staircase is on the right and walkway is to the left. The staircase features a large carved newel post and balusters (two per tread) with a thick wood railing. The ends of the risers are decorated with carved wood scroll. The main hall also has a large plaster cornice and thick wood baseboards. Just past the entry arch, there is a door on either side of the hall; one leads to the front parlor (right) and the other leads to the sitting room (left). Further down the hall there is another door on the left that leads to the back parlor. The door to the kitchen is straight ahead. The doors feature four panels with large inoperable transom windows (it does not appear that they were ever operable). The wood is finished with oak and walnut faux graining. The first floor is currently carpeted, but the original pine floorboards are underneath. The ceilings in the main part of the house are approximately 11' high on the first two floors and eight feet on the third floor. The ceilings in the rear wing are approximately 10' high on the first two floors and .

Front Parlor

The west half of the first floor is a large formal front parlor. There is a window and a door to the porch on the north wall, two windows and the fireplace on the west wall, and a window to the enclosed west porch on the south wall. The room features a large plaster cornice and thick wood baseboards. The ceiling is flat plaster with a plaster center medallion. During the renovation, multi-colored decorative stencils were discovered under several layers of wallpaper on the plaster walls. The pattern creates panels on the walls and borders appear under the crown and above the baseboard. The background color, executed using paint and glaze, is in shades of light brown and tan and the stencils are in shades of red and blue. There is a white marble fireplace between the windows on the west wall. The fireplace features a slender column on each side and a carved relief in the center under the curved mantel shelf. The firebox is rectangular with rounded edges and features a decorative cast iron cover and coal grate.

Sitting Room

Located to the left from the front hall, the front parlor is the smallest room on the first floor. It features similar crown molding and baseboards as in the front parlor. There are two windows in the north wall and a door to the exterior on the east wall (this door once entered onto a porch that is not extant). On the south wall is a large, heavy six-panel double pocket door that leads into the back parlor. This room also features stenciling; however the pattern is slightly more complex and formal and includes gold in addition to red and blue. The windows, doors, and trim feature faux graining that is in excellent condition.

Back Parlor

Located behind the sitting room on the east side of the house is the back parlor. This room features three doors; the pocket doors to the front parlor, a door with transom to the hall, and a door to the kitchen in the rear wing. The east wall has a triple window in the location of the former bay window. This room features the second fireplace on the first floor. The mantel is carved black marble with decorative inlay and a curved ogee mantel shelf. The firebox is arched and includes a

⁴ Notations of original room uses are according to correspondence to Mrs. Rusch from J. S. Hollinger's granddaughter, Gemma H. Doak, 27 March 1981.

decorative cast iron cover and coal grate. This room also features similar stenciling to the front parlor that was discovered under layers paint and wallpaper.

Dining Room/Kitchen

The current kitchen is located in the rear wing on the first floor.⁵ This room was originally used as the dining room. It does not currently contain modern cabinets or appliances, but extant period details are bead board wainscoting with chair rail, door with transom to the east porch (opening is original, door appears to be a replacement), window trim, door to the west porch (opening is original, door appears to be a replacement), basement door, and plaster walls.

Second Floor

The house has only one staircase aside from the basement stair, the main central stair.⁶ The first flight of stairs is relatively long with a landing at the top. On this level is how the rear wing is accessed. The second floor of the rear wing is approximately two to three feet lower than the second floor of the main house. The rear wing was the location of the only original bathroom, which at the time included a wash sink and tub (toilets were still outside). Next to the bathroom to the east there is a small, narrow bedroom. Continuing up the stairs from the first landing is the second floor. In the second floor hallway there are doors (with transoms) to four bedrooms and an arch that leads to a small tower vestibule similar to that on the first floor. The rooms on this floor are spacious and bright with abundant natural light from the large windows. Some of the rooms have been painted or papered, but the four, four-panel doors and trim in the hall feature original faux oak graining. An interesting feature of the second floor is a convex wall in the southwest bedroom. It may be a solution to a design problem resulting from the placement of the staircase.

Third Floor

It may not appear to be so from the outside, but the Hollinger house is three full stories. Tucked under the mansard roof are three large rooms; one was used as a ballroom, one was a sitting room, and one was a large storage area. Dormer windows light each room except for the tower vestibule, which has two full size windows. The third floor finishes, including doors and trim, are much simpler than the first two floors, which was common for most residential buildings. There is no decorative plasterwork and the wood trim is simple in profile.

Basement

The basement is accessed through the kitchen. The ceilings are less than six feet and the floor is earth. At the bottom of the stairs there is a massive segmental arch with keystone top a wide opening.

2. Horse Barn (c. 1882, contributing building)

The large two-story, L-shaped stone horse barn is located approximately 300 feet SE of the house. It was constructed of local limestone and the interior is heavy timber framed. The roof is predominantly hipped; however, the west elevation features a timber-frame gable on the north end that includes a haymow. The original wood shingles are covered with corrugated metal. The stone is hand tooled and has a grooved texture. The mortar joints are relatively thin. The windows have stone sills and the windows and door openings are topped with segmental arches with tooled keystones. There are remnants of a decorative wood saw cut fleur-de-lis border hanging from the edge of the eaves that matches the frieze on the house. Wood window frames are extant in several openings, but they are badly deteriorated.

The north elevation faces the house. It features seven small, equal-sized windows and a sliding door on the first story and four larger windows and a sliding door on the second story.

The west elevation is the longest and has eleven small windows on the first story and three irregularly spaced windows on the second story. This elevation also features the haymow that extends up into a gable.

The east elevation is the interior of the L and has a short façade and a longer façade. The short façade has a large sliding door on the first floor and two, evenly spaced larger windows on the second floor. The longer elevation has five small windows on the first story and one larger window on the second story. A deteriorated metal shed roof lean-to is attached to this elevation.

The south elevation also features a short façade and a longer façade. The short façade has a centrally situated large door opening on the first story and two windows on the second story.

⁵ Gemma Doak, There was a two-story addition on the rear of the house where the kitchen was located. There is no evidence remaining of the kitchen and it is unclear at this time how or if the kitchen was physically attached to the house. Historic photos indicate that the rear wing was longer than it is now, but no evidence of how it was subsequently shortened has been established.

⁶ Gemma Doak, the letter indicates that there was another staircase in the kitchen addition.

The interior of the barn is timber-framed post and beam construction pinned together with pegs. The first story is partitioned into several stalls and storage areas. Entering the barn from the north, facing south there is a central hall flanked by stalls on each side. Two large support beams on the ceiling flanking the central corridor. Hand-hewn posts support them. The posts feature chamfered edges and terminate at the top into a beam bolster. The beam rests on the bolster. Scarf joints were used to elongate the beams. Floor joists for the second story rest on top of the main beams and in joist pockets set in the stone. The floor joists are mill-sawn rather than hand hewn.

The second story of the barn features a wood floor with post and beam construction identical to the first story, although the posts are mill sawn rather than hand hewn. Queen posts extend up diagonally from the tie beam and terminate into purlins, which in turn support the rafters. Struts that extend to the tie beam also support the queen posts.

3. Fence (c. 1880, contributing object)

An iron fence surrounds the house on the north and east. It is delicate in proportion with thin cast iron lattice, lead fleur-de-lis ornaments and cast iron finials atop the fence posts and gates. It does not have a top rail and is set in a low stone foundation wall. The front gate retains a plaque indicating that the Fred J. Meyers Manufacturing Company of Covington, Kentucky manufactured the fence. The company was founded in 1858 and was one of the largest of its kind. They published catalogs of their offerings and that is likely how Hollinger came to know of the company. In 1893 a massive fire destroyed all of the Meyers company buildings and the company rebuilt later in Hamilton, Ohio.⁷

4. Silo (date unknown, non-contributing structure)

The silo, located south of the barn, was constructed of concrete staves that are reinforced with iron or steel hoops. Concrete staves are pre-cast individual members (30" long x 10" wide x 2.5" thick) that can be shipped and put together on site. The hoops are used to counteract the pressure that builds up inside a fully loaded silo. Concrete staves can be formed to create many different types of structures. The first concrete stave structure was a water bin constructed in 1905 on a farm in Michigan. Staves are still used for silos today.⁸

It is likely that the silo was constructed after the period of significance and it was definitely constructed after J.S. Hollinger's death in 1900. It does not appear in the historic sketch (Figure 1). Therefore, it is considered non-contributing.

5. Implement Shed (date unknown, non-contributing building)

This implement shed was not constructed during the period of significance and is non-contributing.

6-9. Steel Grain Bins (date unknown, non-contributing structures)

There are four metal grain bins on the property. They were not constructed within the period of significance and are non-contributing.

10. Morton Building (1995, non-contributing building)

This rectangular steel building measures 97' by 57'. It was constructed outside the period of significance and is non-contributing.

11-12. Two Small Storage Sheds (dates unknown, non-contributing buildings)

These two small storage sheds were not constructed within the period of significance and are non-contributing.

13. Foundation ruins of Stone Chicken Coop (c. 1880, non-contributing building)

The chicken coop no longer retains historic integrity and is therefore non-contributing.

14. Foundation ruins of Stone Cow Barn (c. 1880, non-contributing building)

The cow barn was 70' x 70' square when it was constructed. According to Gemma Doak it partially collapsed in the 1920s and was not repaired. It is currently a pile of rubble and does not retain historic integrity.

15. Base of Windmill (c.1880s, non-contributing structure)

The windmill is located between the house and the barn. It dates to the period of significance and is illustrated in historic images, but it no longer retains integrity. It is currently only a base; the blades are missing.

⁷ No author, "Big Fire in Covington, KY", *New York Times*, 6 March 1893. Located online at:

<http://query.nytimes.com/mem/archive-free/pdf?res=9503EEDB1F3FEF33A25755C0A9659C94629ED7CF>.

⁸ H.A. La Roy, "Increasing Demand for Concrete Staves for Many Uses," *Concrete*, (Volume 18: January-June, 1921) 226. Located online at: <http://books.google.com>.

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.
- 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 N/A

(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)

Architecture

Agriculture

Period of Significance

1880-1933

Significant Dates

1880-1933

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 with the construction of the residence and ends with the sale of the property out of the Hollinger family.

Statement of Significance

Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The J. S. Hollinger Farmstead is being nominated to the National Register under Criterion A for Agricultural significance and under Criterion C for Architecture as part of the “Historic Agriculture-Related Resources of Kansas” Multiple Property Listing. The MPDF classifies this property as an Associated Grouping, which means there are only two primary contributing buildings/structures (four are required for a Farmstead property type).

Narrative Statement of Significance

Joseph Strickler (J. S.) Hollinger was born in Antrim Township, Franklin County, Pennsylvania on August 27, 1830 and was raised on a farm. He married Anna Miller, also of Franklin County in 1852 and they had eleven children (Laura, William, Emma, Charles, Walter, Edward, Minnie, Joseph M., Abraham Lincoln, Annie, and Franklin).⁹ In 1873, Hollinger and his family were some of the first settlers from Franklin County, Pennsylvania to arrive in Dickinson County. On April 8, 1873, Joseph, his wife Anna, and their nine children arrived in Junction City.¹⁰ Three days later they arrived in Liberty Township where J.S. had previously purchased the west half of section 27 from the National Land Company of Missouri on November 29, 1872.¹¹ He later purchased the east half of section 27 in May 1873. According to an account by his eldest son William, the family was very happy to arrive in Kansas with all the possibilities it had in store. “First, let me say no happier family ever arrived in a new country than we. It just looked as if we had arrived where the West begins... the breaking up of prairies, the building of homes, and the great wheat fields, which filled many family’s pockets with silver, was the desire of all.”¹² Joe M. Hollinger said, “My father was sold on Kansas...knowing its potentialities...”¹³ The Hollingers were part of a larger group of pioneer families from Franklin County, Pennsylvania.¹⁴ A total of 88 Pennsylvanians from Franklin County migrated to Dickinson County.¹⁵

Dickinson County, located near the central part of the state, is in the third tier of counties south from Nebraska and the sixth west from the Missouri River. The Smoky Hill River divides the county nearly in equal parts—the northern and southern. The county was created by an act of the legislature in 1857. C. W. Staatz (the first settler) settled on Lyon creek in 1857 and in 1858 a number of settlers arrived, locating along different streams. The first railroad to enter the county was the Kansas Pacific, built along the valley of the Smoky Hill in 1866. Abilene, on the north bank of Smoky Hill River 169 miles west of Kansas City, is the county seat and largest town.¹⁶

In the early 1870s several newly settled families created a smaller local community within Liberty called Hiawatha. A native stone school (1873) and a Methodist church (1881) were named Hiawatha.¹⁷ Hiawatha was not a city in any sense and it did not have additional roads other than section line roads. The church and school were located on land donated by the Hollingers and the Rhineharts. In 1885 Liberty Township was divided in half and the new township was dedicated as Rinehart Township in honor of Amos Rhinehart, who settled on Section 22, but died in 1880 at the age of 38. In the 1890s the residents of Hiawatha commissioned for a post office, but a community in Brown County had already chosen the name. The name Rinehart was chosen instead. Subsequently, local establishments (school, church, cemetery) that had been called Liberty or Hiawatha were called Rinehart from then on.¹⁸

⁹ Family history compilation on file at Dickinson County Historical Society. Annie and Franklin were the only children born in Kansas and they both died as infants. Nine children survived to adulthood.

¹⁰ Hollinger, H.D., The J.S. Hollinger Family, no date. Wheatland Historic District National Register Research File, Kansas Historical Society Cultural Resources Division.

¹¹ Dickinson County Property Records, Dickinson County Courthouse.

¹² Hollinger, Joe M, “Tells of Eighty Years of Ups and Downs”, *Chapman Advertiser*, 25 February 1954.

¹³ Hollinger, W.H., Letter to the Historical Society of Dickinson County, Kansas, 2 April 1942. Wheatland Historic District National Register Research File, Kansas Historical Society, Cultural Resources Division.

¹⁴ “Historical Background of the Rinehart Community Revealed at a Meeting Yesterday,” *Abilene Daily Chronicle*, 10 April 1942. Other local family names are Hassler, Diehl, Heller, Schearer, Betz, Taylor, Chambers, Graham, Staatz, and Dietrich.

¹⁵ No author, “Oldest Survivor of Rinehart Settlers Traces All Members of Original Pennsylvania Colony”, *Abilene Daily Chronicle*, 22 September 1939.

¹⁶ Transcribed from volume I of *Kansas: a cyclopedia of state history, embracing events, institutions, industries, counties, cities, towns, prominent persons, etc.* Standard Pub. Co. Chicago : 1912. 3 v. in 4. : front., ill., ports.; 28 cm. Vols. I-II edited by Frank W. Blackmar. Transcribed May 2002 by Carolyn Ward. Located online at http://skyways.lib.ks.us/genweb/archives/1912/d/dickinson_county.html

¹⁷ Dingler, Helen, Lost Towns – Rhinehart or Rinehart, 1982, Wheatland Historic District National Register Research File, Kansas Historical Society, Cultural Resources Division.

¹⁸ There is only anecdotal evidence of when the “h” was dropped from Rhinehart to become “Rinehart” as it is known today. For consistency, “Rinehart” will be used throughout this document.

Upon arriving to Section 27, Hollinger built a wood frame house and planted a small vegetable garden along with corn that resulted in a fair crop. The following year, 1874, was a terrible year for farmers in Kansas and beyond. It was the year of the great grasshopper plague. At the time, J.S. Hollinger was newly engaged in the cultivation of wheat. He was fortunate that the grasshopper plague occurred early in his farming career. If it had happened later, losses could have been much more devastating.

The invasion of Kansas, Nebraska, Colorado and Western Missouri, by the grasshoppers; or more properly speaking, the Rocky Mountain Locusts, in 1874, occurred in the month of August; and was fraught with great disaster to the agricultural interests of those States and to the trade of Kansas City...The effect of all this was to cost the larger part of the country united by them the bulk of a year's crop, part of it in the fall of 1874, and part in the spring of 1875.¹⁹ (Figure 4)

Crop losses to states including Kansas, Nebraska, Missouri, Texas and Iowa were assessed in the millions of dollars; however, the grasshoppers apparently ate more than just crops; nothing was safe including wood, leather, clothing, and the bark on the trees. Governor Thomas Osborn summoned the legislature to a September 15, 1874 session to discuss grasshopper relief measures. The Central Kansas Relief Committee was formed to solicit aid from within the state and made the following statement in a flyer that was widely distributed to eastern states,

The destitution is not general, but limited. It is mainly confined to the frontier counties, in which the growing crops were destroyed by the grasshoppers in the months of July and August...It is sufficient to say that many persons in the frontier counties are greatly in need of grain, provisions and clothing -- and this need will continue throughout the winter, and until May or June of next year, including the demand for grain for seed and for support of work animals, in putting in crops.²⁰

Subsequently, relief was received in abundance from across the country, from Boston to San Francisco.

The following ten years were good crop years, and Hollinger had a small part in advertising Kansas as a Wheat State. In 1876 he sent a sheaf of wheat to the Philadelphia exposition and by 1883 he had over 1400 acres of wheat in cultivation.²¹ It was during these good years that Hollinger constructed his large farmhouse. It is not clear when he began construction, but he was shopping for furniture on December 10, 1880 and moved into the house before Christmas.²² Unfortunately, by the mid to late 1880s the price of wheat dropped to an all-time low and Hollinger had to diversify. He sodded over his land with timothy and clover and began to raise cattle. By the mid 1890s a severe drought forced Hollinger to sell his cattle for very low prices.²³

Hollinger was known as a capable farmer and was also a prominent figure in the community. Along with being a successful farmer and cattleman, Hollinger represented the 80th district in the Kansas Legislature in 1877.²⁴ He was nominated by the Republican Party almost without opposition and won the November 7, 1876 election by a vote of 1351 to 442 over A.J. Markley.²⁵ He was also Chairman of the County Board of Commissioners for several years. He was president of the First National Bank in Abilene from 1895 to 1900 and was also president and one of the incorporators of the Kansas Farmers' Fire Insurance Company. He also furnished almost the entire means for building the Hiawatha Methodist Church.²⁶ As Hollinger was occupied with many business ventures, he spent much of the week in Abilene and he did not work in the fields. The labor was left to his sons and hired workers.

Hollinger died in 1900 at age 70 after being kicked by a horse in his barn. His funeral was held in the formal parlor. At the time of his death, he had increased his holdings to approximately 4,000 acres, and it was divided among his heirs. The Hollinger family continued to live on the farm after Joseph's passing. Hollinger's wife, Anna died in 1917 and his unmarried

¹⁹ The History of Jackson County, Missouri. 1881, Union Historical Company, Birdsall, Williams & Co., Kansas City. Located online at: http://www.hearthstonelegacy.com/when-the-skies-turned-to-black-the_locust-plague-of-1875.htm.

²⁰ Excerpted from Giles, F.W., *From Thirty Years in Topeka*, (Topeka: 1886), located online at: <http://www.kshs.org/research/topics/agriculture/grasshoppers1874.htm>

²¹ Hollinger, Joe M, "Tells of Eighty Years of Ups and Downs", *Chapman Advertiser*, 25 February 1954.

²² *Dickinson County Chronicle*, 10 December 1880 and 24 December 1880.

²³ Hollinger, Joe M, "Tells of Eighty Years of Ups and Downs", *Chapman Advertiser*, 25 February 1954.

²⁴ *Dickinson County Chronicle*, 17 November 1876.

²⁵ *Dickinson County Chronicle*, 3 November 1876.

²⁶ *Portrait and Biographical Record of Dickinson, Saline, McPherson, and Marion Counties, Kansas*, Chapman Brothers: Chicago, 1893, 536.

daughter, Laura lived in the house until 1918 when she moved to California to live with her brother Abraham L. Hollinger and his family. The house stood vacant for several years and was finally sold out of the family in 1933. The property changed hands several more times before the current owners purchased the house and stone barn along with 17 acres in May 2009. Rehabilitation of the house is currently in progress.

Second Empire

Although not without precedent, the Hollinger farmhouse is a rare example of high-style Second Empire architecture exhibited on a rural farmhouse in Kansas. Characterized by a Mansard roof, central tower, cupola, quoins, eave brackets, bay windows, and decorative one-story side porches, the Second Empire style was popular in the second half of the nineteenth century, specifically 1860-1880. It was inspired by current fashionable architecture in France during the reign of Napoleon III; also known as the Second Empire. French architect Francois Mansart popularized the roof form that came to be named for him. In the U.S., Second Empire style was most popular in the northeast and Midwest and was used often for grand public buildings.²⁷

Many of the other character-defining features of Second Empire style are shared with another contemporaneous style, the Italianate (1840-1880). Often, the only detail that distinguishes an Italianate building from Second Empire is the roof (Italianate structures commonly had flat or very low-pitched hipped roofs). Characteristics common on both styles are: bracketed cornices, bracketed or pedimented window hoods, tall paired windows, bay windows, decorative iron cresting, and towers or cupolas.

Building types can be single-family detached houses, row or town houses (typically urban), or grand public structures. Although Second Empire appears in the United States as early as the 1850s, it does not appear to have reached Kansas until the 1860s. Known construction dates are as early as 1865 (construction of Parmenter Hall in Baldwin City began in 1865 but was not completed until around 1882) and are as late as 1886 (Cimarron Hotel in Cimarron) although earlier or later examples may exist. It is a comparatively rare style but it can be found scattered throughout Kansas with known examples as far west as Gray County.²⁸

Kansas Barns

The J.S. Hollinger barn can be classified as a Kansas Vernacular barn according to the Historic Agriculture Related Resources of Kansas MPDF. It was constructed of local materials and does not fit into any other categories due to the hip roof and L shape. There were many massive stone barns constructed in the Flint Hills of east-central Kansas, an area known as the Flint Hills; however, the hipped roof and L-shape are less common.²⁹ Also uncommon is the gable end haymow integrated into the hip on the longest elevation. Following is text from the MPDF regarding Kansas vernacular barns:

Kansas Vernacular Barns are distinguished by the use of native materials, typically limestone, and complex roof forms. Because they are generally masonry construction, Kansas Vernacular Barns lack the large hay hoods and hay doors common among other barn types. Such openings would jeopardize the structural integrity of a masonry wall. Instead, they generally feature a small hay door on the gable end or broad side. The location of principal openings on Kansas Vernacular barns varies widely. The Kansas Vernacular Barns Property Type also includes barns with unique plans and roof forms. Many are square in massing with hipped roofs, gable-on-hip roofs, and gabled wall dormers. The majority of masonry barns that are not bank barns are classified as Kansas Vernacular Barns.³⁰

Given that Hollinger hailed from Pennsylvania it is possible that he was influenced by Pennsylvania barn building traditions. However, a cursory study of Pennsylvania barn resources indicates few similarities. The interior roof framing of the

²⁷ McAlester, Virginia and Lee, *A Field Guide to American Houses*, (Alfred A. Knopf: New York, 1984), 242.

²⁸ Gant, Kim, "Second Empire Style Rare in Kansas", *Kansas Preservation*, Autumn 2009, Volume 31, Number 4.

²⁹ A cursory study of local and national barn references did not reveal any barns with a similar combination of footprint, material, and roof form. There are several other examples of massive stone barns in Dickinson County and beyond, but they exhibit gable, clipped gable, or gable/hip combinations, and gambrel roofs. There may be other examples that are undocumented or unknown to the author.

³⁰ Spencer, Brenda and Christy Davis, *Historic Agriculture-Related Resources of Kansas Multiple Property Documentation Form*, on file at Kansas State Historical Society, Cultural Resources Division.

Hollinger barn appears in a Pennsylvania example³¹, but the same roof framing also appears in a documented Kansas example as well.³² More study is necessary to properly identify the influence behind the construction of the Hollinger barn.

9. Major Bibliographical References

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"Historical Background of the Rinehart Community Revealed at a Meeting Yesterday." *Abilene Daily Chronicle*. 10 April 1942.

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Kansas State Census Collection, 1855-1925 record for J S Hollinger

Letter from Gemma H. Doak to Bernice Rusch. 27 March 1981.

H.A. La Roy. "Increasing Demand for Concrete Staves for Many Uses." *Concrete*. Volume 18: January-June, 1921. 226. Located online at: <http://books.google.com>.

Marsh, Robert. *Barns of Kansas: A Pictorial History*. The Donning Company: Virginia Beach, 2002.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. Alfred A. Knopf: New York, 1984.

Obituary of Mrs. Anna Miller Hollinger. September 1917.

Spencer, Brenda and Christy Davis. *Historic Agriculture-Related Resources of Kansas Multiple Property Documentation Form*. On file at Kansas State Historical Society, Cultural Resources Division.

1850 United States Federal Census record for Joseph Hollinger

1870 United States Federal Census record for Joseph Hollinger

1880 United States Federal Census record for Joseph Hollinger

U.S. IRS Tax Assessment Lists, 1862-1918 record for Joseph Hollinger

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

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University

³¹ Ensminger, Robert, *The Pennsylvania Barn: Its Origin, Evolution, and Distribution in North America*, Second Edition (Johns Hopkins University Press: Baltimore, 1992), 116.

³² See Marsh, Robert, *Barns of Kansas: A Pictorial History*, (The Donning Company: Virginia Beach, 2002), 89-104.

Hollinger Farmstead
Name of Property

Dickinson County, Kansas
County and State

recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record #

Other
Name of repository: **Kansas Historical Society**

Historic Resources Survey Number (if assigned): 041-0000-00004

10. Geographical Data

Acreage of Property 17
(Do not include previously listed resource acreage)

UTM References
(Place additional UTM references on a continuation sheet)

1	<u>14</u>	<u>675680</u>	<u>4307380</u>	3	<u>14</u>	<u>675880</u>	<u>4307180</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>14</u>	<u>675880</u>	<u>4307380</u>	4	<u>14</u>	<u>675680</u>	<u>4307180</u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The legal description is as follows: A parcel of land located in the north half of Sec. 27, Township 13 south, Range 4 east of the 6th P.M. Dickinson County, Ks. More particularly described as follows:
 Beginning at the NW corner of the NE quarter of said section 27;
 Thence on an assumed bearing of N 89 degrees 48'55" E. along the north line of said NE.qtr. a distance of 882.00 ft.;

- Thence S. 06 degrees 02'30" W. a distance of 156.44 ft.;
- Thence S. 31 degrees 14'15" W. a distance of 278.65 ft.;
- Thence S. 14 degrees 48'12" W. a distance of 300.35 ft.;
- Thence S. 08 degrees 20'33" E. a distance of 81.25 ft.;
- Thence N. 87 degrees 33'17" W. a distance of 772.93 ft.;
- Thence N. 23 degrees 05'56" W. a distance of 113.37 ft.;
- Thence N. 13 degrees 39'57" W. a distance of 642.50 ft. to a point on the N. line of the NW qtr. Section of said Section 27
- Thence N. 89 degrees 57'57" E along said N. line a distance to 312.43 ft. to the point of beginning

Visual boundary would consist of the terrace line to the east, a waterway to the west, 2100 Ave. to the north, and second fence line behind the barn to the south.

Boundary Justification (explain why the boundaries were selected)

The Wohlers own 17 acres, including the house and barn, which were part of the original farmstead of J.S. Hollinger.

11. Form Prepared By

name/title Jim Wohler; Kim Gant, KSHS Staff
organization _____ date April 20, 2010

Hollinger Farmstead
Name of Property

Dickinson County, Kansas
County and State

street & number 120 S. Webster telephone 785.761.1869
city or town Junction City state Kansas zip code 66441-3545
e-mail _____

Additional Documentation

Submit the following items with the completed form:

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

Photographs:

Name of Property: Hollinger Farmstead
City or Vicinity: Chapman Vicinity
County/State: Dickinson County, Kansas
Photographer: Kim Gant
Date: March 19, 2010

Description of Photograph(s) and number:

1. Farmhouse and iron fence, north and east elevations, facing southwest
2. Farmhouse north elevation, facing south
3. Farmhouse north and east elevations, facing southwest
4. Front porch detail, north elevation, facing southwest
5. West elevation, facing east
6. South elevation, facing north
7. East elevation, facing west
8. Entry detail, north elevation, facing south
9. Interior front entry, facing north
10. Main staircase, facing southwest
11. Main Parlor, facing northeast
12. Main Parlor fireplace, west wall, facing west
13. Sitting Room
14. Back Parlor fireplace, east wall, facing east
15. Ceiling medallion detail
16. Second floor landing, facing north
17. Horse barn, west elevation, facing southeast
18. Horse barn, north elevation, facing southeast
19. Horse barn detail
20. Horse barn interior first floor, facing south

Property Owner:

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

name Jim and Jean Wohler
street & number 2250 2100 Ave. telephone 785.671.1869

Hollinger Farmstead
Name of Property

Dickinson County, Kansas
County and State

city or town Chapman state Kansas zip code 67431

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

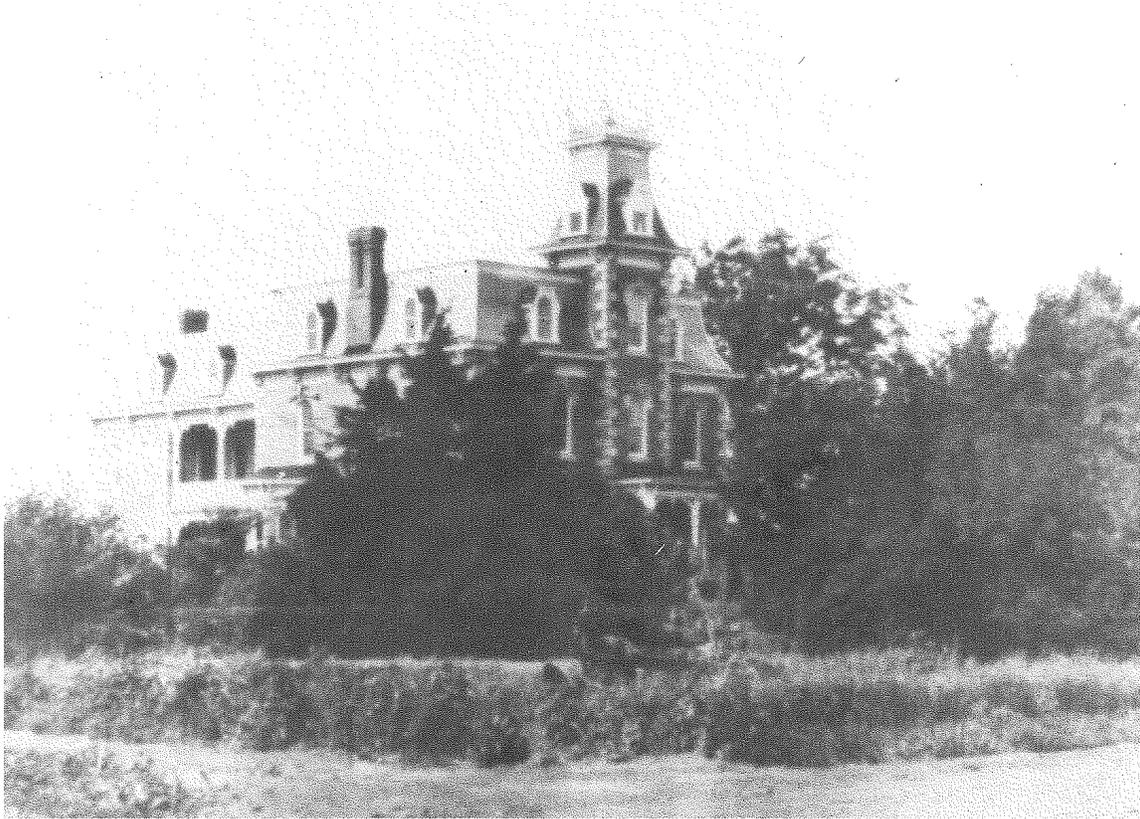


Figure 1: Historic view of Hollinger Farmhouse, note the extended rear wing, date unknown, provided by former owner Jan Rusch.

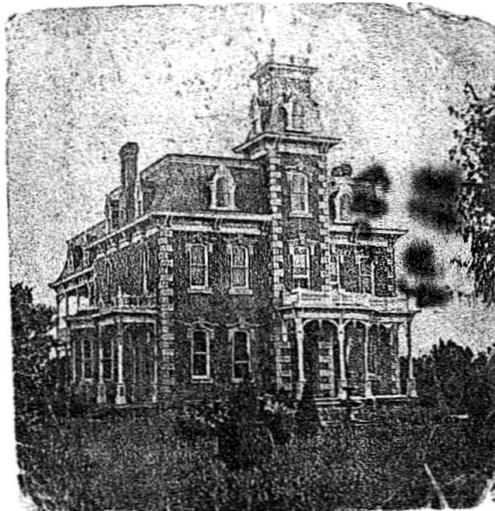
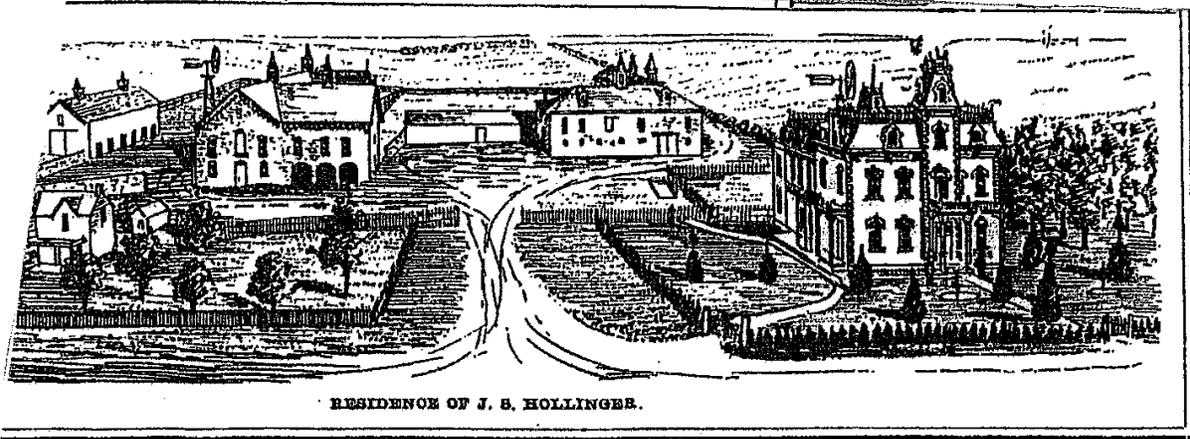


Figure 2: Historic view of Hollinger Farmhouse, date unknown, located at Dickinson County Historical Museum



RESIDENCE OF J. S. HOLLINGER.

Figure 3: Historical Sketch of Hollinger Farmstead illustrating the cow barn (left) that is no longer extant; image date unknown, unknown source

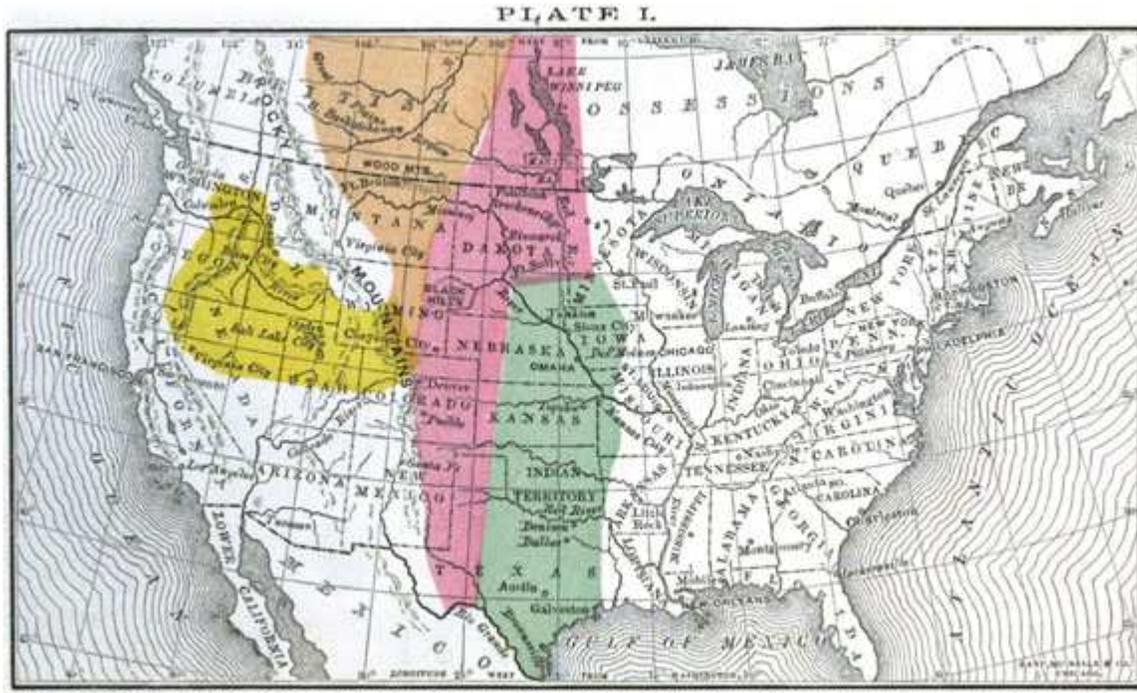


Figure 4: Map illustrating crop losses from the grasshopper plague. Map Courtesy: <http://www.hearthstonelegacy.com/images/map-from-The-locust-plague-.jpg>

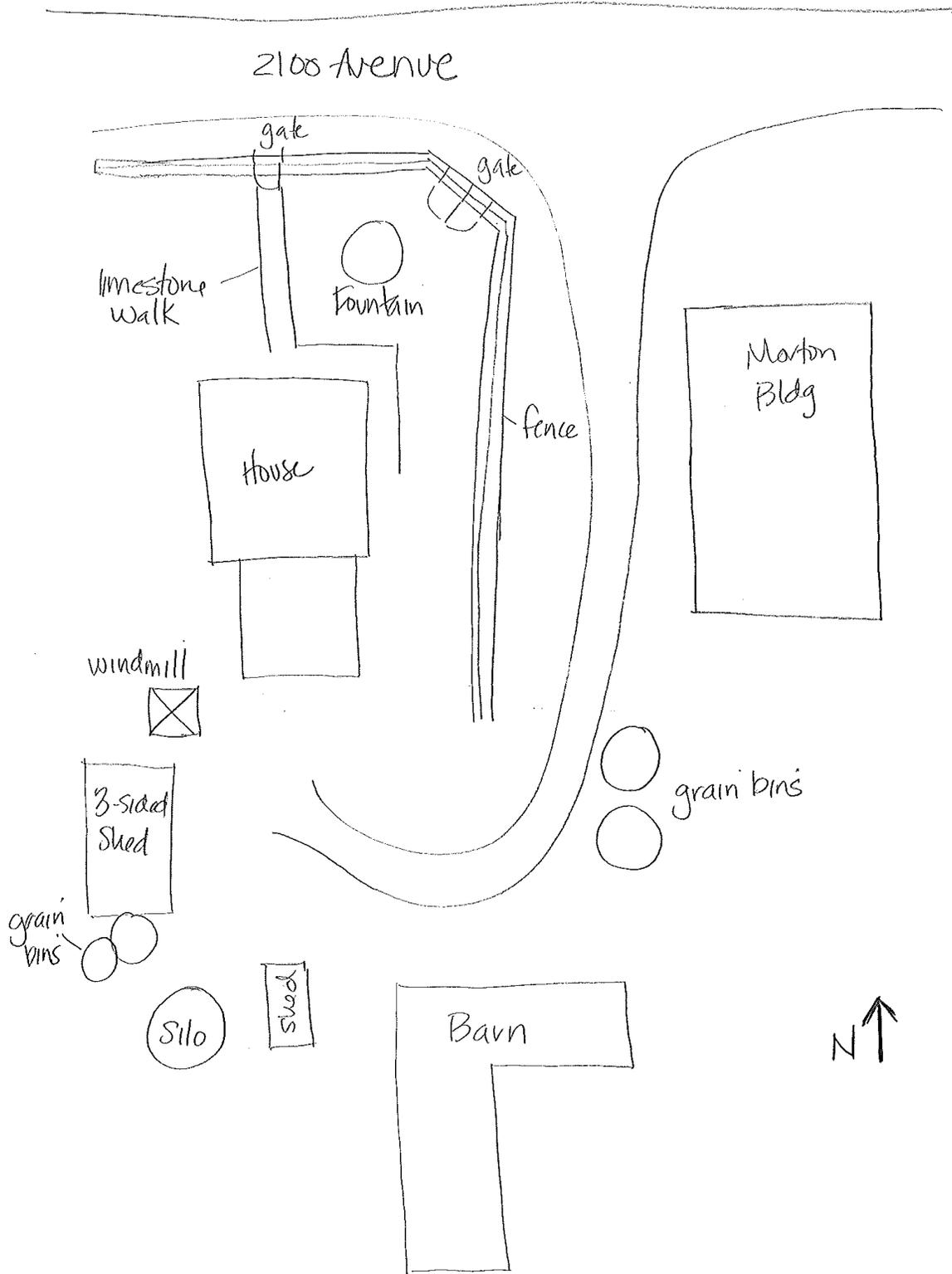


Figure 5: Current Site Plan, not to scale