

SITE FILE COPY

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: <p style="text-align: center;">Missouri</p>	
COUNTY: <p style="text-align: center;">Atchison</p>	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME	
COMMON: <p style="text-align: center;">Mule Barn Theatre</p>	
AND/OR HISTORIC: <p style="text-align: center;">David Rankin Mule Barn</p>	

2. LOCATION			
STREET AND NUMBER: <p style="text-align: center;">Tenth and Park streets</p>			
CITY OR TOWN: <p style="text-align: center;">Tarkio</p>			
STATE: <p style="text-align: center;">Missouri</p>	CODE: <p style="text-align: center;">64491</p>	COUNTY: <p style="text-align: center;">Atchison</p>	CODE: <p style="text-align: center;">005</p>

3. CLASSIFICATION				
CATEGORY (Check One)	OWNERSHIP	STATUS*	ACCESSIBLE TO THE PUBLIC	
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)				
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Educational <input checked="" type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____	<input type="checkbox"/> Comments _____ _____

4. OWNER OF PROPERTY			
OWNER'S NAME: <p style="text-align: center;">Tarkio College</p>			
STREET AND NUMBER:			
CITY OR TOWN: <p style="text-align: center;">Tarkio</p>	STATE: <p style="text-align: center;">Missouri</p>	CODE: <p style="text-align: center;">64491</p>	CODE: <p style="text-align: center;">24</p>

5. LOCATION OF LEGAL DESCRIPTION			
COURTHOUSE, REGISTRY OF DEEDS, ETC: <p style="text-align: center;">Office of Recorder of Deeds, Atchison County Courthouse</p>			
STREET AND NUMBER:			
CITY OR TOWN: <p style="text-align: center;">Rock Port</p>	STATE: <p style="text-align: center;">Missouri</p>	CODE: <p style="text-align: center;">64482</p>	CODE: <p style="text-align: center;">24</p>

6. REPRESENTATION IN EXISTING SURVEYS			
TITLE OF SURVEY: <p style="text-align: center;">Missouri State Historical Survey</p>			
DATE OF SURVEY: <p style="text-align: center;">1970</p>	<input type="checkbox"/> Federal <input checked="" type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local		
DEPOSITORY FOR SURVEY RECORDS: <p style="text-align: center;">Missouri State Park Board</p>			
STREET AND NUMBER: <p style="text-align: center;">P.O. Box 176, 1204 Jefferson Building</p>			
CITY OR TOWN: <p style="text-align: center;">Jefferson City</p>	STATE: <p style="text-align: center;">Missouri</p>	CODE: <p style="text-align: center;">65101</p>	CODE: <p style="text-align: center;">24</p>

SEE INSTRUCTIONS

STATE: Missouri
COUNTY: Atchison
ENTRY NUMBER
DATE

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The David Rankin Mule Barn, presently known as the Mule Barn Theatre, in Tarkio, Missouri, is an octagonal plan, three story, red brick barn built in the early 1890's by David Rankin. This barn housed Rankin's mule teams and feed and provided quarters for several of his hired men.

EXTERIOR

Fenestration and general articulation of each face are consistent throughout the building. Each wall face was designed as three bays. Some sections of wall have the central opening walled-in with brick. The windows are double-hung throughout the building, with 6 over 6 light sash on the first floor and 4 over 4 light sash on the second and third floors. The windows have stone sills and projecting brick, relieving-arch caps with side pendants. The doorways have round-arched openings sufficiently large to permit passage of loaded farm wagons and stock. The size of the doorways has been reduced with wood paneling to accommodate a smaller opening.

A broadly overhanging cornice tops the upright brick walls. The fascia is plain, and simple brackets articulate the eaves.

The existing roof is a truncated peak with sloping sides in eight planes, each in the form of a truncated isosceles triangle, cut off by a flat, octagon-shaped, top plate. Present sheathing is asphalt shingle. Air conditioning equipment rests on the top plate. Each of the eight sloping roof planes has a pedimented dormer window centered on its vertical midline, near the eaves. These dormers are simply framed. Each has a double-hung sash with 6 over 6 lights.

INTERIOR

The interior has recently (1966-1968) been renovated by the present owner, Tarkio College. Repairs include replacement of window sash, addition of roof insulation, new roofing and air conditioning. At the middle level a lobby and theater ticket office now occupy the center of the floor, and production departments for the operation of the theater are housed in the surrounding rooms newly partitioned off for the purpose. These rooms include one for poster making, design and manufacture; a sewing room, and a costume room. The third floor has been converted to a theater three quarters in-the-round. The existing heavy timber support system was strengthened and retained.

(cont.)

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INVENTORY - NOMINATION FORM

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(Number all entries).

7.

DAVID RANKIN MULE BARN

The barn is approximately 80 feet across its width between opposite walls. Each of the eight walls is approximately 33 feet long.

A narrow spiral staircase is located in the former hay chute. This stair provides vertical circulation for the players between the costume room and the stage. The audience uses a broad stairway to the auditorium area. The third floor is open to the roof with no attic at the level of the dormer windows.

ORIGINAL CONDITION

The barn is considerably altered from its original form. The roof, upper walls, and some interior parts were destroyed by fire in 1908. The barn was rebuilt, soon after the fire, to approximately the present appearance by the original owner-builder, David Rankin.

The original design of the barn incorporated elements of the "Gothic Revival Style" by emphasizing the vertical proportions of the windows, walls and roof. Each face of the octagonal building exhibited three bays on all three full floors. An ornamental corbeled brick cornice originally topped the vertical walls. Removal of the cornice after the fire of 1908 lowered the height of the walls several feet. The central bay of each face was carried upward through the cornice line into a brick dormer. These dormers were considerably larger than those presently on the building. They spanned the width of wall separating the two outer windows.

The dormer windows were placed exactly in line with the windows of the central bays, and their width matched exactly the width of the lower windows. Thus, the dormer windows accentuated the fenestration by carrying the pattern one story higher in the central bay on each wall. The dormer windows were pentagonal, having a pointed cap.

The windows originally had 2 over 2 light double-hung sash on all three floors and casement windows in the dormers.

(cont.)

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7. (# 2)

DAVID RANKIN MULE BARN

The original roof was composed of eight sections pitched at 62°. Each section curved upward at approximately 80°, near the center of the roof, to form a base for the central cupola. Roof and cupola were 1½ times as high as the upright walls, making the structure considerably taller than the existing building.

On the interior the ground floor contained single and double stalls for the mules and a large oat bin. This area is still essentially unaltered. The middle or second floor was a dormitory for the hired men, and the third floor was a hayloft. (William C. Porter, "The Barn's Afire," Tarkio College Bulletin, January, 1969, p. 3.)

Although serious alterations in design were made after the fire in 1908, deterioration of the building has been arrested. The building is sound and in use. The Missouri State Historical Survey and Planning Office, Missouri State Park Board, recommends that the original roof and cornice be reconstructed as soon as time and funds permit.

This summary description of the physical appearance of the building is based, in part, on data included in the field report of architectural consultant, John A. Huffman, A. I. A., June, 1969. The report was contracted by the Missouri State Park Board and is filed at its central office, P.O. Box 176, Jefferson Building, Jefferson City, Missouri 65101.

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian) 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

Built ca. 1891-1893

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input checked="" type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | <u>Adaptive use</u> |
| <input checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input checked="" type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

The David Rankin Mule Barn is significant for its association with David Rankin, a prominent and successful farmer-businessman of north-west Missouri in 1875-1910. The barn is of further importance for its renovation and adaptive use which make it unique in Missouri. In addition, the barn has significance as an architectural curiosity, an octagon plan, three story, red brick barn dating from 1891-1892.

It should be noted that the unauthentic aspects of the present restoration, described in Item 7, prompt the staff of the Missouri State Historical Survey and Planning Office, in concurrence with the Advisory Council on Historic Sites and Buildings, Missouri State Park Board, to recommend that the architectural design of the barn not be considered as a major factor of the structure's worthiness for listing on the National Register of Historic Places until the roof is restored to its original form. When such restoration takes place consideration should be given to adjusting the significance of the barn to include its architectural merit. There are at present no plans for restoration to the original roof form.

Rankin was born May 28, 1825, in Sullivan County, Indiana, the son of Scotch-Irish parents of modest circumstances. The family moved to Illinois in 1836. As a young man Rankin began buying land in Illinois where he became moderately prosperous on 5000 acres of land engaged in corn and feeder stock raising. (John L. Harr, Member of the Advisory Council on Historic Sites and Buildings, Missouri State Park Board, information in a letter to the Missouri State Historical Survey and Planning Office, February 10, 1970.) An ambitious man who early manifested a talent for carrying on several major enterprises simultaneously, he was elected to the Illinois legislature on the Republican ticket in 1872 and he was re-elected in 1874.

In the 1870's when he was past 50 years of age, Rankin sold his holdings in Illinois and moved to northwest Missouri. There he purchased large land holdings between 1876-1910, totaling 24,000 acres in northwest Missouri and 6,000 acres in southern Iowa. (Harr, February 10, 1970.) Much of the land was purchased at \$5.00 to \$10.00 per acre, and later rose to a much higher market value.

(cont.)

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8.

DAVID RANKIN MULE BARN

(David Rankin, "How I Made Three Millions Growing Corn,"
Country Life in America, April, 1910, p. 691.)

Rankin achieved enormous success in his farming operation by his persistent application of innovative, large-scale farming methods which are now widely accepted. He divided his land into fourteen ranches, each having a foreman, with a superintendent in charge of the whole operation. Rankin was a great believer in crop rotation, manure fertilizer, and updating his equipment as rapidly as superior models were manufactured. He employed a full-time secretary-bookkeeper. He checked with each of his foremen twice a day by telephone and visited several of the ranches each day.

In addition to his farms, Rankin also had business interests. He was President and principle shareholder in the First National Bank, President of Rankin Water Company, Rankin Light and Power Company and the Rankin Auditorium Company, all of Tarkio. (A Biographical History of Nodaway and Atchison Counties, 1901, pp. 621-623.) At the time of his death, on October 18, 1910, Rankin had amassed a fortune of 4 million dollars. (Frank Whitsitt, Farmland, October 15, 1968, p. 3.)

A self-educated man, Rankin believed in the importance of higher education. He was one of the founders of Tarkio College and contributed more than \$235,000 to the institution. (Whitsitt, October 15, 1968, p. 3.)

The barn housed 50 to 70 mules. These animals were the power source for Rankin's vast farming empire. The barn was under construction in 1892. It was originally 85 feet high and reportedly one of the largest barns in the state at the time of construction. (Tarkio Avalanche, December 24, 1892 and February 18, 1893.) Architects for the barn were Searcy & McCutcheon who were possibly also the contractors for building the barn. The barn cost \$10,000 to construct. (Harr, February 10, 1970.)

Preservation of the barn has been assured by an imaginative adaptive use. Its successful new use as a college theater further enhances the significance of the barn which stood empty for a number of years. The Rankin Mule Barn renovation demonstrates that old structures can be adapted to new uses compatible with the structure but quite unrelated to the original use.

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8. (# 2)

DAVID RANKIN MULE BARN

Aside from its present undesirable roof and cornice, the barn is also significant as an architectural example of a large-size, attractive and functional agricultural building.

Octagonal or polygonal-shaped buildings have been known since earliest times but because of their relative infrequency they are generally considered to be unique. George Washington has an octagonal garden house and a sixteen-sided barn. (Walter Creese, "Fowler and the Domestic Octagon," Art Bulletin, June, 1946, p. 91.) The "fad" of octagonal buildings in the United States occurred during the mid-nineteenth century and was of short duration lasting from about 1850 until 1857. It was with the publication of a book by O. S. Fowler in 1848 entitled Home for All that the virtues of octagonal-shaped buildings were extolled. An indication of the popularity of his book may be noted in at least seven printings in the years 1848-1857. (Creese, June, 1946, p. 89.) The book was quoted by other architectural writers who reproduced Fowler's plans along with their own.

The date of the Rankin Mule Barn is later than that of the prime dates of the "fad" but within the range of the influence of the round Quaker barn which dates from 1825 but was widely cited in the 1880's for its efficiency. Many derivations of timber construction were executed on the Great Plains, but few are extant. (Creese, June, 1946, p. 91.) The date of this influence coincides with the construction of the Rankin Mule Barn.

Fowler listed several advantages to octagonal barns: the convenience of the common center from which work could be performed; placement of the heads of the animals toward the center permitted food to be thrown down from the upper level into the central shaft; the greater number of bays furnished convenience in storage space; the floor shape was convenient for threshing. Fowler recommended a building site on a knoll or bank with second story entry to permit wagon or cart entry and further recommended the height of the building be two or three stories. The mule barn design includes these arrangements.

The octagon design was also noted for superior interior illumination with available light and superior cross-ventilation. The original design of the Rankin Mule Barn incorporated these criteria for convenience, economy, order, sanitation and practicality. The barn stands as an unusual example of an architectural influence which flourished briefly.

(cont.)

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

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8. (# 3)

DAVID RANKIN MULE BARN

The survey of Missouri's sites of historical and architectural significance is based on the selection of sites as they relate to theme studies in Missouri history as outlined in "Missouri's Comprehensive Statewide Historic Preservation Plan." The David Rankin Mule Barn is, therefore, being nominated to the National Register of Historic Places because it is a Northwest Prairie Region barn built by a man who made important innovations in Midwestern agricultural history, because of its unusual Victorian octagon plan design, and because the building has been successfully adapted to new use.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

1. A Biographical History of Nodaway and Atchison Counties, Missouri.
Chicago: The Lewis Publishing Co., 1901.
2. Creese, Walter. "Fowler and the Domestic Octagon," Art Bulletin,
June, 1946.
3. Fowler, Orson S. A Home for All. 2nd ed. New York: Fowler and
Wells, 1854.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees	Minutes	Seconds
NW	° ' "	° ' "		40°	26'	42"
NE	° ' "	° ' "		95°	23'	27"
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: Less than one

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:

M. Patricia Holmes, Research Architectural Historian

ORGANIZATION Missouri State Park Board
State Historical Survey and Planning Office

DATE
July 7, 1970

STREET AND NUMBER:

P.O. Box 176, 1204 Jefferson Building

CITY OR TOWN:

Jefferson City

STATE

Missouri 65101

CODE

24

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name Joseph Jaeger, Jr.

Title Director, Missouri State Park Board, and Missouri State Liaison Officer

Date _____

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

SEE INSTRUCTIONS

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COUNTY	
Atchison	
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(Number all entries)

9.

DAVID RANKIN MULE BARN

4. Harr, John L. Ph.D., Member of the Advisory Council on Historic Sites and Buildings, Missouri State Park Board, information in a letter to the Missouri State Historical Survey and Planning Office, February 10, 1970. On file at the Missouri State Park Board, P.O. Box 176, 1204 Jefferson Building, Jefferson City, Missouri 65101.
5. The History of Holt and Atchison Counties, Missouri. St. Joseph, Mo.: St. Joseph Steam Printing Company, 1882.
6. Huffman, John A., A.I.A. Architectural Consultant Field Report, received June, 1969, contracted by the Missouri State Park Board and filed at its central office, P.O. Box 176, 1204 Jefferson Building, Jefferson City, Missouri 65101.
7. Porter, William C. "The Barn's Afire," Tarkio College Bulletin, January, 1969.
8. Rankin, David. "How I Made Three Millions Growing Corn," Country Life in America, April, 1910.
9. Tarkio Avalanche, December 24, 1892.
10. Tarkio Avalanche, February 18, 1893.
11. Tarkio College, Tarkio, Missouri, brochure, n.d.
12. Whitsitt, Frank. Farmland, October 15, 1968.

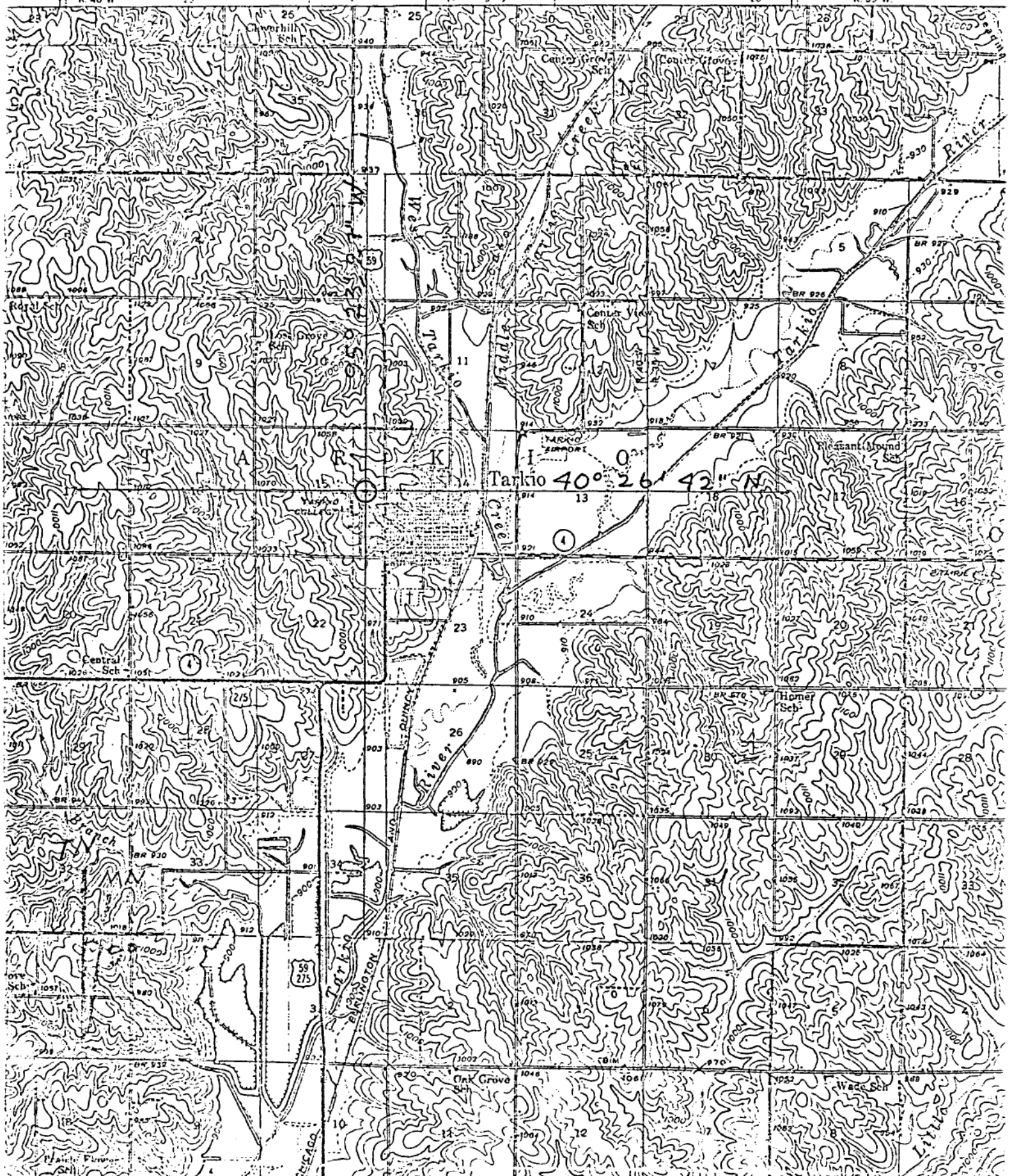
R. 40 W

SHENANDOAH 19 MI.
7 MI. TO IOWA 333

(Farragut)

20'

WESTBORO 2.7 MI.
R. 39 W



U.S.G.S. 15' Quadrangle
 "Tarkio" (1939)
 Scale 1:62,500

Form 10-301
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE	
Missouri	
COUNTY	
Atchison	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: Mule Barn Theatre			
AND/OR HISTORIC: David Rankin Mule Barn			
2. LOCATION			
STREET AND NUMBER:			
Tenth and Park streets			
CITY OR TOWN:			
Tarkio			
STATE:	CODE	COUNTY:	CODE
Missouri 64491	24	Atchison	005
3. MAP REFERENCE			
SOURCE:			
U.S.G.S. 15' quadrangle "Tarkio"			
SCALE: 1:62,500			
DATE: 1939			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			

MULE BARN THEATRE (DAVID RANKIN MULE BARN)

COUNTY: Atchison

LOCATION: 10th and Park Streets, Tarkio, Mo. 64491

OWNER: Tarkio College
ADDRESS: Tarkio, Mo. 64491

DATE APPROVED BY A.C.: 03-21-70

DATE SENT TO JEFF. CITY: 07-15-70

DATE SENT TO D.C.: 07-15-70

DATE OF REC. IN D.C.: 07-21-70

DATE PLACED ON NATIONAL REGISTER: 10-15-70

DATE AWARDED CERTIFICATE
(AND PRESENTOR): 05-13-73
John Harr - AC member

DATE FILE REVIEWED:

The David Rankin Mule Barn is significant for its association with David Rankin, a prominent and successful farmer-businessman of northwest Missouri in 1875-1910. The barn is of further importance for its renovation and adaptive use which makes it unique in Missouri. In addition, the barn has significance as an architectural curiosity, an octagon plan, three story, red brick barn dating from 1891-1892.

