

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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

1. Name of Property

historic name Atkins-Johnson Farmhouse Property

other name/site number Atkins Farm

2. Location

street & town 6508 North Jackson Avenue N/A not for publication

city or town Gladstone N/A vicinity

state Missouri code MO county Clay code 047 zip code 64119

3. State/Federal Agency Certification

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

Mark A. Miles September 19, 2007
Signature of certifying official/Title Mark A. Miles/Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register.
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

5. Classification

Ownership of Property
(check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(check only one box)

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

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

Contributing	Noncontributing	
4		buildings
		sites
1		structures
		objects
5	0	Total

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

DOMESTIC/single dwelling

AGRICULTURE/agricultural outbuilding

Current Function
(Enter categories from instructions)

VACANT/NOT IN USE

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions)

OTHER: I-House

Materials
(Enter categories from instructions)

foundation Limestone

walls WOOD/shingle

roof ASPHALT

other _____

Narrative Description

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

See continuation sheet(s) for Section No. 7

8. Description

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(enter categories from instructions)

AGRICULTURE

ARCHITECTURE

Period of Significance

1853-1957

Significant Dates

1853

c.1905

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Atkins, Jonathan Q.

Primary location of additional data:

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

See continuation sheet(s) for Section No. 9

Atkins-Johnson Farmhouse Property
Name of Property

Clay County, MO
County and State

10. Geographical Data

Acreeage of Property 2 acres

UTM References

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

1 1/5 3/6/7/8/7/2 4/3/4/1/3/0/0
Zone Easting Northing

2 / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

The boundary of the Atkins-Johnson Farm is shown as indicated on the accompanying USGS Quad Map, as well as on the accompanying map entitled "Atkins-Johnson Farmhouse Site Plan and Photograph Location Map."

Property Tax No. N/A

Boundary Justification

(Explain why the boundaries were selected.)

The boundary includes the farmhouse and outbuildings that have historically been part of the two-acre parcel that comprised the Atkins-Johnson farmyard in the first half of the twentieth century.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Sally F. Schwenk, Historian, and Kerry L. Davis, Architectural Historian

organization Sally Schwenk Associates, Inc. date May 2007

street & number 112 West 9th Street, Suite 415 telephone 816-221-2672

city or town Kansas City state MO zip code 64105

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

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

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

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

Property Owner

name/title City of Gladstone, Missouri

street & number 7010 North Holmes Street telephone 816-437-2489, ext.3304

city or town Gladstone state MO zip code 64118

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

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

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

**Atkins-Johnson Farmhouse Property
Clay County, Missouri**

SUMMARY DESCRIPTION STATEMENT

The Atkins-Johnson Farmhouse Property, located at 6508 North Jackson Avenue in Gladstone, Clay County, Missouri, consists of the two-acre parcel containing the original Atkins-Johnson farmyard and associated buildings and structures. The property includes five contributing resources — the Atkins-Johnson Farmhouse (Resource 1), which is a circa 1853 I-House that encapsulates the farm's original two-story two-room 1826 log house; a root cellar and entrance structure (Resource 2); a milk house building (Resource 3); a well and pump structure (Resource 4); and a vehicular and equipment garage building (Resource 5). In addition to these contributing buildings, the property includes the historic farmyard open space characterized by large mature trees, a front lawn, vehicular driveway, a grape arbor, and a branch of the Big Shoal Creek, all of which are counted neither as contributing or non-contributing resources. The rectangular boundary follows the historic fence lines to the north, west, and south, which separated the farmyard from crop fields and pasturage, and the west side of North Jackson Avenue to the east

The historic farmhouse property includes the character-defining nucleus of traditional late nineteenth and early twentieth century farmyard buildings and structures — the main residential building, outbuildings, and ancillary structures — as well as the immediate surrounding farmyard open space and fences. The property has a high degree of integrity of location, setting, design, materials, and craftsmanship. The organization of the farmstead resources along with the historic open spaces illustrates the patterns of land use and agricultural practices over an extended period of time. Each contributing resource successfully conveys its period of construction and its associations with the continuum of farmstead buildings and structures commonly found in the rural landscape of the region in the late nineteenth to early twentieth century. Furthermore, each contributing resource communicates information about the development of agriculture in the region, in particular, the improvement of the Atkins-Johnson Farmhouse Property throughout the first two-thirds of the twentieth century. Overall, the property retains all of its significant character-defining design elements and materials and clearly conveys its original farmstead design, feelings, and associations. The period of significance of the property is from 1853 to 1957. The Property includes five resources, all of which contribute to the significance of the resource. All of the buildings are wood frame construction and feature a range of construction techniques and materials, including timber frame, log construction, mortise-and-tenon, and nailed lumber. At least one, the milk house building (Resource 3), features a combination of salvaged materials from older, disassembled farm buildings and newly available materials, a common building practice among farmers in the region.

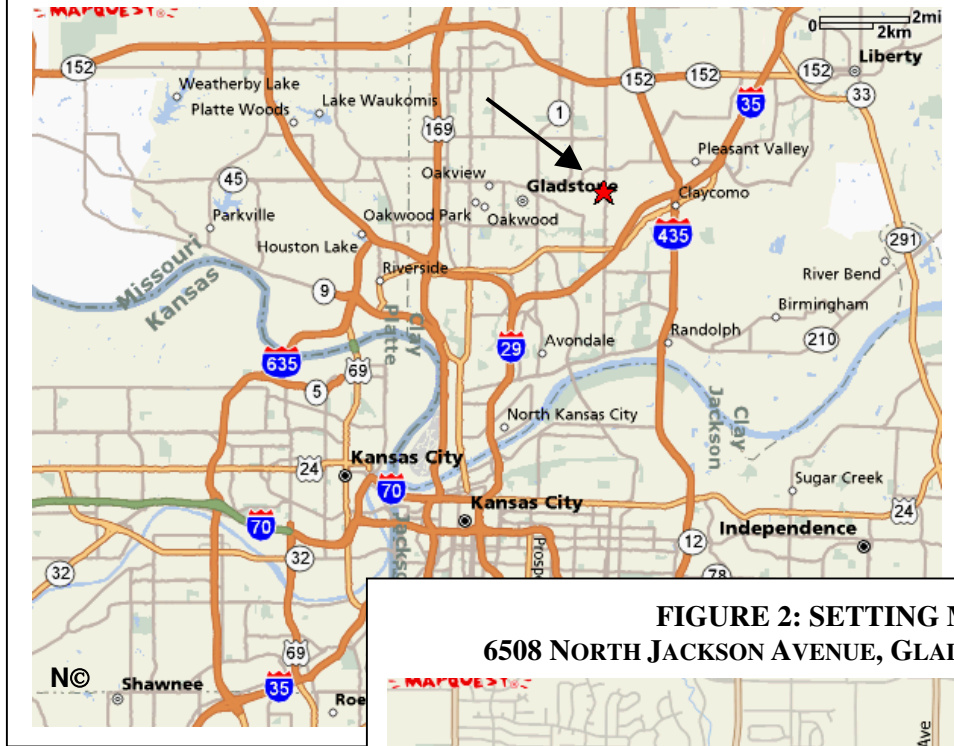
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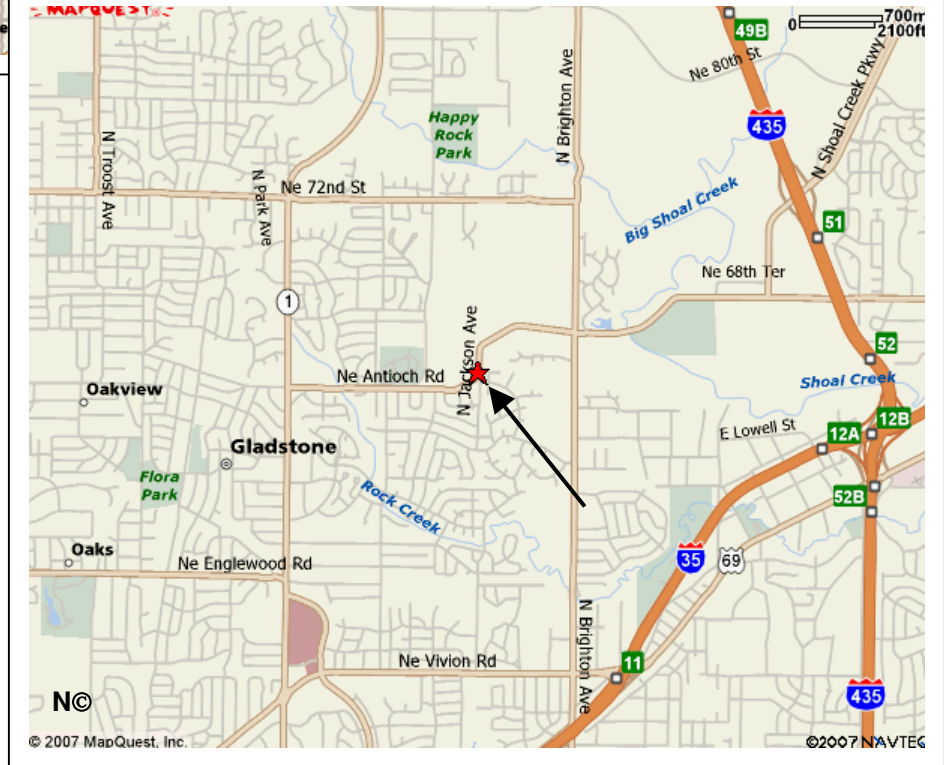
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**Atkins-Johnson Farmhouse Property
Clay County, Missouri**

**FIGURE 1: GENERAL LOCATION MAP
GLADSTONE, MISSOURI**



**FIGURE 2: SETTING MAP
6508 NORTH JACKSON AVENUE, GLADSTONE, MISSOURI**



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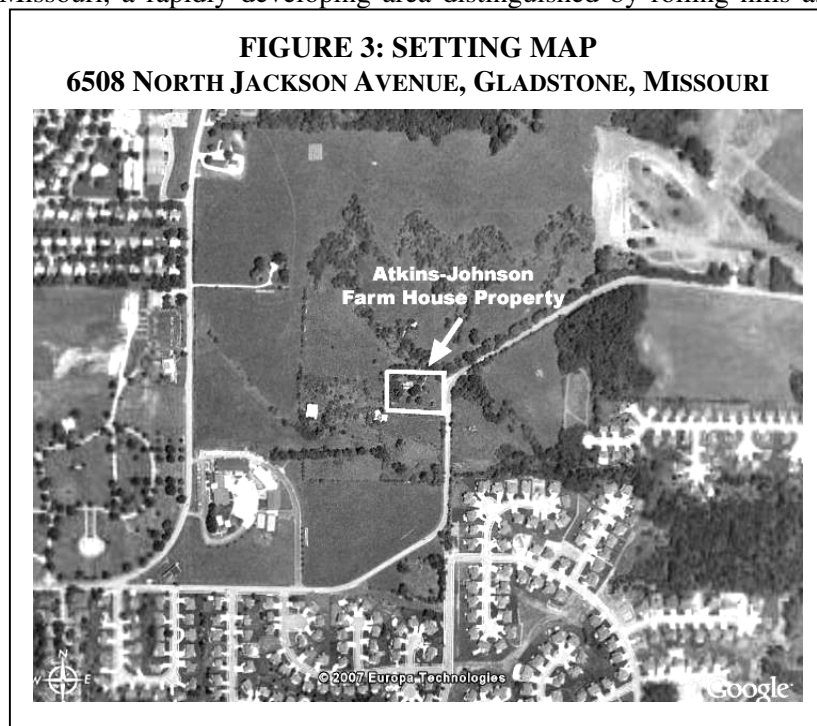
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**Atkins-Johnson Farmhouse Property
Clay County, Missouri**

ELABORATION

LOCATION AND SETTING

The Atkins-Johnson Farmhouse Property is located along the east edge of the city limits of Gladstone, Missouri, a rapidly developing area distinguished by rolling hills associated with the tributaries of the



Shoal Creek (Figure 1 and Figure 2). With the nearby new residential development (Figure 3), the Atkins-Johnson Farmhouse Property is a rare surviving example of historic farm resources in Clay County, Missouri.

The Atkins-Johnson Farmhouse Property is located on the west side of North Jackson Avenue where it curves to the northeast to become Pleasant Valley Road. The farmhouse (Resource Number 1) is situated on a high rise above Jackson Avenue and faces south onto a lawn that

slopes to the south and east and is distinguished by mature deciduous and coniferous trees. Egress to the property is from the east by a gravel drive that accesses Pleasant Valley Road. The farmyard, with its residential building and associated outbuildings, covers approximately two acres and is delineated by fences that separate the farmyard proper from the field areas. The west boundary is delineated by a double row of wire fences flanking a cattle lane used for moving livestock from the pasture area to a barn or another paddock. These adjacent open fields and associated buildings and structures contribute to the historic agricultural setting of the farmyard proper.¹

¹ A small barn, a small chicken coop, a well, and two small sheds are located on pasture land immediately west and southwest of the west boundary of the farmyard.

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**Atkins-Johnson Farmhouse Property
Clay County, Missouri**

EXTERIOR

All of the contributing resources within the Atkins-Johnson Farmhouse Property are examples of functional and architectural property types common to historic rural farmsteads, as discussed in Section 8 of this nomination.

1. Atkins-Johnson Farmhouse, circa 1826 / circa 1853 / circa 1 905

Photograph Numbers: 1 through 5 and 10 through 13

The Atkins-Johnson farmhouse occupies the most prominent location on the property — sited on a rise above the road and oriented to face the south. The farmhouse has an I-House plan and clearly conveys the National Folk House's character-defining main horizontal rectangular block with stone chimneys at each end of a shallow side-gabled roof. The two-story main block has a center-hall plan and the east side



Atkins- Johnson Farmhouse, circa 1925



Atkins-Johnson Farmhouse, 2005

encapsulates the original two-story two-room log house erected by John Z. Atkins in circa 1826. A series of one-story additions to the north (rear) elevation span the width of the farmhouse, creating an irregular footprint. The historic six-over-six light (south [primary] facade) and three-over-three, two-over-two, and one-over-one light (secondary elevations) wood sash windows are intact throughout most of the building. The original thin-reveal clapboard siding is intact under wood shingles installed between 1930 and 1950. With the exception of the encapsulation of the original entrance sidelights, the wood shingle installation exposes all of the historic window and door trim.

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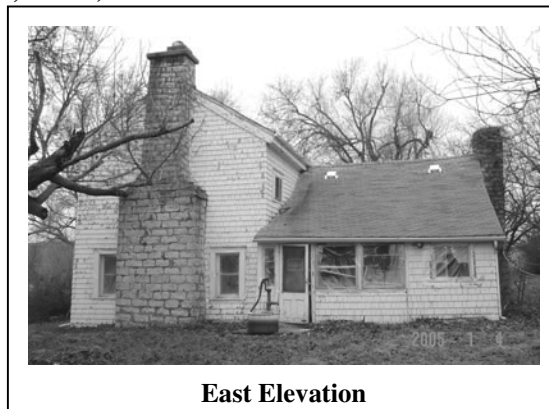
**Atkins-Johnson Farmhouse Property
Clay County, Missouri**

South (Primary) Façade (Photograph Number 1)

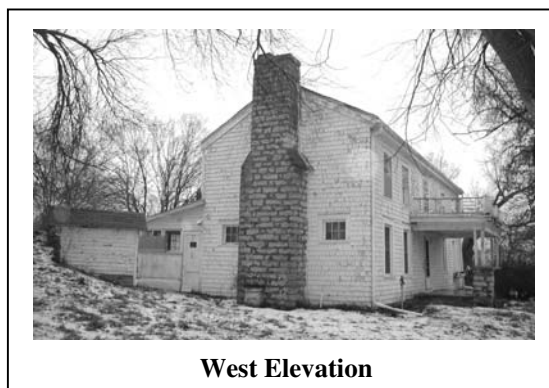
The south (primary) façade has five bays created by the symmetrical arrangement of double-hung sash windows and a central entrance. Dividing the façade into three distinct components is the spatial arrangement of the windows occupying the two outer bays at each end of this elevation and of the central entrance bay. The one-story entrance porch spans the width of the central bay. Each of the two limestone piers supports three square wood posts, forming corner supports for the flat porch roof. The porch roof features a balustrade comprised of two-by-two-inch wood balusters in an alternating pattern of vertical and horizontal sections. A 1955 photograph shows the porch with all of these features. The second-story windows retain the historic double-hung wood sashes with six-over-six lights; recent vinyl replacement sashes occupy four of the original first-story window openings in the south (primary) façade. The original opening sizes and interior and exterior frames remain intact.

East and West Elevations (Photograph Numbers 1, 5, 6, and 9)

The east elevation has three bays created by the single first-story windows flanking the exterior limestone chimney. The windows have double-hung sashes with one-over-one lights. There are no windows in the second story. A one-story gabled addition extends north from the rear elevation of the main block. The addition's east elevation has an asymmetrical arrangement of five bays and projects slightly forward of the two-story main block's east wall. Moving from south to north, defining each of the bays are a narrow, fixed multi-pane window; an entrance; a pair of wide double-hung sash windows; and a smaller single window. All of these wood sashes are multi-paned.



The west elevation of the main block has three bays created by the fixed-pane, half-height windows in the first story that flank the exterior limestone chimney. The rectangular windows have a horizontal orientation and contain double-hung wood sashes in a three-over-three light configuration. Like the east elevation, there are no windows in the second story. A one-story shed



roof porch addition to the north elevation has an entrance door and windows in its west wall.

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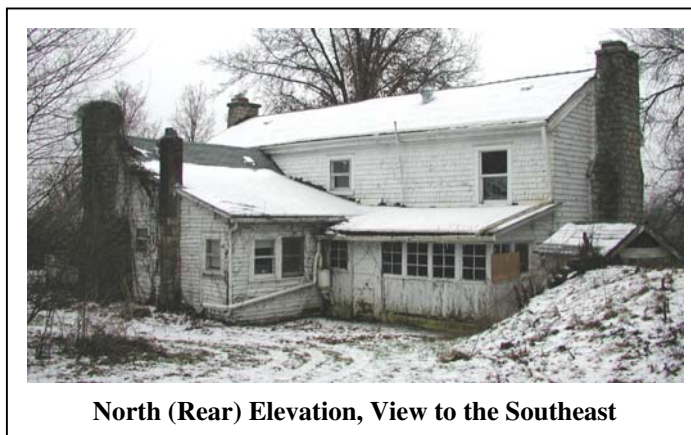
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**Atkins-Johnson Farmhouse Property
Clay County, Missouri**

North (Rear) Elevation (Photograph Numbers 3 and 4)

Only part of the second story of the north (rear) elevation of the original I-House is visible above the series of one-story historic additions that cover the first-story of this elevation. The elevation consists of three bays created by two half-size windows and one full-size window. Each of these windows contains a double-hung sash with one-over-one lights. A gabled addition projects from the east and central bays of the main block's north (rear)

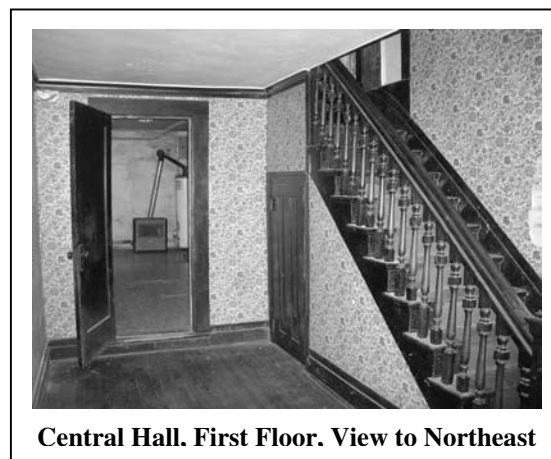


North (Rear) Elevation, View to the Southeast

elevation. This addition features a centrally located exterior limestone chimney that rises above its gable. The north elevation of this addition has six asymmetrically arranged bays defined by windows and chimneys. The easternmost bay of the addition's north elevation has a small rectangular window in what appears to be an enclosed porch area. The window contains a double-hung wood sash with two-over-two lights. Flanking the limestone chimney are square windows containing double-hung wood sashes with three-over-three lights. The next two bays feature a limestone and brick chimney and a rectangular window opening that contains a one-over-one light wood sash window. At the west end of the north (rear) elevation of the main block is a one-story enclosed porch with a shed roof. It features a series of multi-light windows occupying the upper half of the wall. The west side of the porch features an entrance.

INTERIOR (Photograph Numbers 10 through 13)

The historic interior spatial arrangement is intact, which includes the circa 1853 I-House center-hall plan and the rear kitchen, dining, and porch/mud room spaces added during the early twentieth century. Additionally, all of the early twentieth century decorative trim, doors, staircase and banister, wood floors, and one of two historic mantles remain. The circa 1826 log house is discernable through comparison of the east and west sides of the main I-House block where the differences in room size, first floor ceiling height, second floor



Central Hall, First Floor, View to Northeast

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**Atkins-Johnson Farmhouse Property
Clay County, Missouri**

levels, and visible hewn cap logs in the attic indicate very different internal construction techniques. The mid-nineteenth century center-hall plan features a two-story main block that incorporates a central hall flanked by single rooms on each floor. As noted, the east side encapsulates a two-story log building, which accounts for the larger size of these rooms compared with the corresponding chambers on the west side of the hall. One-story additions to the rear of the farmhouse include a kitchen, which opens from the center hall and also accesses the dining room to the east. The dining room has a fireplace in the north wall and accesses the living room through an arched doorway in its south wall. To the east of the dining room is an enclosed porch (see floor plans on pages 37 and 38).

A review of reference materials relating to historic interiors indicates that the interior decorative treatments, including all of the woodwork, mantel, fireplace tile work and hardware, date to the period before World War I and appear to coincide with the change in ownership after William Henry Atkins died in 1902. The doors feature vertical paneling that reflects the influences of the Arts and Crafts movement, which came into popularity at this time. The stairway newel post and balustrade as well as photographs of the missing dining room mantel reflect Arts and Crafts and revival style influences popular in the Kansas City region from the 1890s through the World War I era. The designs of the door trim and hardware, baseboards, and cove moldings also date to this period. Photographs of the light fixtures found within the home and later removed documents that they were originally designed as electric fixtures and are not the combination gas and electric fixtures found in the region in the 1890s and at the turn of the century. Instead, their design dates to the first two decades of the twentieth century.²

Center Hall (Photograph Numbers 10, 11, and 13)

The first-floor central entrance hall provides access to a parlor/living room to the east, a kitchen area to the north, and a second parlor (now a bedroom) to the west. The doors to the two flanking parlor rooms have vertical panels reflecting Arts and Crafts designs. The multi-pane entrance door clearly dates to the early twentieth century. The door to the kitchen is a single paneled door popular in first decades of the twentieth century.

On the east wall of the staircase, plaster has been removed to reveal the wood lathing applied over the earlier log construction. The stairway dates to the turn of the century through World War I. The classical references on the newel post and the proportion and styling of the balustrades reflect the eclecticism of furniture and fixture designs of revival styling. However, the narrow turn at the top of the stairway,

² Stephen Calloway and Elizabeth Cromley, ed., *The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present* (New York: Simon and Schuster, 1991), 272, 276, 294, 301, 304, 308, 321, 326, 332, 334, 359, 365, 370, and 375.

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**Atkins-Johnson Farmhouse Property
Clay County, Missouri**

which accommodates a chamber entrance off the “landing” to the eastern log portion, reflects proportions associated with nineteenth century staircases. It turns and continues a few steps to connect with the second floor of the upper hall and the west bedroom.

The most distinguishing features of the upper level of the central hall are the openings into the bedrooms in the east and west walls, the half window in the north wall to illuminate the stairway, and the simple stair balustrade.



**Staircase Details and Plaster and
Lath Over Log Walls
View to the Northeast**



Arts and Crafts Door



**Stair Turn
View to the North**

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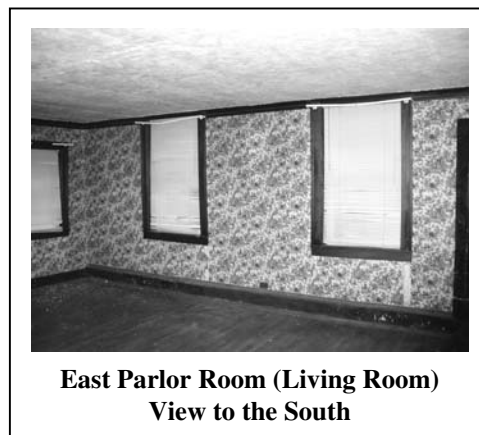
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**Atkins-Johnson Farmhouse Property
Clay County, Missouri**

East Parlor Room (Living Room; Photograph 12)

The outer walls of this room are nine-inch-thick logs. Distinguishing characteristics of this room are the early twentieth century woodwork, fireplace mantel, and a later arched entrance into the dining room to the north. Of particular note is the ceiling height in relation to the window tops on the south wall, which indicates the window alterations had to accommodate a log beam during the early twentieth century renovation. The mantel dates to the early twentieth century, but is not original to the building; the previous owner relates that it came from a tavern in Kansas City, Missouri.

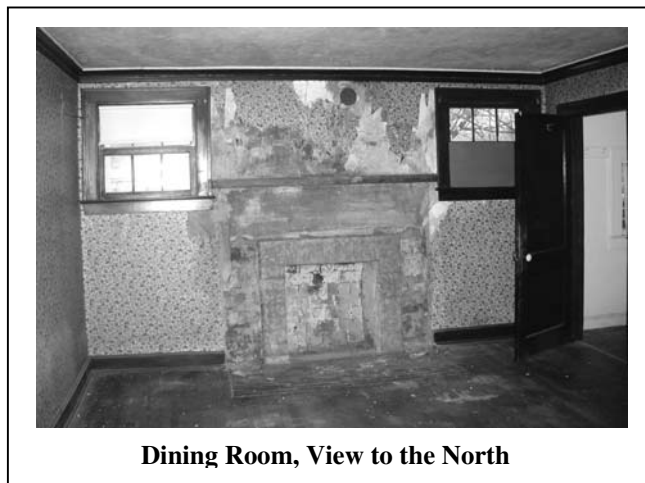


West Parlor Room (Bedroom 1)

The west parlor room now serves as a bedroom and has partitions that enclose a modern bathroom in the northeast corner. The fireplace is no longer visible, replaced by a freestanding stove.

Dining Room

The dining room retains its original configuration, but it is difficult to determine the date of construction other than its central location in relation to the I-House block, which indicates an early twentieth century addition rather than the rear side ell typical of the nineteenth century I-House plan. A fireplace is located at the north gable end. The mantel, flanking windows, arched doorway leading into the east parlor room/living room, and the woodwork date to the early twentieth century. The shed additions on either side also date to the early twentieth century.



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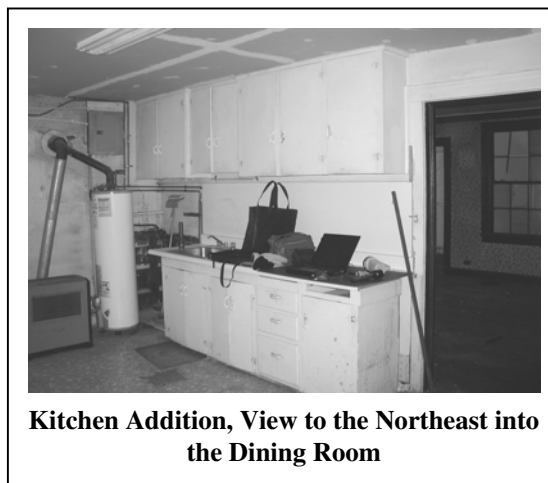
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**Atkins-Johnson Farmhouse Property
Clay County, Missouri**

Kitchen

The kitchen windows and fixtures date to the 1920s or 1930s. In nineteenth century I-House plans, it is unusual for the central hall to open into a kitchen. In western Missouri, the kitchen was typically either a separate structure connected by an open passage or it occurred as a one-story addition to the rear of an end bay. Because of its construction materials, interior fixtures, and location, this kitchen appears to be an early twentieth century addition.



**Kitchen Addition, View to the Northeast into
the Dining Room**

Northeast Porch

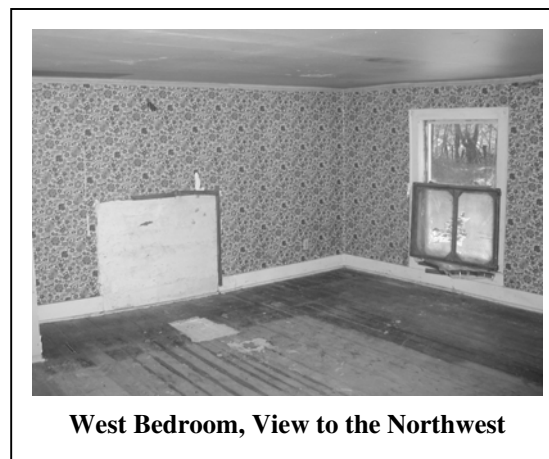
Located at the northeast corner of the building, the window units and materials of this enclosed porch appear to date to after the 1920s. The adjacent dining room has two doors with multiple lights and a window that open into this space, indicating that at one time it served as an open porch. The porch with screened openings is evident in a circa 1925 photograph. A circa 1955 photograph shows shingle siding and windows in the original porch openings.

Mudroom (Northwest Porch)

Located at the northwest corner of the building, the windows and materials of this enclosed porch also appear to date from after the 1920s. Its egress to the kitchen indicates that the kitchen alteration and the construction of an open porch addition may have occurred contemporaneously.

East and West Second-Floor Bedrooms

On the second floor, accessible from the landing, the east bedroom has no distinguishing architectural features other than woodwork. The area covering the chimney is plastered over. The west bedroom also retains its early twentieth century woodwork and the area covering what was once the fireplace is plastered over.



West Bedroom, View to the Northwest

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**Atkins-Johnson Farmhouse Property
Clay County, Missouri**

East and West Attics

The attic areas provide information relating to the early history of the building. Of note is the presence of cap logs in the east attic. The roof sheathing on both sides of the buildings shows evidence of hewn sheathing and of hewn chamfered rafters. The presence of rafters with machine saw marks also reflects alterations to the roof structure as well as the reuse of materials over time.



Cap Logs at Floor Level, East Attic



Sawn Roof Sheathing and Rafters, West Attic

Integrity

The Atkins-Johnson farmhouse retains sufficient architectural integrity to convey its historic associations with its type, style, and period of construction. Additionally, it clearly communicates the expansion of and continuing improvements on the Atkins-Johnson Farmhouse Property during the late-nineteenth and early twentieth centuries. Its size, scale, massing, setting, location as the centerpiece of the farmstead, and key design elements are all intact. The wood shingle cladding and entrance porch are common early-twentieth century alterations that occurred within the period of significance and do not obscure the significant form, features, and detailing of the original I-House form. The loss of the historic porch posts and first-story window sashes does not compromise the overall integrity of the building. These alterations do not prevent the farmhouse from conveying its associations with its date of construction and the continued evolution of the property.

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**Atkins-Johnson Farmhouse Property
Clay County, Missouri**

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

Photograph Numbers: 1 and 5

The earthen mound profile of this building is its identifying feature. Access to this sub-grade cellar is through a very small wood frame entrance shed located immediately adjacent to the northwest corner of the Atkins-Johnson farmhouse (Resource Number 1). The shed has a gable-front roof, wide clapboard cladding, exposed rafter tails, and no windows. The cellar is a vaulted structure of cement and stone covered with earth and has a vent pipe at the west end. Two stepped retaining walls of rough-cut limestone are visible on each side of the rear of the entrance shed. This building retains a high degree of integrity and is an excellent example of its functional property type and retains each of its character-defining features, including the mounded profile and the entrance shed. It is probable that the root cellar structure predates the early twentieth century entrance building with its wide lap siding and Craftsman rafter tails.



Root Cellar, South Elevation

3. Milk House, date unknown (pre-1930) — Contributing Building

Photograph Numbers: 2 and 7

This small one-story gable-front building has a rectangular footprint and a rough-cut limestone foundation. The wood frame structure has vertical board and batten siding and the original wood shingle roof under a partial roof of corrugated metal. Two shed roof additions extend from the north and west sides of the building. A single pedestrian door into the main building, a single pedestrian door into the west shed addition, and a small window opening provide the only openings. The building's structure consists of a combination of milled lumber, hewn timber (sill), and unhewn logs (tie beams). The construction includes both mortise-and-tenon and nailed construction techniques, and appears to have been constructed of materials salvaged from earlier buildings. Although considerable deterioration has occurred and the building is endangered, it retains a high degree of historic architectural integrity, with no apparent non-historic



Milk House, View to the North

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alterations. Its board and batten siding, gable-front roof, location near a creek, and separate shed additions for sheltering a dairy cow and feed make it an excellent example of its property type, retaining the character-defining size, materials, and design. The building appears in a circa 1925 photograph of the property.³

4. Well and Pump, date unknown (pre 1930) — Contributing Structure

Photograph Numbers: 2, 3, and 8

This well is located directly to the east of the house, conveniently adjacent to the entrance door of the rear kitchen ell of the Atkins-Johnson Farmhouse (Resource Number 1). It features a square concrete cap and a hand pump. This structure is a good example of water source infrastructure development on the Atkins-Johnson Farmhouse Property. It exemplifies its resource type and continues to convey its significant historic associations.

5. Vehicular and Equipment Garage, date unknown (pre-1930) — Contributing Building

Photograph Number: 9

This one-story building is built into a hillside ravine above the creek bed and has a shed roof and a rectangular footprint sited north and east of the Atkins-Johnson Farmhouse (Resource Number 1) and adjacent to the driveway leading from the road. The primary façade faces east toward the driveway and features three single vehicular bays. The center bay contains a standard automobile-height opening and a non-historic overhead door; the two outer bays have significantly taller openings that contain the original sliding wood doors, which feature multi-light glazing. A combination of limestone and concrete block forms the foundation, upon which rests the wood frame structure clad with ship lap (aka novelty) wood siding. The shed roof has exposed rafter tails. This building retains its historic integrity and is an excellent example of a function-specific building constructed to serve the technological changes in twentieth century farming.

PROPERTY INTEGRITY

Location and Setting

The Atkins-Johnson Farmhouse Property retains a high degree of integrity of location and setting by virtue of the retention of the original two-acre parcel that served as the site of the main farmhouse and surrounding farmyard area traditionally fenced off from the barn and field areas. The presence of outbuildings associated with domestic activities of the farmhouse in the late nineteenth and early

³ Thomas Durant Visser, *Field Guide to New England Barns and Farm Buildings* (Hanover, NH: University Press of New England, 1997), 109-113

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twentieth century farmyard, including the root cellar, milk house, and various springs and pumps, provides important information relating to the functions of specific areas of farmsteads and the activities associated with the domestic habitation of farm properties.

Design, Materials, and Workmanship

The Atkins-Johnson Farmhouse Property retains the character-defining features of the historic farmyard and its nucleus of buildings and structures that communicate information about its past. The organization of the farmstead resources along with the historic farmyard open spaces illustrates the patterns of land use and agricultural practices over an extended period of time. Each contributing resource successfully conveys its period of construction and its associations with the continuum of farmstead buildings and structures historically found in the rural landscape of the region in the late nineteenth to early twentieth century. Furthermore, each contributing resource communicates critical information about the development of agriculture in the region, as well as the expansion and improvement of the Atkins-Johnson Farm throughout the first two-thirds of the twentieth century.

The Atkins-Johnson Farmhouse, in particular, retains a high degree of its character-defining exterior and interior features dating from the encapsulation of the 1826 log house and enlargement into an I-House residence through its early twentieth century renovations. The farmhouse clearly reflects a successive evolution of the primary living space. The I-House form reflects the size, scale, and massing of the mid-nineteenth century domestic folk house building type. While the placement of the one-story gabled dining room wing; the size and proportions of the multi-pane and one-over-one light double-hung sash windows throughout the farmhouse; the shingle sheathing; the limestone porch piers; and the size and proportion of the entrance porch and its balustrade clearly reflect early twentieth century additions and stylistic treatments that enjoyed great popularity in the period before World War I. The farmhouse's associations with the early twentieth century are further reinforced by the circa 1905⁴ interior decorative treatment and materials. Because of the preponderance of design elements and ornamental detail, there is evidence of a variety of types of workmanship associated with the building's extensive renovation during this time period.

⁴ The circa date of 1905 has been assigned based on the change in ownership after William Henry Atkin's death in 1902, and the documentation of interior and exterior alterations that occurred prior to World War I.

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Feelings and Associations

The dominant I-House form clearly and visibly references the residence's origin in the mid-nineteenth century. At the same time, due to the extremely high degree of architectural integrity relating to the early twentieth century renovation of the farmhouse, and the presence of outbuildings dating to this time, the property successfully conveys feelings of its appearance in the early twentieth century. The form, plan, spaces, structural elements, and evolution of early twentieth century Arts and Crafts and Revival stylistic influences are clearly visible and identifiable in the farmhouse and its associated outbuildings. As a result, the property clearly reflects the historic function, technologies, and aesthetics of this period and communicates important associations with late nineteenth and early twentieth century architecture and agricultural practices.

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STATEMENT OF SIGNIFICANCE

The Atkins-Johnson Farmhouse Property located 6508 North Jackson Avenue in the City of Gladstone in Gallatin Township, Clay County, Missouri is eligible for listing in the National Register of Historic Places under Criterion A for the area of AGRICULTURE and under Criterion C for the area of ARCHITECTURE. The farmyard property is a 2-acre parcel composed of the farmhouse, a root cellar, milk house, three-bay vehicular garage, and open space that historically functioned as the farmyard of the larger 169-acre farm. The circa 1853 I-House residence encapsulates the two-story two room log house built in circa 1826 by John Z. Atkins. Over the years, the property underwent several stages of renovation. The farmhouse and outbuildings today reflect the farmyard's appearance in the early twentieth century. The period of significance begins in 1853 with the construction of the I-House residence and ends in 1957, the arbitrary fifty-year cutoff date for National Register eligibility established by the National Register program as a reasonable date from which to evaluate the significance of resources. The period of significance includes the period reflected by the farmyard's buildings and structure, as well as the era in the twentieth century when general farming reached its height in Missouri and the region.⁵ The period of significance acknowledges historic alterations in response to specific functional needs and technological changes, and accepts the buildings and structures that experienced such alterations within the period of significance. The property reflects significant local associations with agriculture in the late nineteenth century and is an increasingly rare rural resource due to suburban residential development associated with the sprawl occurring in the metropolitan Kansas City, Missouri area. Because of the integrity of the extant buildings comprising the farmyard, the property communicates important information about the evolution of agriculture in the area and the farm's role as a component in the local farm-to-market economy, which was integral to the evolution of the food supply system of the greater Kansas City metropolitan area during the late nineteenth and early to mid-twentieth century. The property is locally significant for the area of architecture due to the forms and methods of construction of the farmyard residence, buildings, and structure, which comprise a repository of the trades and expertise associated with local building materials and techniques, and that represent the ideas, skills, and knowledge related to a variety of architectural and agricultural practices in the region as well as the technologic changes that occurred during the period of significance. The appearance of the farmhouse and outbuildings is a result of an early twentieth century renovation of the residence during a period in American architecture noted for its eclectic residential design, and reflecting the influences of the popular Colonial Revival and Arts and Crafts styles. The associated construction within the historic farm yard that occurred during the same period also incorporated Arts and Crafts stylistic influences with vernacular

⁵ Milton D. Rafferty, *Historical Atlas of Missouri* (Norman: University of Oklahoma Press, 1982), 99.

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functional farm yard property types. The retention of a high percentage of the character-defining stylistic elements of the farm yard buildings is unique in rural farmsteads in the area, as is the comprehensive nature of the interior design treatment, which utilized popular Craftsman and Revival style interior decorative treatments. The property clearly illustrates patterns and features common to residential architectural property types popular in the early twentieth century, as well as the individuality and variation of features associated with the style during this period as applied to the rural farmhouse.

ELABORATION

This Atkins-Johnson Farmhouse Property has significance primarily in the following areas as defined by the National Park Service in *National Register Bulletin 30: Guidelines for Evaluating and Documenting Rural Historic Landscapes*.⁶

- Farmsteads that contain buildings whose size, form, and/or stylistic treatment reflect definite periods in the development of the property type.
- Farmstead buildings that illustrate expressions of architectural styles and vernacular adaptations thereof that are rare or notable.
- Farmsteads where the organization of space visible in the arrangement of fields or siting illustrates a pattern of land use significant for its rare representation of traditional or unique practices.
- Farmsteads that contain buildings and outbuildings, whether high style or vernacular, distinctive in design, style, or method of construction, that are representative of historic local or regional trends.
- Farmsteads that reflect vernacular patterns of land use and division, architecture, circulation, and social order. These patterns may indicate regional trends or unique aspects of a community's development.

⁶ Linda Flint McClelland and J. Timothy Keller, ASLA; Genevieve P. Keller, and Robert Z. Melnick, ASLA, *National Register Bulletin 30: Guidelines for Evaluating and Documenting Rural Historic Landscapes* (Washington, DC: U.S. Department of the Interior, National Park Service, National Register, History and Education, 1989; rev. 1999) [bulletin online] available at <http://www.cr.nps.gov/nr/publications/bulletins/nrb30/>; Internet; accessed 9 November 2004.

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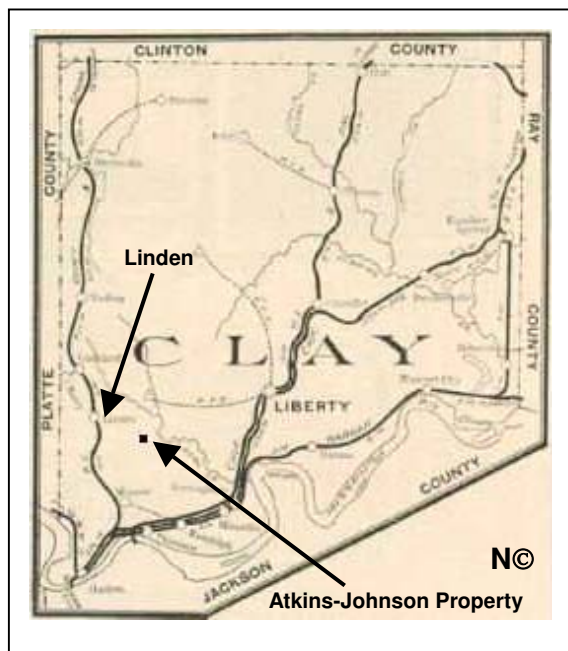
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HISTORY OF THE PROPERTY

Clay County was established in the northwest part of the state of Missouri in 1822 and reduced to its current boundaries in 1833. Gallatin Township, in which the Atkins-Johnson property is located, was one of two original townships of Clay County and encompassed the western half of the county. As early as 1822, Euro-American settlers established homesteads on the Big Shoal Creek in the township. Subsequent townships established were Liberty in 1825, Platte in 1827, Washington in 1830, and Kearny in 1872.

In 1824, William Allen patented the land in Section 19, Township 51, and Range 32 of Clay County, Missouri that included the Atkins-Johnson property.



In 1825, John Z. and Frances Eubanks Atkins were the owners of eighty-nine acres located in the east half of the southeast quarter of Section 19, Township 51, Range 32 West. The family also assembled two contiguous forty-acre portions in Section 20 (i.e., a portion of the west half of the southwest quarter and the southwest quarter of the northwest quarter). These parcels remained intact and passed from owner to owner from this time forward through the 1980s. The land was approximately two miles east of the settlement of Linden,⁷ and approximately seven miles southwest of the county seat of Liberty.

John Z. Atkins is listed as an early preacher for the Regular Baptists who erected their first church in Clay County in 1822. At this time, the Big Shoal Church

formed and John Z. Atkins gave one acre at the southeast corner of his farmstead in Section 19 to the church association for a site for their church, with the understanding that the northwest corner of the acre would be reserved as a burial plot for the Atkins family.⁸

⁷ Vera Haworth Eldridge, *Gladstone Sun Chronicle*, 6 June 1983, Vertical File "Gladstone, Missouri," Special Collections, Kansas City (Missouri) Public Library. Linden, Missouri was founded in the early 1820s and was incorporated in 1905 as Gladstone by real estate developer Willard Winner who wished to avoid annexation of the town by the City of Kansas City, Missouri.

⁸ Eileen Wirt, *Clay County, Missouri Sesquicentennial Souvenir, 1822-1972* (Liberty, MO: Al's Printing Service, 1972), 85. It appears the cemetery functioned as a church graveyard. The cemetery is at this location and has more

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The Atkins land was originally highly forested rolling hills on upland divides associated with the Big Shoal Creek, which ran through the eastern portion of Section 20, and a tributary that ran across the Atkins land parallel with the southern section line between the southeast corner of Section 19 and the Big Shoal Creek in the northeast corner of Section 20. The access to water and to rich loess hills and valleys were ideal for a variety of agricultural pursuits.

John Z. Atkins erected a two-story two-room log house in 1826 on his land in Section 19 on the north side of the tributary of the Big Shoal Creek.⁹ Jonathan Q. Atkins (1798-1866), son of John Z. and Frances Atkins, became the sole owner of the property in the 1830s. The 1840 census lists Jonathan Q., his wife, Mary S., and four children residing in Gallatin Township. The 1850 census, however, lists Jonathan Q. Atkins and Mary S. residing in Liberty Township in Clay County with eight children. The census lists “John” Q. and his eldest sons, Joseph Robert and William Henry, as farmers.

Several sources indicate that Jonathan Q. Atkins remodeled and enlarged the house during this period and a date notation of “1853” etched in a limestone block of the west chimney indicates a possible construction date for an enlarged addition to the log structure that created the current center-hall plan I-House design. The 1860 census lists Jonathan Q. and Mary as once again residing in Gallatin Township and being the parents of nine children. Jonathan Q. is listed as a wool corder and his property is valued at \$4,000, with total personal assets of \$7,000. This data is consistent with the oral tradition that the house was enlarged at this time and could indicate that the large family moved to another farmstead while the house was enlarged.

At this time, “Adkins”¹⁰ appears in Gallatin Township as a slaveholder owning five slaves — females who were twelve, fourteen, and thirty years old, and males who were one and two years old — all of whom were living in one house that was separate from the main house. The number of slaves owned by Jonathan Q. Atkins was typical of the region. The 1860 United States census slave schedule for Gallatin Township lists a total of ninety slaveholders. Of the ninety, fifty owned five or fewer slaves; thirty-six owned between six and fifteen slaves; and only four owned more than sixteen slaves, one of which owned

than one hundred known burials, most of which are not members of the Atkins family. No formal transfer of the cemetery land is recorded and it remains within the legal church parcel. The church building was demolished.

⁹ Dorothy J. Caldwell, ed., *Missouri Historic Sites Catalogue* (Columbia: State Historical Society of Missouri, 1963), 34. The survey information dates to 1957 when the State Historical Society of Missouri initiated a statewide survey using the standards developed by the National Park Service’s American Buildings Survey, which was initiated in the 1930s. The *Missouri Historic Sites Catalogue* notes, “Original two-room log cabin incorporated in large two-story white frame” and “a portico with a balcony on the second floor level.”

¹⁰ Atkins is spelled differently (Atkins or Adkins) in various census listings.

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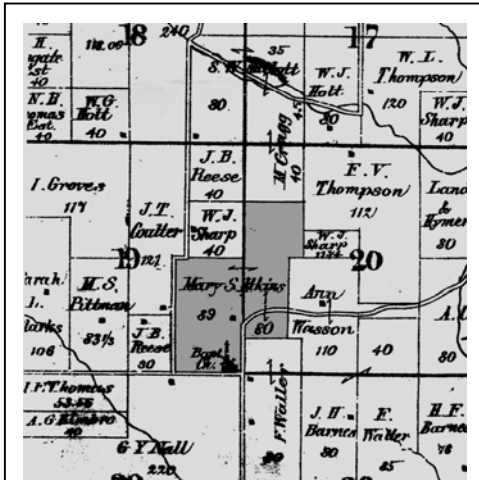
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fifty-six slaves. The 1850 census of Liberty County shows Jonathan, Q. Atkins as the owner of three slaves; their ages do not correspond with the ages of the slaves owned in 1860.

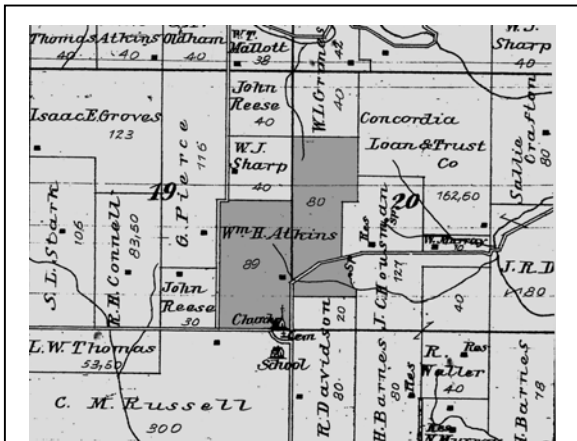
Jonathan Q. Atkins died in 1866. The 1870 census shows his wife, Mary S., as head of the household with six children and a grandchild residing in the house. The household included the two eldest sons, Joseph Robert and William Henry. Mary S., Joseph R., and William H. are all listed as farmers. The



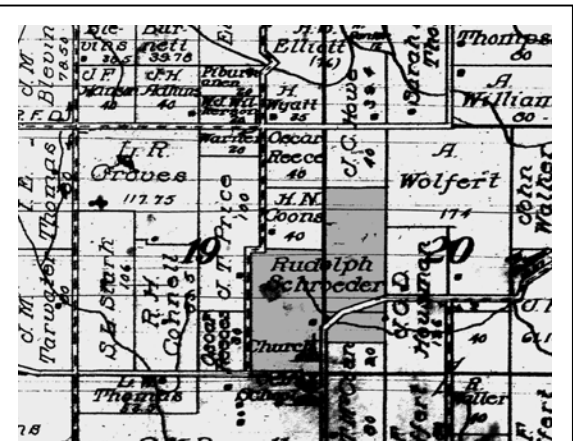
*Illustrated Historical Atlas of Clay
County Missouri, 1877*
Genealogy and Local History Collections, Mid-Continent Public Library, Independence, Missouri

1877 Atlas of Clay County shows that Mary S. Atkins owned eighty-nine acres in the east half of the southwest quarter of Section 19, and eighty acres along the west section line of Section 20.

Jonathan's sons, Joseph Robert Atkins (1834-1886) and William Henry Atkins (1835-1902), inherited the property after Mary's death. The 1880 census lists William H. Atkins as the head of household, which included his brother Joseph Robert, two sisters, a brother-in-law, two children, and a farm laborer. William is listed as a farmer and sawyer. Joseph Robert is listed as a blacksmith and farmer. Maps of the period indicate a blacksmith shop on the family property in Section 19. William became the sole owner when Joseph Robert died in 1886.



Atlas of Clay County Missouri, 1898
Genealogy and Local History Collections,
Mid-Continent Public Library, Independence, Missouri



Standard Atlas of Clay County, Missouri, 1914
Genealogy and Local History Collections,
Mid-Continent Public Library, Independence, Missouri

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The 1900 census lists William Henry as the head of the household with his wife, Mary, and his younger brother, John, residing in the house. William is listed as a farmer. John is listed as a grocery clerk. William Henry Atkins died in 1902. Rudolph Schroeder purchased the house from the estate around this time.

The 1910 census shows Rudolph Schroeder (born circa 1860) residing in Gallatin Township in Clay County with his wife, Annie M. (born circa 1878), and six children under the age of thirteen. Census records list Rudolph as a farmer who was born in Missouri of German-born parents. Annie was born in Kentucky to a German father. In the 1920 census, Rudolph and Annie continued to reside in Gallatin Township with four children in the home. Rudolph continued to be listed as a farmer, and their son, Ernest, is listed as a miller.

In the 1920 census, Rudolph and Annie continue to reside in Gallatin Township with four children in the home. Rudolph continues to be listed as a farmer and his son, Ernest, is listed as a miller. On August 24, 1920, Mary A. Johnson filed a warranty deed for the property showing that she purchased the property from Rudolph and Annie M. Schroeder for \$21,175.00.¹¹

The 1930 census¹² shows Mary A., who was born in Poland, as the wife of John Johnson, who was born in Sweden and listed as the head of household and owner of a farm in Gallatin Township. Also residing in the house were their daughters, Mary and Maral, and their sons, Joseph E., John R., and William F. A 1985 property atlas of Clay County indicates that Joseph E. Johnson and others owned the original Atkins parcels. The property continued to be owned by the Johnson family until it was recently sold to the City of Gladstone.

Photographs of the house taken during the 1920s show the nineteenth century I-House form with dressed limestone end chimneys, narrow horizontal wood lap siding, and a rear screened porch addition. The pre-World War I Arts and Crafts porch features stone piers and tapered wood column supports and a Colonial Revival style balustrade. Narrow four-over-one light sash windows date to the nineteenth century. Of note in the photograph is a projecting seam in the roof that corresponds with the side wall of the 1826 log structure. The porch supports and wall cladding show signs of aging. This visual documentation and the

¹¹ Clay County Recorder of Deeds, Warranty Deed Book 208, page 339, 24 August 1920, Clay County, Missouri.

¹² The 1930 census shows Rudolph and Annie still residing in Gallatin Township on a farm they owned and, for the first time, Rudolph is listed as a fruit farmer. Their son, Ernest, continues to be part of the household and to work at the flour mill. Another son, Richard, is living next door with his wife and is listed as a meter man for a corn products company.

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appearance of the interior
woodwork and additions
substantiate a major
remodeling of the house
prior to World War I, during
the ownership of Rudolph
and Annie Schroeder. At the
rear of the house is a small
gable-front milk house with
vertical board and batten
siding that appears to be of
more recent construction
than the house.



**John and Mary Johnson Residence (Atkins-Johnson Farmhouse), circa
1925**

Photograph Courtesy of the City of Gladstone, Missouri

Johnson family photographs in the early 1950s and the 1957 documentation in the survey performed by the Missouri Historical Society confirm that the shingle siding was installed sometime between the mid-1920s and 1950. Inspection indicates that it covers the narrow horizontal lap siding that appears in the circa 1925 photograph.

AGRICULTURAL DEVELOPMENT OF CLAY COUNTY

The Atkins-Johnson Farmhouse Property has significant associations with the agricultural history of Clay County, Missouri, particularly the general farming practices of the county in the late nineteenth century and early twentieth centuries. The Atkins-Johnson farm was one of approximately one thousand owner-operated farms that operated in Clay County in the early twentieth century. Its 169-acre size was slightly larger than the average size farm at that time. Research and an analysis of the farmstead's fields and buildings revealed that over the years, the farm was used for raising livestock and associated pasture grasses as well as wheat and corn crops. At one time, the farm included orchards and grape arbors. Other than a few dairy cows for the family's consumption and sale of surplus butter, the livestock were beef cattle raised for family use and sold for slaughter, hogs, and sheep (raised for wool). As was typical of general farms, poultry and egg production were part of the general farming operations. Census records indicate that the owners also operated a flour mill and blacksmith shop well into the twentieth century. As such, throughout its history, the Atkins-Johnson farm reflected the activities of the diversified general farming operations in the region.

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Clay County Farms¹³

Farms	1850	1860	1870	1880	1890	1900	1910	1920	1930	1940	1950
Total Number	944	933	1,613	2,015	1,928	2,203	2,113	1,972	1,870		1,713
Average Size in Acres						122	107	120	116	116	127
Owner Operated						1,151	1,383	1,961	961	1,010	1,178

GENERAL FARMING ENTERPRISES IN NINETEENTH CENTURY CLAY COUNTY

Clay County, located in the northwestern part of Missouri, is bounded on the north by Clinton County; on the east by Ray County; on the south by the Missouri River, which separates it from Jackson County; and on the west by Platte County. It has a land area of 258,000 acres. During the state's settlement period in the mid-nineteenth century, improvement of land for agriculture progressed most rapidly in counties bordering the Missouri River between St. Joseph and St. Louis.

In historic times during the first French encounters with native peoples in the eighteenth century, the dominant tribes were the Osage, the Missouri, and the Kanza — settled groups with basic hunting and gathering traditions. During the first half of the nineteenth century, the advent of the white settlement associated with the Santa Fe Trade and westward immigration spurred the removal from their lands of these and peripheral tribes like the Sac and Fox to reservations.

The first Euro-American settlers in Western Missouri were farmers from the middle states of the Border south — Illinois, Indiana, Ohio, Kentucky, Virginia, Tennessee, and the Carolinas. These groups, predominantly southern in culture, were well suited to the new environment, which was much like the Kentucky grasslands and the Tennessee Valley from which they came.

African Americans share equally with the Euro-American settlers in the founding of the counties in Western Missouri.¹⁴ From the early nineteenth century through to the Civil War, bonded men, women,

¹³ University of Virginia Library Geospatial & Statistical Data Center, *Census Data Over Time* [database online] available at <http://fisher.lib.virginia.edu/collections/stats/histcensus/php/newlong3.php>; Internet; accessed 19 May 2007 and Missouri Agricultural Statistics Service, *Missouri State and County Agri-facts* [database online] available at <http://agebb.missouri.edu/mass/agrifact/index.htm>; Internet; accessed 17 May 2007.

¹⁴ Gary G. Fuenfhausen, "A Short History of the Institution of Slavery in Clay County, Missouri" [document online] available at <http://members.aol.com/gargfuenfh/indexslave.html>; Internet; accessed 15 June 2007.

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and children cleared land; erected buildings; planted, cultivated, and harvested crops; and trained livestock. Holding many different positions in the community and farmstead, the slaves in Clay County worked as domestic servants, farm hands, hunters, blacksmiths, carpenters, coopers, preachers, hemp breakers, rope makers, laborers, saddlers, shoemakers, masons, and tailors and seamstresses.

Western Missouri: Population of Counties Bordering the Missouri River, 1860

County	Euro-American	African American Slave	Free Black	Total
Lafayette	13,688	6,374 [32%]	33	20,098
Ray	12,038	2,047 [15%]	7	14,092
Clay	9,525	3,455 [27%]	43	13,023
Platte	14,981	3,313 [18%]	56	18,350
Jackson	18,899	3,914 [17%]	70	22,913

Western Missouri, on the border land of the great Ozark Highlands and within the Missouri River valley, had the natural resources, climate, and access to marketing centers that supported and promoted diversified farming operations. As it did in other counties in the region, agriculture formed the foundation for the early economy of Clay County.

The loess soil along the bluffs of the Missouri River was second only to Germany and China for the cultivation of orchards. Along the silt covered banks of the Missouri River, truck farmers produced tons of vegetables each year. Farther back from the river, in areas such as the location of the Atkins-Johnson farm, berries and grapes grew and soils produced an abundant supply of native grasses.

Long growing seasons and mild winters provided an ideal environment for raising crops. Farmers in Clay County raised grains (predominantly corn, wheat, and oats) and grasses (clover, timothy, and prairie hays) for the market and as feed for livestock. Thoroughbred stock imported in the 1830s and 1840s included Alderney, Jersey, Shorthorn, and Aberdeen Angus cattle, stimulating a breeding of stock as well as the raising of beef cattle for slaughter. The breeding of good workhorses and mules also became an important farming enterprise in the region.¹⁵ These practices, and the Clay County's location near the second largest railroad hub in the United States in Kansas City, Missouri, stimulated a rapidly expanding livestock industry.

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When the area returned to normalcy after a decade of turmoil during the Border and Civil Wars, there were few farming industries that were not carried on to some extent in the county — crop lands and pasturage, livestock breeding and raising beef cattle, hog farming, dairy farming, poultry raising, orchards, and truck lands.

The Atkins family farm operation reflected these conditions and practices. The 1860 United States Census agricultural schedule reveals that the farm had eighty improved acres and ninety undeveloped acres supporting crops and livestock for subsistence of the family and a small cash from sale of produce and livestock in the regional market. The value of the farm, implements, and machinery was \$4,100. The farm had five horses, five milk cows, four working oxen, eight head of cattle, eight sheep, and nineteen hogs for a total value of livestock of \$560. Of note is the raising of sheep for wool. Atkins is listed in the census as a wool carder as well as a farmer. In 1859, the farm yielded 1,000 bushels of Indian corn, 81 bushels of oats, 60 pounds of wool, 30 bushels of Irish potatoes, 100 pounds of butter, and three tons of hay. Homemade manufactured items brought in \$75 in cash and animals sold for slaughter yielded \$150.

By the 1870 census, the value of the farm, buildings, and implements had risen to \$6,000. Mary Atkins, Johnathan's widow, farmed seventy acres with ninety-nine acres left in woodland. The farm operations reflect the diversity of the general farm operation at this time and little change from the previous decade. Livestock listed in the census include four horses, three dairy cows, four head of cattle, twenty sheep, and twenty-five swine. Crop yield in 1869 included 150 bushels of wheat, 900 bushels of Indian corn, 80 pounds of wool, 80 bushels of Irish potatoes, 200 pounds of butter and three tons of hay. The livestock sold for slaughter brought in \$300.

The 1880 census reveals the farm production under the direction of Mary's son, William H. Atkins. By this time, the family farm had thirty tilled acres of crops, forty acres of pasture, and ninety-nine acres of unimproved woodland. The farm now included four acres set aside for orchards that included 200 apple trees. The farm value was \$3,600 (\$3,000 for the farm, fences, and buildings; \$100 in implements; and \$500 in livestock). In addition to family members, William H. hired a seasonal worker for twenty-four weeks of labor for a total of \$150. The farm crops yielded in 1870 included four tons of hay, 600 bushels of Indian corn (raised on fifteen acres), and 25 bushels of Irish potatoes (raised on one-eighth of an acre). The farm had one horse, two mules, seven head of cattle, three dairy cows, thirty swine, and fifty chickens. In addition, the farm produced 12 cords of wood, 30 bushels of apples, 300 pounds of butter

¹⁵ Sarah F. Schwenk, "A Social, Political and Economic Overview of Western Missouri 1830-1855" (Kansas City: Jackson County Missouri Parks and Recreation, Division of Heritage Programs and Museums, 1989), 28-31.

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and 450 pounds of honey and 300 eggs annually. That year, William did not slaughter any cattle, buying one and selling one.

GENERAL FARMING ENTERPRISES IN NINETEENTH CENTURY CLAY COUNTY

Between 1900 and 1940, general farming reached its height in Missouri.¹⁶ During this period, the Kansas City metropolitan area, including Clay County, ranked as one of the most important agricultural areas in the United States.¹⁷ Located within the agricultural region designated by the U.S. Department of Agriculture as the “Feed-Grains and Livestock Region,” the Kansas City area was a leading market for such agricultural products as livestock and wheat, as well as for food processing operations, including meatpacking, flour milling, and lumber milling.¹⁸ A diverse system of agricultural production existed for both family consumption and commercial trade.

Twentieth Century Clay County Agricultural Production¹⁹

Production	1920	1930	1940	1950	1957
Corn for Grain	1,974,820 bu.	861,540 bu.	1,192,820 bu.		
Wheat	759,730 bu.	93,560 bu.	371,669 bu.		
Hay	26,960 tons	21,390 tons	30,720 tons		
Oats	292,620 bu.	277,310 bu.	458,300 bu.		
Cattle & Calves	21,000 head	28,200 head	28,100 head	38,200 head	38,600 head
Hogs & Pigs	57,800 head	75,400 head	70,200 head	64,000 head	49,000 head

During the first half of the twentieth century, livestock breeding, stock operations, and cash grain crops dominated the agricultural production of the counties in Western Missouri. At the turn of the twentieth century, corn ranked highest in production of the crops cultivated in Clay County. During the first decades of the twentieth century, cattle production grew. Wheat, oats, and hay also ranked high in total production at this time. Additionally, alfalfa, clover, and timothy covered a significant amount of

¹⁶ Rafferty, 99.

¹⁷ United States Department of Agriculture, Production and Marketing Administration, Dairy Branch, *Early Development of Milk Marketing Plans* (Washington, DC: U.S. Government Printing Office, 1952), 1.

¹⁸ *Ibid.*

¹⁹ United States Department of Agriculture, National Agricultural Statistics Service, “Quick Stats (Agricultural Statistics Database)” [database online] available at http://www.nas.usda.gov/QuickStats?PullData_US-CNTY.jsp; Internet; accessed 19 May 2007.

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agricultural land as a feed component of stock raising. Small orchards, such as the four acres of apple trees on the original Atkins-Johnson farm, also dotted the landscape.

Clay County, with its rich pasturelands, like its neighboring counties, benefited from its proximity to Kansas City, the second largest livestock market in the county. Farmers in the region engaged in both the breeding of livestock and the raising of stock for slaughter. The Atkins-Johnson farm reflects the latter, the raising of a few head of cattle for slaughter. The rich farmland also spawned many dairies, both small and large. The smaller operations had from three to twenty-five cows. The Atkins-Johnson farm appears to have always maintained a small herd of from three to five milk cows. Census information indicates they sold butter. The presence of the milk house (and its well maintained appearance in a circa 1925 photograph) indicates that dairy practices continued well into the early twentieth century.

Clay County was also known for breeding fine saddle and harness horses, as well as the work animals necessary for farming in the nineteenth and early twentieth centuries. The importation of Mexican mules, jackasses, and jennets to the area from Mexico in the nineteenth century led local farmers to breed a strain of sure-footed, strong, and disease-resistant work animals to be used in farm chores as well as livestock to be sold to the Army quartermaster at nearby Fort Leavenworth, Kansas.²⁰ As is indicated in the agricultural census information about the Atkins-Johnson farmstead, the use of horse and mule power in farming in the area persisted into the twentieth century. During World War I, most farmers sold them in large number for the war effort. After the end of the war, the advent of paved county and state road systems and the motorized era of the farming industry further contributed to the decline in their use. By the 1920s, the tractor and truck dominated farming transportation.

There was also a distinct relationship between hog raising and general farming in Clay County. Most farmers raised hogs for their own use and as a source of ancillary income. The abundance of corn and milk — often produced on the same farm — provided feed. Dairy farms often raised breeder hogs, feeding them the skim milk that remained after the extraction of the butterfat. Surplus corn and grain fed the stock sold for slaughter.

Poultry breeding and production were also important components of the general farming operation in Clay County. The potential market of Kansas City alone surpassed the total egg production of any one county during the early twentieth century. Poultry production, which included both “setting” and eating eggs and chickens for slaughter, was a universal part of the general farm operations. By tradition, the

²⁰ Schwenk, 30-31.

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female members of the household engaged in egg production and raising breeding and sales stock, with the earnings going to the household budget.

Due to the destruction of agricultural census information regarding individual properties in the early twentieth century and the lack of information relating to the Atkins-Johnson farm in county histories published in the early twentieth century, little is known about specific farming practices at the Atkins-Johnson farm in the detail provided by nineteenth century census records. However, township and county statistical information indicate that little changed in agricultural practices in the region. A review of maps of this period indicate that there were no dramatic changes in the developed and undeveloped acreage of the Atkins-Johnson farm during the first half of the twentieth century and no changes in acreage. Extant outbuildings on the site and adjacent acreage indicate an expanded livestock operation, the continued use of milk cattle for family consumption as well as butter production, and the continued use of improved land for pasturage and tilled land for corn, wheat, and other field crops, all of which continued the tradition of general diversified farming.

ECONOMIC CHANGE

American agriculture at the beginning of the twentieth century presented an optimistic picture. A long period of low prices and low farm incomes ended in 1897 and, by 1908, the annual report of the U.S. Department of Agriculture (USDA) noted the era of agricultural prosperity of the past twelve years. The report cited the increased number of better houses filled with modern conveniences and a decline in the physical stress of farm labor. Marketplace indicators showed rising farmland prices and increasing farm numbers. These conditions improved further after 1910, with the period from 1910 through 1914 labeled as the “golden age of agriculture,” and cited in the following half century as an economic ideal.²¹ There were few changes in demographics between 1910 and 1920. Missouri’s total population rose by 3.4 percent and its rural population declined by 4.1 percent. The total number of farms in the state declined 5.1 percent and the total acreage in farms roles by only 0.5 percent. In 1920, the average farm in the United States was 148.2 acres, and 29.9 percent of the nation’s population lived on farms. Farmland constituted 50 percent of the land area of the United States.²²

²¹ Bruce L. Garner, *American Agriculture in the Twentieth Century: How It Flourished and What It Cost* (Cambridge, MA: Harvard University Press, 2002.), 1-2.

²² Department of Commerce, Bureau of Census, *Abstract of the Fourteenth Census of the United States 1920* (Washington, DC: Government Printing Office, 1923), 583-589.

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However, after World War I, farm prosperity evaporated. A national agricultural recession in the 1920s and the subsequent Great Depression substantially affected rural Clay County, as it did farms throughout the Midwest. These economic depressions were also the beginning of the decline of general diversified farming operations. Farm ownership in Clay County dropped from 1,062 farms to 961 farms, while tenant farms increased by only 27 farms and partnerships by 50 farms. Farm prices in the area dropped 73 percent in value between 1920 and 1925.²³ Beginning in 1920, the United States lost two-thirds of its farms. The result of fewer farms was the first step toward specialization and the increased size of farms. The other major factor was technological advances that increased per-acre production and made specialization an economic asset.

TECHNOLOGICAL CHANGE

During the first half of the twentieth century, changes in the technology of farming transformed American agriculture. The advent of the gasoline-powered motor for farm uses provided greater efficiency in conducting farm chores. As early as 1907, the Missouri State Dairy and Food Commissioner suggested farmers use the gasoline engine attached to a windlass to draw up loads of feed and grain into the loft, as well as for supplying power for other chores such as grinding feed, sawing wood, fanning seed grain, separating milk, shelling corn, running the laundry washer and wringer, and pumping water into an attic cistern.²⁴ By the 1920s, the gasoline-powered motorized era of farming was underway. The truck and tractor dominated farm transportation and operations, supplanting the use of horse and mule power. The number of tractors manufactured in the United States increased from 20,000 in 1915 to 200,000 in 1920. The total farm power provided by internal combustion tractors surpassed the output of steam engines by 1915, and all sources of animal power by 1940.²⁵

The use of the internal combustion machine spawned a revolution in farm machinery that included corn pickers, power mowers, choppers, balers, harvesters, planters, pumps, and irrigation equipment. Advances in the biological sciences introduced artificial insemination, controlled feeding, sanitation improvements, insect control, improved control of diseases, crop hybridization, and land-use improvements.

²³ Kerry Davis and Elizabeth Rosin, National Register of Historic Places Registration Form "Pleasant Hill Downtown Historic District," 2004, 38, City of Pleasant Hill, Missouri City Hall.

²⁴ R. M. Washburn, *First Annual Report of the State Dairy and Food Commissioner to the Governor of the State of Missouri* (Jefferson City, MO: Hugh Stephens Printing Company, 1907), 135.

²⁵ Garner, 12.

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Every innovation had a ripple effect. The introduction of electricity on a broad basis in the 1930s as part of the New Deal program in 1935 (at this time, 11 percent of farms used electricity; by 1960, the number had risen to 97 percent) led to increased efficiency of operations. The earliest use of electricity was in lighting, which was especially valuable in livestock farming in the winter and reduced the time needed to accomplish typical daily winter chores by one hour per worker.²⁶

By mid-century, the technological innovations in cultivation techniques, soil conservation, and enrichment that began during the first half of the twentieth century came to fruition and higher yields could be attained on less acreage. Clay County experienced these trends. Corn continued to be a staple crop throughout the remainder of the twentieth century; however, by 1960, the yield per acre was 62 percent greater than in 1930.²⁷ As cultivation technology improved yield per acre, wheat production levels rose steadily, both in terms of acres harvested and bushels produced. In 1930 to 1940, yields averaged sixteen to twenty-one bushels per acre; after 1960, yields rose to twenty-seven bushels per acre, for a total of approximately fifty thousand bushels. The per-acre yield in hay production rose by 85 percent during the same period. These increased yields supported the growth of the livestock industry in Clay County during the second half of the twentieth century, but also led to a dramatic shift to specialization in specific types of livestock raised and a decline in hog and dairy farming. These changes led to a massive surplus production nationwide and the American agricultural industry became increasingly international in scope.²⁸ Growth in American agriculture continued steadily through the 1960s and into the 1970s until the farm crisis of the 1980s.

THE ARCHITECTURAL DEVELOPMENT OF FARMSTEADS

During the nineteenth century in Western Missouri, farm buildings typically reflected traditional designs and cultural associations of the settlers who came into the area. Not only did building forms and materials reflect these traditions, the arrangement of the farmstead itself was the result of generations of agricultural practices. The farmhouse and outbuildings composed the larger farmstead and included barns for housing animals, feed, and farm vehicles; corn cribs and granaries for storage of field crops; housing for laborers; and a root cellar, springhouse, milk house, and smokehouse. A variety of fences separated

²⁶ Ibid.,15.

²⁷ Missouri Agricultural Statistics Service [database online] available at <http://agebb.missouri.edu/mass/agrifact/index.htm>

²⁸ United States Department of Agriculture, "A Condensed History of American Agriculture" [article online] available at <http://www.usda.gov/news/pubs/99arp/timeline.pdf>; Internet; accessed 21 September 2006.

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the house and farmyard, the barn lot, and fields into distinct work areas. Farming placed demands on every member of the family and each performed important tasks upon which the welfare and fortunes of the family depended. Mother and daughters tended the farmyard gardens and prepared the food for eating and storage, and the men and boys tended the crops and livestock.

However, function, as always, was an important determinant of the plan and design of farm buildings and structures and, by the mid- twentieth century, new technologies forced the abandonment the traditional architectural influences and building types from the South, Northeast, and Europe, as well as nineteenth century adaptations originating in western Missouri. The farmhouse, barns, outbuildings and structures, croplands, orchards, and pastures continued to comprise the farmstead. However, the increased availability of affordable construction materials and the widespread use of gasoline-powered farm machinery, combined with the efforts of the U.S. Department of Agriculture, the system of university agricultural extension offices, and the equipment manufacturing industry, served to physically and visually reshape America's farmsteads by the mid-twentieth century.

These changes were not dramatic. While the farmstead buildings erected during the early twentieth century often reflected the advent of standardized construction systems, mass-produced building materials, and mail-order prefabrication; changes in the design, materials, and construction techniques of farm buildings evolved incrementally. Individual farmers applied and utilized new methods over extended periods of time, often adapting them to older traditions. Farmers often integrated both new and old systems into their structures. Most changes occurred when farmers expanded or diversified their operations or introduced new equipment and technologies, spurring a need for functional alterations to existing older buildings and structures or the construction of new buildings and structures. In addition to the construction of state-of-the-art buildings and structures, it was not uncommon for farm owners to significantly alter buildings to fit a new need, dismantling sections or entire buildings and reusing the materials for new construction. In the interest of reusing expensive building materials and keeping labor costs down, farmers often reworked their buildings themselves, creating their own unique adaptation of the latest features promulgated by the local extension service bulletin or re-creating traditional forms. As a result, barn and farm building design and materials often reflect unique adaptations specific to the individual farmstead.

The Farmhouse

During the early settlement period, rural farmhouses were vernacular adaptations of traditional residential building styles or popular folk house forms familiar to the owner. For the most part, the farmhouses initially erected in Clay County reflected the building traditions and preferences of the settlers of what

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folk historian Howard Wright Marshall has defined as the “Little Dixie” area of Missouri. Marshal notes, “Little Dixie architecture spans the history of Anglo-American folk building in the South and lower Midwest.”²⁹

The Atkins-Johnson I-house residence is a distinctive house type that dominated the middle south in the mid- to late nineteenth century. It represents the houses built by prosperous farmers, some of whom were slaveholders. Defined by its distinctive plan, the two-story I-house is one room deep and two rooms wide. Early examples of the I-house, like the Atkins-Johnson farmhouse, have tall outside end chimneys in the gables. The residence is also an example of the center-hall sub-type. Its five-bay width represents the “ideal farmhouse of the ninetieth century in the Little Dixie region of Missouri,” symbolizing “the aspirations of southern farmers and settlers” during the period when the culture of the “Little Dixie” area was developing in Missouri. Today, it is a tangible reminder of older traditions — “the main house type laid out by hopeful successful southerners who came to Missouri to stay.”³⁰

However, by the early twentieth century, farm owners in the region began to erect residences in popular architectural styles, which from 1900 through the onset of World War II included modest homes in Late Nineteenth and Early Twentieth Century Revival styles or distinctly American Prairie School and Craftsman styles. Modest plan book stock designs constructed of pre-fabricated materials were also popular choices.

This progression was a natural evolution. Because the settlement of the area occurred in the mid-nineteenth century and the 1870s, by the first decades of the twentieth century, many of these farmhouses were deteriorated and obsolete. Farm owners replaced their old nineteenth century farmhouse with a new residence that reflected the popular styles of the era and incorporated technological changes such as indoor plumbing. Today, the majority of the extant historic farmhouses found in Clay County date to the first half of the twentieth century and reflect the advent of indoor plumbing, as well as later electrical innovations in appliances and greater attention to the mechanical aspects of housing. The Atkins-Johnson Farmhouse Property is unique. The farmhouse retains its nineteenth century I-House form and features pre-World War I modernization. Reinforcing the transitional nineteenth century nature of the property are the root cellar and milk house, utilizing both nineteenth century forms and materials, and the vehicular

²⁹ Howard Wright Marshall, *Folk Architecture in Little Dixie: A Regional Culture in Missouri* (Columbia: University of Missouri Press, 1981), 30. While Marshall defines the Little Dixie region as the eight counties north of the Missouri River in the eastern half of the state, he notes that the western board is not clearly definable and some believe that it extends along the Missouri River into the Kansas City metropolitan area.

³⁰ *Ibid.* 66.

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garage, which reflects materials and design required for housing machinery developed with the advent of the use of the internal combustion engine in the early twentieth century.

The Farmyard

The farmyard, with its centerpiece farmhouse, was a distinct work area associated with domestic needs of the farm and was under the province of the female members of the family. The extant root cellar and milk house related to the domestic function of food preparation and storage dating to the settlement period. The shed additions of the milk house, the pump, and the open porches reflect storage needs for firewood and access to water, upon which cooking and laundry during the late nineteenth century and the early twentieth century were a daily reality. The location of the creek behind the milk house suggests the past presence of a spring house. Grape arbors indicate fruit and vegetable garden areas to the rear of the house. The three bay garage building facing the county road reflects the technological changes in farming equipment that occurred in the early twentieth century that changed the design and appearance of farm buildings and structures.

As a grouping, the buildings and structures of the Atkins-Johnson Farmhouse Property are significant examples of buildings and structures that as a whole reflect the initial subtle transition from traditional patterns of design and construction techniques of the nineteenth century to the use of new twentieth century materials and technologies promoting more efficient construction techniques, materials, and design in the early twentieth century.

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**Atkins-Johnson Farmhouse Property
Clay County, Missouri**

PHOTOGRAPHIC DOCUMENTATION

Photographer: Brad Finch
F-Stop Photography
Kansas City, Missouri

Date of Photographs: March 2007

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

Photograph Number	Description	Camera View
1.	Resource Number 1: south (primary) façade	North
2.	Resource Number 1: east elevation; Resource Number 3 and 4 at right	West
3.	Resource Number 1: east (side) and north (rear) elevations; Resource Number 4 at left	Southwest
4.	Resource Number 1: north (rear) elevation	South
5.	Resource Number 1: south (primary) façade and west (side) elevation; Resource Number 2 at left	Northeast
6.	Resource Number 2: Southeast (primary) and southwest elevations	Northwest
7.	Resource Number 3: South (primary) elevation	North
8.	Resource Number 4	South
9.	Resource Number 5: east (primary) elevation	West
10.	Resource Number 1: interior — central hall (foyer)	South
11.	Resource Number 1: interior — central hall (foyer)	Northeast
12.	Resource Number 1: interior — east parlor (living room)	East
13.	Resource Number 1: interior — central hall, second floor	East

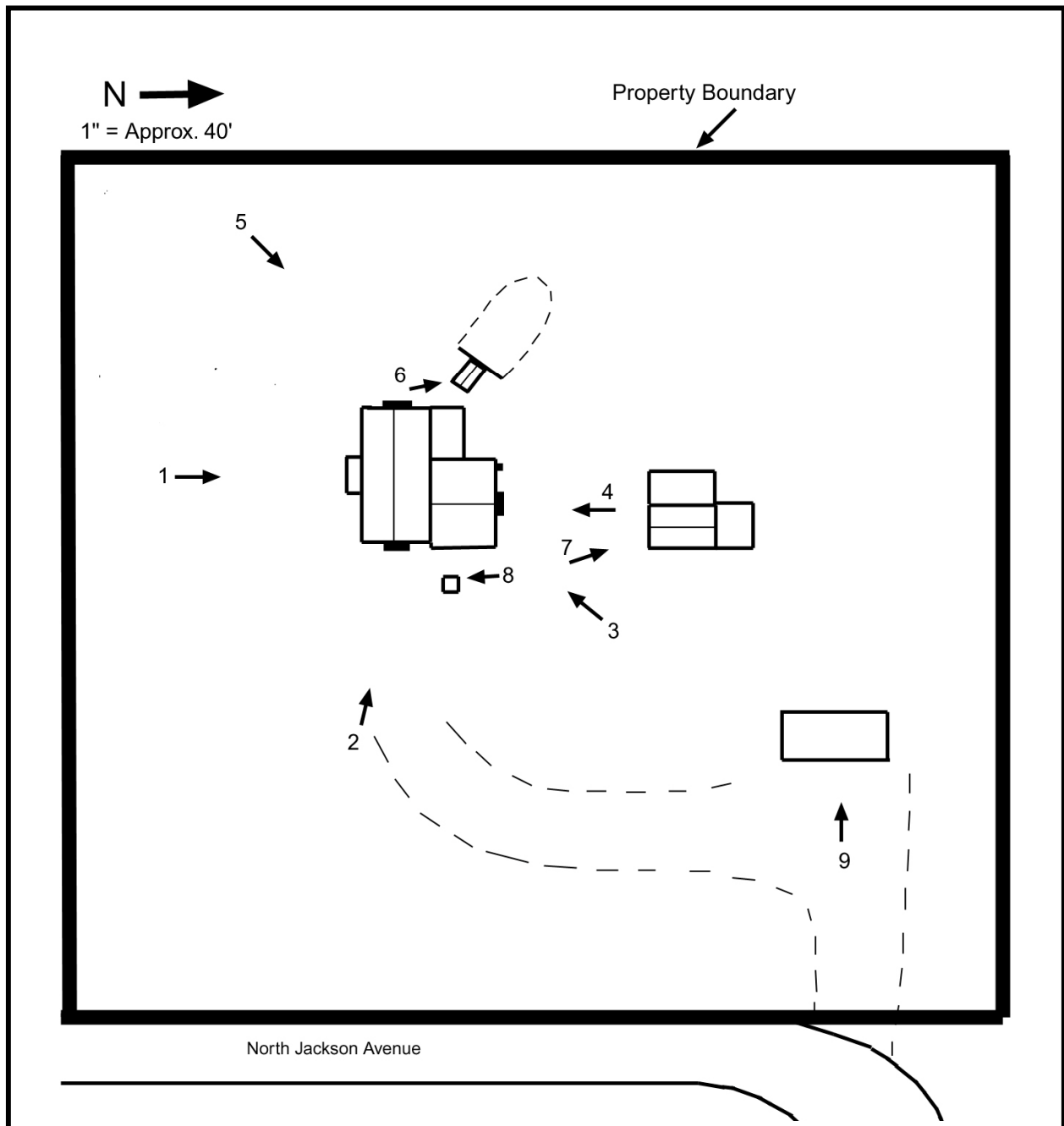
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**Atkins-Johnson Farmhouse Property
Clay County, Missouri**

**ATKINS-JOHNSON FARMHOUSE PROPERTY
SITE PLAN AND PHOTOGRAPH LOCATION MAP**



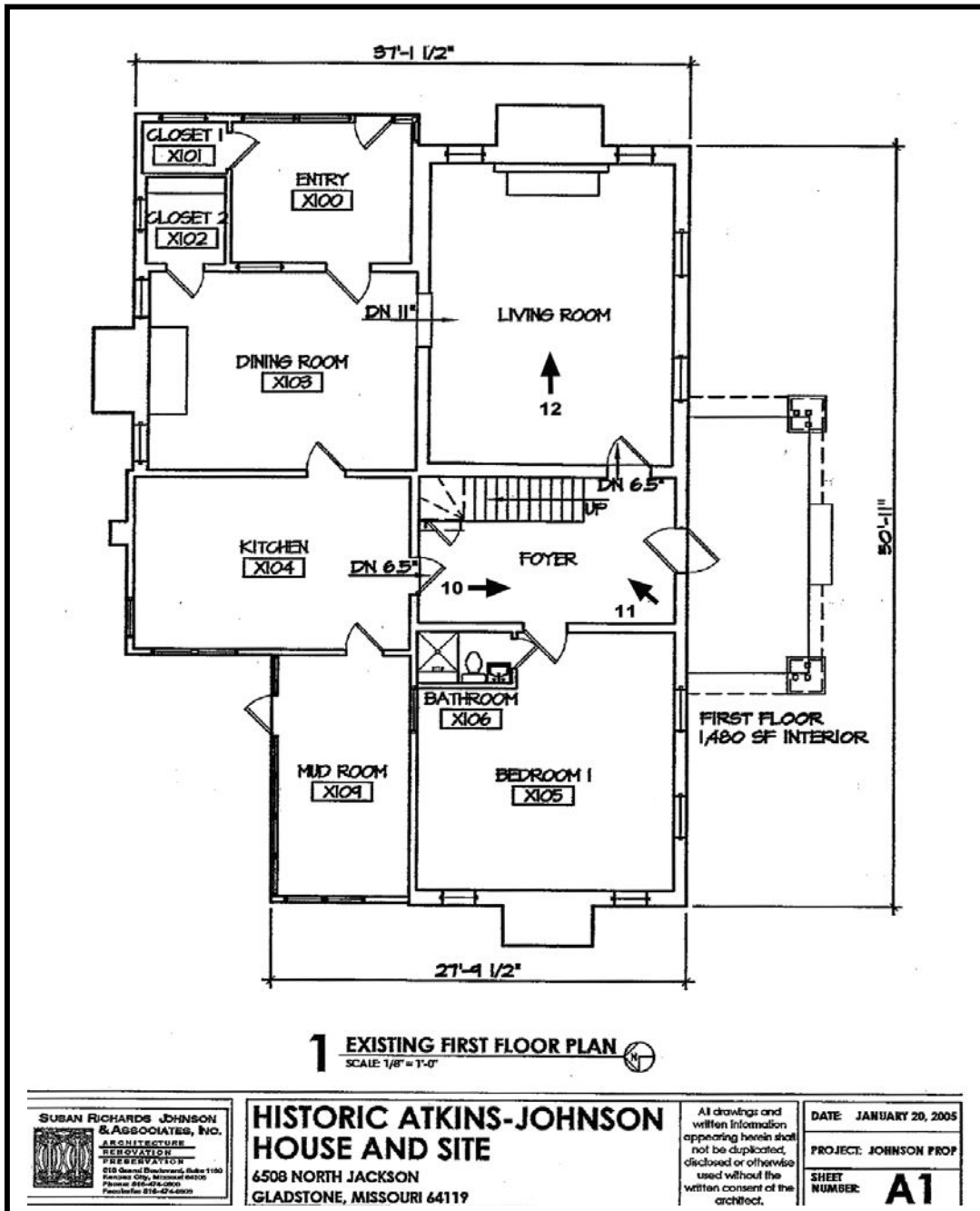
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**Atkins-Johnson Farmhouse Property
Clay County, Missouri**

**ATKINS-JOHNSON FARMHOUSE PROPERTY
FIRST FLOOR PLAN AND PHOTOGRAPH LOCATION MAP**



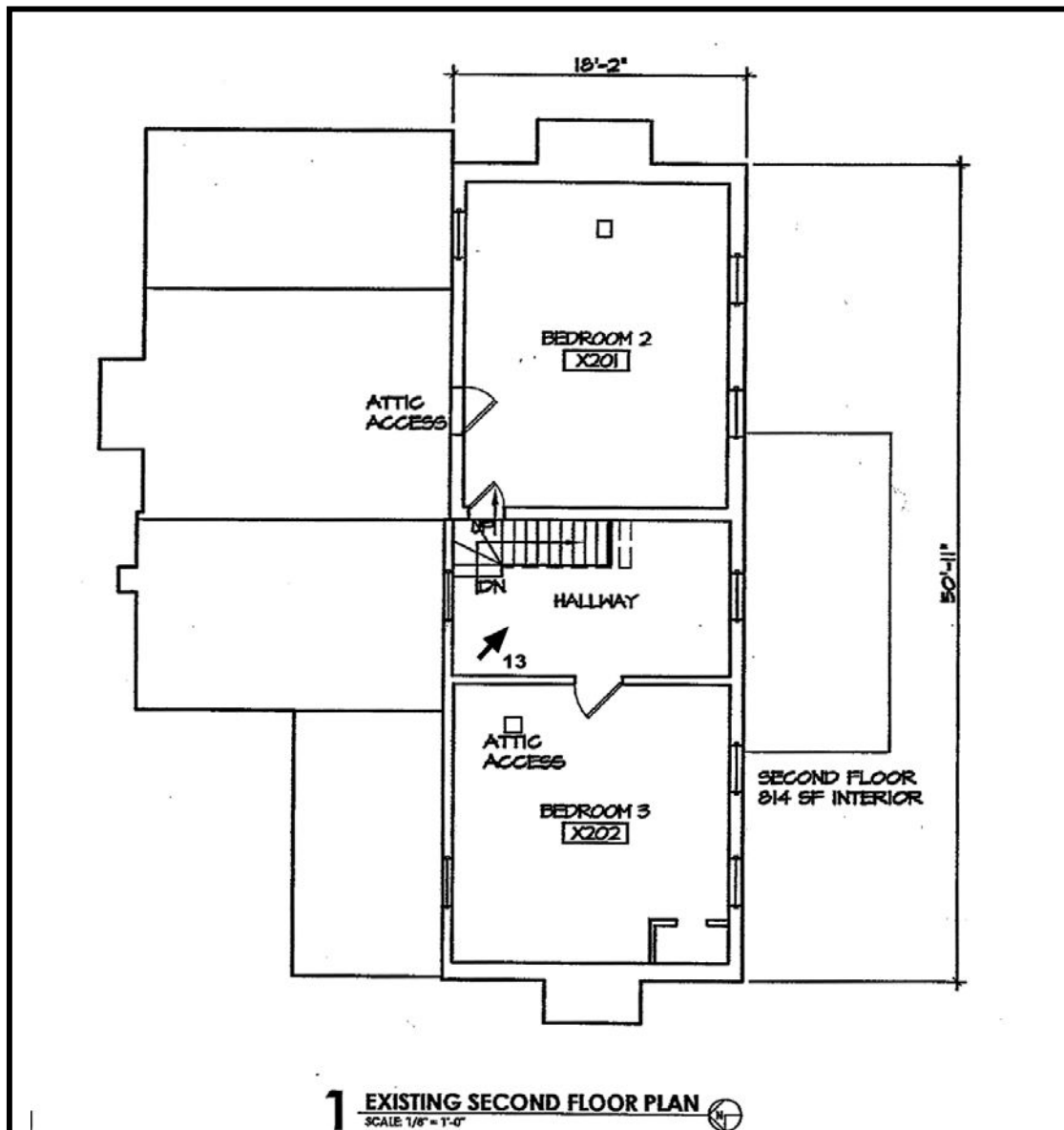
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**Atkins-Johnson Farmhouse Property
Clay County, Missouri**

**ATKINS-JOHNSON FARMHOUSE PROPERTY
SECOND FLOOR PLAN AND PHOTOGRAPH LOCATION MAP**



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PRESERVATION
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**HISTORIC ATKINS-JOHNSON
HOUSE AND SITE**
6508 NORTH JACKSON
GLADSTONE, MISSOURI 64119

All drawings and
written information
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not be duplicated,
disclosed or otherwise
used without the
written consent of the

DATE: JANUARY 20, 2005
PROJECT: JOHNSON PROP
SHEET NUMBER: **A2**



















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