

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

1. Name of Property

historic name Mansur, Isaiah, Farmstead Historic District

other names/site number Rock Hall

2. Location

street & number 17740 Highway E [n/a] not for publication

city or town Richmond [X] vicinity

state Missouri code MO county Ray code 117 zip code 64085

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 [ 1 ])

Signature of certifying official/Title *Claire F. Blackwell* 7 July 1998  
Claire F. Blackwell/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

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- 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  
See continuation sheet [ ].

Signature of the Keeper

Date

_____	_____
_____	_____
_____	_____
_____	_____

**5. Classification**

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	8	1	buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	1	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	3	1	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	objects
	<input type="checkbox"/> object	12	2	Total

Number of contributing resources previously listed in the National Register.

Name of related multiple property listing.

n/a

0

**6. Function or Use**

**Historic Function**

DOMESTIC/single dwelling  
 DOMESTIC/secondary structure  
 AGRICULTURE/animal facility  
 AGRICULTURE/agricultural outbuildings

**Current Functions**

DOMESTIC/single dwelling  
 DOMESTIC/secondary structure  
 AGRICULTURE/animal facility  
 AGRICULTURE/agricultural outbuildings

**7. Description**

**Architectural Classification**

OTHER: I-house

**Materials**

foundation stone  
 walls wood  
 roof asphalt  
 other

**Narrative Description**

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

**8. Statement of Significance**

**Applicable National Register Criteria**

**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**

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.)

**9. Major Bibliographic 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**

AGRICULTURE

ARCHITECTURE

**Periods of Significance**

1842-1948

**Significant Dates**

N/A

**Significant Person(s)**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

UNKNOWN/Mansur, Isalah

**Primary location of additional data:**

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository: University of Missouri Extension Service (Centennial Farm Program)

**10. Geographical Data**

Acreage of Property 400 acres

**UTM References**

A. Zone 15	Easting 423020	Northing 4363220	B. Zone 15	Easting 423430	Northing 4363220
C. Zone 15	Easting 423430	Northing 4363800	D. Zone 15	Easting 423900	Northing 4363800

[X] See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Lee Sturma and Richard Mansur  
organization \_\_\_\_\_ date April 27, 1998  
street & number P.O. Box 713 telephone 573/751-5401  
city or town Jefferson City state Missouri zip code 65102

**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**

(Complete this item at the request of SHPO or FPO.)

name Charles Mansur  
street & number 1715 N. Geyer Road telephone 314/822-7253  
city or town St. Louis state Missouri zip code 63131

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Mansur, Isaiah, Farmstead Historic District  
Ray County, Missouri

**SUMMARY:** The Isaiah Mansur Farmstead Historic District is located approximately 3 1/2 miles northwest of Richmond in Ray County, Missouri. The nominated district includes 400 acres of land which is bisected from east to west by State Highway E. This acreage has been farmed by the Mansur family since the 1840's and contains all of the surviving buildings constructed by the family since that date. There are eight contributing buildings, three contributing structures, and one contributing site within the district. The buildings include the main farmhouse (constructed 1842 with an 1858 addition), a buggy house (c. 1905), a large barn (c. 1909), an engine house (c. 1900), a small barn (c. 1920), a brooder house (c. 1920), a hen house (c. 1920), and a smokehouse (c. 1935). The contributing structures are a house well (c. 1840), a field well (c. 1934), and a wellhouse (also known as "the pump house," c. 1945). The 400 acres of farmland is included as a contributing site. A frame house (also known as the "renter's house," c. 1910) is counted as a non-contributing building since it does not retain integrity of location or function, having been moved from its original site. A metal grain silo (constructed 1992) is also counted as non-contributing since it was constructed after the period of significance.

The district is significant in providing examples of farm related vernacular architecture spanning the period from the 1840's through World War II, as well as providing a record of the evolution of agricultural practice on a single family farm from early settlement through the development of commercial agriculture. The district exhibits a high degree of historical integrity in its architecture, association, and function. The contributing resources have had minimal alterations to their structural and material integrity, and all retain their original associations with each other and the land. The farmstead has been in continuous possession of three generations of the Mansur family throughout the period of significance and to the present. It continues to be used as a working farm. All of the contributing resources, with the exception of the engine house, are in excellent condition and currently in use.

**Narrative:** The Mansur farmstead sits on a rise in rolling limestone country surrounded by other working farms. State Highway E (formerly County Route E) divides the property approximately evenly from east to west. The farmstead is located near the junction of Highway E with Routes K and B. As these roads are (and have historically been) the major thoroughfares to north, south, east and west, the farmstead is ideally sited with regard to the transportation needs of a commercial farm.

The earliest building in the district, the farmhouse, was built by Isaiah Mansur in 1842. It encloses a log cabin built by Mansur in 1838 when he first settled on the site. He added a two-story addition in 1858. The remainder of the contributing resources were constructed by his son, Isaiah Mansur II, who inherited the farmstead after his father's death in 1893. Isaiah Mansur II undertook the project of modernizing the farm soon after inheriting and continued an ongoing series of construction projects on the property through the 1940s. These buildings and structures are representative of twentieth-century modernizations of a nineteenth-century farmstead.

The original farm barn, a general store on the site, a sawmill and a windmill are no longer in existence. The relational siting of the farmstead and outbuildings, however, remains substantially intact and documents the development of the district from a subsistence-farm homestead to a

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modernized commercial agriculture operation. Specifically, the homestead is sited close to Route E, with a home well, smokehouse (now a wash house), brooder house and small barn closest to the farmhouse and serving domestic needs. Those buildings associated with commercial farming functions are located farther away from the farm house. They include an engine house, and across an internal farm road, a large chicken house (now a tool shed), buggy house (now a garage), large barn and a modern silo. All of these buildings are sited on the same rise of ground as the farmhouse. The location of the other wells on the site, a covered field well at the bottom of the rise, and a wellhouse across Highway E, were determined by the availability of groundwater on the property. The renter's house was originally located further west in relation to the farm house, but was moved to its present location next to a limestone quarry at the district's northern boundary circa 1918.

The oldest building in the district is the frame farmhouse (d. 1842). It was constructed in part around an 1838 log house by enclosing the logs with clapboard. The heavy oak timber joists of the log house, still bark-covered, are visible under the stairs of the partial basement beneath the 1842 frame house.

The oak and walnut lumber used to build the log house, the frame farm house and its 1858 addition was taken from first-stand timber on the property. The foundations of the frame house and the addition are limestone quarried in the vicinity and possibly on the property, although the quarry presently on the site was not developed until the twentieth century.

The 1842 section of the house is a 1½-story gabled saltbox with three dormers. The roof and dormers have projecting eaves with plain fascia. It has four entrances, one on each facade. The main entrance was originally on the east facade, facing the road. It is now an internal door connecting the house with the 1858 addition. A deeply recessed door centered on the south facade allows entry to the basement, though not the main house. This entryway is currently covered with a wooden trellis. The entry on the west facade is via a small enclosed porch and on the north facade, via a screen porch. The screen porch and enclosed porch are twentieth-century additions.

A terminal chimney is centered on the western facade, built of broken-course cut stone from the ground to the shoulder, with a stretcher-laid brick stack. Two flues from internal wood stoves are enclosed in even-course brick.

The 1842 section of the house has ten windows. The south facade has two dormer windows, a window on either side of the basement entrance and a window set into the recessed entrance. The west facade has four. The two second-story windows are set on either side of the chimney with a window on either side of the basement entrance and a window set into the recessed entrance. The west facade has four. Two second-story windows are set on either side of the chimney. The first floor windows on this face are both set to the north of the chimney. There is a dormer window in the north facade. All the windows are six-over-six, with the exception of the two associated with the enclosed porch and screen porch which are three-over-three. Six-over-six windows were common to the period and are probably original. A photograph of the house dated to the mid-1880s shows

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Mansur, Isaiah, Farmstead Historic District  
Ray County, Missouri

windows in the same style.

The two-story 1858 addition is a five-bay I-house with a central hall. Its main axis is parallel to the main road, with the 1842 section centered behind it. The gabled roof has returned eaves with molded fascia. The frieze is decorated in a simple dentil pattern in the neoclassical style associated with Federal period buildings. There are two internal chimneys, one at each gable end. The chimney stacks are stretcher-laid brick.

The 1858 addition has two entrances. The main entrance is centered on the eastern facade facing the road, and is accessed via a porch. The porch has a low balustrade railing. The porch roof slopes slightly with projecting eaves. Its simple dentil decoration replicates that of the building roof. It is supported by six turned dentate posts. The rectangular single main entry door is flanked by a multiple-light flat transom. It has a surround of full-length single-light side panels. The second entry is located at the rear of the addition where it joins the south facade of the 1842 section. This entrance is reached by three triangular poured-concrete steps, which were added in 1911.

The addition has fifteen windows. The five-bay symmetrical main facade has two first-story windows flanking the porch. Each story has two windows at each gable end, offset toward the front of the house. The rear of the addition has two second-story windows, one on either side of the 1842 house roof. The windows are all six-over-six, with the exception of the second-story window centered over the porch which is four-over-four.

The floor plan of the 1842 section now has eight rooms: two bedrooms and a dining room on the south side, with a bath, kitchen and milk room (now used as a pantry) to the north side. The dormer floor upstairs is divided into a nursery and a bedroom. The bedroom is reached via an enclosed staircase from the ground floor, but the nursery can only be entered from the second floor of the 1858 addition. There is one fireplace in the dining room and two internal flues, one through the bath and the upstairs nursery from the wood-burning stove in the basement and one from the kitchen stove. There is a small internal window between the bathroom and the milk room, which may have been part of an original external wall, or added as a means of letting light into the bathroom. The dimensions of the partial basement beneath this section possibly correspond to the dimensions of the 1838 log house.

The 1858 addition has two rooms up and two rooms down, divided by a central hall and staircase. This standard nineteenth-century I-house design has been preserved to date, with a parlor and bedroom downstairs and two bedrooms upstairs. One upstairs bedroom is now used for storage. An interior chimney at each end serves fireplaces in each room. The two-downstairs fireplace mantels are made from 3 x 12 inch walnut. The formal entrance features a walnut banister. The wide-plank flooring throughout both the 1842 section and the 1858 addition has never been carpeted.

The major twentieth-century alterations to the farmhouse are the screen porch along the length of the north facade and the enclosed porch at the rear entrance of the 1842 section. A family

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photograph dated to the mid-1880s shows the porch of the 1858 addition with a flat roof surrounded by a vertical post railing, creating a balcony. The balcony is reached by what appears to be a central single second-story door. Another photograph dated to the early 1920s shows the porch roof in its current configuration, with a sloping roof and a window replacing the balcony door. At this time, the ground floor shutters that were present in the in the mid-1880s had been converted to screens. The basement of the 1842 section retained its original dirt floor until the 1970s, when a concrete floor was poured. The entire farmhouse is now roofed with asbestos shingles.

The house well (c. 1840) is located immediately adjacent to the farmhouse, at the center of the north facade of the 1842 section. This 45-foot hand-dug well is operated by a hand pulley and is still functional. It has been covered by an asbestos-shingle roof supported on posts. This well and rainwater catchment served the domestic water needs of the Mansur family until the farm's water supply was supplemented in the 1920s by the field well currently enclosed by the wellhouse.

The smokehouse (c. 1935) is a few feet away from the north side of the house. It is a small saltbox (12ft x 15ft) with clapboard siding and an asbestos shingle roof, entered through either of two single swinging doors on the south side, facing the house. It incorporates a storm cellar, originally used for cold-storage, beneath. The storm cellar is entered through a single swinging door on the east side. There are small swinging vents cut into the other two sides of the building. The smokehouse is the second structure to be built on this spot. It is a replica of an earlier structure which burned in the early 1930s. Its function has gradually evolved into that of a wash house as the availability of refrigeration reduced the need for cool storage and smoking as methods of food preservation.

The brooder house (c. 1920) is on the west side of the farmhouse. It is a clapboard shed (8.5ft x 10.5 ft) with an asbestos shingle roof. It has two large single-pane windows, facing south, with a central vent between the windows. It is entered by a single swinging door. A photograph dating to the mid-1920s shows the brooder house located next to the smoke house.

The small barn (c. 1920) is also located to the west of the farmhouse. It is a vertical-plank saltbox (30ft x 30ft) with a sheet-metal roof. The barn has four bays opening to the south and is entered through three double swinging doors along the east side. The central door is a dutch double door. The interior is constructed in three sections, originally to house hogs, calves and feed. It is now used for lumber storage and as a garage for farm equipment.

The engine house (c. 1900), located to the northwest of the farmhouse, is a rectangular vertical plank structure (14.5ft x 24 ft) with a gabled sheet-metal roof. It has a large central wood-plank swinging door with an adjacent smaller door. It originally housed a steam engine which ran the farm's threshing machine and a commercially-operated sawmill. The sawmill, which no longer exists, was sited next to the engine house and operated until the early 1950s. The engine house itself is in very poor condition, having fallen into disrepair when the steam engine was superseded by more modern power sources.

Three of the contributing buildings, the chicken house, the buggy house and the large barn, are



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located across an internal farm road to the south of the farmhouse. Closest to Highway E and facing south is the chicken house (c. 1920). This is a rectangular clapboard shed (12ft x 32ft) with an asbestos-shingle roof. It has two swinging doors on the south side and a large sliding door on a post-and rail system nearest the internal road. Its interior ceiling beams are bark-covered logs. It is now used as a tool shed.

The buggy house (c. 1905) is a gabled hip clapboard structure (31ft x 43ft) roofed with asbestos shingles. It is constructed in three interior sections, entered by three wide double swinging doors along the east side. The ceiling is supported by hand-hewn logs. It was originally constructed to house buggies, saddles and harness and to store seeds and farm chemicals. A work bench for harness repair is built-in along one side. It is still used as a grainery.

The large barn (c.1909) is a rectangular vertical-plank bank barn (42ft x 73ft) with a gambreled sheet metal roof. It was constructed from lumber harvested and sawed on-site, joined with wooden pins. It has three levels. The lower level has four open bays facing east, with the south side of the lower level also open. The second level is entered from an earth bank on the north side of the barn. The bank side has a large double sliding wooden door, with a smaller swinging door inset. The upper-level hay loft has a vertical sliding door at the east end and a vent at the west end. Originally used for housing mules, horses and milk cows and for feed storage, the barn is still in use. The modern silo (d. 1992) is located behind this barn.

The Mansur farmstead has never had a reliable source of surface water, such as a creek or stream. Consequently, the Mansurs have had to depend on rainwater for their crops (the farm has never been irrigated), and wells for domestic use and for their livestock. Isaiah Mansur II supplemented the house well, which was probably dug as soon as his father settled on the site, with two other wells, referred to here as the covered field well and the wellhouse. County water was not supplied to the farm until 1996, and the farmhouse can still receive water from all three of the wells on the property via a switch system.

The covered field well was hand-dug during the 1933-34 drought. Its location, to the west of the farm buildings and at the bottom of the rise where they are sited, was determined by water-witching. The 28-foot deep well was covered with concrete for safety purposes. Originally operated with a mechanical hand pump, it was converted to an electric submersible motor in 1980. It is still used for watering livestock on the west side of the property.

The wellhouse is located to the east of the farm buildings, across Highway E. It covers a well dug in 1922. Two ponds adjacent to this well were dug during the 1933-34 drought to supplement the well's failing groundwater supply. A windmill originally located next to this well pumped water to the eastern half of the farm via a rock-and-mortar lined reservoir. The windmill no longer exists, but it stood on the property until 1977 and was in use until 1945 when electricity was supplied to the farm. At that time, the concrete-block wellhouse was constructed for the electrical pumps which replaced the windmill as a power source, and for a water-softening system. The wellhouse is still in use.

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At the present time, the farmhouse is maintained for the Mansur family's residence, and the farm is worked by a tenant who lives off the property. All the contributing buildings and structures are in excellent condition and still in use, with the exception of the engine house which has fallen into disrepair since the installation of electrical power on the farm. The condition of the farmstead and outbuildings testify to the prosperity of the Mansur farm as an ongoing commercial enterprise, and to the care with which three generations of the Mansur family have maintained the property's historical integrity.

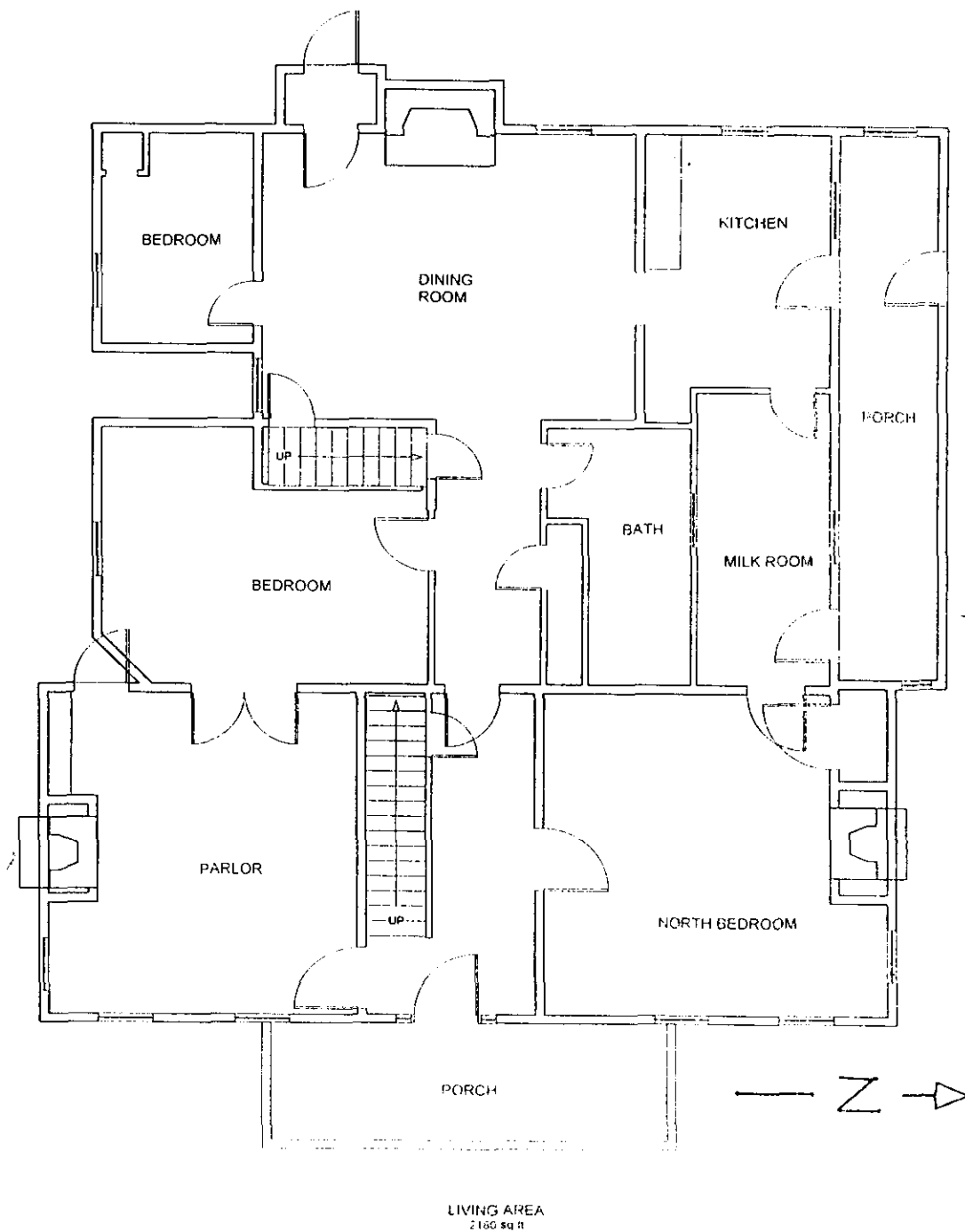
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FIGURE 1: Isaiah Mansur Farmstead, I-house floorplan, first floor (approximate scale: 1/8" = 1')



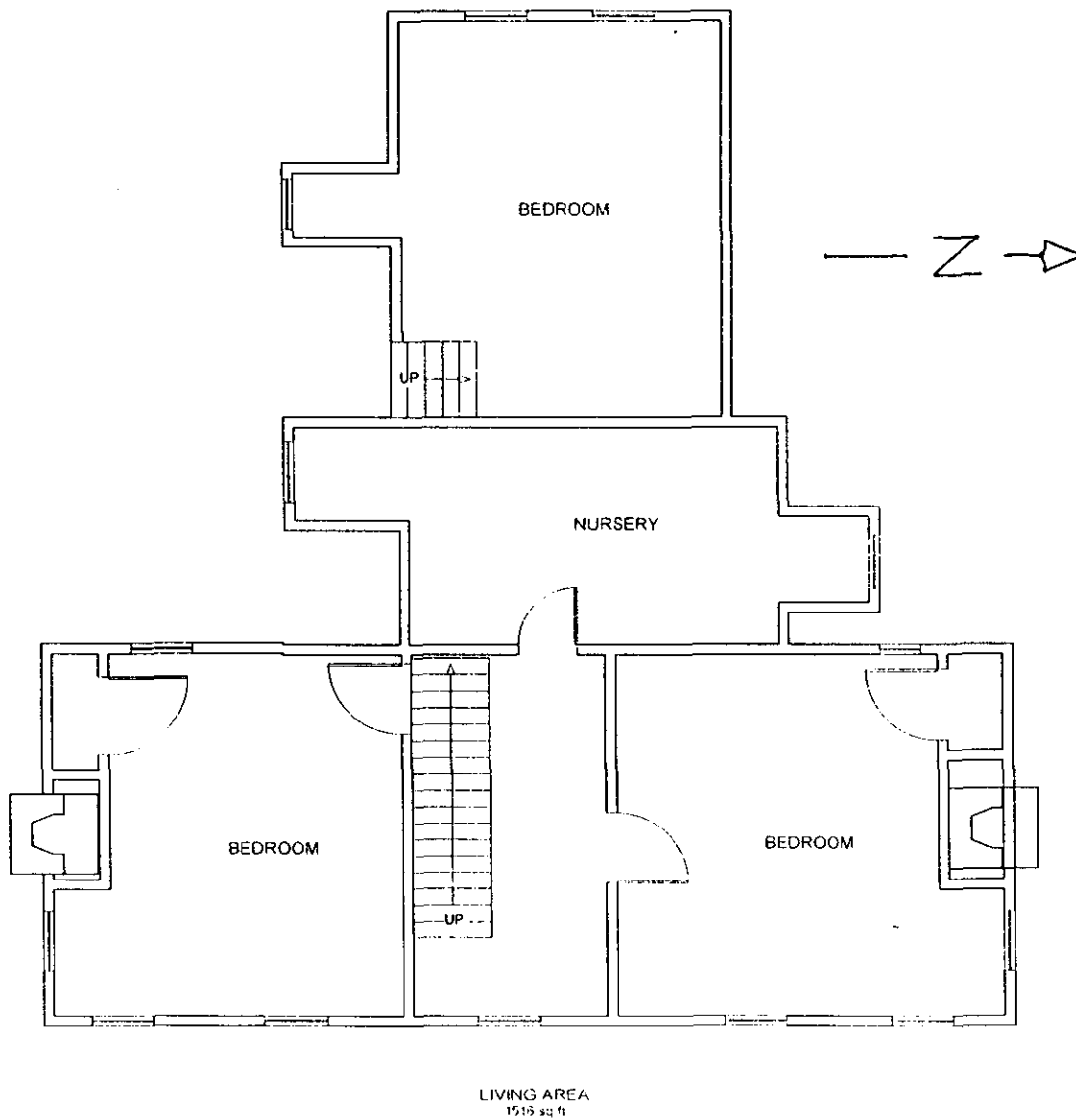
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FIGURE 2: Isaiah Mansur Farmstead, I-house floorplan, second floor (approximate scale: 1/8" = 1')



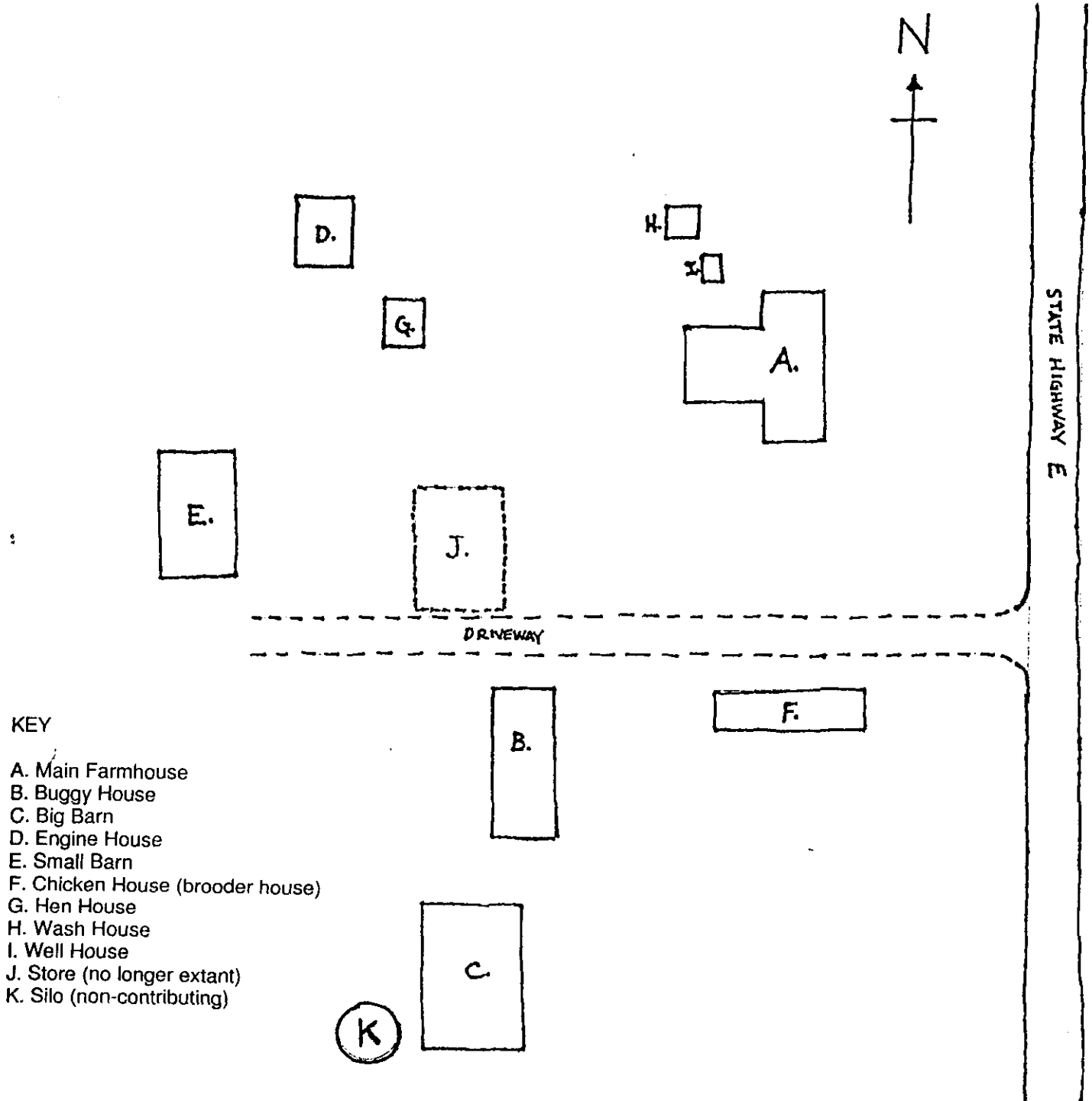
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FIGURE 3: Isaiah Mansur Farmstead Historic District, Main House Complex, Site Plan  
(not to scale)



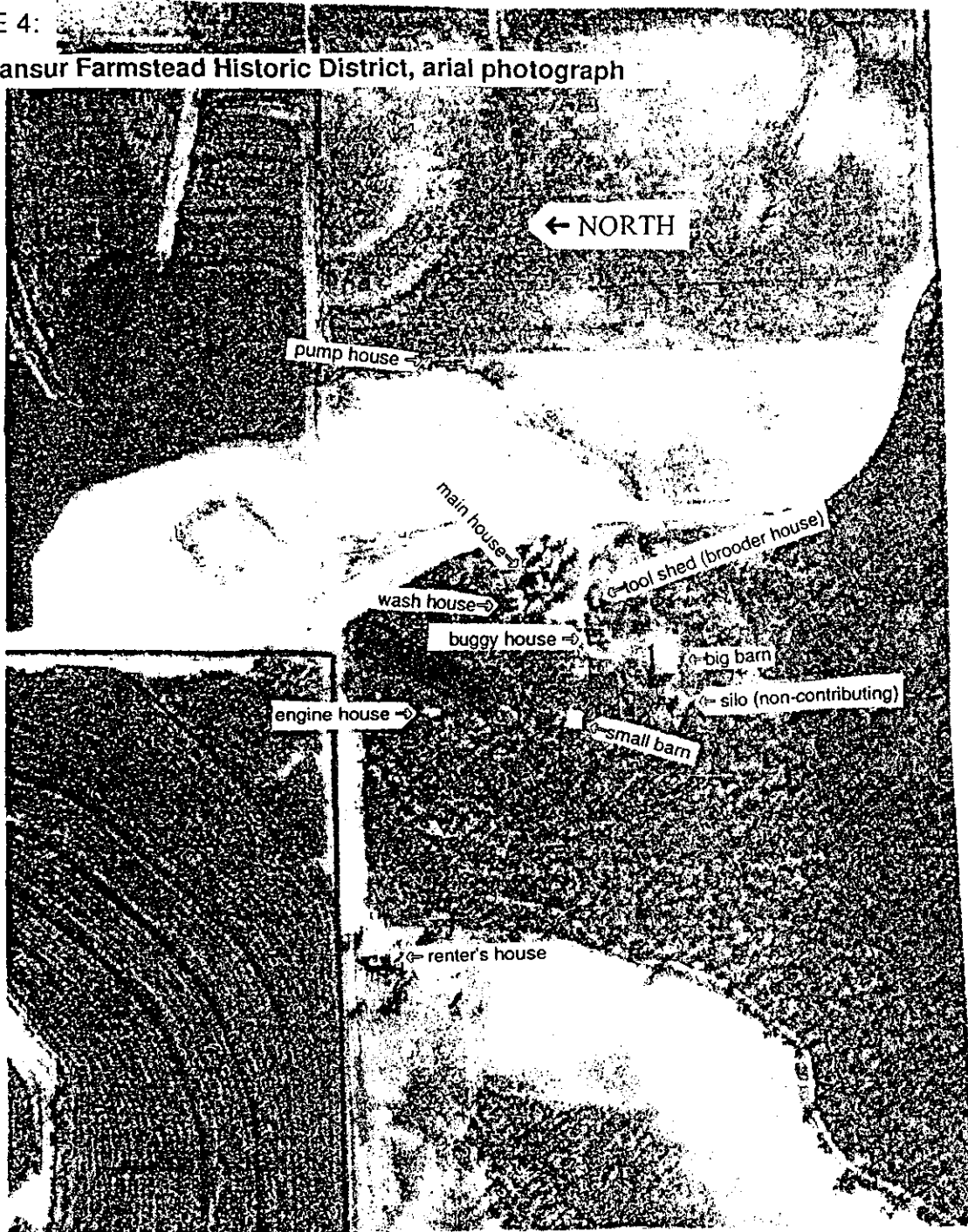
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FIGURE 4:  
Isaiah Mansur Farmstead Historic District, arial photograph



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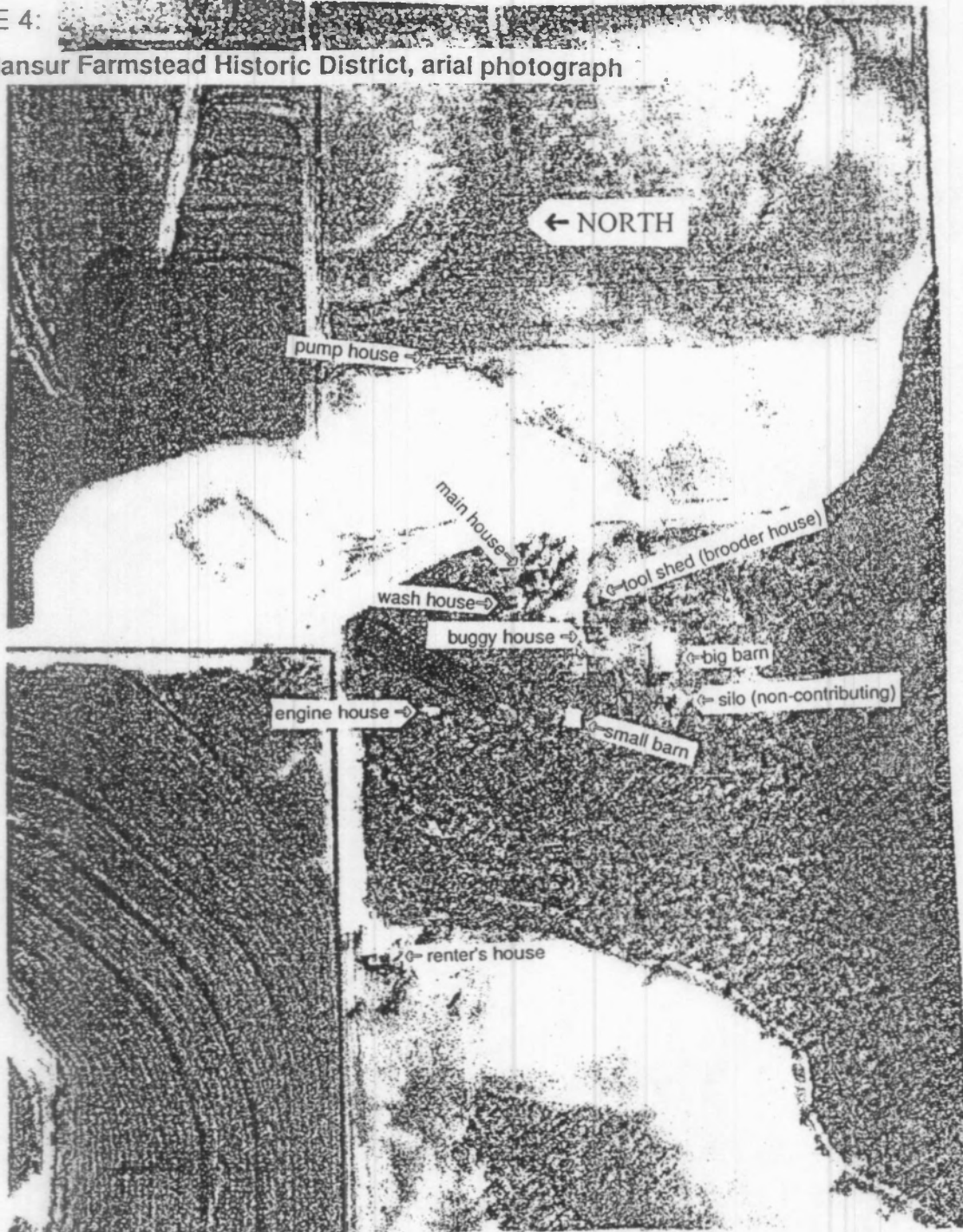
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FIGURE 4:

Isaiah Mansur Farmstead Historic District, arial photograph



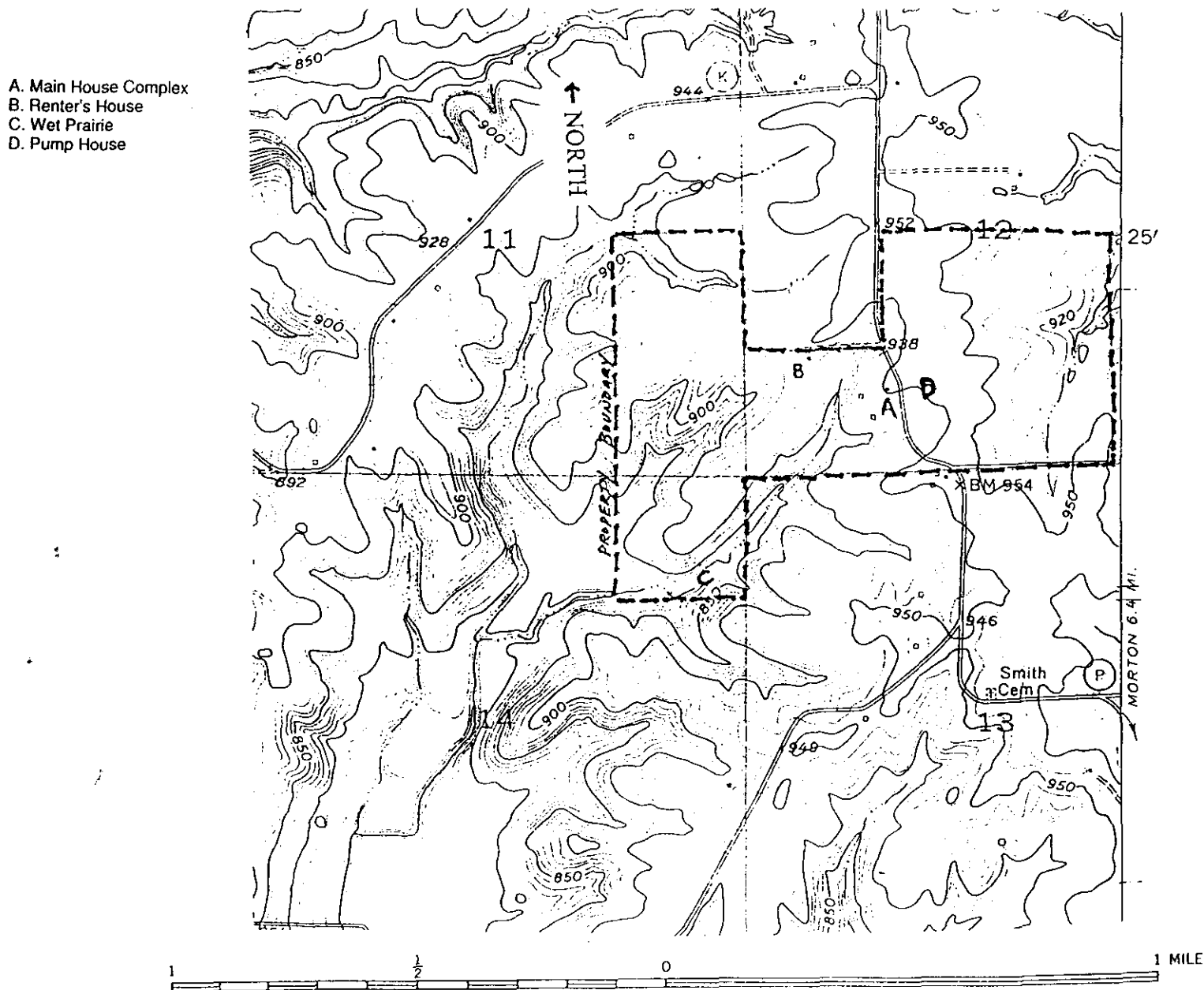
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FIGURE 5: Isaiah Mansur Farmstead Historic District, property map





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Ray County, Missouri

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**SUMMARY:** The Isaiah Mansur Farmstead Historic District, 17740 Highway E, Richmond vicinity, Ray County, Missouri, is significant under Criteria A and C, with local significance. The nominated district includes 400 acres of land which is bisected from east to west by State Highway E. This acreage has been farmed by the Mansur family since the 1840's and contains all of the surviving buildings constructed by the family since that date. There are eight contributing buildings, three contributing structures, and one contributing site within the district. The buildings include the main farmhouse (constructed 1842 with an 1858 addition), a buggy house (c. 1905), a large barn (c. 1909), an engine house (c. 1900), a small barn (c. 1920), a brooder house (c. 1920), a hen house (c. 1920), and a smokehouse (c. 1935). The contributing structures are a house well (c. 1840), a field well (c. 1934), and a wellhouse (also known as "the pump house," c. 1945). The 400 acres of farmland is included as a contributing site. A frame house (also known as the "renter's house," c. 1910) is counted as a non-contributing building since it does not retain integrity of location or function, having been moved from its original site. A metal grain silo (constructed 1992) is also counted as non-contributing since it was constructed after the period of significance.

Under Criterion A, in the area of AGRICULTURE, the district is significant as an example of the evolutionary development of a single-family farm from the time of settlement on virgin land in the mid-19th Century, through the transition to early commercial agriculture, sustained into the mid-20th Century by modernization of the farm's facilities. Two generations of the Mansur family participated in this evolutionary trend, acting as farmer-entrepreneurs to maintain a commercially successful agricultural operation on the 400 acre district over the span of a century.

Under Criterion C, in the area of ARCHITECTURE, the district is significant as an intact group of vernacular buildings constructed over the period of a century. Their present aesthetic value resides as much in the care with which they have been continually maintained, as well as in the materials and craftsmanship with which they were constructed. As a group, the district's buildings and structures are in excellent condition and exhibit a high degree of integrity.

The period of significance, 1842-1848, has been determined by the date of construction of the earliest contributing building in the district, the 1842 main farmhouse, and ends with the arbitrary fifty-year criterion for significance.

**Narrative:** The Mansur farmstead began as a semi-subsistence enterprise when Isaiah Mansur built a log house on the site in 1838. Isaiah Mansur and his brother, Charles, had come to Missouri from Philadelphia three years earlier. Although they grew up on a farm in Vermont, the brothers were businessmen at this time and moved to St. Louis in 1835 to act as the proprietors of a drug store. Arriving in the aftermath of the typhoid epidemic of 1833, they stayed only one year before moving west to Ray County. They took advantage of low-cost federal land grants to acquire acreage and set up a small general store together. When the brothers dissolved their partnership in 1842, Isaiah acquired the store as well as the land surrounding it. In this year he also married, built a frame farmhouse around the log house and began to expand his farming operation while running the general store.

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This store supplemented the farm income until about 1860, though it was relocated from the farmstead to the nearby town of Bucksport (now Millville) in 1852.

Mansur continued to acquire adjoining land and his farmstead expanded into a commercial enterprise that marketed corn, wheat, oats, hemp and livestock. Mansur owned 411 acres of land by 1850, according to agricultural figures from the US Census for that year. In 1858, Mansur built a two-story addition to the farmhouse. The farm's economic success allowed Mansur to increase his land holdings to a maximum of about 1800 acres in 1877.<sup>1</sup> He gradually dispersed this land among his children. The present 400-acre district comprises the land inherited by Isaiah Mansur II after his father's death in 1893, and essentially encompasses the same area Isaiah Mansur owned in 1850.

Like his father, Isaiah Mansur II married soon after acquiring the farm, and began a building campaign. With the exception of the farmhouse, he constructed all the contributing buildings and structures in the district over a forty-year period. This ongoing construction modernized the nineteenth-century commercial agricultural operation his father had developed, and was essential to its continued success as farming practice evolved in the twentieth century.

In developing his settlement farmstead into a commercial agricultural enterprise, Isaiah Mansur shared a common experience with other frontier settlers in Missouri: selecting and clearing land, acquiring sufficient workable acreage to move beyond subsistence farming, and sustaining a market-oriented farm through changing economic conditions. Mansur came to Missouri as a merchant-farmer, and put his experience as both farmer and businessman to good use. He arrived in Ray County with sufficient financial resources to purchase land immediately, instead of tenantry or working for hire for a period of time, as many settlers were forced to do.<sup>2</sup> His general store generated profits which he used to acquire more land. Mansur took advantage of low land prices brought about by the economic depression of 1837,<sup>3</sup> as well as federal land grants making virgin frontier land available at low cost. He also assumed federal warrant land returned by veterans.<sup>4</sup>

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<sup>1</sup> Plat map of Township 53 North Range 27 West in J. Black, *Illustrated Atlas of Ray County* (Philadelphia: Edwards Bros.), 1877; reprint ed., (Richmond, Mo.: Richmond News), 1971.

<sup>2</sup> R. D. Hurt, *Agriculture and Slavery In Missouri's Little Dixie*, (Columbia, Mo.: University of Missouri Press, 1992), p. 63.

<sup>3</sup> *Ibid.*, p. 58.

<sup>4</sup> Federal Land Grant Certificates to Isaiah Mansur dated January 1849, June 1854 and October 1854.

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Frontier land in Missouri was forested, so the work of what Clarence Danhof calls "farm-making"---turning virgin forest into productive land--was extremely labor-intensive.<sup>5</sup> Clearing land and laying out fields had to be done by hand. Douglas Hurt estimates that during the settlement period, a Missouri farmer who held 160 acres of land could only cultivate about 50 acres with the available agricultural technology.<sup>6</sup>

Nevertheless, farmers in the region moved from subsistence farming to commercial agriculture as quickly as possible.<sup>7</sup> For many settlers, this involved the acquisition of slaves to help clear and work new farmland. Despite his New England heritage, Mansur was a slaveholder. His 1847 tax records show that he owned four slaves at this time and more than 400 acres of land. Mansur was typical of other slave owners in the area, where the number of slaves held per owner averaged six in 1860.<sup>8</sup>

Mansur chose well in his selection of land, locating his farmstead and store on a main connecting road to the county seat, Richmond, and near an intersection with primary connectors to the north, south, east and west. Transportation was a limiting factor in central Missouri's economic growth. Moving goods to market from the region remained difficult until after the Civil War.<sup>9</sup> A trip to mill by road could take two days.<sup>10</sup> Steamboat transport on the Missouri River from Ray County was accessed primarily at North Lexington and Camden,<sup>11</sup> the latter being about 12 miles from Richmond. Rail transport in the form of the Missouri Valley Railroad did not come to Ray County until the late 1860s.<sup>12</sup>

Mansur's experience as a merchant in St. Louis and the business connections he made in supplying his general store may well have assisted him in marketing his farm produce and livestock.

Like many Missourians during the period when river transport predominated, he sold his livestock in St. Louis rather than New Orleans. An account statement in the Mansur family papers dated July 9, 1869 documents a payment to Isaiah Mansur in the amount of \$1640 for sale of 127 hogs at the North Missouri Stockyards in St. Louis by the agents Cash, Gamble and Co.

<sup>5</sup> Clarence Danhof, Change in Agriculture: The Northern United States, (Cambridge: Harvard University Press, 1969), p. 114.

<sup>6</sup> Hurt, p. 68.

<sup>7</sup> Ibid., p. 65.

<sup>8</sup> Ibid., p. 219.

<sup>9</sup> Ibid., p. 171.

<sup>10</sup> Samuel Jordan, "Farming As It Used to be, and As It Is in Missouri", *The Missouri Historical Review*, Vol. XXII, No. 1, p. 20.

<sup>11</sup> Ray County Missouri History, (Richmond, Mo.: Ray County Historical Society, 1973), p. 44.

<sup>12</sup> Ibid., p. 46.

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Making a successful transition from clearing land, to producing enough in the way of crops and livestock to sustain a family, to increasing farm production to achieve a marketable surplus did not guarantee a farmer continued success, however. By 1850 in central Missouri, many farmers were experiencing smaller crop yields as a result of soil exhaustion on land that had been in production for as little as a decade.<sup>13</sup> A farmer's options were to start running livestock on fields played-out by cultivation, to diversify and rotate crops, or to buy more land.<sup>14</sup> Many sold out at this point, but Isaiah Mansur continued to expand his land holdings, exhibiting the entrepreneurial consciousness which typified the most progressive farmers of the mid-to-late nineteenth century. As Adam Rome makes clear, "farmers were forced to either succeed as entrepreneurs or lose their farms."<sup>15</sup>

In expanding his land holdings, Mansur was in the vanguard of agricultural practice. Fred Shannon refers to the national trend toward large acreage farms, which he calls "superfarms," beginning with the 1860 census. In 1860, 20% of farms were over 1000 acres; in 1870, 25%; in 1880, 54%. In that year, Missouri lead the nation with 685 farms over 1000 acres.<sup>16</sup> Mansur's farm was one of these: his land holdings totaled approximately 1800 acres in 1877. Shannon attributes this trend to a combination of factors including low land prices, the availability of new machinery, improved rail transport, and the inspiration of Eastern industrial corporations suggesting that agriculture could successfully adopt the practices of big business. The trend was short-lived, however, with most of these "superfarms" being dispersed or rented to tenants by 1900.<sup>17</sup>

One of the marks of success for a farmer was to leave his children land for farms of their own and Isaiah Mansur did so, dispersing his 1800 acres among his ten children on his death in

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<sup>13</sup> Hurt, p. 70.

<sup>14</sup> Danhof, p. 121.

<sup>15</sup> Adam Rome, "American Farmers as Entrepreneurs, 1870-1900", *Agricultural History*, Vol. XV, No. 1, January 1982, p. 47.

<sup>16</sup> Fred Shannon, The Farmer's Last Frontier: Agriculture, 1860-1897, (New York: Farrar and Rinehart, 1945); reprint ed., (Armonk, NY: M.E. Sharpe, Inc., 1973), p. 155.

<sup>17</sup> Ibid., p. 156.

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1893. When Isaiah Mansur II inherited the 400 acres which was the heart of his father's original farmstead, he inherited a successful commercial farm more than three times the size of the average American farm for 1900.<sup>18</sup>

The building projects which Mansur II undertook at this time and sustained over the next 40 years---two new barns, a buggy house, a chicken house, an engine house for a new mobile steam engine, a sawmill, a windmill, and two wells---helped maintain the farm's economic viability through the period of significance. Many single-family farms disappeared during the early twentieth century as a result of fluctuating economic conditions and drought. Describing the situation of the central Missouri farmer in 1926 Samuel Jordan said, "His soil is depleted, no new lands to locate under Uncle Sam's protecting care. The whole wide world is his market, and he has learned slowly that he cannot sell the world what it does not want . . . with almost every farm product about as high as we ever knew, our farms by the hundreds are being sold under mortgage, and we are singing "Rescue the Perishing"".<sup>19</sup>

The present layout of the farm district is a record of the agricultural practices of Isaiah Mansur I and Mansur II from the mid-nineteenth through the mid-twentieth centuries. It conforms in several aspects to the model configuration for single-family Midwestern mixed livestock and grain farms which Glen Trewartha describes in his 1948 study. Specifically, the Mansur farmstead is divided by a public road, with all the buildings on one side of the road. The buildings are grouped functionally, with the domestic buildings closest to the farmhouse and outbuildings associated with the farm's commercial functions farther away on the other side of an internal road. The two-story, painted frame farmhouse is sited close to and facing the road.<sup>20</sup>

The Isaiah Mansur Farmstead Historic District is an excellent intact example of the development of a single-family farm from settlement to commercial agricultural production, and of the changes such farms underwent to maintain their economic viability in the twentieth century.

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<sup>18</sup> *Ibid.*

<sup>19</sup> Jordan, p. 27.

<sup>20</sup> Glen Trewartha, "Some Regional Characteristics of American Farmsteads", *Annals of the Association of American Geographers*, Vol. 38, 1948, p. 217.

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The farmstead buildings are also significant under Criterion C, in the area of ARCHITECTURE. Their significance derives from their association as an intact group of vernacular farm buildings constructed over a period of a century. Two of the buildings in the district, the farmhouse (d. 1842) and the large barn (c. 1909), have distinctive architectural aspects which also contribute to the district's significance.

Taken as a group, the farmhouse, barns and outbuildings of the district are an architectural record of agriculture-related building styles which span the mid-nineteenth to mid-twentieth centuries. They represent the complete range of functions associated with a single-family farm.

Use of native materials is a hallmark of vernacular architecture, and the district's buildings are fine examples of such construction. All of them are frame and were built with wood cut from first-stand oak and walnut timber on the property. The farmstead's forested land is a resource the Mansur family has harvested for their houses, barns and outbuildings from the time the original log house was built in 1838 to the mid-1930s, when the smokehouse was rebuilt. The limestone used in the foundation of the farmhouse and in the chimney was probably quarried in the vicinity, and possibly on the property.

While they were eminently practical in their materials and methods of construction, vernacular architectural forms also served as indicators of social status on the Missouri frontier. The type of house a farmer lived in was an visible manifestation of his progress from frontier settler to subsistence farmer to landed gentry. The Mansur district farmhouse is such an architectural representation of Isaiah Mansur's progress through these socioeconomic stages: a log house constructed in 1838, an 1842 story-and-a-half frame house which enclosed the log house and an 1858 two-story I-house addition.

The Missouri frontier in Ray County was forested, so like other settlers Mansur built a log house for his first dwelling using hand-cut walnut timber from his property. Sawn lumber was a luxury on the frontier and houses made from hand-hewn logs were the rule. Howard Marshall notes that these log houses were not temporary structures. They were carefully built and intended to last. As soon as the farmer was financially able to do so, he covered his log house with horizontal lapped weatherboard and enlarged it with frame additions. Only small cabins were sometimes left unprotected and frequently became storage sheds, corn cribs, or summer kitchens.<sup>21</sup>

Four years after he built his log house, Mansur divided his land holdings with his brother, married, and enclosed the log structure within an enlarged frame addition. The chimney on the west facade of the 1842 addition is probably original to the log house. Its

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<sup>21</sup> Howard Marshall, Folk Architecture in Little Dixie. (Columbia, Mo.: University of Missouri Press, 1981), pp. 95-96.

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location centered on the outside of the gable end of the house and its construction materials---stone from ground to shoulder with a brick stack---were common in early log houses in that area of Missouri according to Marshall.

An unusual feature of the 1842 section of the farmhouse is the ground-floor window set into a deep recess (approximately four feet wide and eight feet deep) in the center of the south facade. This architectural element is very uncommon in the area of Missouri where Mansur settled. However, it is interesting to note that a nearly identical recessed window is pictured in an example of a Massachusetts I-house in Henry Glassie's book, Pattern in Material Folk Culture of the Eastern United States.<sup>23</sup> As a native of Vermont, Mansur may have built his Missouri farmhouse with a window like ones he had seen in New England houses.

Howard Marshall calls the five-bay central-hall I-house "the farmer's mansion."<sup>24</sup> It was the dwelling which the frontier settler in central Missouri aspired to build, signifying that his farm operation was a financial success. The five-bay central-hall I-house Isaiah Mansur built in 1858 as an addition to his 1842 frame home displays its main facade parallel to the public road, attesting to the prosperity he had achieved.

An elaboration on the single-story eighteenth century Georgian cottage brought from the British Isles,<sup>25</sup> the nineteenth century American two-story I-house retains the Georgian form's elegant symmetry. In rural Missouri, as in the southern and eastern states through which the I-house type was brought, the practical vernacular form usually included one- or two-story ells (or "T" additions) at the rear, often housing a kitchen.<sup>26</sup> While the Mansur farmhouse is a "T" form, due to its early date of construction the rear section is in fact the original structure rather than a functional later addition to the I-house.

The Mansur farmhouse is distinctive in its degree of architectural integrity, particularly with regard to the interior of the I-house addition. The four rooms and central hall of the I-house addition have been maintained in their original dimensions for nearly 150 years. The wide plank flooring throughout the farmhouse has never been carpeted and essentially presents its original

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<sup>22</sup> Ibid.

<sup>23</sup> Glassie, p. 127.

<sup>24</sup> Marshall, p. 66.

<sup>25</sup> Glassie, p. 76.

<sup>26</sup> Marshall, p. 30.

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appearance. In their dedication to preserving the house's mid-nineteenth century aesthetic, the Mansur family has foregone remodeling projects which might have compromised historic integrity for the sake of modern convenience. The Mansur farmhouse, which was formerly known as "Rock Hall," is locally admired and has been featured in a recent county history.<sup>27</sup> It is included in the Missouri Historic Sites Catalogue.<sup>28</sup>

If the I-house is "the farmer's mansion", the barn is "the farmer's bank."<sup>29</sup> In the era before the purchase of large mechanized farm equipment was common, barn-building was probably the most expensive project a farmer undertook. Because he needed his investment to continue to pay dividends over many decades of use, a farmer selected his barn design thoughtfully and executed with the best craftsmanship available.

The large barn on the Mansur farmstead is architecturally significant with regard to its size and its exterior design. Isaiah Mansur II built this barn circa 1909, soon after inheriting the farm from his father. At a little more than 3000 square feet in area, it is nearly half again as large as the average barn in the mixed livestock-and-grain region of the Midwest surveyed by Trewartha in 1948.<sup>30</sup> The dimensions of Mansur's barn may have been influenced by the fact that his land holdings, at 400 acres, were nearly double that of the average single-family farm in the region Trewartha studied.

Barn design is selected with consideration of customary practice in an area, and of the functions which the barn will need to perform. An inefficient barn design, however carefully constructed, is a poor investment in any era and a farmer is unlikely to change a design which serves his needs. Certainly the Mansur farmstead has changed little over the last century in the type of agricultural goods it produces. The 1850 US Census figures for agricultural production show that Isaiah Mansur I raised corn, oats, wheat, hemp, cattle and hogs for market. With the exception of hemp, Isaiah Mansur II produced the same crops and livestock. The current farm tenant grows corn, wheat and soybeans, and also raises cattle. The Mansur farmstead barns consequently have always been general purpose barns, accommodating grain storage and mixed livestock.

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<sup>27</sup> Ray County Missouri History. (Richmond, Mo.: Ray County Historical Society, 1973), p. 314.

<sup>28</sup> Dorothy Caldwell, Missouri Historic Sites Catalogue. (Jefferson City, Mo.: Missouri State parks Board, 1963), p. 143.

<sup>29</sup> Allen Noble and Hubert Wilhelm, eds., Barns of the Midwest. (Athens, Ohio: University of Ohio Press, 1995), p. 40.

<sup>30</sup> Trewartha, p. 217.



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The design of the original barn on the farmstead is unknown, but the barn design Mansur II selected is a bank barn. It is built on level ground, with the earth bank built up parallel to the ridge line. The bank level has three bays, which open only on this level. The lower level has four bays on the gable end and the side opposite the bank is also open on the lower level, creating a covered passageway along the length of the barn. Inside, the lower level bays open onto stalls along two sides. There is a two-story interior corn crib extending between the lower and bank levels. The upper level is a hay loft.

Bank design is common in the large barns built by the early Pennsylvania Dutch. These barns generally had the bank along the gable end, creating a raised platform from which to load hay into the loft level. More modern barns had entrances along the long sides of the barn.

Three-bay barns are a traditional design brought from Britain and Northern Europe via England. Called "English" or "Yankee" barns, they are relatively uncommon in this area of Missouri. According to Marshall, when they are found, the three-bay English barns are generally located on farms whose owners are from the northern or eastern states.<sup>31</sup>

Mansur II's selection of this barn design may therefore be a reflection of his father's New England Heritage, or simply the fact that three-bay bank barns are ideal for mixed livestock, grain and feed storage.

Mansur used the traditional method of heavy timber internal supports in his barn. At this time, plank framing was substantially replacing solid post-and-beam construction in some parts of the country.<sup>32</sup> However, the use of timber frames persisted in forested areas even when the new planking was also readily available.<sup>33</sup> Certainly timber was available on the Mansur farm, and Mansur II may have selected his conservative construction method for this reason.

The architecture of the Isaiah Mansur Farmstead Historic District is an excellent record of vernacular construction in rural Missouri from the mid-nineteenth to mid-twentieth centuries. Constructed of materials native to the district site, these buildings maintain the functions they served and the appearance they presented during the period of significance. This high level of historic integrity attests both to the craftsmanship with which they were built, and the care with which they have been maintained by the Mansur family.

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<sup>31</sup> Marshall, p. 84.

<sup>32</sup> Noble and Wilhelm, p. 149.

<sup>33</sup> Ibid., p. 94.

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Records:

Federal Land Grant Certificates to Isaiah Mansur dated January 1849, June 1854 and October 1854. Documents in the private collection of family papers owned by Charles Mansur.

Missouri Cultural Resource Inventory. Survey Form for Isaiah Mansur House, July 1979. Filed with the Missouri Office of Historic Preservation, Department of Natural Resources, Jefferson City, Mo.

Property tax receipts for Missouri and Ray County for Isaiah Mansur dated 1841, 1842, 1843, 1844, 1845, 1847, 1848, 1850, 1852, 1853 and 1857. Documents in the private collection of family papers owned by Charles Mansur.

U.S. Census, 1850, The 7th Census of the United States: Agricultural Production.

U.S. Census, 1870, The 9th Census of the United States: Agricultural Production.

Interviews:

Charles Mansur, Cramer Mansur, Cheryl Mansur and Betty Mansur. Series of personal interviews conducted by Richard Mansur. Jefferson City, Mo. February-April, 1998.

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10. Geographical Data

UTM References, continued

E. zone	easting	northing	F. zone	easting	northing
15	423900	4363220	15	424640	4363240
G. zone	easting	northing	H. zone	easting	northing
15	424650	4362430	15	423450	4362380
I. zone	easting	northing	J. zone	easting	northing
15	423440	4361980	15	423020	4361980

VERBAL BOUNDARY DESCRIPTION

The boundaries of the property are delineated by the polygon whose vertices are marked by the following UTM reference points:

A. 15/423020/4363220 B. 15/423430/4363220 C. 15/423430/4363800 D. 15/423900/4363800  
E. 15/423900/4363220 F. 15/424640/4363240 G. 15/424650/4362430 H. 15/423450/4362380  
I. 15/423440/4361980 J. 15/423020/4361980

BOUNDARY JUSTIFICATION

The boundary includes the main farmhouse, smokehouse, chickenhouse (brooder house/tool shed), hen house, buggy house, two barns, engine house, home well, well house, and field well (wet prairie) which have been historically associated with the Isaiah Mansur Farmstead. Additionally, the boundary encompasses the remaining 400 acres of farmland acquired by Isaiah Mansur and are still associated with the contributing buildings and structures from the period of significance, and is still in use at the present.

#1

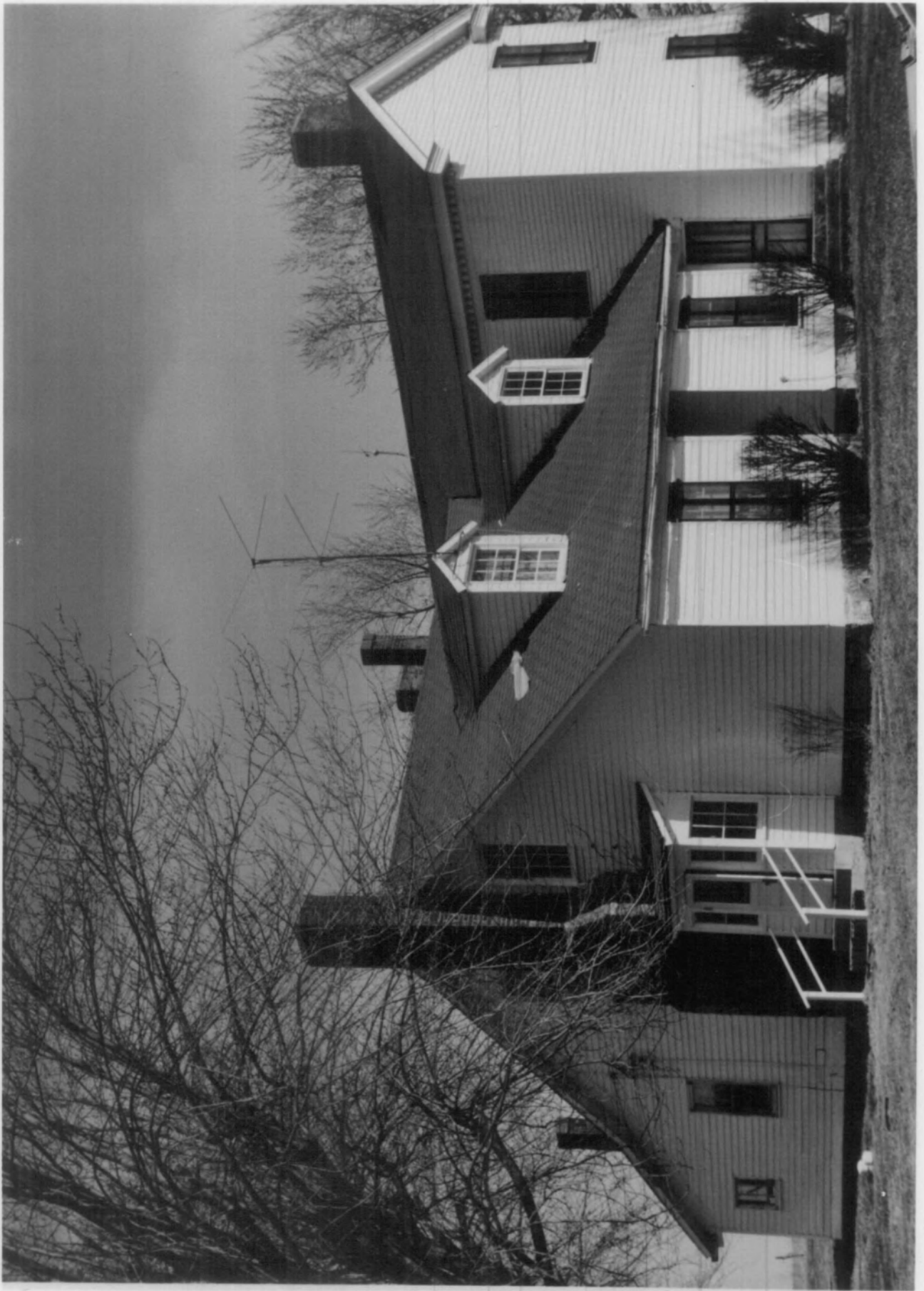
Isaiah Mansur Farmstead distdet  
Richmond, Ray County

NR Photograph

Photographer: Richard Mansur

Date: c. 1993

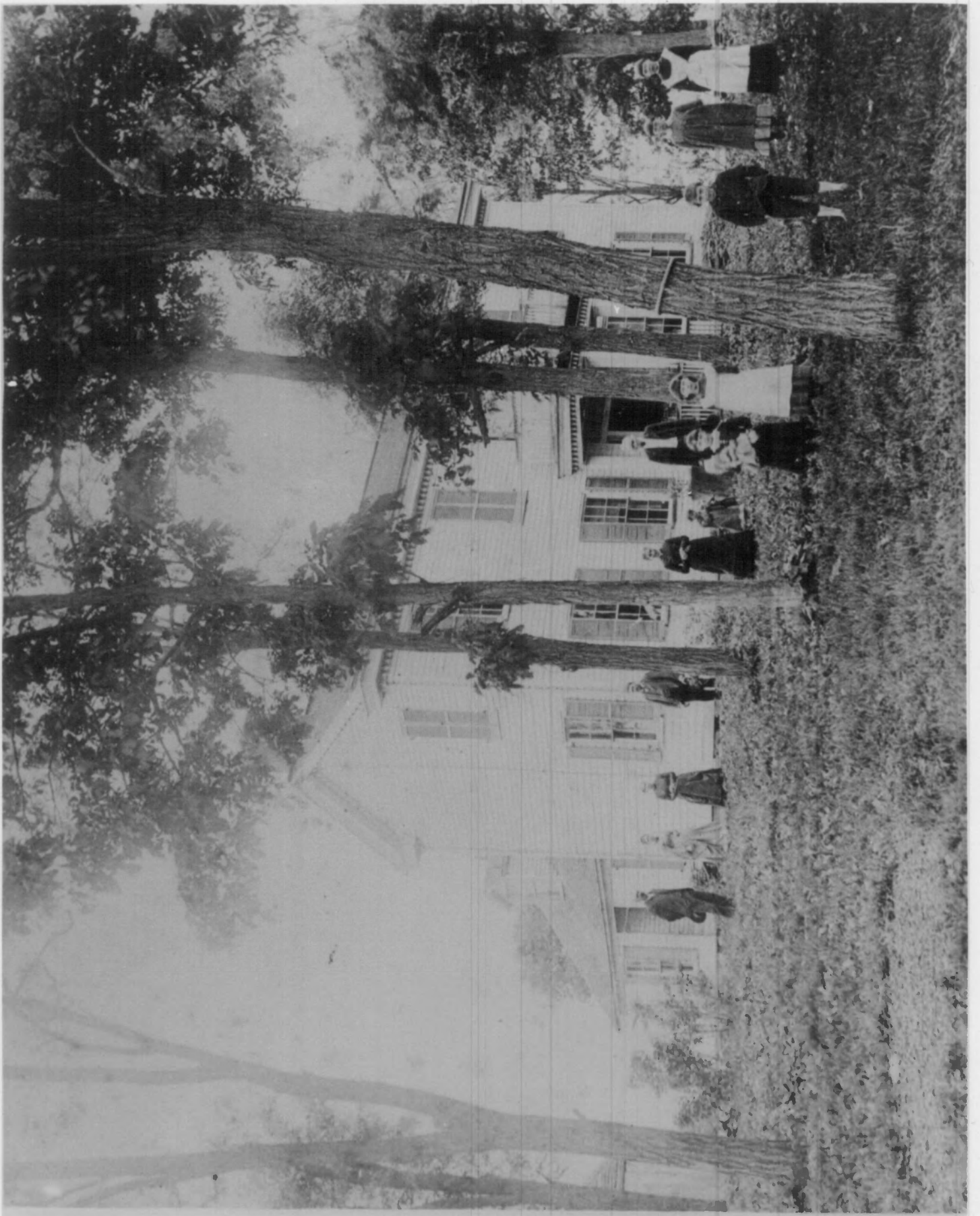
Main House, camera facing North East.



#2

Isiah Mansur Farmstead District  
Richmond, Ray County  
NR Photograph  
Photographer: unknown photographer  
c. 1900

Main house, Camera facing Northwest.





#3

Isaiah Manser Farmstead District

Richmond, Ray County

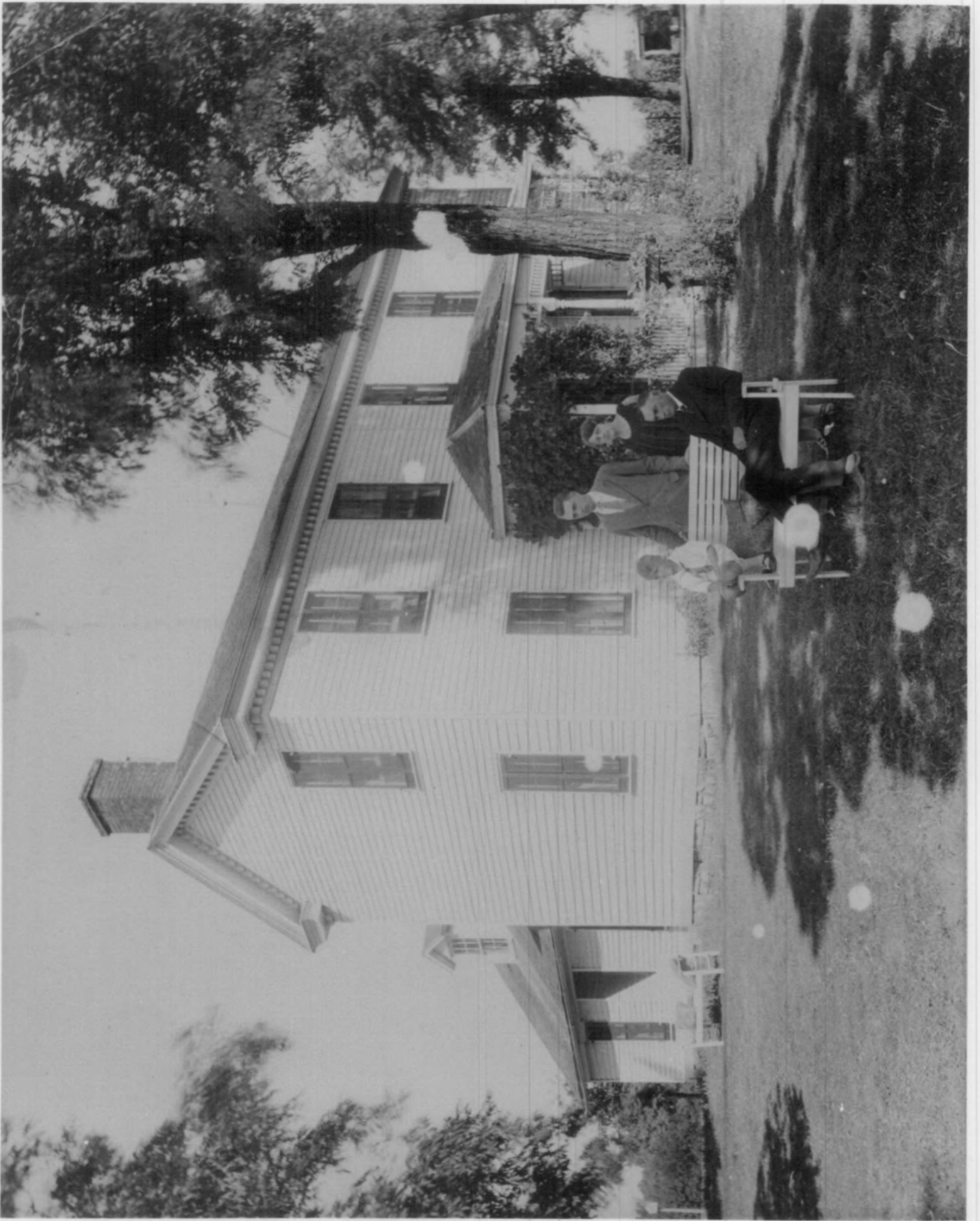
NR Photograph

Photographer: unknown

Date: c. 1924

Main House, Camera Facing Northwest

CA. 1924



#A

Isaiah Mansur Farmstead District  
Richmond, Ray County  
NR Photograph

Photographer: Richard Mansur  
Date: 1998

Main House, Camera Facing Southwest



Photo

Missing

#5

#6

Isalah Mansur Farmstead District  
Richmond, Ray County  
NR Photograph  
Photographer: Richard Mansur  
Date: 1998

Wash House, Camera Factory North west



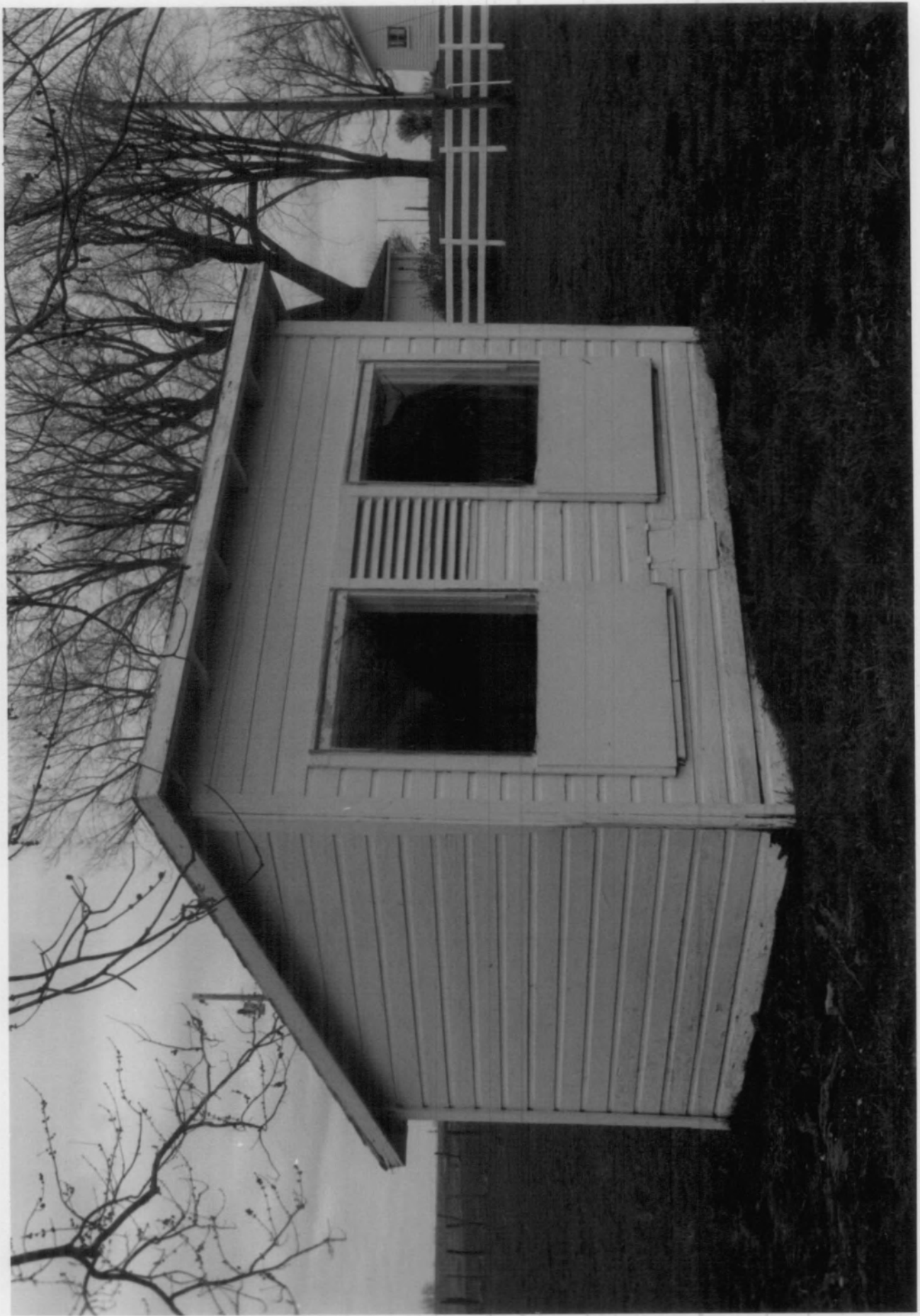
#7

Isaiah Mansur Farmstead District  
Richmond, Ray County  
NR Photograph

Photographer: Richard Mansur  
Date: 1998

Brooder House, Camera Facing North





Photo

Missing

88

#9

Isaiah Mansur Farmstead District  
Richmond, Ray County  
NR Photograph  
Photographer: Richard Mansur  
1998

Grainey / Buggy House, Camera Facing Southwest



#10

Isaiah Mansur Farmstead District  
Richmond, Ray County  
NR Photograph

Photographer: Richard Mansur  
Date: 1998

Big Barn, Camera Facing Northwest



# 11

Isalah Mansur Farmstead District  
Richmond, Ray County  
NR Photograph

Photographer: Richard Mansur  
Date: 1998

Silo, Camera facing North

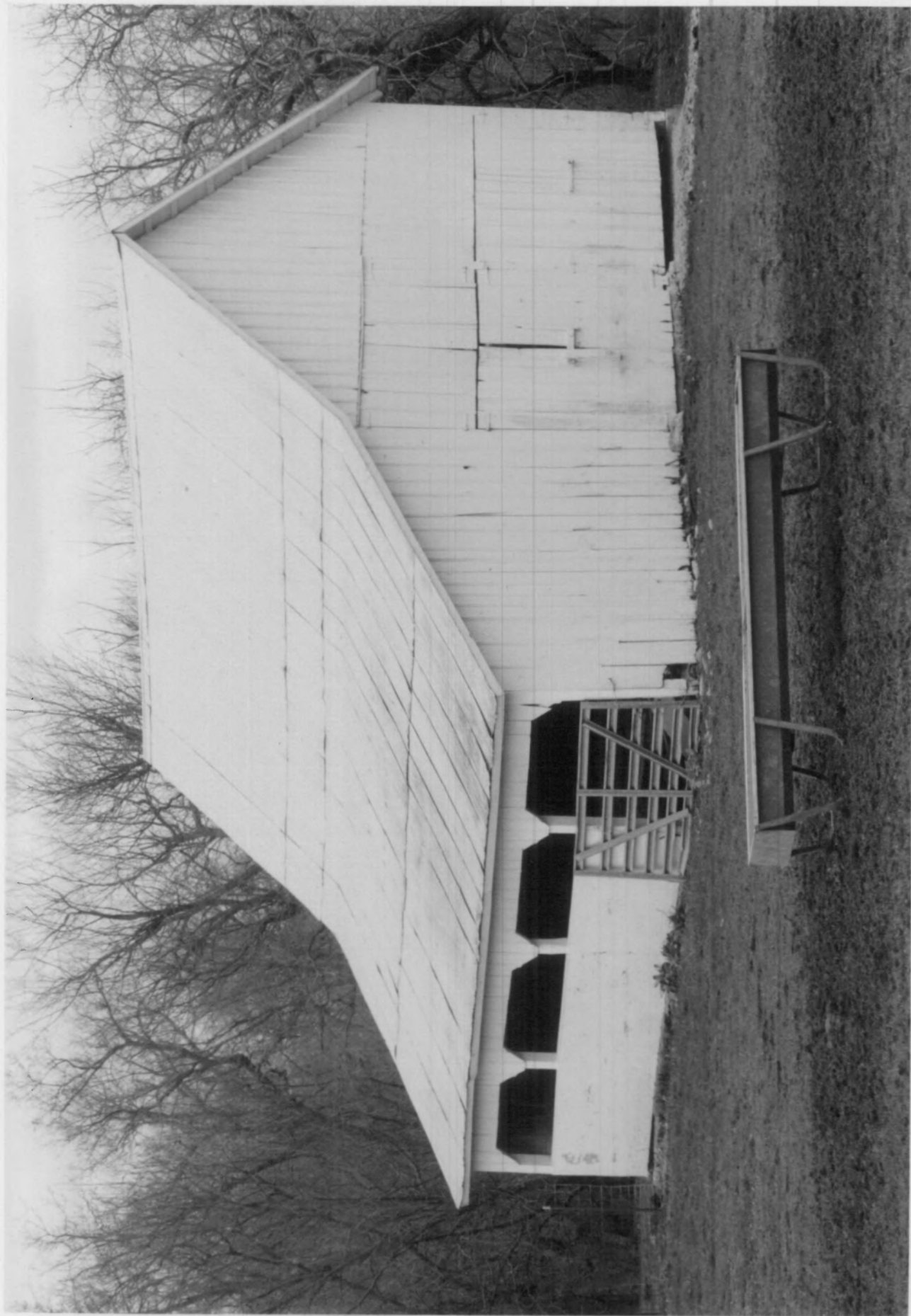




#12

Isabel Mansur Farmstead District  
Richmond, Ray County  
NR Photograph  
Photographer: Richard Mansur  
Date: 1996

Small Barn, Geneva Focky Northwest



Photo

Missing

#13

#14

Isaiah Mansur Farmstead District  
Richmond, Ray County  
NR Photograph

Photographer: Richard Mansur  
Date: 1998

Renters House, Camden Fading Northwest

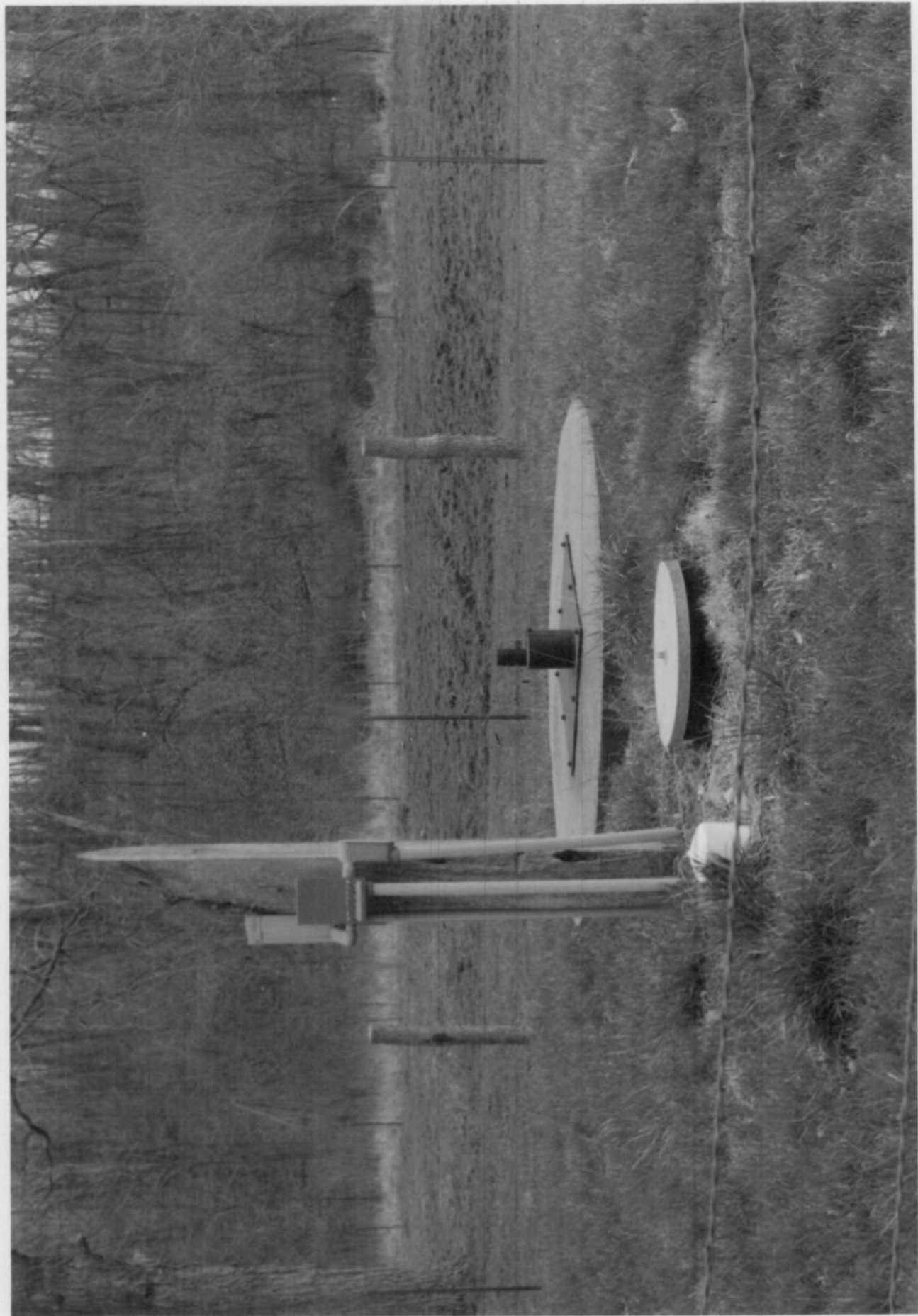


#15

Isalah Mansur Farmstead District  
Richmond, Ray County  
NR Photograph

Photographer: Richard Mansur  
Date: 1998

well, west property (wet prairie), Camera Factory East



#16

Isabel Mansur Farmstead District  
Richmond, Ray County  
NR Photograph

Photographer: Richard Mansur  
Date: 1998

Pump House, East Property, Canaan Fady Norton





Isaiah Manser Farmstead Historic District

Richmond, Ray County

NR Photograph

Photographer: Richard Manser

March 1998



Isalah Mansur Farmstead District

Richmond, Ray County

NR Photograph

Photographer: Unknown

Date: Unknown

Aerial Photograph of Farm.

