

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

1. Name of Property

Historic name Prairie View Stock Farm
Other names/site number Bluestem Ranch
Name of related Multiple Property Listing N/A

2. Location

Street & number Highway WW, 3.3 miles south of intersection of Highway A and Highway WW N/A not for publication
City or town Rich Hill x vicinity
State Missouri Code MO County Vernon / Bates Code 217/013 Zip code 64479

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x 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 x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide x local

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

Toni M. Prawl 07/10/15
Signature of certifying official/Title Toni M. Prawl, Ph.D., Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:) _____

Signature of the Keeper _____ Date of Action _____

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

1. Name of Property

Historic name Prairie View Stock Farm
 Other names/site number Bluestem Ranch
 Name of related Multiple Property Listing N/A

2. Location

Street & number <u>Highway WW, 3.3 miles south of intersection of Highway A and Highway WW</u>	N/A	not for publication
City or town <u>Rich Hill</u>	x	vicinity
State <u>Missouri</u> Code <u>MO</u> County <u>Vernon / Bates</u> Code <u>217/013</u> Zip code <u>64479</u>		

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
 I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
 In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local
 Applicable National Register Criteria: A B C D

Signature of certifying official/Title Toni M. Prawl, Ph.D., Deputy SHPO Date _____

Missouri Department of Natural Resources
 State or Federal agency/bureau or Tribal Government

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

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:) _____

Signature of the Keeper _____ Date of Action _____

Prairie View Stock Farm
Name of Property

Vernon and Bates Counties, Missouri
County and State

5. Classification

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

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

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

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
4	2	buildings
3		sites
2	6	structures
		objects
9	8	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

AGRICULTURE—animal facility

AGRICULTURE—pasture

AGRICULTURE—storage facility

DOMESTIC—dwelling

Current Functions

(Enter categories from instructions.)

AGRICULTURE—animal facility

AGRICULTURE—pasture

AGRICULTURE—storage facility

DOMESTIC--dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

Folk Victorian

Materials

(Enter categories from instructions.)

foundation: Stone

walls: Frame

roof: Slate/tile

other: _____

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Prairie View Stock Farm
Name of Property

Vernon and Bates Counties, Missouri
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

Areas of Significance

AGRICULTURE

ARCHITECTURE

Period of Significance

c. 1879 -1965

Significant Dates

c. 1879, 1893-94, 1935

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Barn-grain house -V.B. Van Dyke

Other buildings—unknown

9. Major Bibliographical References

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

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

Prairie View Stock Farm
Name of Property

Vernon and Bates Counties, Missouri
County and State

10. Geographical Data

Acreage of Property 1203.2

Latitude/Longitude Coordinates (See Continuation Page)

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1	<u>38.057262</u> Latitude:	<u>-94.481314</u> Longitude:	3	<u>38.042643</u> Latitude:	<u>-94.477524</u> Longitude:
2	<u>38.042692</u> Latitude:	<u>-94.481989</u> Longitude:	4	<u>38.035371</u> Latitude:	<u>-94.477573</u> Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1	_____	_____	_____	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Rhonda Chalfant, Ph.D.
organization _____ date February 15, 2015
street & number 619 West 32nd Street telephone 660-826-5592
city or town Sedalia state MO zip code 65301
e-mail chalfant@iland.net

Additional Documentation

Submit the following items with the completed form:

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

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

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

Prairie View Stock Farm
Name of Property

Vernon and Bates Counties, Missouri
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: Prairie View Stock Farm

City or Vicinity: Rich Hill

County: Vernon State: MO

Photographer: Rhonda Chalfant, Ph.D.

Date

Photographed: January 22, 2015, March 20, 2015, June 21, 2015

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

- #1 of 26: Prairie View Stock Farm, corner Aaron Road and Route WW, camera facing southwest
- #2 of 26: Prairie View Stock Farm, knob, camera facing south
- #3 of 26: Prairie View Stock Farm, native prairie grass, camera facing east
- #4 of 26: Prairie View Stock Farm, landscape, camera facing north, northwest
- #5 of 26: Prairie View Stock Farm, landscape, camera facing southwest
- #6 of 26: Prairie View Stock Farm, landscape, Bates County, camera facing northwest
- #7 of 26: Prairie View Stock Farm, landscape, camera facing west
- #8 of 26: Prairie View Stock Farm, landscape, camera facing east
- #9 of 26: Prairie View Stock Farm, landscape and pond, camera facing west
- #10 of 26: Prairie View Stock Farm, original hedge posts and fencerow, camera facing west
- #11 of 26: Prairie View Stock Farm, landscape and corral, camera facing west
- #12 of 26: Prairie View Stock Farm, barn/grain house, camera facing west, northwest
- #13 of 26: Prairie View Stock Farm, barn/grain house, camera facing north
- #14 of 26: Prairie View Stock Farm, barn/grain house, camera facing west
- #15 of 26: Prairie View Stock Farm, barn/feeding facility, camera facing west
- #16 of 26: Prairie View Stock Farm, barn/feeding facility, camera facing northwest
- #17 of 26: Prairie View Stock Farm, dwelling, camera facing west
- #18 of 26: Prairie View Stock Farm, dwelling, camera facing west, southwest, pointing up toward cornice
- #19 of 26: Prairie View Stock Farm, dwelling, camera facing west
- #20 of 26: Prairie View Stock Farm, dwelling, camera facing southwest
- #21 of 26: Prairie View Stock Farm, dwelling, camera facing northeast
- #22 of 26: Prairie View Stock Farm, dwelling, camera facing north
- #23 of 26: Prairie View Stock Farm, dwelling, camera facing north
- #24 of 26: Prairie View Stock Farm, dwelling, camera facing east
- #25 of 26: Prairie View Stock Farm, dwelling, camera facing east, southeast
- #26 of 26: Prairie View Stock Farm, privy and arbor, camera facing east, northeast

Figure Log:

Include figures on continuation pages at the end of the nomination.

Prairie View Stock Farm

Name of Property

Vernon and Bates Counties, Missouri

County and State

#1 of 30: Prairie View Stock Farm, map of Missouri showing Osage Plains, from Marshall, *Barns of Missouri*, 15

#2 of 30: Prairie View Stock Farm, prairie flowers, photo taken May 18, 2013, by Bonnie Teel

#3 of 30: Prairie View Stock Farm, prairie flowers, photo taken May 18, 2013, by Bonnie Teel

#4 of 30: Prairie View Stock Farm, map showing native prairie area, hay meadow, fences, keyed to photographs, drawn by Rhonda Chalfant

#5 of 30: Prairie view Stock Farm, current farmyard plan, keyed to photographs, drawn by Rhonda Chalfant

#6 of 30: Prairie View Stock Farm, original farmyard plan, drawn by Rhonda Chalfant

#7 of 30: Prairie View Stock Farm, 1911 photo of farmyard

#8 of 30: Prairie View Stock Farm, landscape showing ruins of windmill

#9 of 30: Prairie View Stock Farm, landscape showing ruins of trough

#10 of 30: Prairie View Stock Farm, Barn/grain house interior

#11 of 30: Prairie View Stock Farm, barn/feeding facility

#12 of 30: Prairie View Stock Farm, barn/feeding facility, interior

#13 of 30: Prairie View Stock Farm, dwelling, 1893, original plan, first floor, courtesy of Bonnie Teel

#14 of 30: Prairie View Stock Farm, dwelling, 1893, original plan, second floor, courtesy Bonnie Teel

#15 of 30: Prairie View Stock Farm, dwelling interior, pocket doors

#16 of 30: Prairie View Stock Farm, dwelling interior, detail pocket doors

#17 of 30: Prairie View Stock Farm, dwelling interior, stairway

#18 of 30: Prairie View Stock Farm, dwelling interior, detail of ceiling

#19 of 30: Prairie View Stock Farm, dwelling interior, door and transom

#20 of 30: Prairie View Stock Farm, storm shelter and steps to wash house

#21 of 30: Prairie View Stock Farm, portrait of Charles Falor, from 1911 *History of Vernon County*, 788

#22 of 30: Prairie View Stock Farm, map of Bates County and Vernon County in 1900 showing railroads, from Williams, 3328, 530

#23 of 30: Prairie View Stock Farm, *Sectional Map of Vernon County, Missouri*, showing land owned by Elias Falor

#24 of 30: Prairie View Stock Farm, *Map of Vernon County, Missouri*, 1886, showing land owned by Elias, Norman, and Charles Falor

#25 of 30: Prairie View Stock Farm, plat map of Metz Township, *Plat Book of Vernon County*, 1903, showing land owned by Charles Falor

#26 of 30: Prairie View Stock Farm, plat map of Osage Township, *Plat Book of Bates County*, 1895, showing land owned by Charles Falor

#27 of 30: Prairie View Stock Farm, photograph of Prairie View Stock Farm showing trough, windmill, water storage tank, and weight house, courtesy Bonnie Teel

#28 of 30: Prairie View Sock Farm, photograph of Prairie View Stock Farm from 1911 *History of Vernon County*, 90, showing feed lot

#29 of 30: Prairie View Stock Farm, photograph of Prairie View Stock Farm from 1911 *History of Vernon County*, 302, showing pond and cattle

#30 of 30: Prairie View Stock Farm, photograph of dwelling at Prairie View Stock Farm from 1911 *History of Vernon County*, 68

Map: Lat/Long Map Prairie View Stock Farm

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Prairie View Stock Farm
Name of Property Vernon and Bates Counties, Missouri
County and State N/A
Name of multiple listing (if applicable)

Summary: Prairie View Stock Farm is a 1203.2 acre farmstead in Bates and Vernon Counties, Missouri. The closest extant town is Rich Hill, Bates County, Missouri. This property is being nominated as a Rural Historic Landscape District because of its size and the relatively few buildings and structures. Contributing sites include a hay meadow, a tall fescue prairie, and a 160 acre plot of native, tall-grass prairie that has been designated by the state of Missouri as the Prairie View Natural Area. Contributing buildings in the farmyard include a transverse-crib barn/grain house built c. 1879; this barn/grain house had an addition in the 1980s that covered but did not destroy a portion of the historic fabric of the barn. Other contributing buildings include a barn/feeding facility (date unknown); a two-story, frame, folk Victorian house built in 1893-94; and a frame privy, built 1893-94. The house had an addition in 1935; this addition maintained the character of the original dwelling. Contributing structures include the storm cellar, built in 1893-1894, and an arbor, built c. 1895. The contributing buildings have been carefully preserved and maintain their historic integrity. Non-contributing buildings include a garage, shed, and greenhouse in the farmyard and a former tenant house and shed to the south and east of the farmyard. The non-contributing buildings in the farmyard fit in with their surroundings. Non-contributing structures include a corral made of steel panels and loading chute near the southern part of the farmyard, a gazebo in the yard of the dwelling, and a feeding station to the north of the tenant house and shed.

Elaboration:

Setting:

Prairie View Stock Farm is a Rural Historic Landscape District located on Route WW approximately 5 miles west of Rich Hill, Missouri, and 3.3 miles south of the intersection of Highway A and Highway WW. The district includes all 640 acres of Section 29, Township 38N, Range 32W in Vernon County, 240 acres in Section 28, Township 38N, Range 32W, Vernon County, and 240 acres in Section 32, Township 38N, Range 32W in Vernon County. The district also includes the east eighty acres of Section 20, Township 38N, Range 32W of Bates County, Missouri. The district lies on both the north and south sides of Aaron Road, which marks the Bates County/Vernon County line (Photo 1). The district extends on both the east and west side of Highway WW.

The land is part of the Osage Plains, an area of undulating land in southwestern Missouri characterized by dry-mesic limestone/dolomite prairies and by dry-mesic sandstone/shale

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Prairie View Stock Farm
Name of Property
Vernon and Bates Counties, Missouri
County and State
N/A
Name of multiple listing (if applicable)

prairies (Figure 1).¹ The rolling prairies of the farm are marked by two prominent knobs or hills (Photo 2).² Tall-grass prairie once covered much of southwest Missouri. In 1843, survey notes from Joseph Burnap showed all section lines around this site were prairie. According to the 1911 *History of Vernon County*, 800 acres of Prairie View Stock Farm was native prairie land that had never been plowed.³

The land remains much as it was during Charles Falor's occupancy. A 160 acre portion of Section 29, Township 38N, Range 32W in Vernon County remains native prairie land with native grasses, sedges, legumes and flowers. (Figures 2, 3, 4, Photo 3).⁴ The portion of Prairie View Stock Farm to the south and east of the 160 acre native prairie land has been maintained for many years as a hay meadow for pasture and for cutting hay.⁵ While this land has many prairie grasses, it also has a large amount of fescue (Figure 4, Photos 4, 5).⁶ The portion of Prairie View Stock Farm to the north of Aaron Road in Bates County is a tall fescue prairie (Figure 4, Photo 6). The portion of the land to the east of Highway WW is pasture.

There is very little timber on the property. A small stand of trees lies at the southwest corner of Section 29. The portion of the farm to the east of Route WW has some trees as well (Figure 5). Large trees stand in the yard near the dwelling; trees also stand in the yard of the tenant house. Most of the trees on the district are relatively small trees that have grown up in the fence rows. The lack of trees allows for sight lines across Section 29 (Photos 7, 8).

Seven ponds are on the property (Figure 4, Photo 9).

Fencing surrounds the east, south, and north borders of the property. The west border of the property, along County Road 800S, is not fenced, nor is the south border of the property located in Bates County along East Aaron Road. Some of the fence posts, commonly called hedge posts because they were cut from Osage Orange or hedge trees, are original. The fences are, for the most part, woven wire fencing topped with two or three strands of barbed wire supported with steel fence posts or hedge

¹ Howard Marshall, *Barns of Missouri* (Virginia Beach, VA: Donning, 2003), 15; Mike Leahy, Scott Sudkamp, and Emily Horner, Missouri Natural Area Nomination, Prairie View Stock Farm Natural Area, 17 May 2013.

² Leahy.

³ *History of Vernon County*, Ed. J. B. Johnson (Chicago: C. F. Cooper, 1911), 788. Hereafter cited 1911 *History of Vernon County*.

⁴ Leahy.

⁵ Ibid.

⁶ Ibid.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Prairie View Stock Farm
Name of Property
Vernon and Bates Counties, Missouri
County and State
N/A
Name of multiple listing (if applicable)

posts (Photo 10). Some wooden gates are old; other newer gates are steel.

A portable corral made of steel fencing panels and a loading chute are to the south of the house (Photo 11).

The farmyard is arranged on a U-shaped plan, with the house facing east (Figure 5). The farmhouse sits on one of the highest points in Vernon County, and commands a wide view of the surrounding prairies.⁷ The house faces east and sits back from the County Road WW about two hundred feet. The house and yard are surrounded by a white fence. The yard is dotted with large deciduous trees and three cedars believed by the family to have been planted when the house was built.⁸ An ornamental fishpond sits to the west of the house. It appears to have replaced an original structure. When it was built a few years ago, the contractor doing the excavation discovered rocks and shells suggesting that an earlier owner of the property had a fish pond on the same site.⁹ Contributing extant outbuildings and structures related to the house, such as the privy, an arbor, and the storm cellar, are to the west, north, and northwest of the house. Non-extant outbuildings, including a washhouse and summer kitchen, were to the west of the house (Figure 6).

The barns are to the southeast of the house. A photograph from the 1911 *History of Vernon County* shows the location of farm related structures in the farmyard at that time (Figure 7).¹⁰ The windmill was originally to the east of the house; its base and the well remain as part of the landscape (Figure 8). The now-demolished original weight houses were to the south and east of the house; nothing remains of these structures. The now-demolished original feed troughs were to the south of the house; a foundation of one of the troughs forms part of the landscape of the farmyard south of the house (Figure 9).

A former tenant house is located on land on the across Highway WW to the east and approximately one-sixth of a mile south of the farmyard. A gable and wing tenant house and a gambrel roofed English barn were once located northwest of the house on Aaron Road approximately three-quarters of a mile from the intersection of Aaron Road and Route WW, but these have recently been demolished.

⁷ *History of Vernon County*, Ed. J. B. Johnson (Chicago: C. F. Cooper, 1911), 788. Hereafter cited *1911 History of Vernon County*.

⁸ Bonnie Teel, Interview regarding Prairie View Stock Farm, 22 January 2015.

⁹ Ibid.

¹⁰ 1911 *History of Vernon County*, 46.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Prairie View Stock Farm
Name of Property
Vernon and Bates Counties, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Contributing Buildings:

Barn/Grain House (c. 1879): The transverse crib barn, called a "grain house" on the original blueprints, is believed by the family to have been built c. 1879.¹¹ The architect for the barn/grain house was V.B. Van Dyke of Rich Hill, Missouri. The barn is located to the south and west of the dwelling; a graveled driveway leads from Highway WW past the dwelling to the barn (Figure 5). The original blueprints show that the barn/grain house originally was 40 feet by 60 feet with a gable roof facing north and south.¹² The frame is post and beam construction secured with wooden pegs called *tree nails* or *trunnels*.¹³ The siding is board and batten, and is painted white. The steeply pitched roof was originally covered with wooden shingles, but galvanized metal was used to cover the roof in the late 1960s (Photo 12).¹⁴

Originally, the barn/grain house had two cupolas that allowed for ventilation. These are shown on the original blueprints and in the early photograph of the farmstead (Figure 7).¹⁵ On the north façade and south façade are three vents with louvers, the center vent is placed higher than those to either side, with the bottom of the center vent slightly higher than the tops of the side windows (Photo 13).

A shed-roofed addition to the barn/grain house was made c. 1980. In the construction of the addition, the original features of the façade of the barn/grain house, including the original board and batten siding and the glass window that opened onto the tack room, were left intact (Photo 14).¹⁶

The main doors of the barn/grain house are in the gable ends. They open onto a central aisle floored with wooden planks. The central aisle is flanked on the north side by two horse stalls, an open washing area, and two more stalls. The stalls open to both the interior of the barn/grain house with Dutch doors featuring metal bars on the top, and to the exterior with Dutch doors made of wood. The center aisle is flanked on the south side by two tack rooms, which are used for storage. The large loft is

¹¹ Elizabeth Galante, E-mail to Rebecca Rost of the Missouri Historic Preservation Office regarding Prairie View Stock Farm, 19 July 2012.

¹² Teel. The original blueprints are in her possession. The blueprints do not reproduce well and so are not included in this document.

¹³ Ward Bucher, *Dictionary of Building Preservation* (New York: Wiley, 1996), 491.

¹⁴ Galante.

¹⁵ Teel. The original blueprints are in her possession. They do not reproduce well and so are not included in this nomination. The photograph is from the 1911 *History of Vernon County*, 46.

¹⁶ Teel.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

Prairie View Stock Farm
Name of Property
Vernon and Bates Counties, Missouri
County and State
N/A
Name of multiple listing (if applicable)

used for storage of hay (Figure 10). Stored in the barn are a carriage, a sidesaddle, and leather fly nets belonging to the Falor family.

Barn/Feeding facility (date unknown): This gambrel-roofed barn/feeding facility is located southwest of the transverse crib barn/grain house and at the base of the elevated land on which the dwelling and transverse crib barn/grain house sit. The gambrel-roofed barn/feeding facility is approximately ninety feet long and twenty-five feet wide (Photo 15, 16). It sits on a concrete foundation that extends as an abutment approximately thirty feet beyond the southwest end of the barn/feeding facility. The southwest side of the barn/feeding facility is open. This side has fourteen posts made of logs with braces made of branches between the corner posts at the ends of the barn (Figure 11). The northeast side of the barn is closed. The northeast side and both ends of the barn are covered with board and batten siding painted white. The roof is metal. The southwest side of the barn is open. The interior of the northeast side of the barn is lined with feed troughs. The large loft is used for hay storage. The main floor of the barn is used to store wagons and farm implements from the Falor family (Figure 12).

Dwelling (1893-1894), Exterior: The two-story, frame, folk Victorian style house with a one-story ell to the rear was originally built in 1893-94 and an addition added to the northern end of the west facade in 1935 (Photo 17).¹⁷

The foundation of the house is stone. The house is covered with clapboards with a two-inch lap. The house has a hipped roof of slate; the corners of the hips are covered with red tile. The roof has a flat portion in the center. The built-in gutters are original to the house and have been well maintained. The roofline of the east and south façades is accented with decorative brackets with finials. The brackets sit on a flat cornice that runs around the house between the tops of the second story windows and the eaves (Photo 18). At each corner of the house are corner strips topped with molding similar to that topping the windows and with a cornice and brackets.

The first story of the front (east) façade has two bays; the bay on the north has the original, elaborately decorated, wooden door opening onto the front entry. The beveled glass in the door is etched with the name *Falor*. The bay on the south is the original large one-over-one wooden window (Photo 19).

¹⁷ Teel; Falor, Crabb, McGennis Family Papers, State Historical Society of Missouri. Hereafter cited as Family Papers.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

Prairie View Stock Farm
Name of Property
Vernon and Bates Counties, Missouri
County and State
N/A
Name of multiple listing (if applicable)

The second story of the front (east) façade has three bays. The north bay is a window centered above the door on the first story. The upper half of this window features leaded glass. The middle and south bays are windows spaced equally to each side above the first story window (Photo 19). These one-over-one windows are vinyl replacements, but are the same size and shape as the original windows.

Toward the rear of the front (east) façade is the east façade of a shed-roofed addition made in 1935 that extends from the main part of the house to the north (Photo 19). A black iron fence surrounds a portion of the east yard north of the addition and creates an enclosed run for the current resident's small dog.

The first story of the front (east) façade features a one-story porch the length of the house (Photo 19). The five original wooden porch posts are turned and accented with applied bull's eye decorative medallions. The posts are separated by spandrels with turned elements. At the corner of each spandrel is a decorative sawn wood bracket. The balusters are turned and topped with a railing (Photo 20).

The south façade of the house reveals the main, two-story block of the house and the one-story addition at the rear (Photo 21). The south façade features a two-story bay window with four narrow one-over-one windows on each floor. To the west of the bay window are two bays, with similar windows. The second story windows are set above the first story windows (Photo 22). The first story windows in the bay window are original wooden windows; the remaining windows on the south façade are vinyl replacements the same size and shape as the original windows.

On the west end of the south facade of the house is the one-story ell with a hipped roof. The south façade of the ell has a screened porch with decorative posts, spandrels, and brackets similar to those on the front porch. The screen door opening off the porch is wood, with decorative spindles. To the west of this porch is a shed-roofed addition with one bay, a door leading to the basement. The screen door to this addition is similar to the screen door of the porch (Photo 23).

On the rear (west) façade, the shed-roofed addition is visible, as is the hipped roof to the original ell of the house and the hipped roof of the original main portion of the house (Photo 24). The west façade of the one story shed-roofed portion has one bay, with a one-over-one window. Its roof is bisected by a chimney. This chimney is not original to the house; it was added to create a fireplace in the sitting room. The west façade of the hipped roof portion of the ell has four brackets spaced evenly along its

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roof line. The west façade of the two-story portion of the house has a cornice similar to those on the east and south facades, but brackets only at the corners and above the south window. The second story of the rear (west) façade of the two-story portion of the house has two bays, one on each side of the one-story, hipped roof portion. The south bay contains a one-over-one, vinyl window the same size and shape as the original window. The north bay was once a door opening onto from exterior stairs, but this door has now been closed off and the stairway removed. On the first-story of the rear (west façade, the gabled roof addition extends north of the two-story portion of the house.

The north façade of the one-story portion shows the glassed-in porch that was remodeled in the 1980s. A door leads to the arbor. The second story of the north façade of the main portion of the house does not have brackets except at the corner posts. The second story has only one bay, a clerestory window. The first story of the main portion of the north façade of the house has one bay, with a small, one-over-one window (Photo 25).

Dwelling (1893-1894), Interior: The first story of the house has four rooms and an entryway with stairs leading to the second story. The original plans for the house are available, but do not identify the architect (Figures 13, 14). The first floor plans show a 16 by 20 foot parlor with a bay window, a 16 by 20 foot sitting room, the entryway, and an 8 by 10 foot bedroom with a stairway to the second story in the main portion of the house, and an 18 by 20 foot kitchen and a 5 x 6 foot bathroom in the ell. The parlor and sitting room are separated with pocket doors with Eastlake styled pulls (Figures 15, 16). The original plans show a porch extending the length of the kitchen on the south, and another porch extending between the exterior wall of the bathroom and the exterior wall of the main portion of the house on the north.¹⁸ To the north of the parlor is the entryway with stairs to the second story. The entryway features a walnut staircase with decorative balustrade and newel posts. The stairway turns to the south as it rises to open onto a landing on the second story (Figure 17).

The second story originally had a landing, two large bedrooms, each 16 feet by 20 feet opening off the south wall of the landing, and a smaller room, 8 feet by 12 feet. No door opened from the landing into this bedroom, but stairs from the room below and an exterior door and stairway allowed access.

The rooms of the house are large with high ceilings. The pressed metal ceilings and crown molding are original and were made by

¹⁸ Teel. Original blueprints are in her possession.

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the W. F. Norman Company of Nevada, Missouri (Figure 18).¹⁹ The woodwork throughout the house is walnut. The walnut lumber for the house was cut, family legend says, in Taborville, in Bates County, Missouri, about ten to twelve years before the house was built, was milled in Ft. Scott, Kansas, and stored in the barn prior to construction.²⁰ The interior doors have transoms. The doors are pine, once faux grained to resemble walnut, but now stripped and varnished. The door and window frames are accented with bull's eye motifs (Figure 19). The floors are hardwood.

In 1935, the owner, Edith Falor, had an extensive addition made to the north and west of the house. The contract for the addition called for a 14 by 16 foot room to be added to the north side of the house. The room was to have a porch on the northeast corner and a screened porch at the southeast corner. A second contract in 1935 called for two bathrooms with doors, windows, and nickel plated hardware to be added. The stairway from the small bedroom on the first story was removed.

The addition changed the layout of the interior of the house. The first story now has a large sitting room in the ell and the addition that is used as a kitchen, an office, and a breakfast area. Bead board from the original house was used to make kitchen cabinets.

The house is very well preserved. Much of the furniture is Eastlake style and is original to the house; other pieces are from the same period.²¹

Privy, 1893-1894: The fourth original building remaining on the farm is the privy located to the north of the house. The building is frame with a gable roof covered in fishlap shingles (Photo 26).

Original contributing structures:

Arbor (c. 1894-95): A covered arbor shelters the path to the privy; family legend says that Edith Falor did not like the hired men to see her when she walked to the privy, so she had the arbor built and vines planted to maintain her privacy.²² Because it is a separate structure, it is listed separately from the privy. The arbor has been repaired several times, but is much like the original and contains some original components (Photo 26).

¹⁹ Teel.

²⁰ Galante.

²¹ Teel.

²² Ibid.

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Storm cellar (1893-1894): The storm cellar is a large cave-like cellar about three feet west of the house. Charles Falor had the cellar dug at a cost of \$38 in 1893-94 when the house was built.²³ The cellar is large and tall, with a stone entry and partial stone side wall. The cellar is no longer used. Its entry is blocked and a table and chairs have been set up on the stone landing near its entry (Figure 20).

Contributing Sites: The district contains four contributing sites as a part of the historic function of the Prairie View Stock Farm. These include the native tall grass prairie, a hay meadow, a tall-grass fescue prairie, and a pasture.

Native prairie land: The 160 acre portion of native, tall grass prairie land in Section 29, Township 38N, Range 32W in Vernon County is home native grasses, sedges, legumes, and wild flowers such as pale purple coneflower, black-eyed susans, prairie genetian, prairie blazing star, pink milkwort, and rigid goldenrod (Figures 3, 4, Photo 3). It is also home to endangered species including the Northern Harrier Hawk (*Circus cyaneus*), Mead's Milkweed (*Asclepias Meadii*), and the Royal Fritillary Butterfly (*Speyeria idalia*).²⁴ This land has been recognized as a native prairie and designated the Prairie View Natural Area by the state.

Hay meadow: The portion of Prairie View Stock Farm to the south and east of the 160 acre native, tall-grass prairie land has been maintained for many years as a hay meadow for pasture and for cutting hay.²⁵ While this land has many native prairie grasses, it also has a large amount of fescue (Photo 4).²⁶

Tall fescue prairie: The portion of Prairie View Stock Farm to the north of Aaron Road in Bates County is a tall fescue prairie (Photo 5). The current owner is attempting to return this land to tall grass prairie.

Historic Features Not Included in Resource Count):

Some buildings, including a tenant house and barn, are known to have been on the farm but have been demolished. Some remains of original buildings and structures are evident on the farmstead, including the steps to the wash house, the concrete supports for the windmill, the well, and the foundation for feeding troughs.

²³ Falor, Crabb, and McGennis Family Papers. State Historical Society of Missouri. Hereafter referred to as Family Papers.

²⁴ Leahy.

²⁵ Teel.

²⁶ Ibid.

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These are shown on the drawing of the original farmstead plan and provide a sense of what the farmstead included in the early twentieth century (Figure 6, 7).

The steps to the washhouse are all that remain of a roofed structure that included a summer kitchen and a wash house located directly to the west of the house and north of the storm shelter. The date of this building's demolition is not known (Figure 20).

Originally, the large windmill sat to the east of the barn. The windmill pumped water from a 430 foot well to a storage tank. The water was off-color and tasted metallic. The water tank, built in the second decade of the twentieth century, proved to be a problem, as it leaked. Falor wrote repeatedly to the contractor in an attempt to get it fixed.²⁷ The windmill was disassembled and the water tank was demolished in the late 1980s, though the blades are stored in the barn. The wooden frame of the windmill collapsed in a windstorm c. 1995.²⁸ A concrete pad and the bases of the supports for the windmill remain as part of the landscape (Figure 8).

Wooden feed troughs resting on concrete foundations were built in 1913. The foundation of these troughs is visible, and has the words "C. Falor, June 10, 1913" carved into the concrete. The concrete is worn and the date difficult to read. The wooden troughs were demolished at an unknown date. The ruins of the trough's foundation are described as part of the landscape (Figure 9).

A gable and wing cottage was located on the south side of Aaron Road approximately three-quarters of a mile west of Highway WW. It had been unoccupied for many years and was unsafe when it was recently demolished. To the north of the tenant house was a gambrel roofed English barn with the door on the side. It was also in dangerous condition and so was recently demolished.

Non-contributing buildings:

Garage (c. 1980): A non-contributing building, a three-car garage, was built near the house in the late 1980s. Stone from the foundation of the original garage was used to build the foundation of the new garage. The garage has a hipped roof of slate with red clay tiles at the corners of the hips. The garage has three overhead doors on the south façade, and a walk-out door on the east.

²⁷ Ibid.

²⁸ Galante.

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Tenant House (date unknown): A former tenant house, now rental property, is located on the east side of Highway WW approximately one-sixth of a mile south of the farmyard. The house is old, but its exact date of construction could not be determined. The house is considered a non-contributing building because it several additions have been made during past remodelings. As a result, the tenant house no longer maintains its historical integrity.

Non-contributing Structures:

Shed (c. 1985): A new storage shed is located to the north and west of the house. The shed has a gable roof covered in asbestos shingles, a double door and one window on the south façade and a window on the west facade. The windows have black shutters.

Greenhouse (c. 1985): A greenhouse west of the shed used for the cultivation of orchids by the farm's current occupant is west of the shed.

Gazebo (c. 1990): A square gazebo is in the yard west of the house surrounded by large trees.

Corral (c. 1980): A corral used to contain cattle while they are being loaded into trucks sits in the field south of the farmyard. It is constructed of pre-made hollow steel pipe panels.

Tenant House Shed (date unknown): A shed of unknown age sits to the north of the tenant house.

Feeding station (c. 1980): A wooden feeding station is located on the portion of the farm to the east of highway WW and to the north of the tenant house and shed.

Integrity: The land retains its integrity as prairie and pasture land. The current resident is attempting to re-introduce native prairie grasses to the portion of the land that is not now part of the designated natural area. Contributing buildings and structures in the farmyard retain their historic integrity. Most of the non-contributing buildings and structures are built of similar materials and do not interfere with the appearance of the farmstead. The tenant house and shed are separated enough from the farmyard that they do not interfere visually with the historical integrity of the farmstead.

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Summary: Prairie View Stock Farm Rural Historic Landscape District is locally significant under Criterion A: AGRICULTURE, as a 1203.2 acre farm including a tract of native prairie land belonging to the family of Charles and Edith Crabb Falor since the 1870s. The original owner, Charles Falor, owned extensive land in Vernon and Bates County.²⁹ Falor was a livestock feeder and broker; Prairie View Stock Farm was recognized for the large numbers of cattle and hogs it fattened and shipped to stockyards. The 1911 *History of Vernon County* notes that the farm is interesting because 800 acres of the land had never been plowed. The grasses on this land were cut for hay, and Prairie View Stock Farm was also known for the large amount of hay it produced for sale. Today, a 160 acre portion of the farm is registered as the Prairie View Natural Area by the state of Missouri, and is recognized for its native grasses as well as rare and endangered species of plants, birds, and butterflies.

The property is also significant under Criterion C: ARCHITECTURE. The two barns on the property reveal nineteenth century construction techniques. The most important architectural feature of the property is the dwelling, which is an excellent example of folk Victorian style architecture from the late nineteenth century. It is one of only a few late nineteenth century houses in rural Vernon County, and is the only one in the folk Victorian style with the degree of opulence and level of integrity.

The period of significance is from c.1879, when Charles Falor built a barn and outbuildings, to 1965, the arbitrary cut-off date for historic properties. The period of significance includes 1893-1894, when Falor built a folk Victorian style house in 1893-94, and c. 1935, when Edith Falor built an addition to the house.

Elaboration:

History, Criterion A: Agriculture:

Prairie View Stock Farm Rural Historic Landscape District is locally significant under Criterion A: AGRICULTURE, as a family farm established in Vernon County in the late 1870s by Charles Falor, a well-to-do livestock feeder and cattle broker (Figure 21). Members of the Falor family first came to western Missouri from Illinois shortly after the Civil War. Bates and Vernon Counties had suffered during the Civil War from frequent guerilla raids and from the burning of homes and businesses that followed Union General Thomas Ewing's Order No. 11. After the war, the

²⁹ 1911 *History*, 787.

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area was nearly uninhabited.³⁰ Historian James Shortridge notes that settlement of areas in Southwest Missouri along the Kansas border virtually ceased during the Civil War, and that after the war, the economy recovered very slowly.³¹

Migration into the area after the Civil War helped spur economic growth. The availability of land made western Missouri an attractive choice for those who wished to move west. Geographer Russel Gerlach notes that settlers from the prairie states of Illinois, Indiana, and Ohio constituted the largest number of post-Civil War settlers to Missouri, with large numbers choosing the undulating prairies of the Osage Plains area of southwest Missouri as a place to settle.³² The fertile soil on the rolling prairie was attractive to farmers, despite the tendency of streams to flood regularly.

The expansion of railroads into southwestern Missouri after the Civil War also enhanced the economic growth of southwest Missouri. According to historian Russell Clemens, the increased presence of the railroad moved the area into the wider market economy that developed after the Civil War.³³ Eco-historian William Cronon notes that the railroad enhanced livestock production because it enabled stockmen to ship their cattle without the weight loss that occurred when stockmen had to drive their cattle long distances to market towns.³⁴ Several railroads passed through Vernon and Bates Counties, and linked the area to larger markets, allowing cattle, grain, and hay to be shipped easily. Existing towns moved and new towns developed along the railroad lines.

The Missouri, Kansas and Texas Railroad reached from Sedalia to Nevada, Missouri, approximately fourteen miles south of Prairie View Stock Farm in 1870. The Lexington and Southern Branch of the Missouri Pacific Railroad reached Nevada in 1880. The town of Rich Hill in Bates County developed to be along the railroad line.³⁵ A Missouri Pacific depot was created at Panama,

³⁰ *History of Vernon County, 1887*; William Parrish, *A History of Missouri*, Vol. III (Columbia: University of Missouri Press, 1973), 101.

³¹ James Shortridge, "The Expansion of the Settlement Frontier in Missouri," *Missouri Historical Review*, Vol.75, No.1 (October 1980), 86-87.

³² Russel Gerlach, *Settlement Patterns in Missouri* (Columbia: University of Missouri Press, 1986), 30.

³³ Russell J. Clemens, "The Development of a Market Economy: Bates County, Missouri, 1875-1890," *The Bulletin of the Missouri Historical Society*, XXXV (July 1979), 28. Although Clemens is primarily concerned with the effect of the railroad on the growth of coal mining in the area, there is little doubt that the railroad also enhanced the commercialization of agriculture.

³⁴ William Cronin, *Nature's Metropolis* (New York: Norton, 1991), 224.

³⁵ V.V. Masterson, *The Katy Railroad and the Last Frontier* (Columbia: University of Missouri Press, 1988), 79; *The History of Cass and Bates*

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approximately four miles south of Rich Hill in 1880. The Fort Scott Central Railroad reached Rich Hill by the end of 1880, passing near Metz.³⁶ The town of Metz moved to be along the railroad. A branch line of the St. Louis and Santa Fe passed through Sprague, a small town platted in 1880 approximately six miles west of Rich Hill, to meet with the Kansas City and Southern Railroad.³⁷ Both the Ft. Scott and Central railroad and the Kansas City and Southern Railroad connected to the St. Louis and San Francisco (Frisco) Railroad in Newton County south of Vernon County.³⁸

These small towns in Bates and Vernon Counties are all near Prairie View Stock Farm. The largest of the towns, Rich Hill, is located in Bates County approximately five miles east and slightly over three miles north of Prairie View Stock Farm. Sprague, a small village in Bates County, is approximately two miles north of Prairie View Stock Farm. The depot at Panama Station is just south of the Bates/Vernon County line approximately five miles east of Prairie View Stock Farm. Metz, a small village in Vernon County, is about four miles south of Prairie View Stock Farm (Figure 22).

The Falor family members would make use of these railroads in shipping their agricultural products, and would associate themselves with the towns, either living in the towns, developing business interests there, or shipping livestock and hay from them.

Charles Falor's father, Elias Falor, moved from Tazewell County, Illinois, to Missouri, in 1869, and purchased 2300 acres of land near what would become the location of Sprague in southern Bates County, and near Pleasant Valley, the former site of what would become Metz in northern Vernon County. The 1876 *Sectional Map of Vernon County* shows land owned by Elias Falor in Section 36, Range 32 of Metz Township and in Section 30, 31, and 32 of Osage Township in Vernon Counties (Figure 23).³⁹ This land is not part of the nominated district, but portions of this land would later be part of Charles Falor's holdings.

Elias Falor retained his holdings in Illinois. His wife and children remained in Illinois until 1876, when they joined Elias in Metz Township, Vernon County. Charles Falor, born in 1857, had

Counties, Missouri (St. Joseph, MO: National Historical Company, 1883), 896; Howard Conrad, "Encyclopedia of the History of Missouri Railroads," <<http://tacnet.missouri.org/history/enclmo/railroads.html>>.

³⁶ Clemens, 32.

³⁷ Williams, 329.

³⁸ Conrad; Williams, 461.

³⁹ Plat map 1876.

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attended the common schools in Tazewell County, Illinois. He began raising and shipping cattle as a teen. In the late 1870s, he moved to Vernon County and began farming with his father and brother Norman. Between 1880 and 1883, Elias Falor built a large roller mill capable of producing two hundred barrels of flour every twenty-four hours in Rich Hill, Missouri. Both Norman and Charles worked at the mill; Charles later became more involved in the family's growing farms.⁴⁰

The 1880 U. S. Agricultural Census for Metz Township in Vernon County shows that Elias Falor had diversified farming operation very much like the typical farm of Vernon County. He owned cattle, hogs, poultry, horses, and mules, and planted a variety of crops. His farming operation, according to the census, was much larger than most other farms in the area. His Vernon County holdings included 2400 acres of land, plus 150 acres of pasture and 100 acres of woodland. The land was worth \$10,000, his implements were worth \$1500, and his livestock was worth \$5000. He owned 10 horses and 20 mules. The estimated value of his farm products was \$4000. His livestock on hand June 1, 1880, included 10 milk cows, 150 other cattle, and 100 purebred cattle. During 1879, his cattle had produced 8 calves. He had produced 400 pounds of butter. That same year, Elias Falor had purchased 100 cattle and sold 150 cattle. On June 1, 1880, he had 100 hogs. His 50 poultry produced 79 dozen eggs. During 1879, he planted 500 acres of Indian corn which yielded 1400 bushels and 20 acres of oats that yielded 400 bushels. He planted 100 acres of wheat which yielded 1500 bushels and 40 acres of flax which yielded 200 bushels of seed. He planted 1 acre of potatoes which yielded 50 bushels and had a two-acre apple orchard, for which no yield is given. In addition, he cut 10 cords of wood worth \$20.⁴¹

The 1880 U. S. Agricultural Census for Metz Township shows that Norman Falor, while also working with his father on both his father's farm and at the mill, owned 160 acres of land in Vernon County valued at \$3200. He also had a diversified farming operation. He owned \$800 worth of implements and \$5000 worth of livestock. The estimated value of all his farm produce was \$800. He owned 4 horses and 6 mules. On June 1, 1880, he owned 2 milk cows and 113 other cattle. During the previous year, he had not purchased any cattle, but had sold 96 cattle, suggesting he had raised the cattle he sold. He had also made 50 pounds of butter. He had 120 hogs on hand on June 1, 1880. His 24 poultry had produced 50 dozen eggs. Norman also planted corn, oats, wheat, and flax. The 100 acres of Indian corn yielded 3000 bushels and

⁴⁰ *The History of Cass and Bates Counties, Missouri*, 911; *1911 History of Vernon County*, 787.

⁴¹ U.S. Agriculture Census, 1880, 23.

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the 12 acres of oats yielded 200 bushels an acre. The 25 acres of wheat produced 370 bushels, and the 20 acres of flax produced 80 bushels of seed. He had two acres of apple orchard.⁴²

Charles Falor, like his brother Norman, worked with his father on Elias Falor's farm, but on his own land in Section 29 he practiced a somewhat different kind of agricultural operation from those of his father and his brother. By 1879, Charles had begun to focus on buying, fattening, and selling cattle and hogs, rather than on raising extensive crops and producing other animals such as milk cows and poultry. He owned 160 acres of land in Vernon County valued at \$1600. His farm implements were valued at \$200, and the fences at \$100. The livestock on his farm at the time of the census was valued at \$3500. He owned one horse and six mules. On June 1, 1880, he had on hand 110 cattle and 100 hogs. In 1879, he had purchased 100 cattle and sold 111 cattle. He planted 160 acres in corn and 20 acres in oats; for some unexplained reason, the census reports his cropping more acres than he owned.⁴³

A comparison of the Falor operations to other farmers and stockmen in Vernon County shows that their operation was one of the largest in area. The summary of census statistics for 1880 shows that of the 2648 farms in the county, only 15 were larger than 1000 acres. The average farm was 121 acres. While Elias Falor's farm was considerably larger, his farm and Norman Falor's farms were similar to those of the other farmers in Metz Township in the diversified agriculture they practiced. Charles Falor's farming practices differed from those of other farmers in Metz Township. Charles Falor's interest lay in fattening beef cattle and hogs for market. He owned no milk cows and produced no butter, he owned no poultry and produced no eggs, but he had on hand more hogs than most of the other farmers in the township.

Charles Falor's cattle feeding operation reflects an important change in livestock management that occurred in the Midwest in the late nineteenth century. Historian Clifford Carpenter notes that much of the fertile prairie lands of Missouri were plowed and corn planted. The corn was used to feed cattle. The cattle industry changed in western Missouri from breeding and raising cattle to feeding and fattening cattle purchased from the western ranges for market.⁴⁴ Charles Falor grew some corn but also purchased corn to feed calves he bought; when the cattle grew to market weight, he sold them. He also fattened hogs for market.

⁴² U. S. Agriculture Census, 1880, 74.

⁴³ U. S. Agriculture Census, 1880, 21.

⁴⁴ Clifford Carpenter, "The Early Cattle Industry in Missouri," *Missouri historical Review*, Vol. 47, No.3 (April 1953), 213-214.

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Cronin further describes the process of the development of the cattle feeding industry. In order to make their cattle operations more efficient, livestock feeders eliminated the process of breeding young animals. Instead, they purchased two-year-old steers from ranchers on the Great Plains or Texas. The steers were kept in fenced enclosures and fed shocked corn or hay. Hogs were often feed with the steers, eating the left-over feed. This system allowed both cattle and hogs to be fattened for market at the same time. The cattle and hogs could be shipped via railroad to markets, minimizing weight loss and increasing profits.⁴⁵

Charles continued to fatten and sell livestock. He was, according to an article in the *Sedalia Democrat* at the time of his death in 1933, one of the first to ship cattle out of Sedalia on the Missouri, Kansas, and Texas Railroad.⁴⁶ By 1885, Charles Falor was widely recognized as a savvy livestock dealer; the *Breeder's Gazette* noted that he chose to ship cattle to Chicago rather than St. Louis because the price was 20 cents more per hundredweight there.⁴⁷ That same year, he shipped 77 hogs weighing a total of 15,260 (approximately 198 pounds each) to the commission livestock sales firm of McCoy and Underwood. His net proceeds were \$545.46.⁴⁸

The 1886 *Farm Line Map of Vernon County* shows Charles Falor owning 80 acres in Section 29 of Metz Township and Elias Falor owning the remaining portion of Section 29 (Figure 24). This acreage is part of the nominated district.

In 1887, Charles married Mary Edith Crabb, the daughter of a family from Tazewell County, Illinois, who had moved to Bates County in 1884. Edith Falor was an educated woman who had been a teacher in Bates County before her marriage.⁴⁹ Two of her brothers, Willis and Ed Crabb, were livestock dealers in Rich Hill.⁵⁰

After their marriage, the couple lived in Metz Township on land Charles leased near his father's farm. When Kansas City replaced St. Louis as the primary shipping point for cattle raised in southwest Missouri, Falor began using the Kansas City markets for his products.⁵¹ His financial records show that by the 1890s he was selling cattle primarily in Kansas City. In June 1891, he

⁴⁵ Cronin, 222-223.

⁴⁶ "Charles Falor, Stockman of Southwest Missouri, Dies," *Sedalia Democrat*, 26 February 1933, 8.

⁴⁷ *Breeders' Gazette*, 27 August 1885, 301.

⁴⁸ Family papers.

⁴⁹ 1911 *History of Vernon County*, 789.

⁵⁰ *Missouri State Gazateer and Business Directory 1893-1894*, 1676.

⁵¹ Carpenter, 213.

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sold 75 hogs and received 4678.04 net profit after shipping, feeding costs and commissions. In January 1892, he sold 90 cattle and received \$918.96 profit.⁵²

Four years after his marriage, Falor became ill and the couple spent a year in Colorado and a year in Eldorado Springs, Missouri.⁵³ However, Falor continued to run his stock selling operation in Vernon County, probably grazing the cattle on his father's land in Section 29. In October 1893, he bought 200 head of cattle from Walton Farms in Vernon County, being careful to secure his purchase against any claims from the seller or his heirs. In October 1894, he sold 93 cattle for a net profit of \$3194.31. In July 1895, he purchased 32 hogs for \$247.50.⁵⁴

Charles Falor continued to purchase land in Bates and Vernon Counties in Missouri, eventually owning 1723 acres, 480 in Bates County and 1243 in Vernon County. When Elias Falor died in 1896, Charles inherited 680 acres from Elias Falor's estate. The 1903 *Plat Book of Vernon County* shows Charles Falor holding a total of 640 acres in Section 29, 240 acres in Section 32, 200 acres in Section 36, and 160 acres in Section 35 of Metz Township in Vernon County (Figure 25).⁵⁵ An 1895 *Plat Book of Bates County* shows Falor owning 320 acres in Section 11 of Osage Township in Bates County (Figure 26).⁵⁶ The land in Section 29, Township 38N, Range 32W in Vernon County is part of the district, as is the land in Section Section 32, Township 38N, Range 32W of Vernon County.

Charles continued to farm with his father, and his wife Edith assisted him in managing of the farm. Family legend suggests that Charles sometimes drank to excess, a situation that necessitated Edith's participation in the management of the farm.⁵⁷ More concrete evidence of Edith's participation in the farm management appears in a lawsuit that arose out of Falor's work on his father's farm. In September 1895, Charles sold \$1408.80 worth of cattle belonging to Elias. In January 1896, Charles sold \$829.66 worth of cattle belonging to Elias. In March 1896, Charles sold \$1376.03 worth of cattle belonging to Elias. He deposited \$829.60 of the proceeds in Elias Falor's bank account and kept the remainder of the money for himself, claiming Elias had told him

⁵² Family Papers.

⁵³ 1911 *History of Vernon County*, 788.

⁵⁴ Family Papers.

⁵⁵ *Plat Book of Vernon County* (Minneapolis: Northwest Publishing, 1903), 33. Hereafter cited 1903 Vernon County Plat Map.

⁵⁶ *Plat Book of Bates County* (Philadelphia: Baillot and Volk, 1895), 33. Hereafter cited as 1895 Bates County Plat Map.

⁵⁷ Teel. Further evidence of Charles' drinking came to light when the privy was cleaned and numerous whiskey bottles found there.

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and also later told Edith that the money was for Charles. After Elias died on March 27, 1896, W. F. Tygard, a trustee for heir Leroy Falor, sued, claiming that Charles Falor had withheld the money from Elias' estate. The Probate Court of Vernon County upheld Charles and Edith's contention that the money was not part of Elias' estate. The case ultimately went to the Missouri Supreme Court, which ruled in Charles Falor's favor. Questions were raised in the case about whether Edith could testify although Missouri at that time did allow a woman to testify on behalf of her husband in civil cases.⁵⁸ Regardless of the court's ruling, this incident does indicate that Edith was assisting Charles in the business aspect of the farm and that family members knew of her participation.

Falor paid close attention to the Kansas City livestock markets, corresponding with commission agents about prospective prices paid for livestock. In September 1896, agents Duke, Lennon, and Harrington wrote Charles Falor to provide market predictions, and pointed out a scarcity in the Kansas City markets of good native cattle. Prices being paid for hogs had been varied but fairly strong due to high demand.⁵⁹ By September 15, 1897, Falor had taken advantage of the advice about high prices and that year had sold \$20,816 worth of cattle and swine.⁶⁰ Falor generally shipped two or more shipments of cattle and two or more shipments of hogs each year. For example, in May 1898, he sold 18 cattle weighing a total of 23,820 for \$1095.72, and in December he received \$4765.50 for 100 cattle sold to Armour Packing Company of Chicago.⁶¹ The cattle in these shipments weighed an average of 1275 pounds each.

On July 10 and 11, 1901, Falor shipped two carloads of cattle from Panama Station via the Missouri Pacific Railroad. The first shipment was 26,500 pounds of cattle; the second shipment was 40,200 pounds of cattle. Using the average weights of cattle Falor previously shipped, these shipments included about 51 cattle. Some agricultural statistics for Vernon County in 1902 presented in Walter Williams' *A History of Missouri* show total numbers of cattle and hogs in the county, but do not provide an adequate comparison to Falor's operation. Most of the farmers and stockmen in Vernon County raised their own animals, raised corn and other grain to feed the animals, kept females and some bulls for breeding purposes, and sold primarily the steers at market.

⁵⁸ Tygard V. Falor, *Southwest Reporter* (St. Paul: West Publishing CO., 1901). 672-675.

⁵⁹ Family Papers.

⁶⁰ Family Papers.

⁶¹ Family Papers.

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Falor fattened the cattle he bought and shipped with corn and cottonseed cake he purchased. For example, in 1905, he purchased one train car full of corn at \$0.495 per bushel. The grain was shipped to the depot in Sprague.⁶² Falor also grazed his stock on the 800 acres of tall grass prairie. Cronon describes the effects of grazing on the native tall grass prairies. Stockmen allowed cattle to graze intensively in enclosed pastures. Cattle found big and little bluestem grasses very tasty, and often consumed them until they disappeared. Other grasses, such as native side oats grama and introduced bluegrass, took their place, growing well in the sunlight that resulted when the tall grasses were eliminated. Over the years, the land changed from native tall grass prairies to short grass pastures.

The 1911 *History of Vernon County* notes that Falor generally had in his feed lots in any given year an average of 250 cattle and 250 hogs.⁶³ Photographs of his livestock operation shown in the 1911 *History of Vernon County* show a large watering tank made of concrete, feed troughs, and cattle (Figures 27, 28, 29).

Falor's 1240 acre farm was one of the largest in Vernon County; the 1910 agricultural census reports only 15 farms of over 1000 acres in the county.⁶⁴ Comparisons of livestock sales for Vernon County are difficult to analyze. The census gives the total number of hogs and cattle sold or slaughtered, but does not specify the numbers of animals purchased or sold by individual buyers. Since Falor participated in both buying and selling stock, the numbers given do not clarify the percentage of the total he was involved with.

Falor cut hay from the prairies and sold the hay. In August 1893, the *Nevada Daily Mail* quoted a local hay buyer who said that the hay market was "dull" and that no market for prairie hay existed in Kansas City.⁶⁵ By the first decade of the twentieth century, however, the market had changed. In 1904, Falor shipped 228 bales of hay to Memphis, Tennessee; after freight, inspection, and commission, he netted \$57.08. An undated receipt shows that he shipped hay to Kansas City from Panama Station and netted \$54.14. He also sold hay locally to the Eliot Livery Barn and to the Kirk[land] Grocery Company in Rich Hill.⁶⁶

Comparisons with total prairie grass hay production are easier to make than comparisons of livestock sales. The 1910 agricultural

⁶² Family Papers.

⁶³ 1911 *History of Vernon County*, 788.

⁶⁴ *Thirteenth Census of the United States Taken in the Year 1910, Vol.6, Agriculture, 1909-1910*, 916. Hereafter cited as 1910 Agricultural Census.

⁶⁵ *Nevada Daily Mail*, 28 August 1893, 3.

⁶⁶ Family Papers.

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census shows a total of 24,211 acres in Vernon County in prairie grasses cut for hay. Falor's 800 acres of native tall grass prairie in Sections 29 and 32 constituted almost 4% of the total acres of land from which prairie hay was cut in Vernon County, according to the U. S. Agriculture Census for 1909-1910.⁶⁷

On March 1, 1913, Falor made an inventory of his property. At that time, he owned hogs worth \$1930, 105 cattle worth \$6615 and 124 cattle worth \$9300. He had 16 mules worth \$2000 and 7 horses worth \$800. He had hay worth \$900. He also had on hand as feed for his livestock cotton seed sake worth \$787 and corn worth \$2135.⁶⁸

In 1916, Falor listed the amount of stock he sold, identifying 130 cattle sold for \$16,898.74 and 236 hogs sold for \$4961.51. He also sold two mules for \$285 and hay for \$1640.42.⁶⁹

Falor's inventory for 1917 lists 121 yearling cattle, 112 two-to-three year old cattle, 170 hogs, 2 teams of mules, and 3 horses. He also owned 2 milk cows with calves and a yearling heifer, which he designated "for home use."⁷⁰

Falor continued to feed and sell cattle and hogs, and cut prairie grasses for hay. According to the 1925 Census of Agriculture, Vernon County provides statistics for tame grasses and small grains cut for hay, but does not list statistics for prairie grasses cut for hay. It lists the total number of livestock sold, but as in the 1910 Agriculture census, but it does not provide information on individual dealers. It does, however, show that the number of acres of land in farms in Vernon County had decreased by about 40,000 acres between 1910 and 1925. The number of farms had decreased by about 4000. The average size of a farm was 133.7 acres. Nine farms were between 1000 and 4999 acres; one of those belonged to Charles Falor.⁷¹

While Falor identified himself as a cattle broker, Falor was also a financier. He held stock in two local coal mines, the Central Coal and Coke Company and the Eureka Coal Company, both in Bates County, Missouri. He held stock in the Pennsylvania Railroad and the Atchison, Topeka, and Santa Fe Railroad. He also held stock in the Kansas City Stockyards. He also owned municipal bonds. In fact, his financial records show that much of his income came from interest on investments and dividends. For example, in 1916, he noted that he had earned \$4414.24 on mine royalties, 2010.50

⁶⁷ 1910 Agricultural Census. 938.

⁶⁸ Family Papers.

⁶⁹ Ibid.

⁷⁰ Ibid.

⁷¹ *United States Census of Agriculture: 1925, Missouri*, 67, 20.

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on interest, and \$3550 on stock dividends.⁷² His financial savvy is shown in fact that he diversified his banking a wise decision in the days before the establishment of the Federal Deposit Insurance Corporation to protect clients from bank failures. He held accounts in Nevada, Butler, at two banks in Rich Hill and two banks in Kansas City, Missouri, and in Delevan, Illinois.⁷³

Despite his role as stockholder in many companies, when Charles Falor died in 1933, his obituary in the *Metz Times* identified him simply as "a prominent stockman and one of the largest land owners in Vernon County."⁷⁴ Falor's wife Edith Falor took over management of the farm following her husband's death, beginning a tradition of female owners/managers at Prairie View Stock Farm. After Charles' death in 1933, Edith invited her niece Mary McGennis to come live with her on the farm with the provision that Mary and her brother Cornelius would inherit the farm when Edith died. Mary agreed, and the two women managed the farm until Edith's death in 1953.⁷⁵

Edith Falor had been involved in the management of Prairie View Stock Farm while Charles was alive, and continued to manage the farm after his death.⁷⁶ Many farm wives labored alongside their husbands in the fields or livestock operations, according to agricultural historian Mary Neth, and were proud of their abilities as farmers. These women saw themselves as joint partners in the farming operation.⁷⁷

Despite the important role women played in farming, societal pressures often prevented women from identifying themselves as *farmers*. Professional male agriculturists at colleges and in government agencies tended to dismiss women farmers as irrelevant and to encourage women to study domestic science instead of agriculture. The Smith Lever Act of 1914 formalized the segregation when it divided extension work into two categories—farm work and housework.⁷⁸ The separation was also encouraged by the publication *Farmer's Wife*, to which Edith Falor subscribed. This magazine's illustrations show attractive young women wearing aprons as they cook, cloche hats and fur stoles as they attend entertainment events, or sportswear as they play. Most of the

⁷² Family Papers.

⁷³ Ibid.

⁷⁴ "Charley Falor Passed Away," *Metz Times*, 10 March 1933.

⁷⁵ Galante.

⁷⁶ Teel, *Southwest Reporter*.

⁷⁷ Mary Neth, *Preserving the Family Farm* (Baltimore: Johns Hopkins, 1995), 29, 237.

⁷⁸ Rebecca Montgomery, "We Are Sensible, Practical Women," in *Women in Missouri History*, Ed. Lee Ann Whites, Mary Neth, and Gary Krenmer (Columbia: University of Missouri Press, 2004), 182.

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articles in *The Farmer's Wife* relate to child care, homemaking, and cooking, rather than to actual farm work many farm women regularly performed, such as bottle feeding baby animals rejected by their mothers, managing a dairy operation of milking, cheese making, and butter making, raising poultry and selling eggs, or the occasional herding of livestock and planting and harvesting crops.⁷⁹

Social class concepts also inhibited women from identifying themselves as *farmers*. The middle-class notion that the husband was the head of the household and that the wife was concerned only with domestic matters continued.⁸⁰ In the 1940 census, Edith Falor identifies herself as head of household, but does not acknowledge that she lived on a farm, worked, or had an occupation. Mary McGennis, who worked with Edith and would eventually take over management of the farm, identified herself as a "secretary" who worked 72 hours per week for 52 weeks of the year.⁸¹

Despite the difficulties women farmers had in gaining recognition or perceiving for themselves the importance of their occupation, Edith Falor managed Prairie View Stock Farm very well. In 1935, she oversaw the building of an addition to the house that included the addition of indoor plumbing and other modern amenities.

Edith Falor took an active role in the livestock management on the farm, but shifted the focus of the livestock operation away from managing a feedlot that fattened purchased cattle to maintaining a livestock operation that involved raising purebred cattle. In the early years of her farm management, she raised both Aberdeen Angus cattle and Hereford cattle, but later focused on raising Hereford cattle.

The size of her operation, based on the output of the operation, suggests that she kept three or four purebred bulls and a herd of approximately 200 to 250 purebred cows as breeding stock. Female calves were kept to replace aging cows. Male calves would be castrated to produce steers which would be fattened and sold at market.⁸² Edith Falor managed this aspect of Prairie View Stock

⁷⁹ "1929 Cover of Farmer's Wife Magazine, *The Big Picture Agriculture* <bigpictureagriculture.com>, Accessed 30 January 2015; *The Farmer's Wife*, October 1932 <<http://archive.org>>, Accessed 30 January 2015; "Images for *The Farmer's Wife* magazine," <<http://www.google.com>>, Accessed 30 January 2015; Neth, 19-22.

⁸⁰ Rebecca Montgomery, 183.

⁸¹ U. S. Census, 1940.

⁸² Interviews with Bob McCarty, retired farmer, Cliff McBride, retired agriculture instructor at State Fair Community College, Sedalia, Missouri, and

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Farm successfully. On August 12, 1945, the *Butler News* reported that Edith had shipped ten truckloads or approximately 125 to 175 fat Hereford cattle to the stockyards in Kansas City. Such a shipment, the press said, made for a "big day" at the stockyards because of the quality of her cattle which were "finished out perfectly."⁸³ The wording of the news article suggests that shipments from Prairie View Stock fArm were a regular occurrence.

The quality of the livestock Edith Falor raised on Prairie View Stock Farm is evident in the reputation she had for producing prizewinning animals. In 1941 she won prizes at the prestigious American Royal Livestock Show in Kansas City, Missouri. She placed first in Angus Class 2, Wts. 1000-1150 pounds, and second in All Breeds Class 2, Wts. 1000-1150 pounds.⁸⁴ Other records for the American Royal are unavailable, as are records for the livestock shows at the Missouri State Fair.⁸⁵ However, confirmation of her participation in other livestock shows is provided by the *Metz Times*, which in her obituary praised her work in raising thoroughbred white face cattle [Herefords], and noted that she had won many prizes for the cattle she showed.⁸⁶

Edith Falor was an educated and well-read woman who subscribed to *National Geographic*, *Scribner's*, *McClure's*, *Appleton's Booklover*, *Bay View Magazine*, and the *Farmer's Wife*.⁸⁷ She was also a competent businesswoman. In addition to managing the livestock operation at Prairie View Stock Farm and showing cattle, she managed a stock portfolio that included stocks held in her name prior to Charles' death and those stocks she inherited from him. She continued to derive income from her investments. In 1935, for example, she hold stock in three meat packing companies--Armour and Company, Cudahay Meat Packing Company, and Wilson and Company. Other investments included manufacturing firms such as W. S. Dickey Clay Manufacturing Company and the Timkin Roller Bearing Company. Investments in utilities included Public Service of Northern Illinois and Kansas City Public Service. Other investments included the A. T. & S.F. Railroad, Consolidated Oil, Julius Kayser Company, and Equity Corp. She also held bonds for

Larry Claycomb, farmer and livestock breeder, concerning maintaining a purebred livestock operation, 27 June 2015.

⁸³ "Historic Happenings," *Butler News X-Press*, 10 August 2007. Accessed 26 June 2015.

⁸⁴ Family Papers.

⁸⁵ American Royal Records at the State Historical Society of Missouri contain lists of Grand Champion and Reserve Champion winners but do not include lists of other prize winners; livestock records from the Missouri State Fair housed at the Missouri State Archives at missing for the years 1933 through 1953. Available records viewed June 26, 2015.

⁸⁶ "Services for Mrs. Falor," Obituary, *Metz Times*, 3 April 1953.

⁸⁷ Family Papers.

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the Vernon County School District.⁸⁸ In the 1940 census, she acknowledges the proceeds from these investments by noting she had income for sources other than the farm.⁸⁹

Edith Falor died on March 31, 1953, at the age of 92.⁹⁰ Mary McGennis and Cornelius McGennis inherited the farm and worked the farm together until his death in the late 1960s. Mary then managed the farm on her own until her passing in 1986. The *Nevada Herald* praised Mary McGennis as a "progressive farmer. . . with a deep love for agriculture."⁹¹ The farm then passed to Jane Louise Teel Roberts, Mary's second cousin. When Jane died in 2002, the farm passed to Teresa Jane Teel and Elizabeth Teel Galante.⁹²

In the mid-1960s, Mary McGennis gave 160 acres to the south of the current border of Prairie View Stock Farm to the 4-H Clubs of Vernon, Bates, Henry and St. Clair Counties for a youth center with shelter houses, dormitories, a baseball diamond, volleyball courts, tennis courts, a camp ground, and a lake for fishing, boating, and swimming. The Mary McGennis Agricultural Park and Youth Center is still open.

Elaboration:

Criterion C: ARCHITECTURE, History:

Prairie View Stock Farm is locally significant under Criterion C: AGRICULTURE as the location of a folk Victorian house and outbuildings and structures including a privy, a storm shelter, and an arbor built in 1893-1894. Other buildings on the farm include a barn/grain house built c. 1879 using post and beam construction and a barn/feeding facility built at an unknown date. All have been well maintained and retain their historic integrity.

The house is one of only a few remaining nineteenth century houses in rural Vernon County. Assessing its status involved several interviews, an internet search, and a drive through the county. Will Tollerton of the Vernon County Historical Society was unaware of any late nineteenth century houses in rural Vernon County.⁹³ A review of the rootsweb internet site identifies the

⁸⁸ Family Papers.

⁸⁹ U. S. Census, 1940.

⁹⁰ "Services for Mrs. Falor.

⁹¹ Lucille Bussinger, "McGennis Youth Center Dream in Becoming a Reality," *Nevada Herald*, 23 February 1969.

⁹² Galante.

⁹³ Will Tollerton, Vernon County Historical Society President, telephone interview to discuss nineteenth century houses in rural Vernon County, 20 June 2015.

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1879 stone house six miles south of Nevada at 15312 East Talley Bend Road built by James C. Bowen. This house is still standing and has been preserved. However, this house differs substantially from the dwelling on Prairie View Stock Farm. This house is a large but simple two story stone house with chimneys at either end. It lacks the ornamentation that characterizes the folk Victorian style of the house on Prairie View Stock Farm.⁹⁴ A Coldwell Banker real estate agency in Nevada, Missouri, the county seat of Vernon County, spoke of a house near Ellis, Missouri, from the late nineteenth or early twentieth century, but said it did not match the opulence of the house at Prairie View Sock Farm. The agency also mentioned a late nineteenth century farm house that is in very bad condition.⁹⁵ A drive through the county did not reveal any comparable houses. The 1911 *History* is well illustrated, but only three dwellings are shown. Two of these dwellings are in rural Vernon County. One is the folk Victorian home of Dr. Melick, now demolished; the other is the Falor house.⁹⁶

Over the years, Falor improved his acreage by building a number of buildings and structures, including a barn/grain house, a barn/feeding facility, weight houses, a windmill, a water storage tank, a dwelling, a privy, a storm shelter, and an arbor on the portion of his property near Metz. Of these, the grain house, feeding facility, dwelling, privy, storm shelter, and arbor are still standing. A gable and wing tenant house and gambrel roofed barn were located on Section 29 of Metz Township in Vernon County about one-half mile west of the farmyard. The builder is unknown, but it is likely that Falor had these built. These buildings have been demolished. Another tenant house and a shed are located on Section 28 of Metz Township. The builder of these two building is also unknown.

Falor's family financial records reveal that he maintained his property well, having the buildings painted regularly and the décor of the dwelling improved. For example, in 1904 Falor ordered wallpaper for \$70.57 and paid \$93.25 to have the paper hung and to have some exterior painting done. In 1915, he paid \$338.71 for paint and labor. In 1924, he paid \$529.05 for repapering the kitchen and bath room, some exterior painting, and glass repair. In 1931, he \$412.50 to have the buildings painted and \$192.85 for roofing and gutter repair.⁹⁷

⁹⁴ "Vernon County, Missouri," <www.rootsweb.ancestry.com>. Accessed 20 June 2015.

⁹⁵ Coldwell Banker Real Estate, Nevada, Missouri, Interview to discuss nineteenth century homes in Vernon County.

⁹⁶ 1911 *History of Vernon County*, 913-915, 702, 68.

⁹⁷ Family Papers.

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Farm Buildings: Four of the original buildings and five original structures on Prairie View Stock Farm are still standing. The remnants of another original structure are still visible.

Barn/Grain House (1879): The transverse crib barn, built c. 1879, was originally 40 feet by 60 feet with a gable roof. The transverse crib barn type differs from earlier types of barns in that its main doors are on the gable ends rather than on the side (Photo 16). It is, according to architectural historian Howard Wight Marshall, the only barn type to develop in America. The transverse crib barn was widely used in Missouri because it could be easily designed and built, and because it could be used in many ways, such as stabling horses, storing machinery, and storing hay and grain.⁹⁸

The barn/grain house is significant not only because of its age, but because of the techniques used in its construction. Architect V.B. Van Dike of Rich Hill designed what he identified as a "grain house."⁹⁹ The barn was constructed with timber frame construction secured by wooden pegs called *treenails* or *trunnels*.¹⁰⁰ According to Bucher, this type of construction was used for barns and mills throughout the nineteenth century, although balloon framing was already being used in the mid-west in the middle of the nineteenth century.¹⁰¹ The barn was built of sawn lumber. The use of a traditional construction technique is typical of vernacular architecture, which relies on craftsmen working with customary patterns and cultural influences.¹⁰²

A blueprint of the barn shows a portion of the rafter system; another blueprint shows the exterior of the barn. The barn originally had two large cupolas, but these have been removed.¹⁰³ The blueprints are quite dark and do not reproduce well, so they are not included as figures in this nomination.

The interior of the barn has changed very little. The addition of a metal, shed-roofed ell to the east side in 1980s, while it altered the exterior appearance, did not damage the structure of the building. The exterior doors and window of the original tack rooms were untouched when the addition was added.¹⁰⁴

⁹⁸ Howard Wight Marshall, *Barns of Missouri* (Virginia Beach, VA: Donning, 2003), 87.

⁹⁹ Blueprint for barn, courtesy of Bonnie Teel.

¹⁰⁰ Bucher, 484, 491.

¹⁰¹ Ibid, 484, 33-34.

¹⁰² Marshall, *Folk Architecture*, 18.

¹⁰³ Blueprint for barn. The blueprints do not reproduce well, so they have not been included in the nomination.

¹⁰⁴ Galante, observation.

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Barn/Feeding Facility (date unknown): This barn/feeding facility is significant because of the construction and materials used in its building. The date of this barn/feeding facility is unknown, but the aggregate mix and color of the concrete foundation are similar to that used in the foundation of the livestock feeding troughs built in 1913. This similarity suggests the barn was probably built in first two decades of the twentieth century.

No blueprints have been found for this barn. It is a good example of vernacular architecture that uses materials readily available and follows patterns typical of its location. The barn/feeding facility uses logs as posts and branches as corner braces (Figures 11, 12). The joists for the loft are braced with cross braces. It has a gambrel roof, generally used in barns because it allows more space in the loft for storing hay. The northwest wall is lined with mangers for feeding hay and the southwest side is open to allow cattle free access and shelter from the elements.

Dwelling: Little can be verified about Charles Falor's plans to build a home, but family legend says that c. 1879, he had walnut trees cut near Taborville, a small town in Bates County, and milled in Ft. Scott, Kansas. The lumber was stored in the barn/grain house in anticipation of building a dwelling.¹⁰⁵ In 1893, after spending a year in Colorado and a year in Eldorado Springs, Missouri, for his health, he and Edith returned to his land in Section 29 and began to build a large, impressive home with many then-modern conveniences.¹⁰⁶

The style of the house is described by architectural historians Virginia McAlester and Lee McAlester as a "pyramidal subtype" of the folk Victorian house because of its equilateral hipped roof. Folk Victorian houses often have brackets under the eaves. The porches of folk Victorian houses have spandrels featuring turned spindles and sawn wood trim, and turned porch supports and balustrades.¹⁰⁷ Marshall notes that folk architecture may include decorative elements added to a folk building in order to draw public approval and impress others with the owner's wealth and taste.¹⁰⁸

The house was praised in the 1911 *History of Vernon County* for its magnificence and was thought by the author to be one of the few "model farmhouses" in the area (Figure 30). The term *model farmhouse* means one that could, or perhaps should, be emulated by

¹⁰⁵ Galante.

¹⁰⁶ 1911 *History*, 789.

¹⁰⁷ Virginia McAlester and Lee McAlester, *Field Guide to American Houses* (New York, Knopf, 1990), 100-01; 309-10.

¹⁰⁸ Marshall, *Folk Architecture*, 19-20.

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other home builders as representing the best of what a farmhouse could be (Photos 17, 18, 19, 20, 21).¹⁰⁹

Falor's large, elaborately decorated house cost approximately \$7,500, and he spent approximately \$900 for new furnishings.¹¹⁰ Such expenditure for a dwelling emphasizes the notion of conspicuous consumption set forth by Thorstein Veblen, who suggested that those who had the prowess and acumen to create wealth were entitled, indeed expected, to flaunt their wealth through the public display of homes, personal property, and dress.¹¹¹

The 1911 *History of Vernon County* listed the conveniences of the Falor home; it had gas lighting, hot and cold running water, and was arranged to be comfortable and convenient.¹¹² The concept of a farmhouse that was attractive and convenient for the wife was coming into popularity during the last decades of the nineteenth century. As early as 1862, Dr. W.W. Hall, U. S. Commissioner of Agriculture, called the farmer's wife a "laboring drudge" who worked harder and dealt with more difficulties than any other member of the family. Hall specifically targeted the household situation that involved the woman having to go outdoors to get water, wood, and food.¹¹³

The concept of a convenient house was also explained in 1869 in Catherine Beecher and Harriet Beecher Stowe's book *The American Woman's Home*. The authors advocated better ventilation and lighting, as well as clean, conveniently arranged kitchens and laundry areas that would make housework easier and the home healthier.¹¹⁴ Later nineteenth century social reformers continued to encourage more convenient farm homes.

In the early twentieth century magazines such as *The Farmer's Wife* pointed out the advantages of modern technology while encouraging farm women to use the newly available products for housecleaning and cooking. Edith Falor incorporated its suggestions for modern conveniences in the addition she had made to the house in 1935.

¹⁰⁹ 1911 *History of Vernon County*, 788.

¹¹⁰ Family Papers.

¹¹¹ Thorstein Veblen, *The Theory of the Leisure Class* (New York: Dover, 1994), 19.

¹¹² 1911 *History of Vernon County*, 788.

¹¹³ Nancy Grey Osterud, *Bonds of Community* (Ithaca, NY: Cornell University Press, 1991), 143-44.

¹¹⁴ Catherine Beecher and Harriet Beecher Stowe, *The American Woman's Home* (New Brunswick, NJ: Rutgers, 2004), 27-41, 49-70.

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As electricity became more readily available in rural areas, representatives of government agencies such as the Rural Electrification Agency also emphasized using new technology to make life easier for the farm wife.¹¹⁵ As the technology that made indoor running water and gas lighting possible, many farmers with limited money chose to spend on technology that would make their work easier and omit machines that would make life easier for the farm wife.¹¹⁶ The Falors' wealth meant that they could have the conveniences for both farm work and housework available.

By 1940, after the Depression of the 1890s and of the 1930s, the home was valued, according to the U. S. Census Schedule, at \$4000, considerably higher than the \$600 to \$1000 valuations listed for other homeowners in the area.¹¹⁷

Following her husband's death, Edith Falor had an addition made to the northwest corner of the house (Photos 24, 25). A room and porch were added, the stairway to the upstairs bedroom was removed from the downstairs bedroom, and two bathrooms were created, continuing the pattern of using the latest technology to make the house more convenient. The addition followed the style of the original house, using bull's eye corner blocks in the walnut woodwork and large windows. The house is furnished with antique furniture, much of it Eastlake style original to the house.

Privy (1893-1894): The fourth original building remaining on the farm is the privy located to the north of the house. The building is frame with a gable roof covered in fishlap shingles. A covered arbor shelters the path to the privy. Modesty was highly valued in women. Family legend says that Edith Falor did not like the hired men to see her when she walked to the privy, so she had the arbor built and vines planted to maintain her privacy.¹¹⁸ The arbor has been repaired and rebuilt several times, but remains in the same location, is similar to the original, and uses some of the original components (Photo 26).

Storm cellar: This original extant structure is a large cave-like cellar about three feet west of the house (Figure 20). Charles Falor had the cellar dug in 1893-94 when the house was built; he paid \$38 to have it dug.¹¹⁹ The cellar is large and tall, with a stone entry and partial stone side wall. The cellar would have

¹¹⁵ Neth, 163; *The Farmer's Wife*, October 1932.
<<https://archive.org/details/farmers-wife-v35-n10-1932-10>>. Accessed 30 January 2015.

¹¹⁶ Neth, 193-201.

¹¹⁷ U. S. Census, 1940.

¹¹⁸ Galante.

¹¹⁹ Family Papers.

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Prairie View Stock Farm
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been needed for both storage of home-canned food and other foods such as potatoes and apples. It would have been especially useful protection against tornadoes which occur frequently in southwest Missouri. The cellar is no longer used, as a basement was built under a portion of the house during the 1935 remodeling. The cellar's entry is blocked and a table and chairs have been set up on the stone landing near its entry.

Contributing sites:

Tall-grass prairie: The 160 acre tall-grass prairie is one of the largest privately owned prairie areas in the state. Originally much of Missouri was covered in tall prairie grasses; today, only 90,000 acres remain as native prairie. The Missouri Natural heritage Database lists only eighteen other dry-mesic limestone dolomite prairies, totaling 890 acres, in Missouri. The Prairie View Stock Farm is one of the five largest dry-mesic limestone dolomite prairies in the state. It is the only dry-mesic limestone dolomite prairie within the Osage Plains region of Missouri.¹²⁰

Hay meadow: The largest part of Prairie View Stock Farm is the hay meadow, significant because of its use as grazing land for the cattle Charles Falor fattened and sold. It is also significant because of the amount of hay Charles Falor cut and sold as far away as Memphis, Tennessee.

Tall fescue prairie: While not as important to the Prairie View Stock Farm as the tall-grass prairie and the hay meadow, the pasture north of Aaron Road in Bates County is significant because it contributed to the productivity of the Prairie View Stock Farm. It is also interesting because of what it reveals about the natural transformation of tall-grass prairie as a result of grazing.

Non-contributing buildings and structures included in resource count:

Garage: A new three-car garage was built in the 1980s. This is a non-contributing building, but one that blends in with the appearance of the other buildings in the farmyard.

Tenant house and shed: Charles Falor had several farmhands, some of whom lived on the property in tenant houses. According to an article in the *Rich Hill Mining Review*, 24 February 1949, one of the farmhands, Mr. G. Medley, had worked for Elias Falor in the flour mill, but sold his home in Rich Hill to move to Charles

¹²⁰ Leahy.

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Falor's farm as a farm worker. He was living there in 1895; his daughter was married in the tenant house.¹²¹ One tenant house, a gable and wing cottage, has been demolished. The other tenant house is located to the east and south of the main house. It is a non-contributing building because it has been altered several times and lacks historic integrity, but is an important reminder of a system of farm labor used in the late nineteenth and early twentieth centuries.

Non-contributing objects not included in resource count: Some remains of original buildings and structures are evident on the farmstead, including, the steps to the washhouse, the concrete supports for the windmill and the well, and the foundation of the feeding troughs (Figure 3). These ruins are counted as part of the landscape, but are significant because of what they reveal about daily life on a farm in the mid-west.

Originally a summer kitchen and washhouse stood to the north of the storm cellar and just west of the house (Figure 20). A summer kitchen was useful because it kept the heat of cooking on a wood or coal fired stove out of the kitchen. A washhouse was necessary because washing, whether with tubs and a washboard or with an early washing machine, was a wet, messy task that could not practically be done in the house. The steps to the washhouse remain.

Originally, the large windmill sat to the east of the barn (Figure 8). A windmill was almost a necessity on a farm; it pumped water from a well into storage tanks or watering troughs without using electricity or the difficult labor of a hand pump. The windmill on Prairie View Stock Farm pumped water from a 430 foot well to a storage tank. The water was off-color and tasted metallic.¹²² The water tank, built in the second decade of the twentieth century, proved to be a problem, as it leaked. Falor wrote repeatedly to the contractor in an attempt to get it fixed.¹²³ The windmill was disassembled and the water tank was demolished in the late 1980s, though the blades are stored in the barn. The wooden frame of the windmill collapsed in a windstorm c. 1995.¹²⁴

Conclusion:

Prairie View Stock Farm is significant because of its role as a large cattle and hog feeding and shipping business, and later for

¹²¹ "Campbell Family," *Rich Hill Missouri History*, 17 February 2009 <<http://richhillhistory.blog.spot.com>>. Accessed 14 March 2015.

¹²² Teel.

¹²³ Family Papers.

¹²⁴ Galante.

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Prairie View Stock Farm
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its role as a producer of purebred Hereford cattle. It is also significant for the 160 acre native tall-grass prairie land that has been recognized by the state of Missouri as the Prairie View Natural Area.¹²⁵ Bonnie Teel, the current resident, is very conscious of the importance of the native tall-grass prairie. The native prairie land is not farmed or grazed. The portion of the farm north of Aaron Road in Bates County is being allowed to return to its natural state. Some portions of the farm are carefully used for grazing in three month periods, followed by periods of lying fallow in order to preserve the land. Each year, one-third of the land is burned off to preserve the viability of the prairie.¹²⁶ The Powell Gardens Botanical Garden is working with Teel to increase the population of mead's milkweed. Teel serves on the board of directors of the Missouri Prairie Foundation.

The Prairie View Stock Farm retains much of its original appearance and character, allowing insight into the land and lifestyle of a successful cattle feeder and broker with ample means. While it is currently used very little for feeding cattle, the land remains as a reminder of what pastures and prairies once looked like. The buildings giving insight into the lives of a well-to-do farm couple with progressive attitudes toward agriculture and convenience.

¹²⁵ Leahy.

¹²⁶ Rick Montgomery, "Missouri Prairie Grass Group Knows It's Hard to be Natural," *Kansas City Star*, 22 May 2014.

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Prairie View Stock Farm
Name of Property
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County and State
N/A
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N/A
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Prairie View Stock Farm
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Prairie View Stock Farm
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Prairie View Stock Farm
Name of Property Vernon and Bates Counties, Missouri
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Name of multiple listing (if applicable)

Additional latitude/longitude Coordinates

- 5. 38.035020 -94.464107
- 6. 38.042358 -94.463788
- 7. 38.042132 -94.454370
- 8. 38.053133 -94.453914
- 9. 38.053157 -94.463153
- 10. 38.060927 -94.462851
- 11. 38.061057 -94.472724
- 12. 38.057026 -94.472262

Boundary Description: South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 20, T38N, R32W in Bates County, Missouri; All of Section 29, T38W, R32W of Vernon County, Missouri; the Southwest 1.4 and South $\frac{1}{2}$ of Northwest $\frac{1}{4}$ of Section 38, T38N, R32W; and the East $\frac{3}{4}$ of the North $\frac{1}{2}$ of Section 32, T38N, R32W.

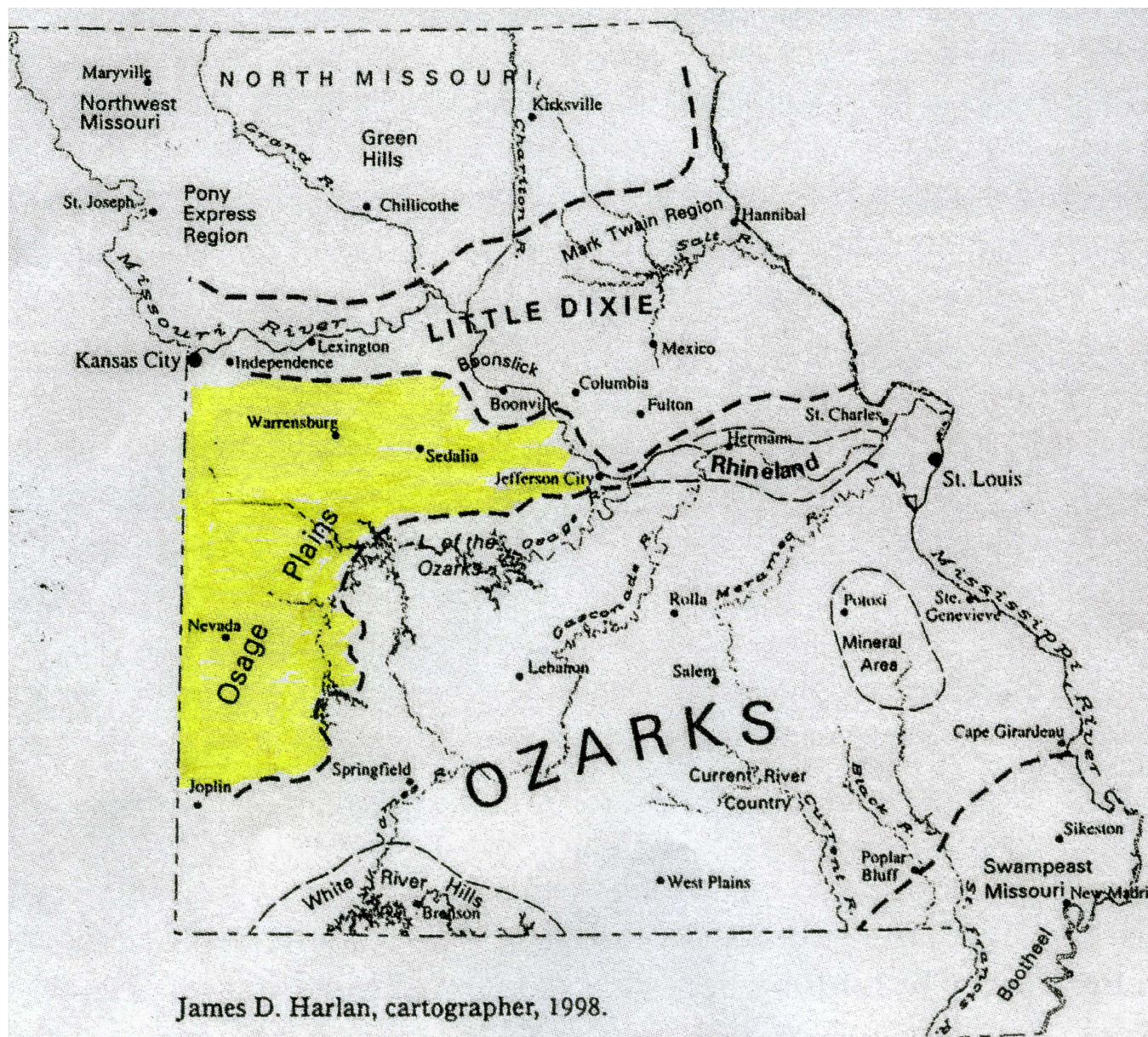
Boundary Justification: This is the land traditionally associated with Prairie View Stock Farm.

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Prairie View Stock Farm
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Figure 1: Map of Missouri showing Osage Plains, from Marshall, *Barns of Missouri*, 15.



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Figure 2: Prairie View Stock Farm, prairie flowers taken May 18, 2013 by Bonnie Teel



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Prairie View Stock Farm
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N/A
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Figure 3: Prairie View Stock Farm, prairie flowers, taken May 18, 2013 by Bonnie Teel

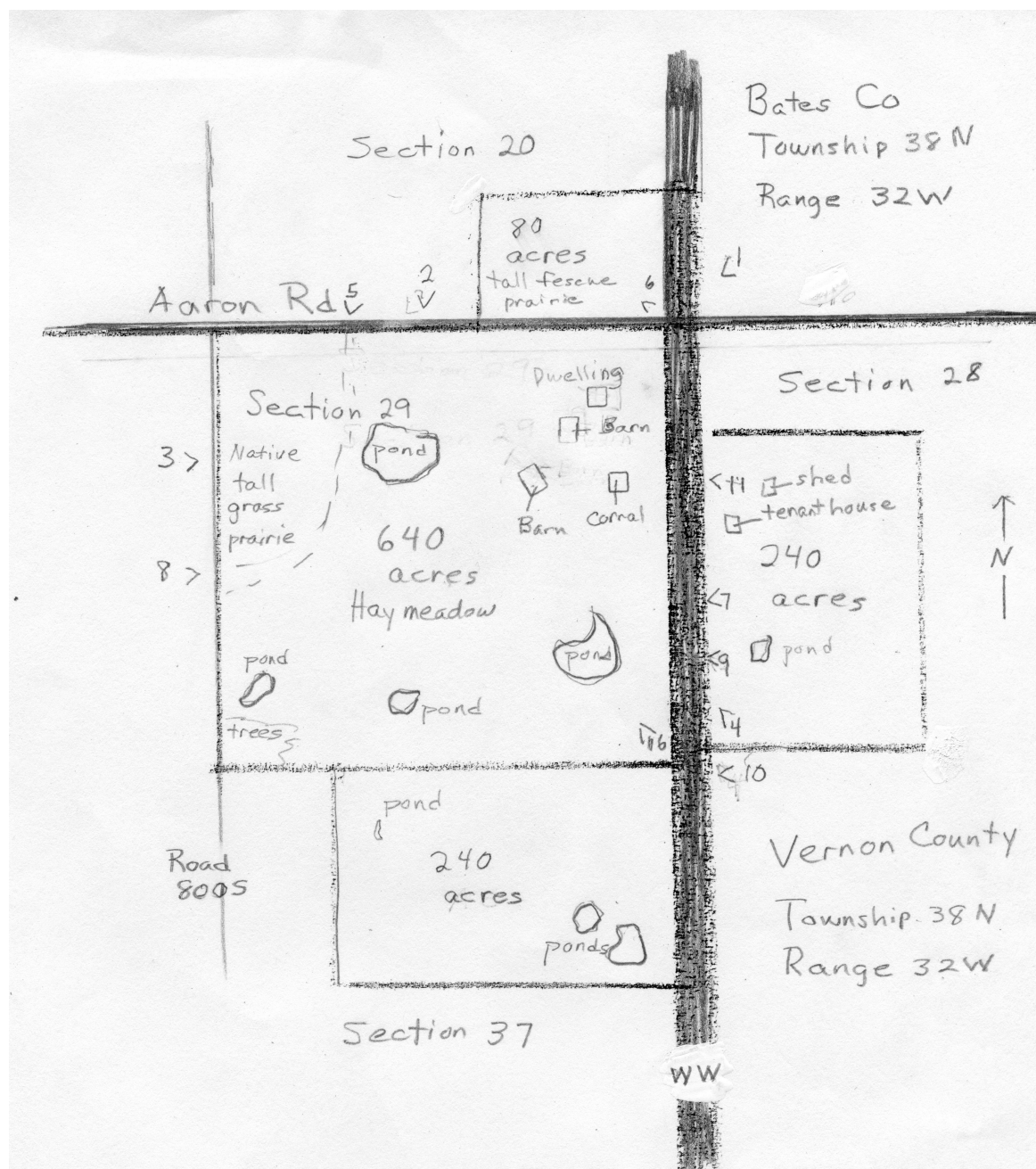


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Prairie View Stock Farm
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N/A
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Figure 4: Prairie View Stock Farm, map showing fences and landscape, keyed to photographs.

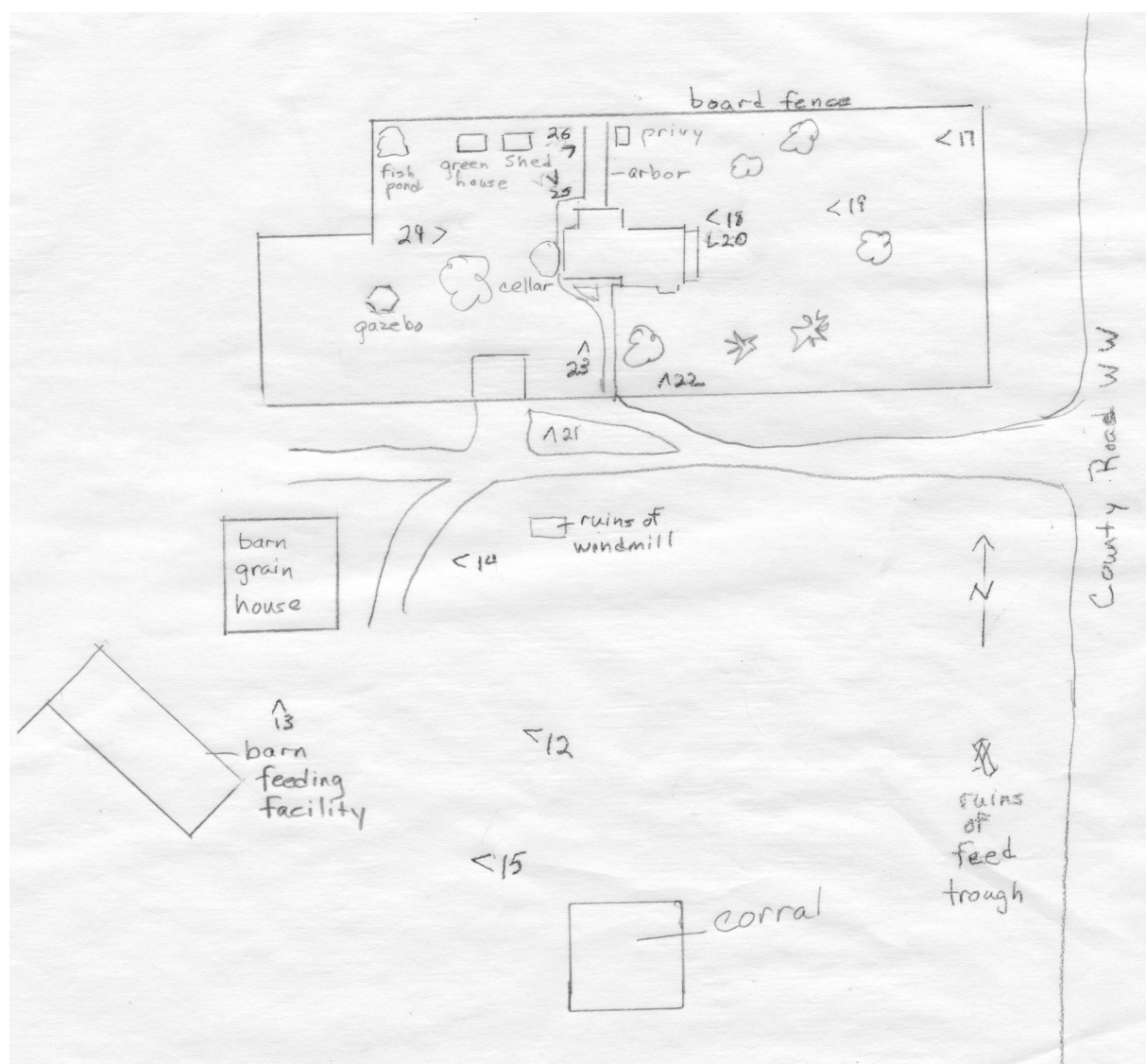


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Section number Figures Page 43

Prairie View Stock Farm
Name of Property
Vernon and Bates Counties, Missouri
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N/A
Name of multiple listing (if applicable)

Figure 5: Prairie View Stock farm, current farmyard plan, keyed to photos, drawn by Rhonda Chalfant

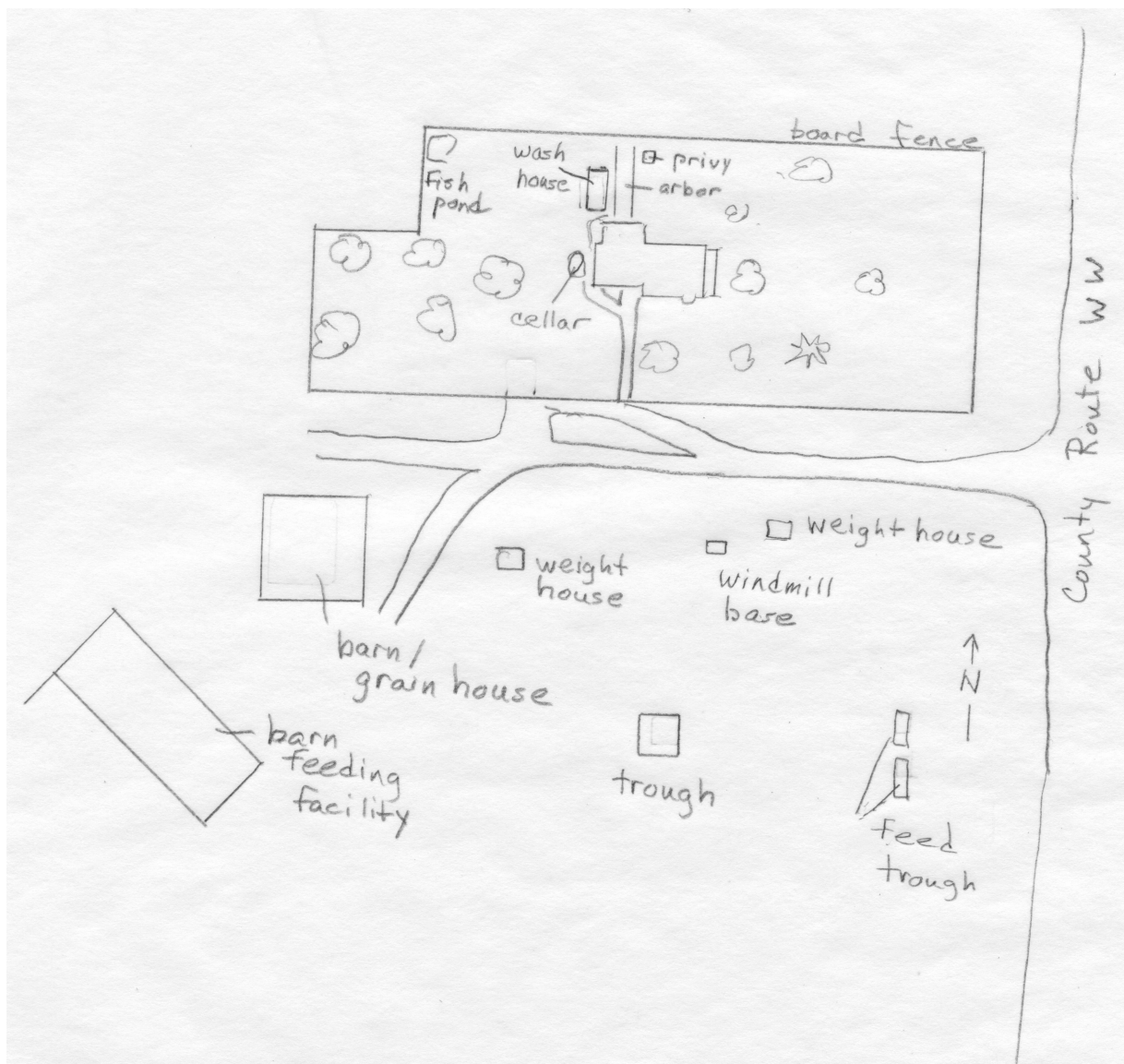


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Prairie View Stock Farm
Name of Property
Vernon and Bates Counties, Missouri
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N/A
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Figure 6: Prairie View Stock Farm, original farmyard plan, drawn by Rhonda Chalfant.

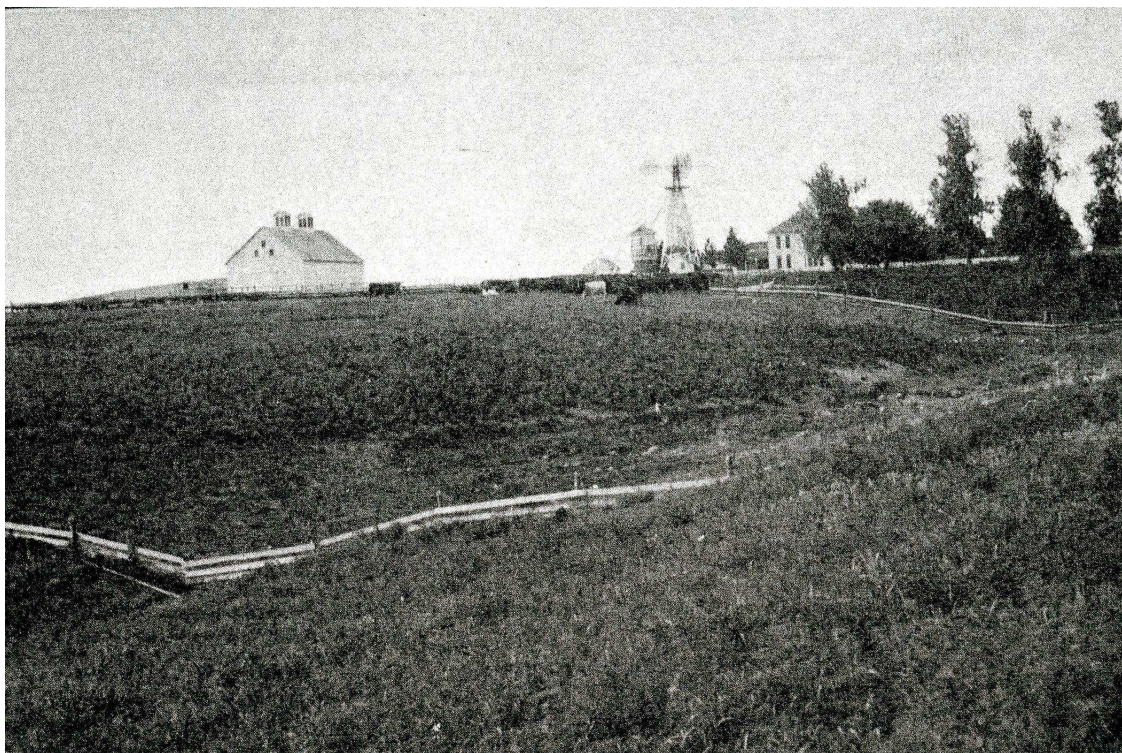


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Section number Figures Page 45

Prairie View Stock Farm
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Figure 7: Prairie View Stock Farm, early photograph showing barn/grain house, windmill and water tank, cattle at trough, and dwelling, from 1911 *History of Vernon County*, 46.



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Figure 8: Prairie View Stock Farm, landscape showing remains of windmill and well.



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Prairie View Stock Farm
Name of Property
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Figure 9: Prairie View Stock Farm, landscape showing ruins of trough.



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Prairie View Stock Farm
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N/A
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Figure 10: Prairie View Stock Farm, barn/grain house interior



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Figure 11: Prairie View Stock Farm, barn/feeding facility



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N/A
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Figure 12: Prairie View Stock Farm, barn/feeding facility, interior

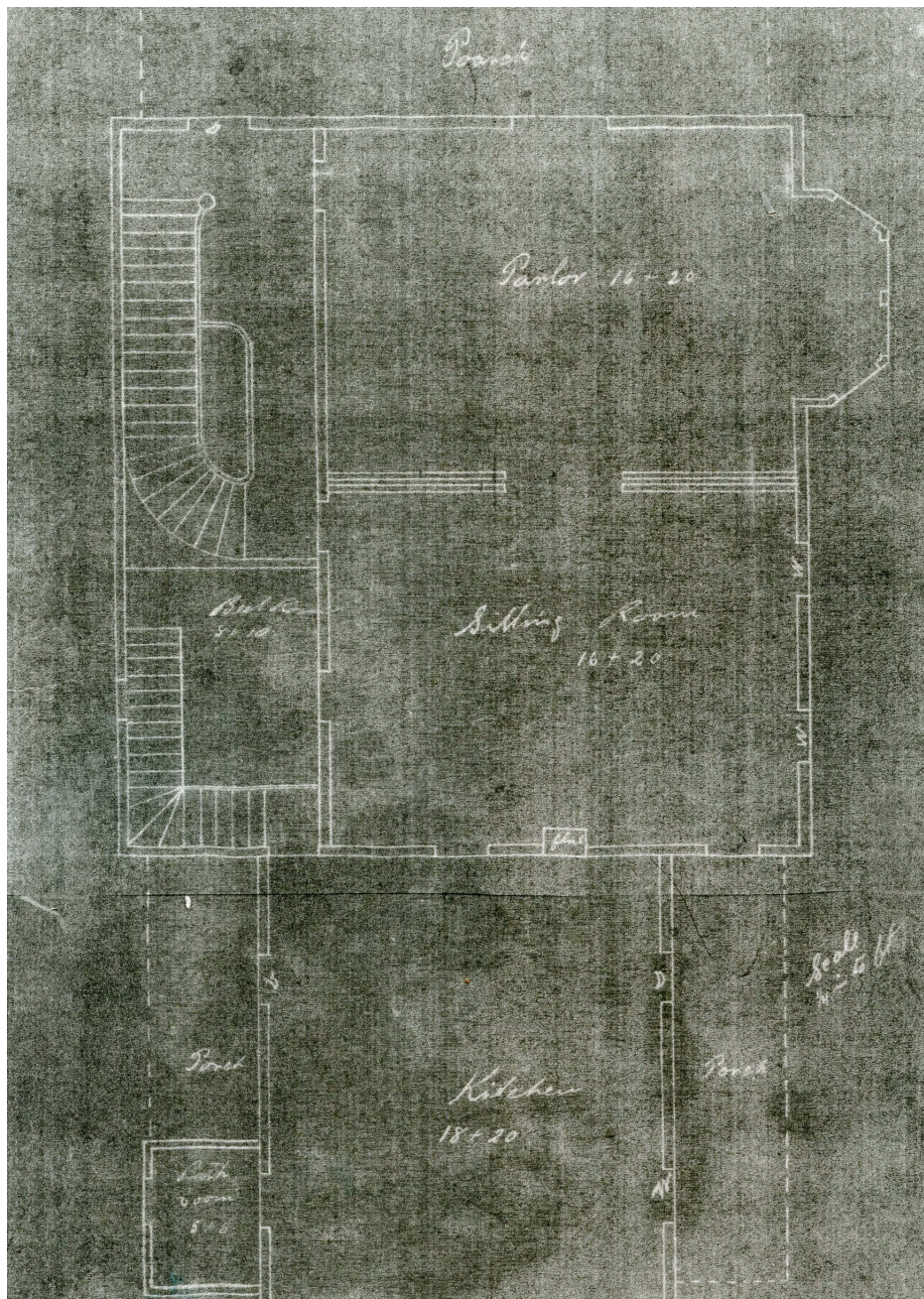


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Prairie View Stock Farm
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N/A
Name of multiple listing (if applicable)

Figure 13: Prairie view Stock Farm, dwelling, original plans, 1893, courtesy Bonnie Teel

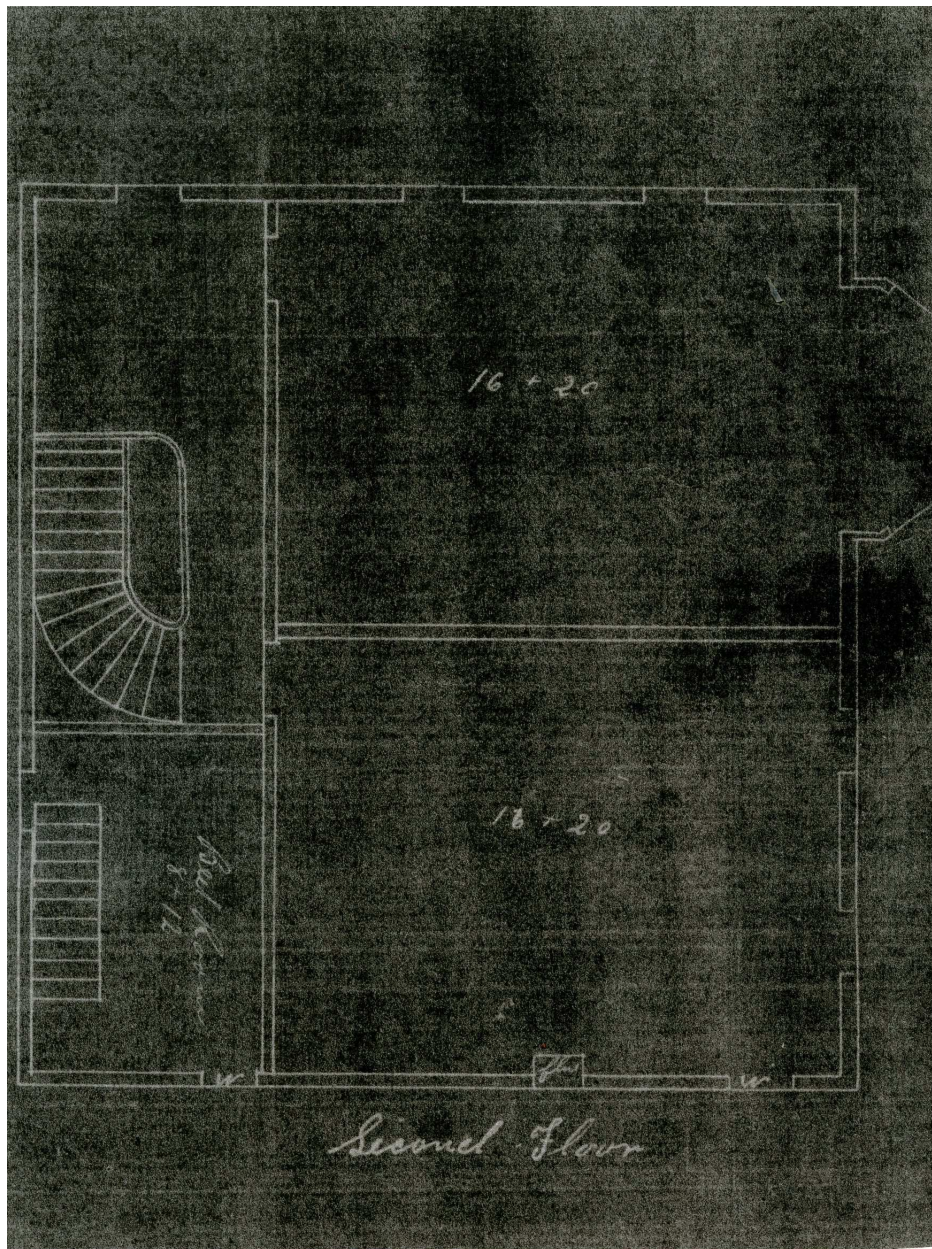


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Prairie View Stock Farm
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N/A
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Figure 14: Prairie View Stock Farm, dwelling interior, original plans 1893, second floor, courtesy Bonnie Teel



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Prairie View Stock Farm
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Figure 15: Prairie View Stock Farm: dwelling interior, pocket doors between dining room and parlor



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Prairie View Stock Farm
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Figure 16: Prairie View Stock Farm: dwelling interior, pocket doors detail



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Prairie View Stock Farm
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Vernon and Bates Counties, Missouri
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N/A
Name of multiple listing (if applicable)

Figure 17: Prairie View Stock Farm, dwelling interior, detail of stairway



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Prairie View Stock Farm
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Figure 18: Prairie View Stock Farm, dwelling interior, ceiling detail



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Prairie View Stock Farm
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N/A
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Figure 19: Prairie View Stock Farm, dwelling interior, door and transom



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Prairie View Stock Farm
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Figure 20: Prairie View Stock Farm, landscape showing steps to wash house and storm cellar



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N/A
Name of multiple listing (if applicable)

Figure 21: Photograph of Charles Falor, from 1911 *History of Vernon County*

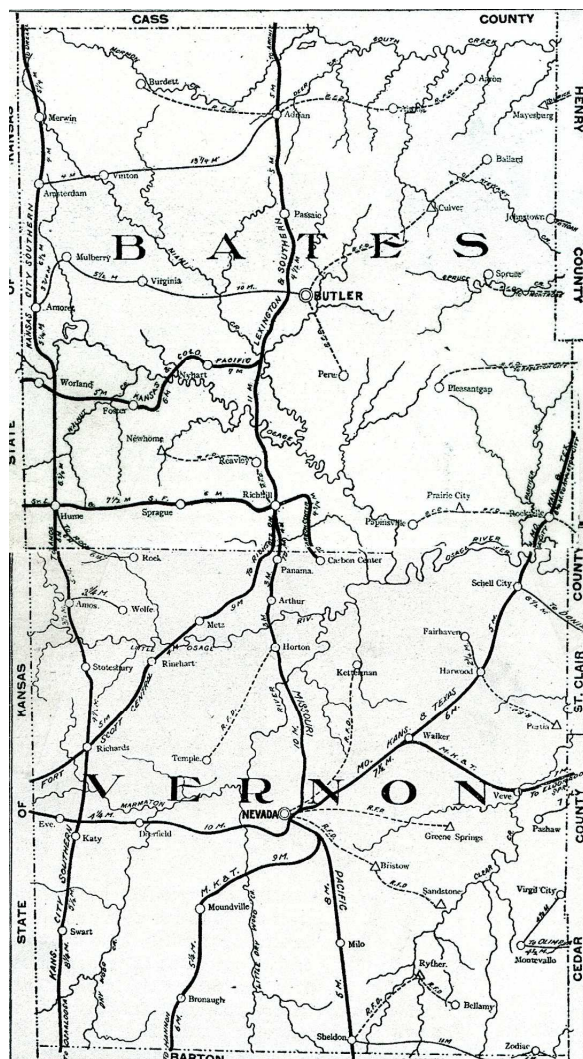


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Prairie View Stock Farm
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Vernon and Bates Counties, Missouri
County and State
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Name of multiple listing (if applicable)

Figure 22: Map showing Bates and Vernon Counties, 1903, from Williams, 3328, 530

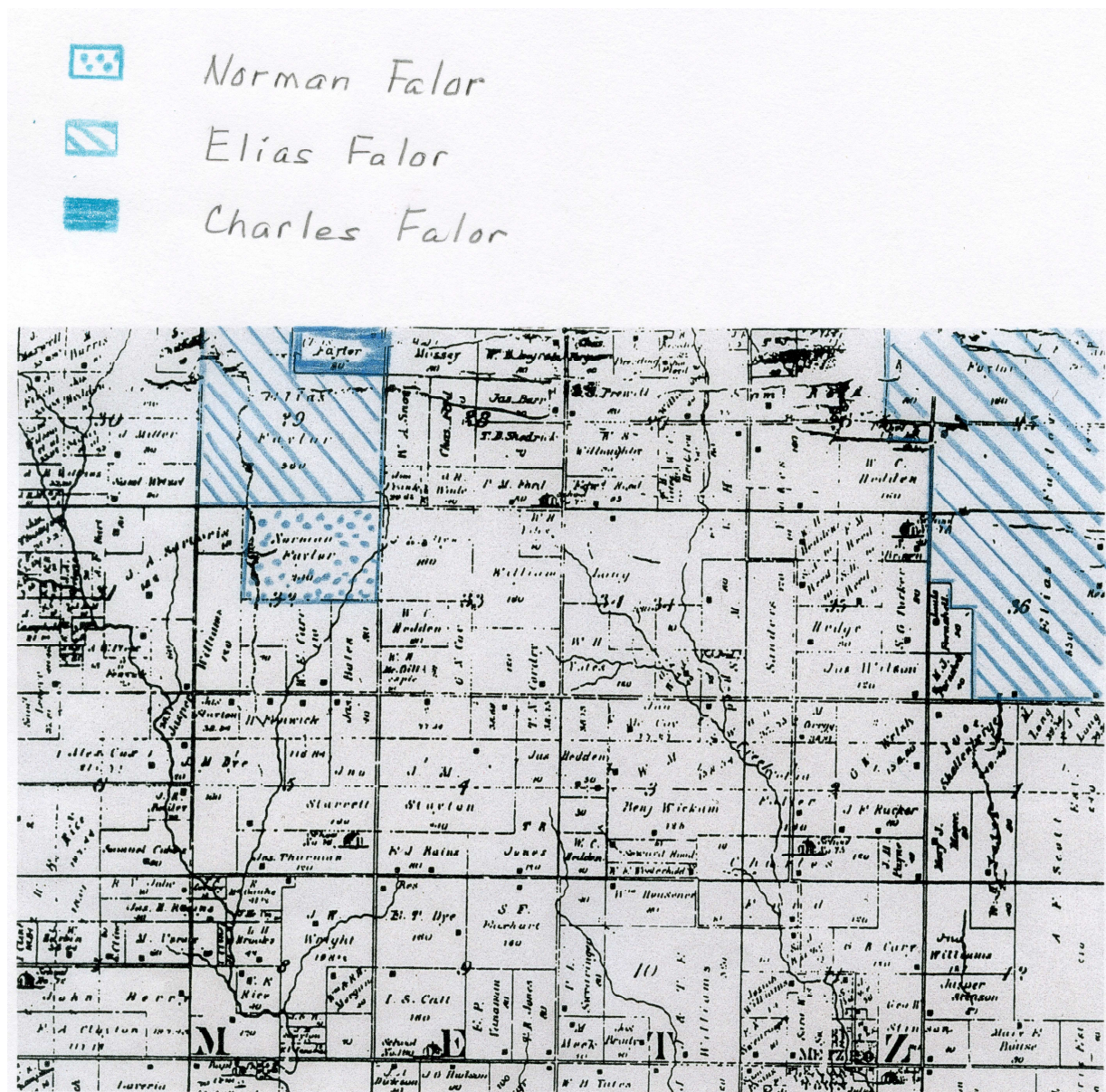


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Prairie View Stock Farm
Name of Property
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N/A
Name of multiple listing (if applicable)

Figure 24: Map of Vernon County, 1886, showing land owned by Elias, Norman, and Charles Falor



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Prairie View Stock Farm

Name of Property

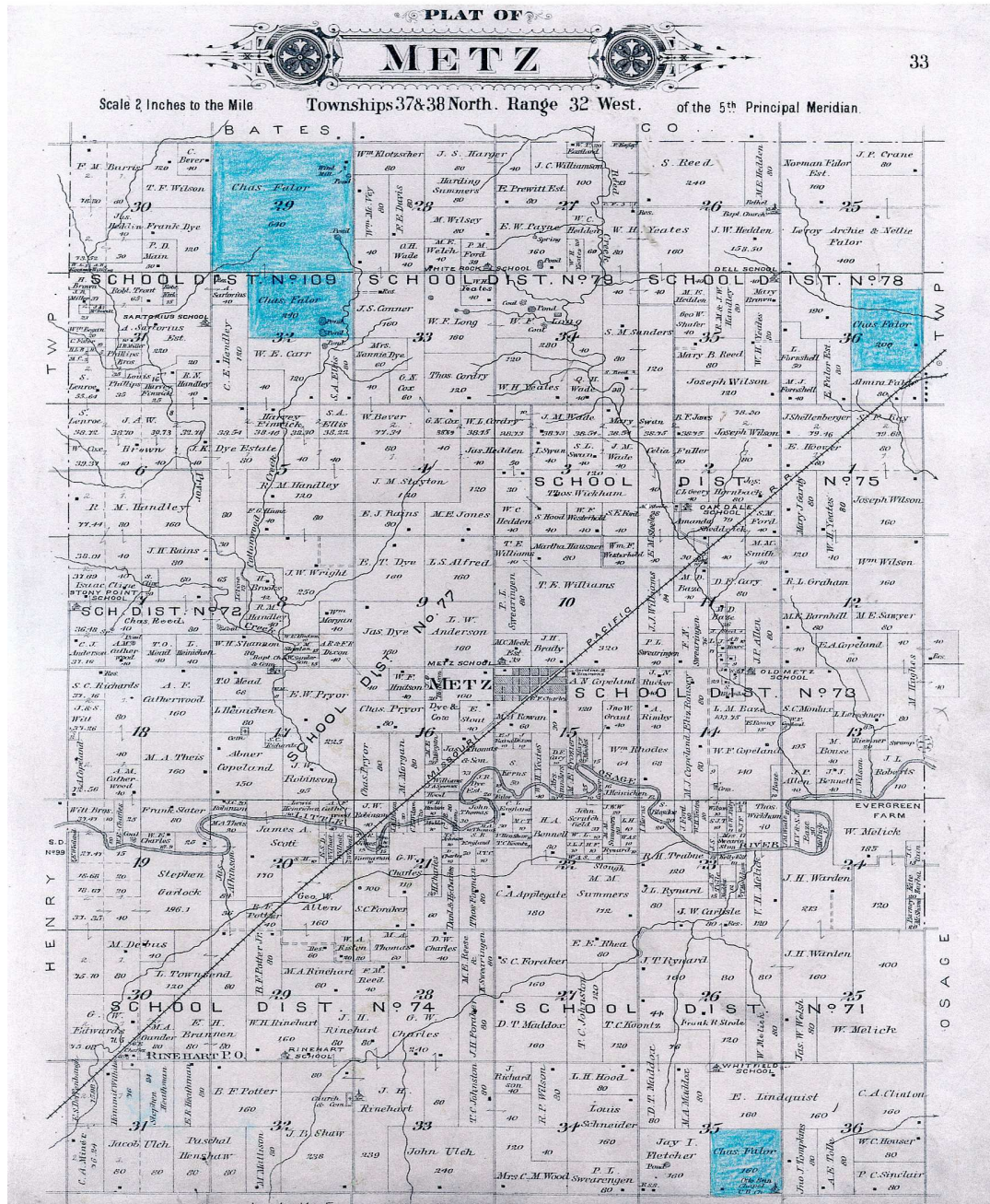
Vernon and Bates Counties, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 25: 1903 Plat Map of Metz Township, Plat Map of Vernon County, 33, showing land owned by Charles Falor.



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Section number Figures Page 64

Prairie View Stock Farm

Name of Property

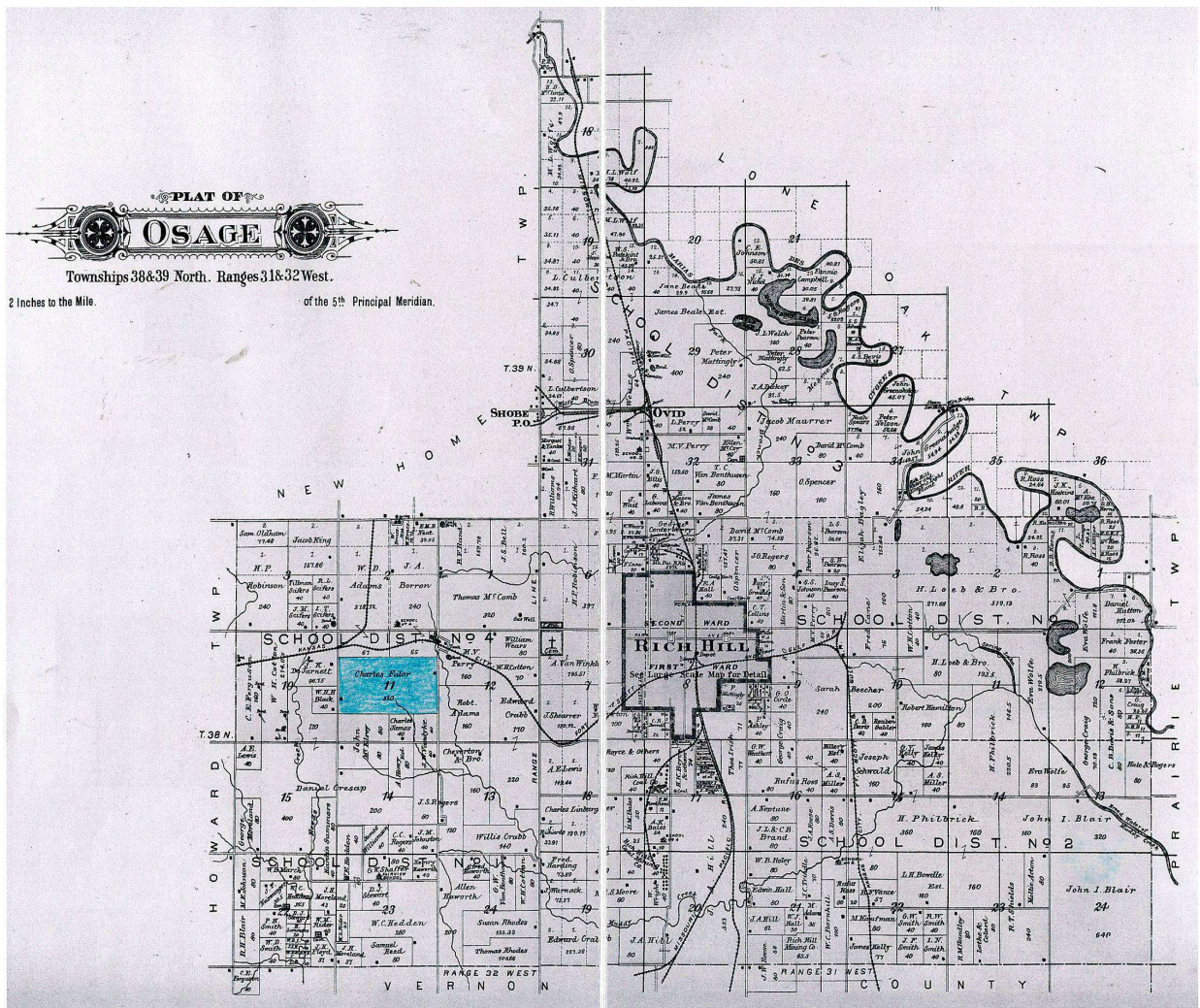
Vernon and Bates Counties, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 26: 1895 Plat Map of Osage Township, *Plat Book of Bates County*, showing land owned by Charles Falor.



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Section number Figures Page 65

Prairie View Stock Farm
Name of Property
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N/A
Name of multiple listing (if applicable)

Figure 27: Photo of Prairie View Stock Farm, showing trough. The windmill, water storage tank, and weight house are in the background. Courtesy Bonnie Teel.

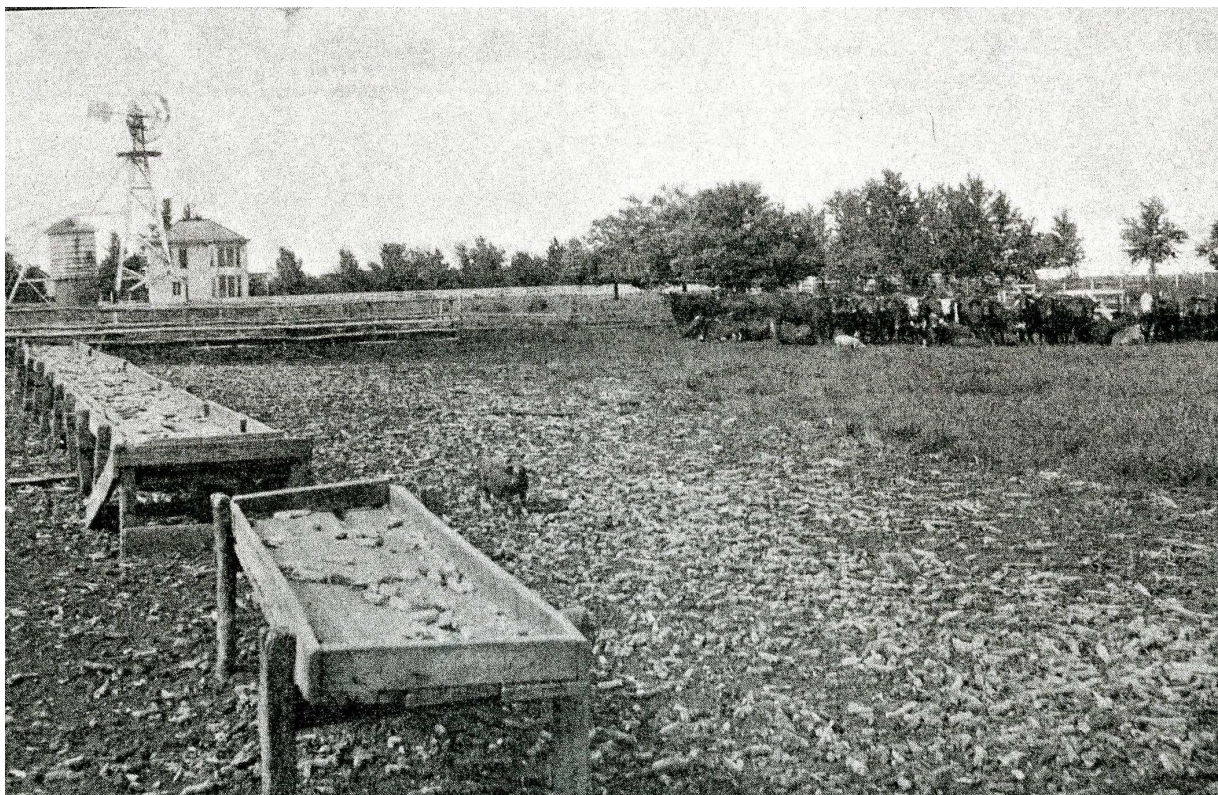


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Section number Figures Page 66

Prairie View Stock Farm
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County and State
N/A
Name of multiple listing (if applicable)

Figure 28: Photo of Prairie View Stock Farm from 1911 *History of Vernon County, 90*, showing feed lot.



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Prairie View Stock Farm
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County and State
N/A
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Figure 29: Photo of Prairie View Stock Farm from 1911 *History of Vernon County*, 302, showing pond and cattle.



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Prairie View Stock Farm
Name of Property
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County and State
N/A
Name of multiple listing (if applicable)

Figure 30: Photo of dwelling at Prairie View Stock Farm, from 1911 *History of Vernon County*, 68.

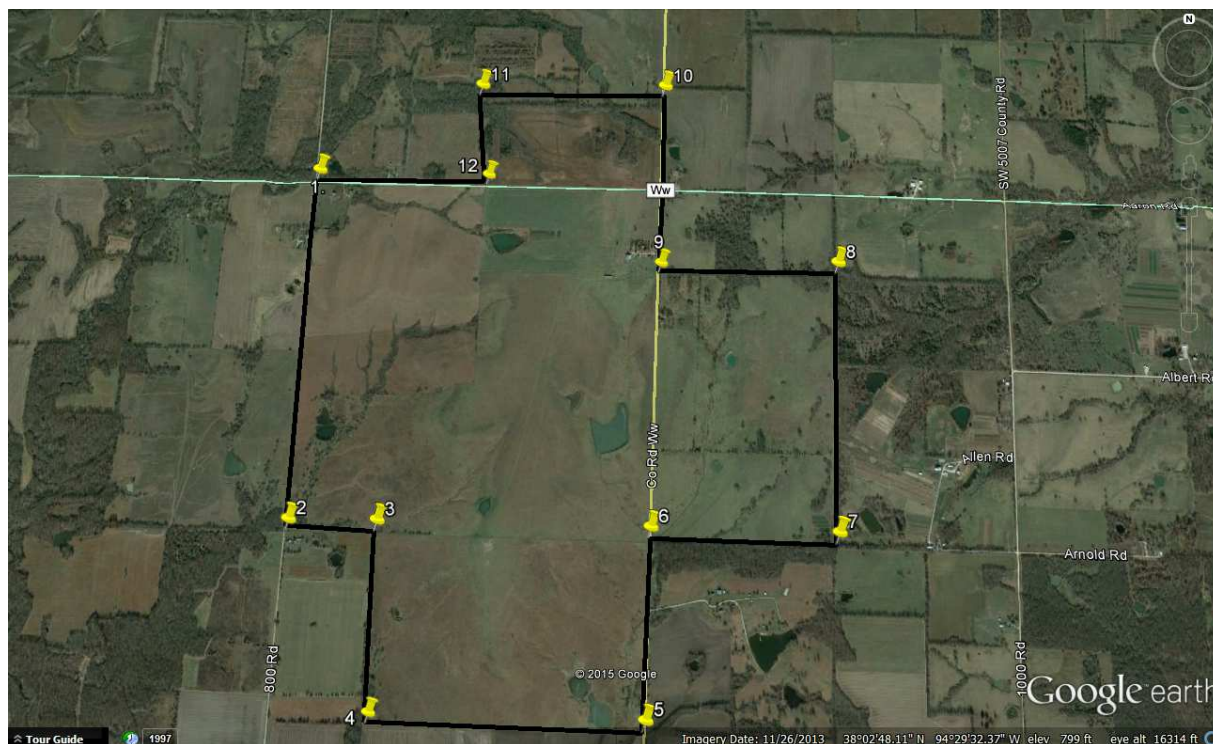


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Prairie View Stock Farm
Name of Property
Vernon and Bates Counties, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Lat/Long Map Prairie View Stock Farm
Source: Google Earth, 7/16/2015



- 13. 38.057262 -94.481314
- 14. 38.042692 -94.481989
- 15. 38.042643 -94.477524
- 16. 38.035371 -94.477573
- 17. 38.035020 -94.464107
- 18. 38.042358 -94.463788
- 19. 38.042132 -94.454370
- 20. 38.053133 -94.453914
- 21. 38.053157 -94.463153
- 22. 38.060927 -94.462851
- 23. 38.061057 -94.472724
- 24. 38.057026 -94.472262

Property Owners:

AARON VC Rd





























PRAIRIE VIEW MOTORS
Motor Vehicle Sales























