

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Whitney Ranch Historic District

other names/site number ⁰¹⁷~~071~~-1620-0005

2. Location

street & number SW1/4, SW1/4, SE1/4, S17, T18S, R7E not for publication

city or town Hymer vicinity

state Kansas code KS county Chase code 017 zip code 66850

3. State/Federal Agency Certification

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

Ramon Powers SHPO, March 13, 1995
Signature of certifying official/Title Date

Kansas State Historical Society

State of Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper

Date of Action

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Whitney Ranch Historic District
Name of Property

Chase County, Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 5 | | buildings |
| | | sites |
| | | structures |
| | | objects |
| 5 | | Total |

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Agriculture: agricultural outbuilding
Domestic: single dwelling
Landscape: unoccupied land

Current Functions
(Enter categories from instructions)

Agriculture: agricultural outbuilding
Domestic: single dwelling
Landscape: unoccupied land

7. Description

Architectural Classification
(Enter categories from instructions)

Other: Square limestone house; hipped roof
Other: Rectangular frame wash house; gable roof
Other: Square frame carriage house; hipped roof
Other: Square frame privy; hipped roof
Other: Rectangular frame chicken coop; gable roof

Materials
(Enter categories from instructions)

foundation Stone: limestone
walls Stone: limestone
Wood: clapboard
roof Asphalt shingles
other

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Agriculture

Architecture

Period of Significance

1883-1893

1893-1900

1900-1945

Significant Dates

1883-1893

1893-1900

1900-1945

Significant Person

(Complete if Criterion B is marked above)

Sidney E. Whitney

Cultural Affiliation

N/A

Architect/Builder

H.R. Hilton, Builder

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- [x] State Historic Preservation Office
[] Other State agency
[] Federal agency
[] Local government
[x] University
[] Other

Name of repository:

Kansas State Historical Society;

Emporia State University

Whitney Ranch Historic District
Name of Property

Chase County, Kansas
County and State

10. Geographical Data

Acreage of Property 10 Acres

UTM References

(Place additional UTM references on a continuation sheet.)

1

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Zone Easting Northing

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Zone Easting Northing

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Michele Risdal, National Register Program Assistant

organization Kansas State Historical Society date March 13, 1995

street & number 120 West Tenth Street telephone 913-296-5264

city or town Topeka state KS zip code 66612-1291

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative **black and white photographs** of the property.

Additional items

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

Property Owner

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

name Ed and Sharon Whitney

street & number Route 1 telephone _____

city or town Elmdale state KS zip code 66850

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

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

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The Whitney Ranch (c. 1883-1900) is located in the vicinity of Elmdale in Chase County, Kansas (pop. 109). The nominated area is in SW1/4, SW1/4, SE1/4-S.17-T.18S-R.7E. The nomination includes the original native limestone house (c. 1883-1885) and four outbuildings (c. 1885-1890) that stand north of the house. The house was built first and shortly after that the outbuildings were built. This is indicated by a c. 1890 photograph which shows the house and the wooden wash house and privy. The nomination includes a ten acre tract of land that encompasses the five buildings which comprise the nucleus of the Whitney Ranch. The ten acre tract is part of the original 101 Ranch that at its height in 1887 had reported holdings of 95,000 acres. The house and outbuildings are situated on top of a hill overlooking Diamond Creek a quarter of a mile west.

The ranch is located in the center of the Flint Hills, a distinctive agricultural sub-region of the North American Plains. The Flint Hills are an area of rolling-to-rough limestone hills that nearly bisect east central Kansas from north to south. The Flint Hills constitute the largest remaining expanse of tall grass prairie on the continent. The thin soils of the uplands, largely unbroken, are blanketed with native tall grasses: predominately big bluestem, and also little bluestem, Indian grass, and switch grass. This expanse is dissected by a myriad of rivers and creeks, the bottoms of which are richly soiled, containing bands of timber, and is well adapted to raising feed grains and forages. The nominated house and outbuildings sit on a knoll in this region that is surrounded by rolling pasture. North of the knoll lies a ring of hills and to the south is rich bottom land.

In Chase County the Western Land and Cattle Company found mile after mile of grassy uplands sloping up from the rich bottom lands of the streams where settlers had been raising good crops of grain for some twenty years. During the latter part of the nineteenth century the Texas department of the 101 would ship about 7,000 head of steers to the Kansas ranch each summer for fattening on grass. Most of these cattle would be shipped on to the feeder markets in Kansas City, but from one to two thousand head would be kept on the Kansas ranch to be fed corn before being sent to market.

On a hill just to the southeast of Hymer, a once vital cattle-shipping point on the Santa Fe, stands an imposing two-story ranch house built over a hundred years ago from the native limestone that underlies the tall grasses of the Flint Hills. Known since the turn of the century as the Whitney Ranch, this house and its attendant outbuildings were originally constructed in the 1880s as the headquarters of the 101 Ranch, the Kansas department of the holdings of the Western Land and Cattle Company, an English syndicate that also owned ranches in Texas and New Mexico.

In 1882 the Western Land and Cattle Company, represented by ranch manager H.R. Hilton, began construction of the ranch buildings and of extensive boundary fencing, helping to bring to an end open-range conditions in the central Flint Hills. In 1887 the syndicate bought an

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additional 10,000 acres from the Santa Fe, bringing the total of their reported holdings to some 95,000 acres. The property, known as the 101 Ranch, underwent restructuring in 1893, at which time it was renamed the 101 Cattle Company and managership passed from Hilton to his foreman, Sidney E. Whitney.

In 1900 the 101 Cattle Company began a systematic liquidation of its holdings. The vast 101 Ranch was split up, with three major tracts begin sold, respectively, to Sidneey E. Whitney, L.J. Lips, and Joab Mulvane. Smaller segments of the ranch were sold to neighboring ranchers Frank Atkinson, H. Umberger, L.C. Buchman, and C.B. Cowley, among others. (Chase County Historical Society, volume 3, p. 338-339) Whitney purchased the 101 headquarters, including the ranch house and outbuildings, along with several thousand acres of adjacent pasture and farm land.

Between the carriage house and the reservoir, but closer to the former, is a stone foundation, approximately 30 feet by 40 feet, that was at one time the base of a bunkhouse for the cowboys and farm hands who worked on the 101 Ranch. The ranch outbuildings were constructed at the base of the hill, just west of the ranch house. A two-story stone barn, constructed at approximately the same time as the ranch house, is the oldest and largest building in the farm lot complex. Sometime shortly after the turn of the century (about the time the 101 was being liquidated) a fire burned the barn, and it was rebuilt on a smaller scale (one-story) with a much smaller hay loft. Another ranch house is located at the base of the hill south of the stone ranch house. Edward Whitney moved this house, the George Hughes house, from Hymer in 1946.

The nominated ranch house and four outbuildings lie on a knoll surrounded by pasture. North of the buildings is a ring of hills and to the south is rich bottom land. A windy drive leads up and around the south facade of the house to terminate behind the house. Four outbuildings stand north of the house. A limestone wall runs from the north elevation of the house to the wash house. The wall creates a private courtyard that cannot be seen from the east. A limestone walkway leads from the house to the wash room. Directly north of the wash room is the privy. A chicken coop stands northeast of the privy while the carriage house stands northwest. The knoll is scarcely populated with trees.

INVENTORY

1. Main house (c. 1883-1885)

The two-story rusticated limestone house sits on a rusticated limestone foundation and is surmounted by a truncated hipped roof with two projecting dormers, two cross gable roofs projecting from the southern facade and west elevation, and a turret. In 1987, the truncated hipped roof was covered with an east/west facing gable roof to help handle water run off. The house has a southern facade orientation and is situated on top of a hill overlooking Diamond

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Creek a quarter of a mile west.

The exterior of the house is constructed of native limestone quarried nearby, the exact location is unknown. Each rusticated limestone block has finished edges. Rusticated limestone lintels and thresholds with finished edges surmount and underscore each door and window respectively. On the second story, shingles cover both gable projections and shed dormers. A triangular section on each gable is formed by a dentiled wooden board which spans the gable. A wooden fascia board defines the roof line.

The overall rectangular form of the building is surmounted by a truncated hipped roof. The roof becomes the projection point of two gable roofs, on the south facade and west elevation, and two dormers, on the west and north elevations. Decorative detailing is not emphasized on doors, windows, porches or wall surfaces. In c. 1900, Sidney E. Whitney added a one story closed in porch to the northwest corner of the house. Two chimneys, which were removed in 1987, rose from the truncated hipped roof. A c. 1890 photograph indicates only one chimney rising from the eastern side of the roof. A c. 1930 photograph, though, shows two chimneys, one on the east and one on the west, rising from the roof. In c. 1900, Sidney E. Whitney built a five foot tall stone wall running about a dozen feet from the north wall of the house to the wooden frame wash house. The wall is flush to the house and end a few feet from the southeast corner of the wash house. A c. 1890 photograph indicates that the stone wall replaced a wooden fence. This wall gives the entrance to the wash house and wash area privacy if it is viewed from the east. If seen from the west, the wall creates a courtyard with a limestone walkway leading from the back of the house to the entrance of the wash room. The walkway continues around the west side wash room. The wall itself is constructed of medium sized, rusticated limestone blocks capped with a row of flat, finished limestone blocks.

The principal facade faces northeast and is dominated by a full length porch which extends around both sides creating a veranda. Twelve circular native stone pillars placed on a rusticated limestone railing support the porch roof. The area of the porch in front of the south facade is screened in, date unknown. The porch was added c. 1900 by Sidney E. Whitney when he purchased the property from the Western Land and Cattle Company. A c. 1890 photograph indicates that originally the porch was wooden with fourteen turned wooden posts supporting the porch roof. Brackets decorated the area between the shaft and first member of the roof.

Fenestration is comprised primarily of 1/1 double hung sash in singular and double groupings. A bay window projection fenestrates the northern bay of the eastern elevation on the first floor and second floor. Two square windows pierce each gable while one square window pierces each dormer.

The interiors of the first and second floors retain their original floorplan and detailing. The first floor is arranged by having one room lead into another. Three public spaces, two front parlors

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and a dining room, define the first floor. The second floor is reached by a straight staircase. All rooms on the second floor are accessed by an ell-shaped hallway.

Entry into the house occurs on the south wall of the entry hall through french doors that are surmounted by one frosted glass transom. The upper half of each door is composed of a pane of clear glass over a wooden panel. The trim surrounding the windows and doors is a molded pilaster finish design. This is defined by thin pilasters rising from baseblocks, meeting the head blocks at the head of the door or window, with the entire casing being held together by a molded head casing. The molded profiles of the pilaster are bead-and-cove. At the top corners of each door and window are bull's eye corner blocks. All doors have their original locksets and knobs. Tall plain baseboards define the floor line. Across from the door is a straight staircase leading to the second floor. The staircase is defined by a turned newel post and balusters. A wooden pedestal colonnade to the east and west visually separates the entry hall from both front parlors.

Two parlors are located to the east and west of the entry hall. The door and window surrounds and baseboards have the same design as the woodwork in the entry hall. The unique feature in each parlor is their fireplace. The southwest parlor has a marble fireplace with a marble shelf located on the north wall. The face and surrounds are not decorated. Brick defines the hearth. Plain ceramic tiles with a central band of floral tiles and a border of floral tiles define the flooring. The southeast parlor also has a marble fireplace on the north wall. A bead-and-cove surround visually supports the bead-and-cove face. The ceramic flooring is exactly like that in the southwest parlor.

Directly behind the southeast parlor is the dining room. On the east wall of the dining room is a bay window. The door and window surrounds and baseboards have the same design as the woodwork in the entry hall.

A straight stairway in the entry hall rises to the second floor. A turned balustrade on the landing defines the opening of the staircase. An ell-shaped hallway connects four rooms, one bathroom, and the door to the attic. Every door is surmounted by a transom. The trim surrounding the doors starts at the base blocks and rises to the headcasing. The molded profiles of the trim are bead-and-cove. Bull eye's decorate the top corners. The window surrounds are composed exactly like the door surrounds except the pilasters rise from the sill. The baseboards, which carry throughout the second floor, are tall and plain. All doors have their original locksets and knobs. The rooms off the corridors all have the same molding and trim for the doors and windows.

Other than adding a telephone c. 1909, indoor plumbing sometime in the first half of the twentieth century, and electricity in the late 1930s or early 1940s, no changes were made in or on the house until 1987. Running water was apparently a feature of the house from the time of its construction, or shortly thereafter. Water was supplied from a well on Shafer Creek,

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approximately one-half mile north of the house. Both a windmill and an engine were used to lift the water to a stone-and-concrete reservoir built into a hilltop that rose to the east of the well. Gravity then carried the water into the house, a little less than half a mile to the south. An upstairs bathroom was part of the original house, but it apparently did not contain a flush toilet until sometime in the twentieth century, for two outhouses, one still extant (although long unused), were part of the building complex.

The stone ranch house was abandoned in 1969 when Sadie Whitney died. Some deterioration occurred, especially because of a leaky roof. In 1987 Ed Whitney and his wife Sharon began a clean-up and restoration project. In general the house was maintained as it had been built, with original woodwork and other such features being retained. Some internal rearrangement allowed a downstairs bathroom to be added, but the main structural change, undertaken to prevent future roof and leakage problems, was to replace the original flat roof at the very top of the house with a east/west facing gable roof to better handle run-off. The restoration was completed within a year, and the fourth generation of Whitneys moved into the ranch house in 1988.

2. Wash House (c. 1885-1890)

The one-story wooden frame wash house sits on limestone foundation and is surmounted by a gable roof. Clapboard siding sheathes the building. The wash house has a southern facade orientation that is defined with a door and double hung sash window. A double hung sash window is located on the west and east elevations. A c. 1890 photograph indicates that the wash room once had a chimney rising from the north end of the gable roof. A c. 1930 photograph indicates a non-extant addition with a gable roof off the northern elevation. A limestone wall c. 1900 runs about a dozen feet from the north wall of the house to the wash house. This wall gives the entrance to the wash house and wash area privacy if it is viewed from the east. If viewed from the west a courtyard is created with a limestone walkway leading from the back of the house to the entrance of the wash room. The c. 1930 photograph also indicates that the building was once painted with white trim contrasting with darker colored walls.

3. Privy (c. 1885-1890)

The one-story clapboard sided privy sits on a limestone block foundation and is surmounted by a hipped roof. A door pierces the northern facade. A vented window pierces the west and south elevations. A vent rises from the center of the hipped roof.

4. Chicken Coop (c. 1885-1890)

The one-story chicken coop sits on a limestone foundation and is surmounted by a gable roof. The building has a southern facade orientation. German lap siding sheathes the building. The south facade is defined by a door and a band of four windows.

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5. Carriage House (c. 1885-1890)

The one-and-a-half-story German lap covered carriage house sits on a limestone foundation and is surmounted by a hipped roof. Two dormers project from the south and west elevations of the roof. A galvanized roof ornament caps the apex of the roof. The south elevation is defined by two large carriage door with a door in between. The west elevation has two windows that are boarded up. The east elevation has a window and door. A c. 1930 photograph indicates that the building was once painted with white trim contrasting with darker colored walls.

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The Whitney Ranch (c. 1883-1900) is being nominated to the National Register under criterion A for its association with the Great Western Land and Cattle Company and the growth and development of the cattle trade in Chase County, under criterion B for its historical association with Sidney E. Whitney (d. 1918), a farmer/stockman and under criterion C for its architectural significance as a late-nineteenth century ranch complex.

In northwest Chase County, Kansas, on a hill just to the southeast of Hymer, a once vital cattle-shipping point on the Santa Fe, stands an imposing two-story ranch house built over a hundred years ago from the native limestone that underlies the tall grasses of the Flint Hills. Known since the turn of the century as the Whitney Ranch, this house and its attendant outbuildings were originally constructed in the 1880s as the headquarters of the 101 Ranch, the Kansas department of the holdings of the Western Land and Cattle Company, an English syndicate that also owned ranches in Texas and New Mexico.

The Flint Hills of Kansas, along with their southern extension, the Osage Hills of Oklahoma, contain nearly all of the nation's extant native tall grass prairie. In pre-settlement days this prairie stretched east as far as Indiana and Kentucky, north into Canada, and south into Texas. Today only one percent remains, preserved initially from the settler's plow by geology--extensive strata of limestone lay just below, or in many places jut out from, the shallow soils of much of the Flint Hills uplands--and later, among the potentially arable sections of the Flint Hills, by economics--a system of grazing transient stocker cattle during the spring and summer, then in the fall sending them on to market as feeders or fattening them on corn raised in the rich bottom lands of the streams that flow through the Flint Hills.

Many of the various aspects of this distinctive system of cattle ranching, which include pasture burning and custom grazing, along with a combination of farming and livestock raising, are revealed in the practices of the Whitney Ranch. From early on in the history of Flint Hills ranching, and still true today, much of the pasture land is held by absentee owners. This property is then leased to custom graziers (often called "pasturemen") who in turn sublease it to cattle owners, or it is leased directly to the cattle owners who then contract for the services of custom graziers to look after the cattle, as was the case with the Whitney Ranch. Although it is typical of Flint Hills ranches in many respects, the Whitney Ranch is special in that it was originated by a large foreign investment corporation, one of many English syndicates that speculated in land and cattle on the Great Plains of North America during the last quarter of the nineteenth century.

In the years following the opening of the Kansas cowtowns to the Texas beef trade, British interest in American ranching was stirred by such books as Hiram Latham's Trans-Missouri Stock Raising (1871) and James S. Brisbin's The Beef Bonanza: or How to Get Rich on the Plains (1881), which has been called one of the most effective pieces of cattle propaganda ever published. (Everett Dick, Conquering the Great American Desert.) Rumors of fantastic profits

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were rife in Great Britain, but even those more objective investors were impressed by the improved technology of refrigerated shipping that allowed the tonnage of fresh beef exported from the United States to England to increase over a thousand percent between the mid 1870s and the end of that decade. (Jackson, The Enterprising Scot)

Formed in 1882, the Western Land and Cattle Company made an initial investment in Texas land, the 160,000-acre 101 Ranch in Hartley County in the northwest corner of the Panhandle, as well as a 40,000 acre spread along the Cimarron River in northeastern New Mexico. The company planned to stock these Southwestern ranges with cowherds, then, as Texas drovers had been doing since the opening of Abilene in 1867, grow the young steers on Kansas grass and fatten the aged ones on Kansas corn. Because the open range, especially in the tall grass region where the richest grasses grew, was fast becoming settled, the Western Land and Cattle Company determined upon the large, intact railroad acreage in Chase County as their best investment. In this they followed the advice of a writer in the Edinburgh Courant, which had recommended the purchase of the block grants of the railroads. (Kollmorgen and Simonett, pp. 260-290)

In Chase County the corporation found mile after mile of grassy uplands sloping up from the rich bottom lands of the streams where settlers had been raising good crops of grain for some twenty years. During the latter part of the nineteenth century the Texas department of the 101 would ship about 7,000 head of steers to the Kansas ranch each summer for fattening on grass. Most of these cattle would be shipped on to the feeder markets in Kansas City, but from one to two thousand head would be kept on the Kansas ranch to be fed corn before being sent to market.

In 1882 the Western Land and Cattle Company, represented by ranch manager H.R. Hilton, began construction of the ranch buildings and of extensive boundary fencing, helping to bring to an end open-range conditions in the central Flint Hills. In 1887 the syndicate bought an additional 10,000 acres from the Santa Fe, bringing the total of their reported holdings to some 95,000 acres.

On January 8, 1885, a little over two years after the ranch was founded, Hilton gave a talk to an interested group in Council Grove, some twenty miles to the northeast of the ranch, in which he explained the company's operation: the Chase County ranch had 1,100 grade cows with 350 of them bred to purebred Hereford bulls, 750 to purebred Shorthorns. At weaning time the best of these bull calves would be shipped to the Southwest for use in upgrading the company's herds there.

The plan of the company was to operate efficiently and scientifically, and to this end they divided the ranch into quarters with a foreman in charge of each section. They also began fencing operations by mid-decade, in order to keep their cows from being bred by scrub range bulls. Eventually the company opened its own general merchandise store in the village of Hymer, which

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stood near the center of the ranch, and its own grain elevator. The Superior Branch of the Santa Fe opened in 1887, with a stockyards at Hymer, which did away with the need to drive cattle to and from the stockyards at Strong City, some fifteen miles distant.

One of the chief officials of the Western Land and Cattle Company was the Duke of Sutherland, while at least two others of its board of directors were titled: Sir William Tyrone Power and Sir Stuart Hogg. Another director was author Thomas Hughes, whose books about Tom Brown's schooldays were both popular and critical successes. Both Power's son, William Tyrone, Jr., and Hughes's son, George, were sent to work on the syndicate's holdings in the Southwest and in Kansas. George Hughes, in fact, spent the rest of his life involved in Chase County ranching. Tyrone Power returned to England, but he took with him one of his favorite horses from the 101 Ranch. He later rode that horse when he served, and died, in the Boer War.

In 1893 there was a reorganization within the corporation and Hilton sold his interest in the company. His chief subordinate, Sidney E. Whitney, became the new manager and a stockholder, as well. Officially retitled the 101 Cattle Company, as early as 1894 the local newspaper is referring to the ranch as "the Whitney Ranch," this in reporting the return to Kansas of young Tyrone Power after a few months home in England. Paul Phillips, an American citizen, perhaps from Kansas City, also became involved with the syndicate at this time in a managerial role that eventually took him to England, where he resided until the early years of the twentieth century.

In 1900 the 101 Cattle Company began a systematic liquidation of its holdings. The vast 101 Ranch was split up, with three major tracts begin sold, respectively, to Sidney E. Whitney, L.J. Lips, and Joab Mulvane. Smaller segments of the ranch were sold to neighboring ranchers Frank Atkinson, H. Umberger, L.C. Buchman, and C.B. Cowley, among others. (Chase County Historical Society, volume 3, pp. 338-339) Whitney purchased the 101 headquarters, including the ranch house and outbuildings, along with several thousand acres of adjacent pasture and farm land.

The ranch under control of Sidney E. Whitney was successful in maintaining a cowherd of high quality. This is validated in a letter from a former syndicate official, Paul Phillips, to young E.B. Whitney, who in August of 1907 had just sold a pen of grass-fat steers for the enviable price of \$65 per head: "The conditions your cow-herd must be in to produce such cattle does you infinite credit and I am more than delighted to think you took hold of the cows and saved their dispersal," referring to the fate that might have overtaken the cowherd at the time the 101 Ranch was liquidated some seven years earlier.

By the turn of the century the grazing of transient cattle, the deliberate burning of dead grass in the spring, and the combination of farming and ranching had been fully developed on the ranch by Sidney E. Whitney. In addition to running their own cattle, the Whitneys rented out some of

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their land to other cattle owners. Following is a pasture contract, copied verbatim, that will show the details involved in the custom-grazing business.

"This contract, made and entered into this 7th day of April, 1934, by and between Whitney Brothers of Hymer, Kansas, party of the first part, and J.D. Cage of San Antonio, Texas, party of the second part. Witnesseth, That for and in consideration of one dollar paid and the mutual promises hereinafter set forth, said parties do hereby agree as follows: Said second party agree to deliver to said first party between April 20, 1934, and June 1st, 1934, 900 head of steers at the Stock Yards at Hymer, Kansas to be pastured by said first parties in Chase County, Kansas, to the 20 day of October, 1934. Said first parties agree to receive said cattle at place and time of delivery, and furnish pasture for same in what is known as the Number Fifteen pastures in Chase County, Kansas, in proportion of 5 acres per head, to have an abundance of salt at various places at all times, to use every reasonable effort to maintain water and care for and return said cattle in droves of not less than four car load lots at Hymer Stock Yards upon demand of said second party and load them on board cars. Said first parties further agree to pay for all cattle that may be lost, strayed, or stolen, that cannot be delivered, at the rate of the average net selling price of said cattle, less pasture bill, except those that die from natural or unavoidable causes, and of those said first party shall furnish proof of death. It is further agreed party of the second part shall furnish to party of the first part of his agent all holding brands on said cattle to be pastured by party of the first part. Said second party agrees to pay said first party, five and a half dollars per head for pasturing, salting, watering and caring for said cattle, payments to be made as follows: \$5.50 dollars per head as the cattle are shipped to market or redelivered to owner. Witness our hands the day and year first above written. (signed) Whitney Bros, by B.G. Whitney. J.D. Cage."

Unlike other major ranching areas of the American West, there are relatively few large single-entity, self-contained ranches in the Flint Hills, especially after the breakup of such enterprises as the Western Land and Cattle Company. Rather, primarily because of initial land ownership patterns, much of the land in the Flint Hills is in the possession of absentee owners, who lease it to pasturemen, who, in turn, sublease it to cattle owners. Many ranchers in the Flint Hills, in fact, term themselves "farmer-stockmen" because they engage in the multiple activities of farming, cattle raising, and custom grazing of transient cattle. (Isern, pp. 253-264.) The Whitney Ranch records clarify these various aspects of Flint Hills ranching.

The distinctive features of Flint Hills ranching--the grazing of transient cattle, the deliberate burning of dead grass in the spring, and a combination of farming and ranching--which were being developed systematically in the 1880s and had reached their full development by the turn of the century, had their origins during the settlement period (the mid-1850s) and in some ways can even be considered aboriginal. For example, the dominant tall grasses--big and little bluestems, Indian grass, and switchgrass--are rich in proteins and other nutrients in late spring and early summer but lose their food value rapidly as they begin to dry in autumn; they have

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almost no nutritive qualities during the winter. As a result, large game animals, such as bison and elk, would frequent the Flint Hills during the warm seasons, then migrate onto the shortgrass prairie during the cold months. Native Americans, principally the Kaw and Osage nations, took advantage of these migrations and even encouraged them by burning the old dead grass in the spring so that the new growth would attract the returning game. Thus the two distinguishing cultural features of the tall grass prairie--deliberate burning of the old grass and transient grazing by large herbivores--have been practiced in one form or another by all the human inhabitants of the Flint Hills.

In historic times, these features have been in effect institutionalized in the ranching practices of the Flint Hills. These practices are fully described by Walter M. Kollmorgen and David S. Simonett in "Grazing Operations in the Flint Hills-Bluestem Pastures of Chase County, Kansas" and by James C. Malin in "An Introduction to the History of the Bluestem-Pasture Region of Kansas". Kollmorgen and Simonett, for instance, distinguish among the various types of cattle operators in the Flint Hills: 1) the manager pastureman (who manages the property of someone else, often a Texas or Southwestern cattleman); 2) the owner-lease pastureman (who owns some property and rents additional pasture); 3) the lease pastureman (who owns no pasture but rents from others); and 4) the owner/owner-lease rancher (who owns pasture, rents additional pasture, and also raises cattle of his own).

Transient grazing (i.e., putting non-native cattle on pasture for the April-to-October grazing season, then sending them on to market) was being practiced in the Flint Hills on a small scale as early as the late 1850s and early 1860s, while during the 1870s through the 1890s local ranchers would make buying trips to such places as Texas and Colorado to acquire sizable numbers of cattle for their pastures. Custom grazing (i.e., being paid to look after someone else's cattle) was being practiced at least as early as the 1890s. Deliberate burning of the pastures in spring was being done by ranchers as early as 1863. All these practices are indicated in the Whitney records.

Most interesting of these old records are a series of pasture contracts, cattle buying orders, and cattle sales receipts that reveal quite clearly the variety of methods used by Flint Hills cattlemen. The Whitney ranch maintained a cowherd of high quality from which they raised top feeder cattle that they would either sell as feeders or retain to place in feedlots and fatten on corn raised on the ranch. The hogs raised by the Whitney Ranch would be fed with the steers, then sent on to Kansas City for marketing. The ranch also bought stocker cattle (the records range from 1909 through 1955), sometimes from other ranchers in the area, sometimes on order through the Healy and Company livestock commission dealers at the Wichita stockyards. These cattle would be carried through the winter as long yearlings, then pastured on grass as two year olds before being sent on to Kansas City or St. Joseph to be sold as feeders.

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Thus the Whitneys, in these transactions, acted as farmer-stockmen and as owner/owner-lease ranchers (to use the Isern and the Kollmorgen-Simonett terminology). Earlier, of course, Sidney E. Whitney had acted, in a sense, as a manager pastureman for the 101 Cattle Company. As owner/owner-lease pasturemen, the Whitneys rented out some of their own land to other cattle owners, receiving the entire pasture bill as their recompense on that land. On rented land they received a percentage of the pasture bill after subleasing the grass to cattle owners. In yet another situation the Whitneys acted as third-party caretakers, being paid to look after the cattle of an owner who rented the grass directly from the landowner.

The construction of the 101 dwellings and outbuildings was roughly contemporaneous with that of other large ranches in Chase County. The striking stone house and three-story stone barn by S.F. Jones on his Spring Hill Ranch, for instance, were built in 1877. (Currently known as the Z-Bar Ranch) Another impressive two-story native stone ranch house was built by Jacob Blackshere's on his Clover Cliff Ranch in 1883. Some Flint Hills ranches established in the nineteenth century that became prosperous in the early twentieth, such as the Rogler and the Crocker Ranches, constructed imposing frame ranch houses and barns that are still extant. But whereas the Rogler and Crocker houses are built along streams at the base of hills, taking advantage of the natural shelter thus provided, the Clover Cliff, the Spring Hill, and the 101 houses were built on slopes far from the nearest streams or on the tops of hills. The 101 Ranch headquarters is thus representative of a proclivity by initially wealthy nineteenth century owners to build solid and imposing edifices from native stone as a symbol of prosperity. The Whitney Ranch house is also characteristic of the massive, two-story limestone ranch house found in Chase County.

The most imposing building on the Whitney Ranch is the large two-and-a-half story native-stone ranch house built c. 1883-1885 under the direction of H.R. Hilton, manager for the 101 Ranch, who lived in the house until he left the company in 1893. The house is basically square in shape, and sits on top of a hill overlooking Diamond Creek some quarter of a mile to the west. Stone for this, and other ranch buildings and walls, was quarried nearby, although the exact location is not known. Several old quarries, however, are on former ranch property.

A veranda-style porch extends the full width of the west and south sides of the house as well as the south half of the east side. A bay window extension is built into the northeast corner, with two full windows looking out to the east from both floors. All the windows are 1/1 double hung sash. The veranda porch, with a low native-stone wall and ten circular native-stone pillars, was added c. 1900 by Sidney E. Whitney, who moved into the house when he became ranch manager in 1893, the point when the Western Land and Cattle Company was reorganized into the 101 Cattle Company.

Sidney E. Whitney also added a one-story closed-in porch on the northwest corner of the house at about the same time, as well as a five foot tall stone wall running about a dozen feet from the

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center of the north wall of the house to the east side of the small frame wash house just north of the house. Other than adding a telephone c. 1909, indoor plumbing sometime in the first half of the twentieth century, and electricity in the late 1930s or early 1940s, no changes were made in or on the house until 1987.

Running water was apparently a feature of the house from the time of its construction, or shortly thereafter. Water was supplied from a well on Shafer Creek, approximately one-half mile north of the house. Both a windmill and an engine were used to lift the water to a stone and concrete reservoir built into a hilltop the rose to the east of the well. Gravity then carried the water into the house, a little less than half a mile to the south. An upstairs bathroom was part of the original house, but it apparently did not contain a flush toilet until sometime in the twentieth century, for two outhouses, one still extant (although long unused), were part of the building complex.

Other buildings in the immediate vicinity of the ranch house, in addition to the small wooden wash house and the relatively large and well constructed wooden toilet previously mentioned, are a chicken coop and a two-story carriage house, converted in the early twentieth century into a garage and currently used for storage. The chicken coop is used as shelter for calves, while the toilet and wash house are used for storage. Just to the northwest of the carriage house is a storm cave, currently unused.

Between the carriage house and the reservoir, but closer to the former, is a stone foundation, approximately 30 feet by 40 feet, that was at one time the base of a bunkhouse for the cowboys and farm hands who worked on the 101. The structure has long been torn down. Another house used for hired hands was built along the road, about three-eighths of a mile west of the stone ranch house, that went to Hymer. This house was called the Boarding House. It was demolished sometime midway through the first half of the century and used to build a house in Emporia for Bernard Whitney. That house, moved from its original Emporia location, is said to be still in use in that town.

The ranch outbuildings were constructed at the base of the hill, just west of the ranch house. A two-story stone barn, constructed at approximately the same time as the ranch house, is the oldest and largest building in the farm lot complex. Sometime shortly after the turn of the century (about the time the 101 was being liquidated) a fire burned the barn, and it was rebuilt on a smaller scale (one-story) with a much smaller hay loft. The horse stalls in the interior of the barn are constructed with native timber hewn on nearby Diamond and Shafer Creeks. While the barn was being rebuilt, two houses were moved in from land to the east, from an area now known as the Mulvane Ranch because it was bought from the 101 by Joab Mulvane, and used as a temporary horse shelter. These houses were apparently originally 101 company houses, used by ranch employees. The two structures were nailed together (as is obvious even today), and a lean-to shed built onto the west side. After the barn was rebuilt the temporary horse shed was

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converted into a granary and storage building. Another ranch house is located at the base of the hill south of the stone ranch house. Edward Whitney moved this house, the George Hughes house, from Hymer in 1946.

Other outbuildings in the farm lot complex include a loafing shed built in the 1930s and a pole hay barn built in the 1960s. A machine shed immediately west of the stone barn was originally the livery barn at the Hymer school, where students would tie their horses during classes. The school closed in the early 1950s, and its barn was moved onto the Whitney Ranch in 1956.

The Sidney E. Whitney family lived in the house until Sidney's death (his wife, Mary Cornelius Whitney, had died in 1901). At that time Sidney's elder son, E.B. (Ned) Whitney, took control of the ranch. E.B. and his family (wife Sadie; sons Sidney, Haviland (Had), Bernard (Shrimp), and Edward (Nip); and daughters Mary and Marjori) moved into the house upon his father's death in 1918. When E.B. Whitney died in 1945, his widow and eldest son, Sidney (who never married), continued to live there. Nip and his wife Sally lived in the house for the first year of their marriage (1946) before moving the George Hughes house up from Hymer, half a mile or so away, and placing it at the base of the hill south of the stone ranch house.

The stone ranch house was abandoned in 1969 when Sadie Whitney died, her son Sidney having retired and moved to Cottonwood Falls. Some deterioration occurred, especially because of a leaky roof. In 1987 Ed Whitney, son of Edward (Nip) and Sally (and great-grandson of Sidney E.), and his wife Sharon began a clean-up and restoration project. In general the house was maintained as it had been built, with original woodwork and other such features being retained. Some internal rearrangement allowed a downstairs bathroom to be added, but the main structural change, undertaken to prevent future roof and leakage problems, was to replace the original flat roof at the very top of the house with a gable roof (draining east and west) better to handle run-off. The restoration was completed within a year, and the fourth generation of Whitneys moved into the ranch house in 1988.

Left in the house during its nearly two decades of abandonment were numerous records of ranch operations dating back to the 1890s, many photographs of the ranch and the Whitney family, personal correspondence, and over a hundred volumes of books that formed part of the ranch library. Included among these books, as one might expect, are copies of the works of Thomas Hughes as well as Bibles, books of crop science and animal husbandry, and popular fiction. Despite the damage caused by neglect and weather, and despite their incomplete nature, many of the business records and items of personal correspondence contain invaluable information about ranching in the Flint Hills. An account book for 1895 and 1896, for instance, contains numerous receipts for corn (both shelled and ear), millet, hay, and hogs, all purchased from other farmers and ranchers in the area, thus providing evidence of a cattle fattening operation on the 101 as well as showing the extent to which the 101 benefitted its neighbors economically by providing a market for their crops.

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The Whitney Ranch has stayed in the family since Sidney E. Whitney purchased the property from the 101 Cattle Company, the Kansas department of the holdings of the Western Land and Cattle Company, an English syndicate. Since then the family has acted as farmer-stockmen and as owner/owner-lease ranchers. In other situations the Whitneys acted as third-party caretakers, being paid to look after the cattle of an owner who rented the grass directly from the landowner. The Whitney Ranch maintains a high degree of architectural integrity in the ranch house and outbuilding.

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VERBAL BOUNDARY DESCRIPTION

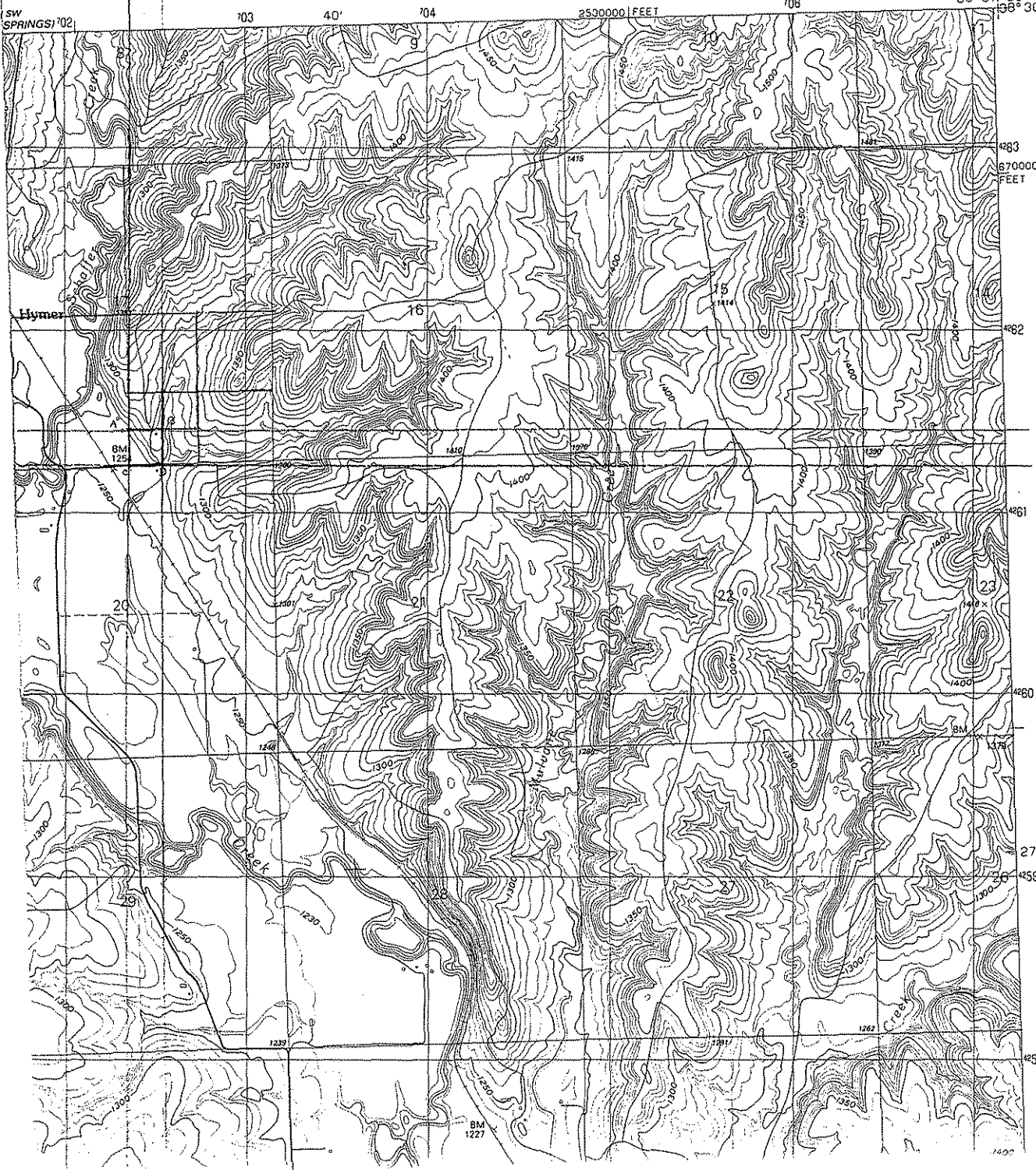
The Whitney Ranch is the nominated ten acre tract SW 1/4, SW 1/4, SE 1/4, S. 17, T. 18S, R. 7E, which is part of the larger ranch, in the vicinity of Hymer, Chase County, Kansas. The nominated area comprises this ten acre tract that encompasses the five buildings which incorporates the original headquarters of the 101 Ranch. The area is represented on the Hymer quadrangle map that is included as part of the nomination by the square AB-BC-CD-DA.

BOUNDARY JUSTIFICATION

The Whitney Ranch is located near Hymer in Chase County, Kansas. The area is located in a ten acre tract that encompasses the five buildings that comprise the nucleus of the ranch. The ten acre tract is part of the original headquarters of the 101 Ranch. The Whitney Ranch is comprised of the nominated ten acre tract SW 1/4, SW 1/4, SE 1/4, S. 17, T. 18S, R.7E, which is part of the larger ranch.

HYMER QUADRANGLE
KANSAS-CHASE CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

6881 11 SE
(WILSEY 35)



Whitney Ranch
Hymer Quadrangle
utm coordinates
14 702360 4261449
14 702540 4261449
14 702360 4261260
14 702540 4261260



