



Register of Historic Kansas Places Registration Form

This form is for use in nominating individual properties and districts. The format is similar to the National Register of Historic Places form. 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. Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Barnes/Hoskinson Farmstead

Other names/site number Vinland Nursery and Fruit Farm

Name of related Multiple Property Listing Historic Agricultural Related Resources of Kansas

2. Location

street & number 715 E 1728 Rd & 713 E 1728 Rd, Palmyra Township not for publication

city or town Vinland vicinity

state Kansas code KS county Douglas code DG 45 zip code 66006

3-4. Certification

The above property has been determined eligible for both the Register of Historic Kansas Places and the National Register of Historic Places. The property has been documented and recorded on a National Register of Historic Places nomination form, which serves as the official register nomination for this property.

The Historic Sites Board of Review has determined that this property meets the documentation standards for registering properties in the Register of Historic Kansas Places.

I hereby certify that this property meets the criteria for and is listed in the Register of Historic Kansas Places.

Applicable State Register Criteria: A B C D

Signature of certifying official/Title Katrina Ringler, Deputy SHPO

May 6, 2023
Date

Kansas State Historical Society
State agency

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 Barnes/Hoskinson Farmstead

Other names/site number Vinland Nursery and Fruit Farm

Name of related Multiple Property Listing Historic Agricultural-Related Resources of Kansas

2. Location

Street & number 715 E 1728 Road & 713 E 1728 Road, Vinland, Palmyra Township NA not for publication

City or town Vinland x vicinity

State Kansas Code KS County Douglas Code 045 Zip code 66006

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 C D

Handwritten signature of Katrina Ringler

May 6, 2023

Signature of certifying official/Title Katrina Ringler, Deputy SHPO

Date

Kansas State Historical Society

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:)

Listed in the National Register of Historic Places on July 26, 2023

Signature of the Keeper

Date of Action

Barnes/Hoskinson Farmstead
Name of Property

Douglas County, Kansas
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	
6	2	buildings
		sites
3		structures
		objects
9	2	Total

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC – Single Dwellings

AGRICULTURE/SUBSISTENCE – Processing

AGRICULTURE/SUBSISTENCE – Animal Facility

AGRICULTURE/SUBSISTENCE – Storage

DOMESTIC - Garage

Current Functions

(Enter categories from instructions.)

DOMESTIC – Single Dwelling

AGRICULTURE/SUBSISTENCE – Processing

AGRICULTURE/SUBSISTENCE – Animal Facility

AGRICULTURE/SUBSISTENCE – Storage

DOMESTIC - Garage

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Queen Anne

MODERN MOVEMENT/Minimal Traditional

Other – Agricultural/Utilitarian, Vernacular

Materials

(Enter categories from instructions.)

Foundation: STONE, CONCRETE

Walls: WOOD, CONCRETE Block

Structural Clay Tile

Roof: ASPHALT Shingles

Other: METAL, WOOD

Barnes/Hoskinson Farmstead
Name of Property

Douglas County, Kansas
County and State

Narrative Description

Summary

The Barnes/Hoskinson Farmstead is located immediately north of Vinland, in the southwest quarter of Section 10, Township 14, Range 20 in Douglas County, Kansas.¹ The farmstead is nominated under the Historic Agriculture-Related Resources of Kansas and consists of approximately 150 acres of land and three primary farm structures and seven secondary farm structures. Historically, the land was one property; however, within the last 20 years, the owners divided the property into separate parcels: 715 E 1728 Road and 713 E 1728 Road.

At 715 E 1728 Road, there are four contributing buildings and three contributing structures. These include: the Queen Anne style farmhouse constructed in 1885; the Apple Barn constructed in 1891 and individually listed in 2006; the poultry house constructed circa 1920; the milkhouse constructed circa 1950; the structural clay tile silo constructed in 1944; the foundation ruins of the Barnes Tenant House; and the foundation ruins of the Barnes Timber Frame Barn.

At 713 E 1728 Road, there are three contributing buildings which include: the minimal traditional style house constructed in 1958; the one car garage constructed circa 1950; and the pole barn constructed circa 1960. There is also a modern garage, built on the site of a 1950s garage that burned down, and a modern metal farm building located at 715 E 1728 Road which are considered non-contributing to the farm district. The condition of the contributing resources ranges from ruins to excellent, and the farmstead retains a high degree of integrity in location, setting, design, and materials.

Name	Type	Date of Construction	Eligibility
Queen Anne Farmhouse	Building	1885	Contributing
Apple Barn	Building	1891	NR listed
Poultry House	Building	C1920	Contributing
Milkhouse	Building	C1950	Contributing
Silo	Structure	1944	Contributing
Ruins – Barnes Tenant House	Structure	C1887	Contributing
Ruins – Barnes Timber Frame Barn	Structure	C1900	Contributing
House	Building	1958	Contributing
One-car Garage	Building	C1960	Contributing
Pole Barn	Building	C1960	Contributing
Modern Garage	Building	C2000	Non-contributing
Metal Farm Building	Building	C2000	Non-contributing

Elaboration

The Barnes/Hoskinson Farmstead property is approximately 150 acres in the southwest quarter of Section 10, Township 14, Range 20 in Palmyra Township in the southeast corner of Douglas County, Kansas. Along the south property line, there is a paved county road, North 700 Road. The property's drive is a gravel road, East 1728 Road, which connects to the north side of North 700 Road at the approximate center of the property. The property has close associations with the historic community of Vinland, which is located just south of the property across North 700 Road. Near the southeast corner of the property is the Vinland Fairgrounds, another historic property. The rest of the property is surrounded by farm fields. On the property, the long gravel drive, East 1728 Road, from North 700 Road first passes by the minimal traditional style house and the one car garage on the left. The drive continues north as it bends west in front of the Barnes Apple Barn on the right and ends at the William Elliot Barnes Farmhouse in front of the modern garage on the north. The Milkhouse is located approximately 75 feet to the northeast of the farmhouse, and the poultry house is located approximately 67 feet due north of the modern garage. The silo and pole barn are located along the east property line northeast of the Barnes Apple Barn.

¹ The farmstead is named after both the Barnes and Hoskinson families to capture the period of significance of the property. The contributing resources consist of buildings that were constructed by each family during their respective ownership of the farmstead.

Barnes/Hoskinson Farmstead

Name of Property

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Inventory of Resources

1. **William Elliot Barnes Farmhouse** (1885 original house, ca.1968 NE Mudroom and Bathroom Addition) *Contributing Building at 715 E 1728 Road*

In 2006, when originally determined as eligible under the criteria for a historic district in the area of agriculture, along with the Barnes Apple Barn, the house had aluminum siding and could not be listed. The aluminum siding has since been removed, and the original wood-lap siding has been restored.

Exterior

The original William Elliot Barnes Farmhouse is a two-story irregular cruciform plan with an L-shaped central block. The flat roof of this block was originally tin with dentil trim. The tin rusted out and was replaced with a rubber membrane in 1998. The remainder of the house has asphalt shingle roofing. There are north, south, east and west gable wings coming off of the central block. In between the south and west wings is a hip roof that extends up to the central block roof that has a brick chimney, which vents the basement furnace and fireplace in the parlor. The house originally had two other brick chimneys that are no longer used. The foundation is smooth-cut stone. The original lap siding is roughly 4.2" tall with the height of five laps being 21". The wood framed (ca.1968) NE Mudroom and Bathroom Addition with wood lap siding and asphalt shingle roof has a concrete block foundation.

South Facade

The south façade has a chamfered bay under a gable roof (north-south ridge). Centered under the gable is a small double-hung attic window with a trapezoidal stained glass fixed upper sash. The decorative wood shingles above the 2nd floor windows under the gable are rows of "Victorian Sharp V-cut" creating a diamond pattern. There are carved wood brackets under the gable on the chamfered bay that are different from the other decorative brackets under the other gables and porches. The stringcourse between the first and second floor windows has a row of "Straight-cut", two rows of "Victorian V-cut" and two rows of "Straight-cut" decorative wood shingles. There are 12 double-hung windows, 10 with stained glass borders on the upper fixed sash. The entry hall window on the west end also has a stained-glass border on the lower sash. The second-floor bedroom window on the east end, which replaced a sleeping porch door, has vertically divided clear glass panes on both the upper and lower sash. The kitchen window also has a vertically divided lower sash. The kitchen porch is on the east end of the facade. The kitchen door is original and has a stained-glass border around a decorative glass panel. The previous owners replaced the original wood kitchen porch and second floor sleeping porch with a concrete porch and steps, 8 x 8 wood posts and a second-floor open deck. The current kitchen porch and shed roof was built in 2000 using the original turned posts, decorative brackets and railing that the previous owner had stored in the Apple Barn when they removed the original porch. There are basement windows in line with the chamfered bay windows and the other first floor windows. The main entrance porch is on the west end of the facade. It has a hip roof with a small gable over the porch steps with "Octagonal-cut" decorative wood shingles under the gable.

East Facade

The east façade has decorative wood shingles in the gable (east-west ridge) that are of "Octagonal-cut" with one row of "Straight-cut" at the top of the second-floor windows. The stringcourse has one row of "Straight-cut", three rows of "Victorian V-cut" and one row of "Straight-cut" wood shingles. There are three double-hung windows with stained glass border on the upper fixed sash and vertically divided lower sash, two on the first floor and one on the second floor. On the second floor, above the south first floor window there is exterior trim for a window. However, when the plaster was removed from the second floor there was no framing for a window. It appears that the window trim was added for symmetry. Originally the house had shutters on the windows and presumably these were always closed since there was no window. There is an egress door and stone steps from the basement centered on the south window and a basement window in line with the north windows. The basement window has vertically divided sash. On the northeast corner, there is a covered porch that replaced a small deck in 2000. It is a wood porch on brick piers, and it has a shed roof on contemporary turned wood posts. The brackets and railing match the other porches. This porch is attached to the entrance of the (ca.1968) mud room addition and has a contemporary wood double-hung window with no stained glass and a contemporary wood entrance door with three horizontal panes of clear glass.

North Facade

The north façade has decorative wood shingles under the gable (north-south ridge) that have a pattern of alternating two rows of "Octagonal-cut" with two rows of "Victorian Sharp V-cut" and one row of "Straight-cut" at the head of the second-floor windows. Centered under the gable is a small double-hung attic window with a trapezoidal stained glass fixed upper sash. The stringcourse decorative wood shingles match the south facade pattern. The main entry porch

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on the west side has a shed roof with "Octagonal-cut" shingles below the roof to the top of the original turned wood posts and brackets. The (ca.1968) mudroom/bathroom addition is on the east end of the north facade and sits on a separate concrete masonry unit foundation. It has a shed roof partially covering the stringcourse shingles where the shed roof overhang meets the original façade. There are seven double-hung windows with a stained-glass border on the upper sash. The east second floor bedroom window has a vertically divided lower sash. There is a contemporary wood double-hung window with no stained-glass on the (ca.) 1968 Bathroom Addition. There are two basement windows; one centered on the gable and the other centered under the first-floor window on the west end of the facade.

West Facade

The west facade has decorative wood shingles under the gable (east-west ridge) that are "Octagonal-cut" matching the pattern on the east facade. Centered under the gable is a small wood double-hung attic window with a trapezoidal stained glass fixed upper sash. The hip roof of the L shaped main entry porch covers the area of the stringcourse except where the east/west leg of the roof abuts the north-south wall of the house. The pattern of the stringcourse is the same as the north and south stringcourses. Under the covered porch, there is the original wood entry door which has the same stained-glass border as the main windows of the house. The wood main entry porch has original turned wood posts, brackets and railing and sits on brick piers. There are five double-hung windows with a stained-glass border on the upper fixed panel.

Interior

The interior arrangement retains a similar configuration to the original. The east entrance through the (ca.1968) mudroom addition leads into the kitchen and to the enclosed back stairwell leading to the second floor. The kitchen is in the original location although the configuration has changed. There is a bathroom in the western part of the mudroom addition with a door from the kitchen and adjacent interior stairs to the basement. The original doorway from the parlor to the kitchen has moved since 1885, although the exact date of the modification is unknown. The dining room is on the north side of the house and has four entrances: one from the kitchen with no door; one from the parlor with original 15-panel glass pocket doors; one leading to the original main staircase with the original door; and one leading to the original office space currently used as a bedroom with original solid pocket doors. The parlor has three entrances, two are currently covered by furniture with original doors, leading to the kitchen and stairs. The parlor is in the chamfered bay on the south side of the house with a fireplace on the west wall. The main floor bedroom space has the original flooring and original doors leading to the main stairs and dining room. All first-floor windows except in the (ca 1968) addition are original 1/1 cord and weights sash windows with a stained-glass border in the upper panel. The main entry on the west side of the house has the original patterned wood inlay flooring and the original main stairs and railing.

The second floor has four bedrooms. The northwest bedroom is at the top of the stairs and is adjoined to the second bedroom through the closet. The master bedroom is in the chamfered bay and the entrance is across from the second bedroom. The fourth bedroom is adjacent to the master bedroom in the southeast corner. There is a staircase to the attic across from the fourth bedroom and next to the upstairs bathroom. Across the hall from the bathroom is the staircase down to the kitchen. The upstairs bathroom was originally just a bathing room and has an original tin tub with wood surround. At the head of the tub, there is a copper water storage tank above a closet with bead board surround. It is believed that originally the tank was filled with rainwater from the roof. A small wall hung sink and toilet was added in 2000.

Interior Materials and Finishes

The interior of the farmhouse has a mixture of historical and contemporary materials and finishes. The flooring in the dining room, parlor, and kitchen is new and does not match the original flooring present in the west entry and main floor bedroom, although it matches in color. The fireplace mantel in the parlor is not believed to be original to 1885, although it is unknown when it was installed. The ceramic tiles around the cast iron fireplace depict different children's nursery rhymes. The wood surround matches the details carved in the newel post of the main stair. The second floor has pale green carpet throughout and various patterns of wallpaper. The flooring in the upstairs bathroom is the original wide plank wood flooring. The original doors are a solid dark stained wood with five total inset panels with carved detail. Three of the upstairs bedroom doors have transoms that were originally open. The current owner installed plain glass panels in 2000. The trim on the doors and windows is original and has square cut joints with rosettes on the upper corners, and the door trim has matching rosettes near the knobs. The fourth bedroom and bathroom adjacent to the back stairs has plain board trim and no door transoms. Presumably, this bedroom was for the housekeeper. All bedrooms have closets.

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2. Barnes Apple Barn (1891)

Contributing Building at 715 E 1728 Road, individually listed on the National Register in 2006

The Barnes Apple Barn is a vernacular style, bank barn constructed with course-faced ashlar stone and a timber framed, gable roof. The barn measures approximately 32'-0" east-west and 60'-0" north-south and is built on a slope. The west elevation has a centered double door with a 2/2 wood window centered in the gable and two 2/2 windows on either side. The door and windows on this elevation have stone lintels and triangular stone pediments. The north and south elevations are nearly identical with three 2/2 windows along the main level of the barn and three smaller windows located at the lower level of the barn. The east elevation of the barn has an opening at grade with two small windows located at the lower level, two 2/2 windows located on the main level, and one 2/2 window centered in the gable. The interior of the barn is divided into the lower level and main level of the barn. The lower level is a single open space divided by two rows of wood posts that run the length of the building. The lower level has a dirt floor, and the space was used to store various fruits such as grapes, apples, and pears. The main level of the barn is also a single open space. It has tongue and groove wood floor. The main level of the barn was likely used for processing the various products of the Vinland Nursery and Fruit Farm. In 2002, the owners rehabilitated the barn, and it was individually listed on the National Register of Historic Places in 2006.

3. Poultry House (ca. 1920)

Contributing Building at 715 E 1728 Road

The poultry house is located north of the modern garage. It is 20' x 20' with board and batten siding painted red and has a corrugated metal roof that was installed over a wood shingle roof. It sits on a concrete foundation and has a dirt floor. There are two windows on the east and west sides, and a door and six windows on the south side leading to a chicken run. The interior has wood nesting boxes with roosting bars above all across the north wall. There are also metal nesting boxes on the east and west walls.

4. Milkhouse (ca. 1950)

Contributing Building at 715 E 1728 Road

The milkhouse is located to the northeast of the house, between the modern garage and foundation ruins of the Barnes Timber Framed Barn. The milkhouse has a concrete foundation and floor, concrete masonry unit walls, and wood framed roof with asphalt shingles matching the house. The east wall is board and batten siding. Aerial and Hoskinson family photos show that there was a wood framed loafing shed and that the concrete block milk house was added onto the west side of it. The loafing shed was torn down when the modern metal farm building was built to provide better access to the modern metal farm building. The milkhouse has seven original wood windows and two wooden doors on the south facade leading to two separate rooms within. The west wall has three original wood windows. The west room was originally used for storage. There is an interior door along the south wall that connects the east and west rooms. The east room housed the cows during milking and has the original stalls and feed trough in the center of the room.

5. Silo (ca. 1944)

Contributing Structure at 715 E 1728 Road

The structural clay tile silo is located along the property line between 715 E 1728 Road and 713 E 1728 Road. The structure has a circumference of approximately 15 feet and a height of 32 feet. The silo remains unaltered and in good condition.

6. Foundation of the Barnes Tenant House (ca. 1887)

Contributing Structure at 715 E 1728 Road

The foundation of the Barnes Tenant House is a stone foundation located north of the Barnes Farmhouse. The Barnes Tenant House was a 1 1/2 story frame, Stick style house with a rectangular plan and centered gable roof with decorative truss. At a later date than the original construction, a one-story side-gable addition was added to the east side of the house. This addition was constructed on a concrete slab foundation. The house was demolished sometime after 1988 and before 1993 when the current owner purchased the property. The stone foundation of the original house and the concrete slab foundation of the addition is all that is left of the Barnes Tenant House. **Statement of Archaeology:** There is potential for there to be buried archaeological deposits from the use of the house/barn (within

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the foundations, from outhouses, from trash deposits outside of those structures, etc.) that could contribute to this property's eligibility. However, no archaeological testing has been conducted around the foundations to confirm this.

7. Foundation of the Barnes Timber Frame Barn (ca. 1900)

Contributing Structure at 715 E 1728 Road

The foundation of the Barnes Timber Frame Barn is a stone foundation located north of the Barnes Apple Barn. The Barnes Timber Frame Barn was a gable-roof barn with a shed addition. It was built on the stacked stone foundation, without mortar and was not anchored to the foundation. The barn was destroyed by a tornado in 2008. The stone foundation is all that is left of the Barnes Timber Frame Barn. **Statement of Archaeology:** There is potential for there to be buried archaeological deposits from the use of the house/barn (within the foundations, from outhouses, from trash deposits outside of those structures, etc.) that could contribute to this property's eligibility. However, no archaeological testing has been conducted around the foundations to confirm this.

8. Hoskinson House (1958)

Contributing Building at 713 E 1728 Road

The Hoskinson House is a one-story, minimal traditional, two-bedroom, one bath house with a modified rectangular plan, a side-gabled roof, and a recessed front porch. The roof has a low to intermediate pitch and has a small overhang on the north and south side. The house is approximately 40'-0" E-W by 30'-0" N-S. The exterior walls are finished with the original wood lap siding, but the original windows have been replaced with vinyl windows.

On the north facade, there is a door, a twin double-hung window, and a single double-hung window. The door is an exterior entrance into the mud room; originally, this entrance was on the east facade. Both windows on the north facade have shutters on either side. The west facade has three double-hung windows; a small double-hung window is centered with the gable-end, and the two identical double-hung windows are evenly spaced from the center. On the south facade, approximately two thirds of the facade is recessed to create the front porch. The recessed wall has a twin double-hung window, a glass panel door, and a picture window. There is a centered double-hung window with shutters on the portion of the south facade that is not recessed. On the right side of the porch, the east facade extends past the recess to create a wing wall. On the east facade, there are three identical double-hung windows and a basement window. Two of the double-hung windows are located on the left half of the east facade, and the other double-hung window is located above the basement window.

The interior of the house is divided into the main level and the basement. The main level consists of a mud room, a living room, a kitchen, two bedrooms and one bathroom. The two bedrooms are located along the west facade with the bathroom between them, and the living space and kitchen are located in the east half of the house. There have been several minor alterations to the interior including the reconfiguration of the bathroom and new kitchen cabinets.

9. Auto Garage (ca. 1950)

Contributing Building at 713 E 1728 Road

The auto garage is a one car garage with a shed lean-to located on the south side of the building. The structure has a concrete foundation and original wood lap-siding. The garage doors are located on the east facade and have been replaced with plywood doors. On the north facade of the garage, there is one (1) four pane window, and on the south facade, there are two (2) four pane windows. The rafter tails of the garage are exposed.

10. Pole Barn (Ca. 1960)

Contributing Building at 713 E 1728 Road

The pole barn is a gable-roof, wood-framed structure clad in corrugated metal siding. The building is approximately 72'-0" N-S by 34'-0" E-W. The north and south facade of the pole barn have large central openings.

11. Modern Garage (Ca. 2000)

Non-contributing Building at 715 E 1728 Road

The modern garage is a side gable-roof, structure clad in synthetic siding. The building is approximately 24'-0" N-S by 38'-0" E-W. The south facade of the garage has three single overhead garage doors.

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12. Metal Farm Building (Ca. 2000)

Non-contributing Building at 715 E 1728 Road

The metal farm building is a gable-roof structure clad in metal siding. The building is approximately 65'-0" N-S by 40'-0" E-W.

Integrity of the Farmstead

The Barnes/Hoskinson Farmstead has excellent historic integrity in terms of location and setting as all buildings retain their original location. Additionally, the historic context of the farmstead is maintained as all primary farm structures retain their historic setting, as they are not standalone structures; they are cohesive collection of buildings that represent the evolution of a Douglas County farmstead over time. Furthermore, the collection of buildings meets the criteria of a farmstead as defined by the Historic Agricultural-Related Resources of Kansas MDPF. With the exception of a few small additions to the Barnes Farmhouse, all primary and secondary structures remain largely unchanged since their original construction. Both farmhouses and the poultry house retain their original function as well. All buildings on the farmstead retain their integrity in terms of design, materials, and workmanship. The design, materials, and workmanship on the Barnes/Hoskinson farmstead are best featured in the Barnes Farmhouse and the Barnes Apple Barn. The farmhouse retains the original detailing and craftsmanship inside and out, and the additions have been cladded to match the original wood lap siding. The Barnes Apple Barn is a vernacular, gabled barn constructed with course-faced ashlar stone and a timber framed roof. The stone lintels and stone pediments show the stone craftsmanship of the period. Additionally, the clay tile silo is also an excellent example of vernacular clay tile silos. The continued use of the poultry house for raising chickens contributes to the integrity of the agricultural atmosphere. The other agricultural structures, while not retaining their original function, are in close proximity to each other and create the atmosphere of a farmstead. The buildings on the property retain their original architectural features; thus, they retain their integrity of association with Criterion A in the area of agriculture and Criterion C under the embodiment of distinctive architectural characteristics related to agricultural buildings.

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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.

Areas of Significance

AGRICULTURE

ARCHITECTURE

Period of Significance

1856-1960

Significant Dates

1856 Homesteaded property

1885 Built House; 1891 Built Apple Barn

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

NA

Architect/Builder

Lewis Swanson – Apple Barn

Period of Significance (justification)

The period of significance begins in 1856 with the homesteading of the property and starting what is believed the first vineyard in Kansas, and it ends in 1960 with the construction date of the most recent contributing historic resource, the pole barn.

Criteria Considerations (justification)

N/A

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Narrative Statement of Significance

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Summary

The Barnes/Hoskinson Farmstead is nominated to the National Register of Historic Places as part of the Historic Agriculture-Related Resources of Kansas MPDF under Criterion A for its local significance in the area of agricultural history. The property is also nominated under Criterion C in the area of architecture. After Kansas opened for white settlement, William Elliot Barnes purchased the property. Barnes was a prominent member of Douglas County as a businessman and influential horticulturalist, starting what is believed to be the first vineyard in Kansas. Barnes lived on the nominated property from 1856, when he purchased the property, until 1920 when he moved to California with his niece. While Barnes lived on the property, he had the Queen Anne style farmhouse and the vernacular style bank barn constructed in 1885 and 1891, respectively. After Barnes left for California, the property was sold to the Hemingway family and shortly after sold again to the Hoskinson family. During this time period, the Hoskinson family made improvements to the farmstead including the minimal traditional house and the milkhouse. Overall, the farmstead is a cohesive collection of farm and rural-residential related structures that demonstrate the development of Kansas Farmsteads from 1885 to 1960.

Elaboration

Early Settlement of Douglas County

The land that eventually comprised the nominated property is within the Shawnee Indian Lands, the territory set aside for the Shawnee under a treaty with the United States government signed in 1825.

Modern Douglas County was opened to white settlement as the Kansas Territory following the Kansas-Nebraska act in 1854, although part of the land settled was in violation of the 1825 treaty with the Shawnee. Preceding the Civil War, many settlers sought to make Kansas a slave state, however, the emigration funded by the New England Emigrant Aid Society and the creation of the Wyandotte Constitution helped to make Kansas "free."²

Significance in the Area of Agriculture

The following Statement of Significance comes from the National Register of Historic Places nomination for Barnes Apple Barn, Baldwin City, Douglas County, Kansas. Prepared by David and Barbara Maycock, Listed on September 20, 2006.

William Elliot Barnes (1832-1925) moved to Douglas County, Kansas from Dracut, Massachusetts in 1856. He purchased and homesteaded 160 acres of land and started the Coal Creek Nursery. He also started what is believed to be the first vineyard in Kansas with Concord and Dracut Amber cuttings from his hometown of Dracut.³ An 1865 advertisement boasted of 10,000 apple trees, 10,000 grapevines with 15 varieties and other trees and shrubs. By 1868 he formed a partnership with Seth Kelly and the name was changed to Vinland Nursery and Vineyard. Sometime later the partnership with Mr. Kelly was dissolved and by 1882 the name was changed to the Vinland Nursery and Fruit Farm. In 1887 the Lawrence Journal newspaper reported on the joint meeting of the Douglas and Franklin County Horticultural societies meeting held on the property. It commented: "If there is any spot on earth that can be called an Eden or Paradise, it is the beautiful umbrageous grounds of Mr. Barnes of Vinland". The paper also reported that there were 4,000 evergreens, 6500 apple trees and 1500 pear trees on the 400-acre farm, making his operation the second largest fruit growing farm in Kansas. Stationery and order forms indicate name changes to the Vinland Nurseries and Fruit Farm by 1891 and then shortened to the Vinland Fruit Farm by 1910. As his business grew, so also did his prominence and influence. He was involved in the organization of the Kansas State Horticultural Society and was chosen as its first treasurer. His holdings also increased and included additional

² Kansas Historical Society. "Politics and Government in Kansas Territory."

³ The reference "Vinland, Why Named or How Vinland Got Its Name" (circa 1926-1928), states "Mr. Barnes... had a very successful vineyard, the first I heard of in Kansas". The reference "History of Vinland and vicinity" (April 16, 1923), states "Mr. Barnes... started what was probably the first vineyard in Kansas".

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acreage and a grain elevator. He was also influential in persuading the Leavenworth, Lawrence, and Galveston Railroad (later a part of the Atchison, Topeka, and Santa Fe) to extend a line to Vinland, donating a strip of land through his property for a right-of-way in 1866. Ledgers from his business, found in the attic of the house, show that he shipped fruit and trees by rail all over the country.⁴

Mr. Barnes was instrumental in establishing the town of Vinland. In 1869 he purchased 40 acres and platted the town. The original application for the town name was "Vineland", presumably because of Mr. Barnes' vineyard. However, when the official post office name came back the "e" had been dropped and hence the name of "Vinland". Although the town was formally platted and dedicated in 1884, it was never officially incorporated. Mr. Barnes was generous and very community oriented, donating land in the town for the Methodist and Presbyterian churches, the Vinland Grange Hall and the Vinland Cooperative Association. However, he had his limits and sold rather than donate land for the Coal Creek Library (organized in 1859) because they refused to change the name to the "Vinland Library".

William married Gertrude Adelia Dunn in 1867. Although he had no children of his own, he understood the importance of education and in 1870 donated 2.5 acres of land on the north side of his property for a one-room school. The building, now a residence, still stands. Access for the Vinland children to walk to school was provided by a gate in the fence on the south side of the property. This gate also provided access to the "Pine Walk", a portion of the nursery that romantic couples could go for a quiet walk. In 1916 Mr. Barnes donated 4 acres of land on the southeast corner of his property to for a high school. This was one of the first schools to provide vocational-agriculture training under the Smith-Hughes Act of 1917. Well respected and liked, William and his wife would occasionally have children over to their house. He was affectionately known as "Uncle B" throughout the community. Gertrude passed away in 1904.

Mr. Barnes moved to California with his niece, Elsie Woods and her family in 1920. Elsie and her husband Fred worked for him at the Vinland Nursery and Fruit Farm. He remained in California until his death in 1925. It is not known what happened with his nursery business during this time period. He deeded the property to another niece, Maude Hemingway, in 1924. She was his caregiver for the last 7 or 8 months of his life. After his death Maude and her husband Charles moved to the property. She passed away in 1931, stipulating in her will that the farm be sold and the proceeds distributed to her brothers, sisters and husband. This resulted in the property being sold to William H and Jennie A Hoskinson in October 1935. In January 1936, they sold it to Herve N and Erma O Hoskinson. The farm remained in the family being passed on in 1982 to their son Fred Hubert and his wife Roberta R. until it was sold to Don and Elisabeth McKilup in February 1993. The current owners, David P and Barbara J Maycock, purchased the property in October 1993.

The agricultural history of the William E. Barnes and the Barnes/Hoskinson Farmstead can be contextualized with the Historic Agriculture-Related Resources of Kansas MDPF. The farmstead is associated with several historic contexts from the MDPF, most notably including: "Promised Land: Railroad, Immigration, Wheat and Cash in the 1870s." This time period is characterized by the evolution of Kansas "from a vast expanse of unbroken prairie to an agricultural powerhouse," largely spurred by the expansion of the railroad.⁵ This time period is reflected in the history of the Barnes/Hoskinson Farmstead and at least two of the contributing resources, including the Barnes Farmhouse and the Barnes Apple Barn, which both illustrate the prosperity of Barnes' fruit-growing business in the late 1800s. The Hoskinson contributing resources including the Minimal Traditional style farmhouse reflect the time period titled, "Consolidation and Corporations: The Post-War Years, 1945-1960." During this period, many of the existing farmhouses were well over 30 years old;⁶ to improve their farmstead, many families, such as the Hoskinson family, constructed new homes to meet the growing standard of living. Overall, the property is significant underneath Criterion A in the agriculture because the resources reflect various time periods and illustrate the evolution of a Vinland area farmstead over time.

⁴ These ledgers are now at the Spencer Research Archives at the University of Kansas.

⁵ "Historic Agriculture-Related Resources of Kansas," Multiple Property Nomination to the National Register, 2008. Prepared by Davis, Christy and Brenda Spencer, p. 10.

⁶ Ibid, p. 35.

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Significance in the Area of Architecture

The Barnes/Hoskinson property meets the registration requirements for a farmstead property type as defined by the Historic Agricultural Resources of Kansas MDPF. According to the MDPF, “a property must have at least four associated historic agriculture-related structures, including a barn and at least three others” to be considered a farmstead. On the Barnes/Hoskinson Farmstead, there are at least four associated agriculture-related resources that qualify the property, including the Barnes Apple Barn, the William Elliot Barnes Farmhouse, the poultry house, and the milkhouse.

Within the context of a farmstead, each of the contributing buildings on the Barnes/Hoskinson Farmstead are defined by their individual “property type”. For instance, the barn and farmhouse are both considered Primary Farm Structures, and the poultry house, milkhouse, silo, and pole barn are all considered Secondary Farm Structures. Underneath the category of Primary Farm Structures, the Barnes Apple Barn meets the criteria for a bank barn. As described by the MDPF, “bank barns are characterized by exterior entrances on two levels.”⁷ As such, the Barnes Apple Barn opens to the main level along the west elevation, and as the ground slopes down towards the east, the barn has a second exterior opening at the lower level on grade along the east elevation. Additionally, the MDPF explains that most bank barns are constructed with stone exteriors and wood framed interiors; the Barnes Apple Barn also meets this description. Similarly, the William Elliot Barnes Farmhouse and the Hoskinson House both meet the MDPF’s criteria for a Farmhouse. The MDPF explains, “Kansas farmhouses vary greatly in form and function depending upon their location, period of construction and the resources, both financial and natural, of the farmers who built them.”⁸ The two farmhouses located on the property are excellent examples of this variation due to the time periods that they were constructed. For example, the William Elliot Barnes Farmhouse, is that of high-style architecture which reflects the wealth of William Barnes and his farmstead in the late 1800s. In contrast, the Hoskinson House represents the modest farming that took place when the Hoskinson’s owned the property in the mid-1900s. Below the architectural styles of these two farmhouses and the other contributing resources are described in more detail, using either “A Field Guide to American Houses” or the Historic Agricultural Resources of Kansas MDPF.

William Elliot Barnes Farmhouse – Queen Anne Style

The William Elliot Barnes Farmhouse was completed in 1885, with Mr. Barnes moving into the house in late September of 1885. The house was determined to be “a model both in convenience and beauty” by the Lawrence Daily Gazette, with a later article from October 7, 1885 stating that the couple had officially moved into their home.⁹ Mr. and Mrs. Barnes called their house the “Bird’s Nest” because of the trees surrounding the home.¹⁰

The house is an excellent example of a Queen Anne style house of the late Victorian period. The truncated hipped roof with lower cross gables is a very common feature of this style, as are the spindle work supports on the porches. The chamfered bay with the gable projecting beyond the cutaway bay windows is a common architectural feature of the spindle work detailing subtype.¹¹ The windows are double-hung, and have the original woodwork and stained-glass border. The original clapboard siding is still in good condition and was restored after the removal of the synthetic siding sometime after 2006 when the Apple Barn was nominated for historic listing. The fireplace mantel was replaced, and the door in the kitchen has been moved. The original staircase in the west side of the house is in good condition and the original pattern wood inlays in the floor are in excellent condition. Most of the original woodwork remains on the interior and is in excellent condition.

The Hoskinson House – Minimal Traditional

The Minimal Traditional style house became America’s housing solution to the challenges created by the Great Depression and World War II. According to the *Field Guide to American Homes*, “the FHA (Federal Housing Administration) not only provided insurance that covered the mortgage loan a bank made, it also prepared publications

⁷ Ibid, p. 46.

⁸ Ibid, p. 62.

⁹ Lawrence Daily Gazette (Lawrence, Kansas) September 29, 1885; Lawrence Daily Gazette (Lawrence, Kansas) October 7, 1885

¹⁰ Vinland Area History and Methodist Episcopal Church, pg. 61

¹¹ McAlester, Virginia, and A. Lee McAlester. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Alfred A. Knopf, 2019.

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that showed how to most effectively design a small house."¹² An example of such publication was *the Principles of Planning Small Houses* which illustrated the most basic shapes and variations of Minimal Traditional houses.¹³ Among the identifying features, these houses are small, usually a one-story house with a low or intermediate-pitched roof; the roof typically has little to no overhang, and the house has minimal amounts of added architectural detail.

The Hoskinson House was built during the 1950s when the minimal traditional style was popular. It was also during this time period that farm families focused their attention on modernizing their homes to meet the nation's growing standard of living; accordingly, the Hoskinson family planned their new minimal traditional style house to include modern amenities such as electric heating. Overall, the building is an excellent example of a minimal traditional house and illustrates the development of the farmstead and technology over time.

Barnes Apple Barn – Vernacular, Bank Barn

The Barnes Apple Barn is an excellent example of vernacular, bank barn in Douglas County. The following Statement of Significance comes from the National Register of Historic Places nomination for Barnes Apple Barn, Baldwin City, Douglas County, Kansas. Prepared by David and Barbara Maycock, Listed on September 20, 2006.

The Apple Barn presumably was built for the purpose of processing the various products of Mr. Barnes' business. Grapes, apples, and pears were brought into the lower level where they were stored in the cool, ventilated environment. At the appropriate time they were conveyed up to the main level where they were sorted and packaged for shipment. Architectural features such as double-hung windows, round cut rafter ends, cut stone lintels and sills and especially the triangular stone lintels at the west side elevate this structure above the many agricultural barns in the area.

Secondary Farm Structures and Features – Utilitarian

The poultry house was added to the farmstead around the 1920s. The gable roof and small rectangular plan suggest that the building may have been used as a brooder house.¹⁴ A majority of the openings are south-facing to maximize natural light and ventilation; these are defining features of poultry houses as described by the Historic Agricultural Resources of Kansas MDPF. The clay tile silo was added in 1944. Before the timber frame barn collapsed, this silo would have been located in close proximity and used to store grain through the winter for the dairy cows. The milkhouse was added to the farmstead sometime in the 1950s. To meet sanitation laws passed in the early Twentieth Century, the milkhouse was built physically separated from both barns, and typical of Kansas milkhouses, this milkhouse was built out of concrete block.¹⁵ Overall, these secondary farm structures and features were built for very specific singular purposes and provide more detailed picture of the farming operations on the Barnes/Hoskinson Farmstead.

Conclusion

In Douglas County, there are 1,272 agricultural related resources documented in the county. However, many of these resources or their setting has been altered over time, and very few agricultural resources in Douglas County meet the Historic Agriculture Resources of Kansas MDPF criteria for a farmstead. As of 2023, there are only three farmsteads listed on the National Register of Historic Places, including the McQuillan Farmstead, the O'Sullivan Farmstead, and the Knud Anderson Farmstead. The McQuillan Farmstead is located in Willow Springs Township, approximately 10 miles southwest of the nominated property, and the O'Sullivan Farmstead is located in Marion Township, approximately 24 miles west of the nominated property. The Barnes/Hoskinson Farmstead and the Knud Anderson Farmstead are both located in Palmyra Township near the community of Vinland. Although both properties represent the prosperity of farming near Vinland in the late 1800s and early 1900s, the two farmsteads showcase different types of agricultural resources and their evolution through time. For instance, the Barnes/Hoskinson Farmstead is unique to the Vinland area due to the two drastically different types of farmhouses located on the property: the prominent Queen Anne style farmhouse and the modest Minimal Traditional style farmhouse.

¹² Ibid, p. 589.

¹³ Ibid.

¹⁴ "Historic Agriculture-Related Resources of Kansas," Multiple Property Nomination to the National Register, 2008. Prepared by Davis, Christy and Brenda Spencer.

¹⁵ Ibid.

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Overall, the Barnes/Hoskinson Farmstead retains a high degree of historic integrity through location, setting, design, materials, workmanship, feeling, and association. The collection of buildings reflects the character, values, and resources of the families who lived on the farmstead, and they fit within the broad pattern of development of Kansas farms in the late 19th and early 20th century. The Barnes/Hoskinson Farmstead is an excellent example of a Vinland area farmstead, as defined by the MDPF.

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9. Major Bibliographical References

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

Abstract of Property, provided by owners.

Douglas County GIS, Sanborn Maps: 1937, 1941, 1954, 1966, 1976, 1986

"Historic Agriculture-Related Resources of Kansas," Multiple Property Nomination to the National Register, 2008.

Prepared by Davis, Christy and Brenda Spencer.

"History of Vinland and vicinity" by Faye Hagerman and Nora Vitt, 1923, Box: 1, Folder: 2. Vinland, Kansas History Scrapbook and Records, RH? MS 1077. Kenneth Spencer Research Library, University of Kansas, Lawrence, KS.

Kansas Daily Tribune (Lawrence, Kansas) August 20, 1880.

Kansas Historical Society. "Politics and Government in Kansas Territory.", March 2013, Kansas Historical Society, accessed at <https://www.kshs.org/kansapedia/politics-and-government-in-kansas-territory/15168>

Lawrence Daily Gazette (Lawrence, Kansas) September 29, 1885.

Lawrence Daily Gazette (Lawrence, Kansas) October 7, 1885.

Lawrence Daily World (Lawrence, Kansas) June 22, 1906.

Lawrence Daily World (Lawrence, Kansas) August 26, 1909.

McAlester, Virginia, and A. Lee McAlester. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Alfred A. Knopf, 2019.

National Register of Historic Places nomination for Barnes Apple Barn, Baldwin City, Douglas County, Kansas.

Prepared by David and Barbara Maycock, Listed on September 20, 2005. Site Plan, Hernly Associates, Inc. 2016.

The Daily Kansas Tribune (Lawrence, Kansas) May 28, 1885.

"Vinland Area History and Methodist Episcopal Church of Vinland, Kansas, 1864-1982", Box: 1, Folder: 11. Vinland, Kansas history scrapbook and records, RH MS 1077. Kenneth Spencer Research Library, University of Kansas, Lawrence, KS.

"Vinland, Douglas County, Kansas Time Line" by Anne E. Hemphill, 1987, 1997, Box: 8, Folder: 1. Vinland Grange and Fair records, RH MS 1056. Kenneth Spencer Research Library, University of Kansas, Lawrence, KS.

Watkins Museum, Historic Photos.

William E. Barnes collection, RH MS 1484, Kenneth Spencer Research Library, University of Kansas, Lawrence, KS.

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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: LDJ; LJW; LDJW; LRDJ;

Historic Resources Survey Number (if assigned): KHRI #045-0000-00244; KHRI #045-0000-00585; KHRI #045-5417

10. Geographical Data

Acreeage of Property 150

Provide latitude/longitude coordinates OR UTM coordinates.
(Place additional coordinates on a continuation page.)

Latitude/Longitude Coordinates

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

1	<u>38.840621</u> Latitude:	<u>-95.183736</u> Longitude:	7	<u>38.841730</u> Latitude:	<u>-95.180216</u> Longitude:
2	<u>38.846944</u> Latitude:	<u>-95.186381</u> Longitude:	8	<u>38.841712</u> Latitude:	<u>-95.178589</u> Longitude:
3	<u>38.849107</u> Latitude:	<u>-95.186382</u> Longitude:	9	<u>38.841044</u> Latitude:	<u>-95.178606</u> Longitude:
4	<u>38.849110</u> Latitude:	<u>-95.177209</u> Longitude:	10	<u>38.841042</u> Latitude:	<u>-95.179020</u> Longitude:
5	<u>38.843611</u> Latitude:	<u>-95.177227</u> Longitude:	11	<u>38.840599</u> Latitude:	<u>-95.179024</u> Longitude:
6	<u>38.843616</u> Latitude:	<u>-95.180213</u> Longitude:	12	_____ Latitude:	_____ Longitude:

Verbal Boundary Description (describe the boundaries of the property)

The nominated farmstead consisting of 715 E 1728 Road and 713 E 1728 Road is located in the Southwest Quarter of Section 10, Township 14, Range 20, East of the Sixth Principal Meridian, Douglas County, Kansas.

The legal description of 715 E 1728 Road is as follows:

10A 10-14-20 COM AT SE COR SW 1/4 TH S89DEG39'17"W (ASSUMED BEARING) ALONG S LINE SD SW QR 1255 FT TO PT BEG;TH CONT S89DEG39'17"W 60 FT TH N 0DEG34'12"W 690 FT TH S89DEG39'17"W 597FT TH N 0DEG34'12"W 600 FT TH N89DEG39'17"E 657 FT TH S 0DEG34'12"E 1290 FT TO PT BEG WW35 (DIV 2003 700073A)

The legal description of 713 E 1728 Road is as follows:

139.14A 10-14-20 S 1/2 NW 1/4,LESS 2.25A D Z/150;ALSO 10-14-20 THAT PART SW 1/4 SD SEC LYING E OF CENTER LINE OF ABANDONED AT&SF RR R/W;EXCEPT A TR INSE COR DESC AS FOLLOWS:BEG AT SE COR SD SW 1/4 TH W 25.3 RDSTH N 50.6 RDS TH E 25.3 RDS THS 50.6 RDS TO PT BEG;& EXCEPT TR DESC AS:BEG AT PT 25.3 RDS W OF SE COR SD SW 1/4 TH W 125FT TH N 175 FT TH E 145 FT TH S 175 FT TH W 20 FT TO PT BEG;& EXCEPT A TR DESC AS:COM AT SE COR SD SW 1/4 TH N 0DEG34'12"W 834.9 FT TO PT BEG,SD PT BEING ON E LINE SW 1/4,TH S89DEG39'17"W 417.45 FT TH S 0DEG34'12"E 417.45 FT TH S89DEG39'17"W 457.55 FT TH N 0DEG34'12"E 696.97 FT TH N89DEG39'17"E 875 FT,SD PT BEING ON E LINE SW 1/4,TH S 0DEG34'12"E 279.52 FT TO PT BEG,LESS 10A D 809/1172,LESS 20A D 1110/3128,LESS 30A D 1110/3140 (700073A SPLIT 2014)

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Boundary Justification (explain why the boundaries were selected)

The boundary reflects the two parcels on which contributing buildings are located.

11. Form Prepared By

name/title Karolyn Duke, Dave Maycock, and Megan Bruey
organization Hernly Associates, Inc. date 06/17/2021
street & number 1100 Rhode Island Street telephone 785-749-5806
city or town Lawrence state KS zip code 66044
e-mail megan@hernly.com

Property Owner: (complete this item at the request of the SHPO or FPO)

name Dave and Barbara Maycock
street & number 715 E 1728 RD telephone _____
city or town Vinland state KS zip code 66006

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 100 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.

Additional Documentation

Submit the following items with the completed form:

Photographs

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial 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.

Photograph Log

Name of Property: Barnes/Hoskinson Farmstead
City or Vicinity: Vinland
County: Douglas State: Kansas
Photographer: Stan Hernly & Megan Bruey
Date Photographed: Summer 2016; Summer 2022; Fall 2022

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

Photo Number	View	Description
#1	W	East Façade of Barnes Farmhouse
#2	E	West Façade of Barnes Farmhouse
#3	N	South Façade of Barnes Farmhouse

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#4	S	North Façade of Barnes Farmhouse
#5	N	Detail of Brackets on Chamfered Bay on South Façade (Barnes Farmhouse)
#6	N	South Façade of Milkhouse
#7	W	East Façade of Milkhouse
#8	S	North Façade of Milkhouse
#9	E	West Façade of Milkhouse
#10	N	South Façade of Poultry House
#11	E	West Façade of Poultry House
#12	S	North Façade of Poultry House
#13	E	West Façade of Silo
#14	N	South Façade of Hoskinson House
#15	W	East Façade of Hoskinson House
#16	S	North Façade of Hoskinson House
#17	E	West Façade of Hoskinson House
#18	W	East Façade of Auto Garage
#19	S	North Façade of Auto Garage
#20	NE	Southwest View of Pole Barn
#21	S	North Façade of Pole Barn
#22	SW	Northeast View of Pole Barn

Figure Log

Name of Property: Barnes/Hoskinson Farmstead
City or Vicinity: Vinland
County: Douglas State: Kansas

Figure Number	Description
#1	Location of the Barnes/Hoskinson Farmstead
#2	Boundary of the Barnes/Hoskinson Farmstead
#3	Site Plan of the Barnes/Hoskinson Farmstead
#4	Photo Key Map
#5	Aerial View of Barnes/Hoskinson Farmstead, Unknown Date
#6	View of Southwest Corner of the Barnes Farmhouse, Unknown Date
#7	West Elevation of the Barnes Farmhouse, Unknown Date
#8	William Elliot and Gertrude Dunn Barnes, Unknown Date
#9	Barnes Tenant House (Demolished), 1988
#10	Barnes Timber Frame Barn (Demolished), 1988
#11	Historic Photos of Hoskinson House & Description of Electric Heating, Unknown Date

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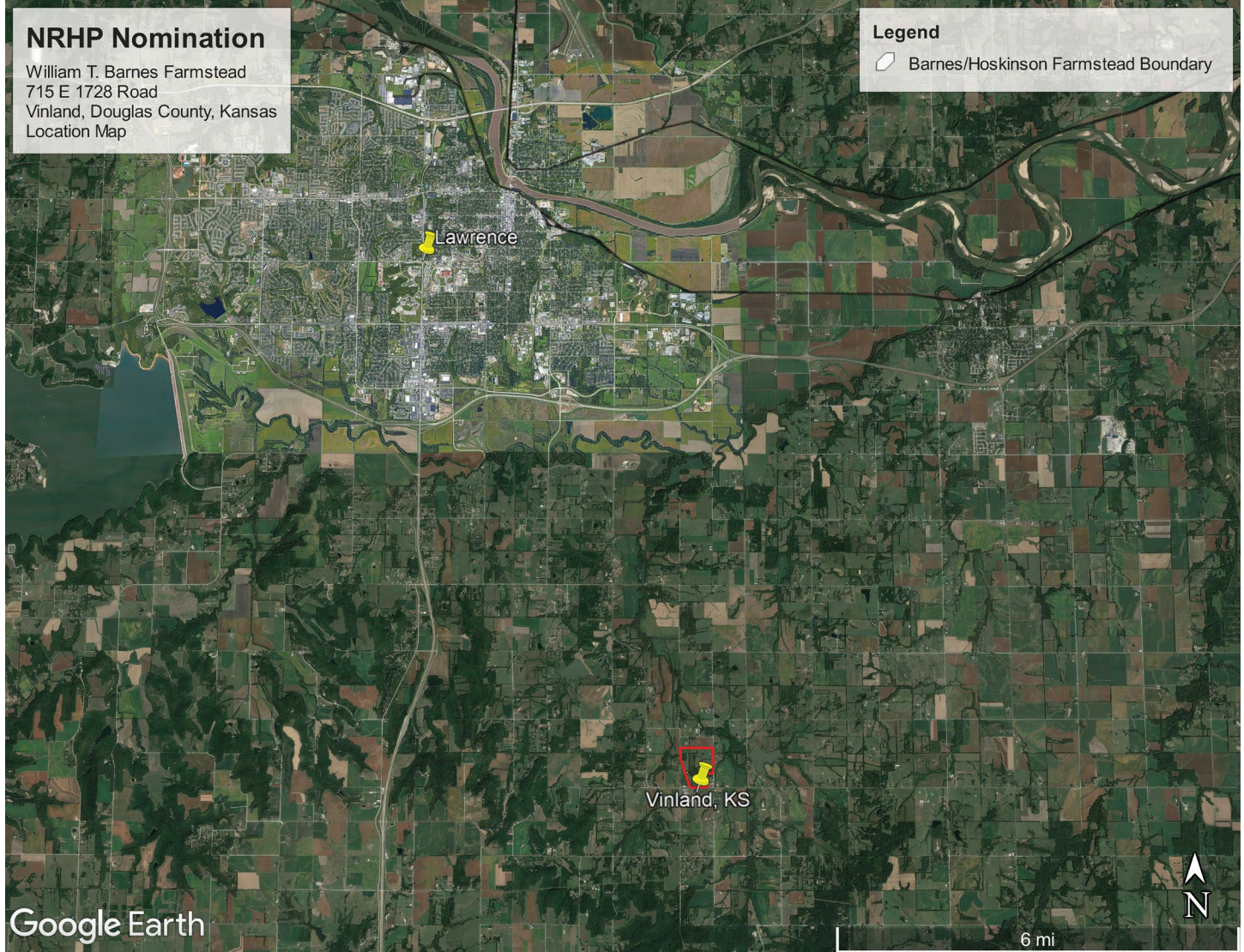


Figure 1: Location of the Barnes/Hoskinson Farmstead, 715 E 1728 Rd and 713 E 1728 Rd, Baldwin City, Kansas. Google Earth Pro accessed 04 January 2023.

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Figure 2: Boundary of the Barnes/Hoskinson Farmstead is shown in red. The blue outline illustrates that the nominated property is divided into two separate parcels, although historically they were combined as one parcel. Google Earth Pro accessed 03 March 2023.

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Figure 3: Site Plan of the Barnes/Hoskinson Farmstead, 715 E 1728 Rd and 713 E 1728 Rd, Baldwin City, Kansas. Google Earth Pro accessed 04 January 2023.

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Figure 4: Photo Key of the Barnes/Hoskinson Farmstead, 715 E 1728 Rd and 713 E 1728 Rd, Baldwin City, Kansas. Google Earth Pro accessed 04 January 2023.

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Figure 5: Aerial View of the Barnes/Hoskinson Farmstead, 715 E 1728 Rd and 713 E 1728 Rd, Baldwin City, Kansas. The gable barn located to the right in the photo is no longer existing. Image provided Dave and Barbara Maycock.



Figure 6: View of Southwest Corner the Barnes/Hoskinson Farmhouse. Vinland Cemetery Memorial Day Commemorative Video, Accessed June 9, 2022.

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Figure 7: West Elevation of the Barnes/Hoskinson Farmhouse.
Watkins History Museum, Accessed June 9, 2022.



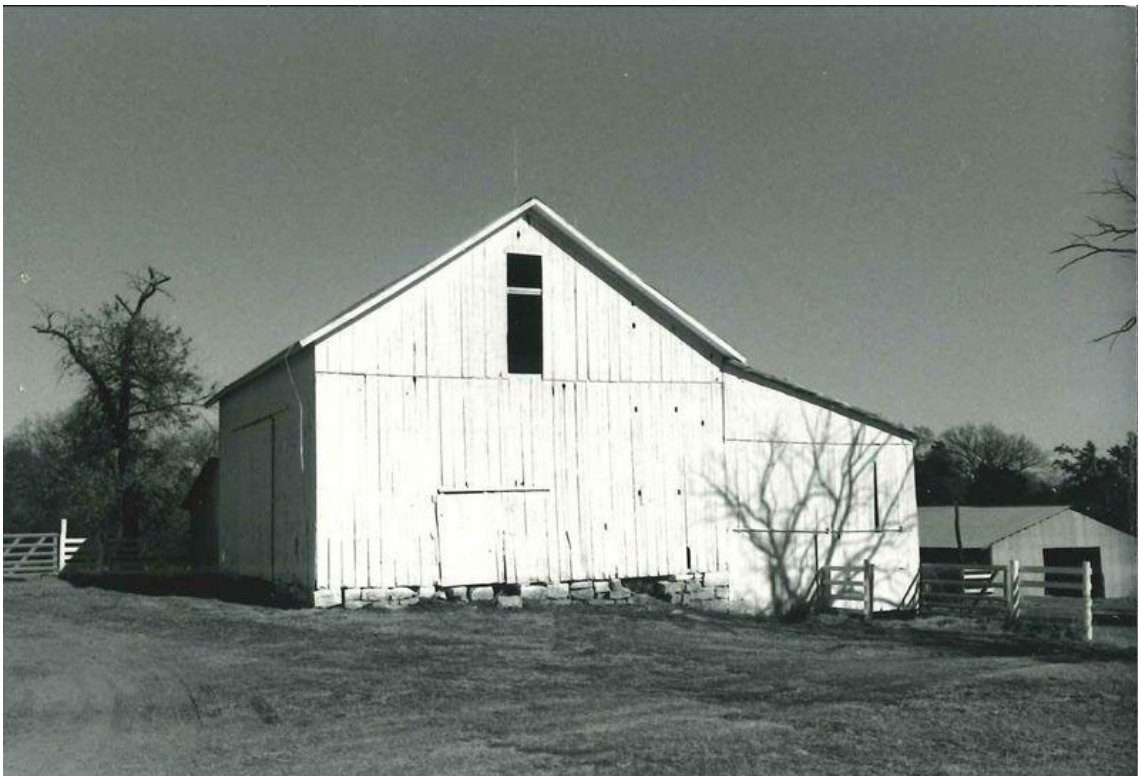
Figure 8: William Elliot and Gertrude Dunn Barnes
Watkins History Museum, Accessed June 9, 2022.

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*Figure 9: Barnes Tenant House (Demolished). Photo taken in 1988 by Dale Nimz.
Khri.kansasgis.org, Accessed September 13, 2022*



*Figure 10: Barnes Timber Frame Barn (Demolished). Photo taken in 1988 by Dale Nimz.
Khri.kansasgis.org, Accessed September 13, 2022.*

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"IF OUR ELECTRIC HEATING BILL had been even more than the \$168 it was for keeping us so warm and comfortable last winter, we would still consider it very reasonable," says Mr. Hoskinson, who thoroughly enjoys the added convenience and worry-free operation. "And with the extra insulation we plan to add to our home, the heating costs should be even less next year." Cleanliness is another benefit of Electric heating, according to Mrs. Hoskinson, shown seated next to Patty Hoskinson on the sofa.

H. N. HOSKINSON, RR #3, BALDWIN, KANSAS. Actual cost to heat the Hoskinson home with Electricity averages about 70 cents a day during the eight-month season.

HEATED AREA: 1176 SQ. FT.

TYPE OF HEAT: BASEBOARD

INSULATION: CEILING 6" WALLS 4" FLOORS 0"

STORM DOORS: YES

STORM SASH: YES

MAJOR ELECTRIC APPLIANCES: BUILT-IN RANGE • WATER HEATER

Annual Cost for Flameless Electric Heating \$168

178

Figure 11: Historic Photos of Hoskinson House & Description of Electric Heating (Unknown Date).
Image provided by Dave and Barbara Maycock.