

**United States Department of the Interior**  
National Park Service

# National Register of Historic Places Registration Form

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

## 1. Name of Property

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

## 2. Location

Street and number Highway WW, 3.3 miles south of intersection of Highway A and Highway WW

N/A	not for publication
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 City or town Rich Hill

x	vicinity
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 State Missouri Code MO County Vernon Code 217 Zip code 64779

## 3. State/Federal Agency Certification

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

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

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

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

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

## 4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

Prairie View Stock Farm  
Name of Property

Vernon County, Missouri  
County and State

**5. Classification**

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

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

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

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

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

Contributing	Noncontributing	
4	5	buildings
3	1	sites
4	5	structures
		objects
98	11	<b>Total</b>

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

AGRICULTURE—animal facility

AGRICULTURE—pasture

AGRICULTURE—storage facility

DOMESTIC—dwelling

**Current Functions**

(Enter categories from instructions.)

AGRICULTURE—animal facility

AGRICULTURE—pasture

AGRICULTURE—storage facility

DOMESTIC--dwelling

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

Folk Victorian

**Materials**

(Enter categories from instructions.)

foundation: Stone

walls: Frame

roof: Slate/tile

other:

**NARRATIVE DESCRIPTION ON CONTINUATION PAGES**

Prairie View Stock Farm  
Name of Property

Vernon County, Missouri  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Areas of Significance**

AGRICULTURE

ARCHITECTURE

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

c. 1879 -1965

**Significant Dates**

c. 1879, 1893-94

**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.

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Barn-grain house -V.B. VanDyke

Other buildings—unknown

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

**9. Major Bibliographical References**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

Prairie View Stock Farm  
Name of Property

Vernon County, Missouri  
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**10. Geographical Data**

**Acreeage of Property** \_\_\_\_\_

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1 38.057262 -94.481314      3 38.042268 -94.463793  
Latitude: Longitude:      Latitude: Longitude:

2 38.042832 -94.482000      4 38.056721 -94.463029  
Latitude: Longitude:      Latitude: Longitude:

**UTM References**

(Place additional UTM references on a continuation sheet.)

\_\_\_\_\_ NAD 1927    or    \_\_\_\_\_ NAD 1983

1 \_\_\_\_\_  
Zone    Easting    Northing

3 \_\_\_\_\_  
Zone    Easting    Northing

2 \_\_\_\_\_  
Zone    Easting    Northing

4 \_\_\_\_\_  
Zone    Easting    Northing

**Verbal Boundary Description** (On continuation sheet)

**Boundary Justification** (On continuation sheet)

**11. Form Prepared By**

name/title Rhonda Chalfant, Ph.D.

organization \_\_\_\_\_ date February 25, 2015

street & number 619 West 32<sup>nd</sup> Street telephone 660-826-5592

city or town Sedalia State MO zip code 65301

e-mail [chalfant@iland.net](mailto:chalfant@iland.net)

**Additional Documentation**

Submit the following items with the completed form:

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

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

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

Prairie View Stock Farm

Vernon County, Missouri

Name of Property

County and State

## Photographs

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

## Photo Log:

Name of Property: Prairie View Stock Farm

City or Vicinity: Rich Hill

County: Vernon State: MO

Photographer: Rhonda Chalfant, Ph.D.

Date

Photographed: January 22, 2015

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

- #1 of 36: Prairie View Stock Farm, corner Aaron Road and Route WW, camera facing southwest
- #2 of 36: Prairie View Stock Farm,
- #3 of 36: Prairie View Stock Farm, native prairie grass, camera facing east
- #4 of 36: Prairie View Stock Farm, barn/feeding facility and landscape, camera facing southwest
- #5 of 36: Prairie View Stock Farm, fescue pasture in Bates County, camera facing north
- #6 of 36: Prairie View Stock Farm, landscape, camera facing east-southeast
- #7 of 36: Prairie View Stock Farm,
- #8 of 36: Prairie View Stock Farm, fence row, camera facing east
- #9 of 36: Prairie View Stock Farm, landscape and pond, camera facing west
- #10 of 36: Prairie View Stock Farm, landscape and pond, camera facing
- #11 of 36: Prairie View Stock Farm, landscape and corral, camera facing west
- #12 of 36: Prairie View Stock Farm, original hedge posts and fence, camera facing southeast
- #13 of 36: Prairie View Stock Farm, field, camera facing west
- #14 of 36: Prairie View Stock Farm, fence, camera facing west
- #15 of 36: Prairie View Stock Farm, dwelling, camera facing west
- #16 of 36: Prairie View Stock Farm, barn/grain house, camera facing northeast
- #17 of 36: Prairie View Stock Farm, barn/grain house, interior, camera facing south
- #18 of 36: Prairie View Stock Farm, barn/feeding facility, camera facing northwest
- #19 of 36: Prairie View Stock Farm, barn/feeding facility, camera facing southeast
- #20 of 36: Prairie View Stock Farm, dwelling, camera facing southwest and up toward cornice
- #21 of 36: Prairie View Stock Farm, dwelling, camera facing west
- #22 of 36: Prairie View Stock Farm, dwelling, camera facing, camera facing west
- #23 of 36: Prairie View Stock Farm, dwelling, camera facing northeast
- #24 of 36: Prairie View Stock Farm, dwelling, camera facing east
- #25 of 36: Prairie View Stock Farm, dwelling, camera facing southeast
- #26 of 36: Prairie View Stock Farm, dwelling, pocket doors, camera facing east
- #27 of 36: Prairie View Stock Farm, dwelling, detail pocket doors, camera facing east
- #28 of 36: Prairie View Stock Farm, dwelling, detail newel post, camera facing north
- #29 of 36: Prairie View Stock Farm, dwelling, detail ceiling, camera facing southeast and up toward ceiling
- #30 of 36: Prairie View Stock Farm, dwelling, door and transom, camera facing southwest
- #31 of 36: Prairie View Stock Farm: privy and arbor, camera facing east

Prairie View Stock Farm

Name of Property

Vernon County, Missouri

County and State

### Photo Log, continued

#32 of 36: Prairie View Stock Farm, storm shelter and washhouse steps, camera facing north

#33 of 36: Prairie View Stock Farm, windmill base and well, camera facing east

#34 of 36: Prairie View Stock Farm, trough foundation, camera facing south

#35 of 36: Prairie View Stock Farm: corral and loading chute, camera facing south

#36 of 36: Prairie View Stock Farm, feeding station, camera facing northeast

DRAFT

Prairie View Stock Farm

Name of Property

Vernon County, Missouri

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### Figure Log:

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

- #1 of 18: Prairie View Stock Farm, map of Prairie View Stock Farm district, drawn by Rhonda Chalfant.
- #2 of 18: Prairie View Stock Farm, map of Missouri showing Osage Plains , from Marshall, *Barns of Missouri*, 15
- #3 of 18: Prairie View Stock Farm, prairie flowers, photo taken May 18, 2013 by Bonnie Teel
- #4 of 18: Prairie View Stock Farm, prairie flowers, photo taken May 18, 2013 by Bonnie Teel
- #5 of 18: Prairie view Stock Farm, original plan of farmyard, drawn by Rhonda Chalfant
- #6 of 18: Prairie View Stock Farm, current farmyard plan, keyed to photos, drawn by Rhonda Chalfant
- #7 of 18: Prairie View Stock Farm, early photograph showing barn from 1911 *History of Vernon County*, 46
- #8 of 18: Prairie View Stock Farm, original floor plan for dwelling, 1893, first floor, courtesy of Bonnie Teel
- #9 of 18: Prairie View Stock Farm, original floor plan foe dwelling, 1893, second floor, courtesy Bonnie Teel
- #10 of 18: Prairie View Stock Farm, current floor plan of first floor keyed to photographs, drawn by Rhonda Chalfant
- #11 of 18: Prairie View Stock Farm, Portrait of Charles Falor from 1911 *History of Vernon County*, 788
- #12 of 18: Prairie View Stock Farm, map of Bates County and Vernon County in 1900 showing railroads from Williams, 3328, 530
- #13 of 18: Prairie View Stock Farm, 1903 plat map of Metz Township, *Plat Book of Vernon County*, showing land owned by Charles Falor
- #14 of 18: Prairie View Stock Farm, plat map of Osage Township, *Plat Book of Bates County*, 1895, showing land owned by Charles Falor
- #15 of 18: Prairie View Stock Farm, photograph of Prairie View Stock Farm showing trough. The windmill, water storage tank, and weight house are in the background, courtesy Bonnie Teel
- #16 of 18: Prairie View Sock Farm, photograph of Prairie View Stock Farm from 1911 *History of Vernon County*, 90, showing feed lot
- #17 of 18: Prairie View Stock Farm, photograph of Prairie View Stock Farm from 1911 *History of Vernon County*, 302, showing pond and cattle
- #18 of 18: Prairie View Stock Farm, photograph of dwelling at Prairie View Stock Farm from 1911 *History of Vernon County*. 68

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Prairie View Stock Farm
Name of Property
Vernon County, MO
County and State
Name of multiple listing (if applicable)

**Summary:** Prairie View Stock Farm is an approximately 1200 acre farmstead in Bates and Vernon Counties, Missouri. The closest extant town is Rich Hill, Missouri. This property is described as a rural historic landscape district because of its size and the relatively few buildings and structures. A portion of the land has been designated the Prairie View Natural Area by the state of Missouri. Contributing sites include pastures, ponds, and a 160 acre plot of native, tall-grass prairie. Contributing buildings in the farmyard include a transverse-crib barn built c. 1879; this barn had an addition in the 1980s that covered but did not destroy the historic fabric of the barn. Other contributing buildings include a barn/feeding facility (date unknown); a two-story, frame, folk Victorian house built in 1893-94; and a frame privy, built 1893-94. The house had an addition in 1935; this addition maintained the character of the original dwelling. Contributing structures include the storm cellar, the remaining base of the windmill and well, an arbor, the steps to the washhouse, and the foundation of an original feeding trough. Non-contributing buildings in the farmyard include a garage, a greenhouse, a gazebo, and a storage building. Other non-contributing buildings include a former tenant house and a shed. Non-contributing structures include a child's play set, a corral and a covered feeder. The contributing buildings have been carefully preserved and maintain their historic integrity. The non-contributing buildings in the farmyard fit in with their surroundings.

**Elaboration:**

Setting:

Prairie View Stock Farm is a rural historic landscape district located on Route WW approximately 5 miles west of Rich Hill, Missouri, and 3.3 miles south of the intersection of Highway A and Highway WW. The district includes all 640 acres of Section 29, Township 38N, Range 32W in Vernon County, 240 acres in Section 28, Township 38N, Range 32W, Vernon County, and 240 acres in Section 32, Township 38N, Range 32W in Vernon County. The district also includes the east eighty acres of Section 20, Township 38N, Range 32W of Bates County, Missouri. The district lies on both the north and south sides of Aaron Road, which marks

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Prairie View Stock Farm
Name of Property
Vernon County, MO
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the Bates County/Vernon County line (Photo 1). The district extends on either side of Highway WW (Figure 1).

The land is part of the Osage Plain, an area of undulating land in southwestern Missouri characterized by dry-mesic limestone/dolomite prairies and by dry-mesic sandstone/shale prairies (Figure 2).<sup>1</sup> The rolling prairies of the farm have two higher prominent knobs or hills (Photo 2).<sup>2</sup> Tall-grass prairie once covered much of southwest Missouri. In 1843, survey notes from Joseph Burnap showed all section lines around this site were prairie.<sup>3</sup> Very little native prairie land exists in Missouri today; only about 90,000 acres of native prairie remain in the state.<sup>4</sup>

A 160 acre portion of Section 29, Township 38N, Range 32W in Vernon County is native prairie land with native grasses, sedges, legumes and flowers such as pale purple coneflower, black-eyed susans, prairie genetian, prairie blazing star, pink milkwort, and rigid goldenrod (Figure 3, 4, Photo 3).<sup>5</sup> The 160 acre portion is also home to endangered species, including the Northern harrier Hawk (*Circus cyaneus*), Mead's Milkweed (*Asclepias meadii*), and the Regal Fritillary butterfly (*Speyeria idalia*).<sup>6</sup> This land has been recognized as a native prairie and designated the Prairie View Natural Area by the state. The portion of Prairie View Stock Farm to the south and east of the 160 acre native prairie land has been maintained for many years as a hay meadow for pasture and for cutting hay.<sup>7</sup> While this land has many prairie grasses, it also has a large amount of fescue (Photo 4).<sup>8</sup> The portion of Prairie View Stock Farm to the north of Aaron Road in Bates County is a tall fescue prairie (Photo 5).

There is very little timber on the property. Aside from large trees in the yard near the dwelling and near the tenant house, most of the trees are relatively small trees that have grown up in the fence rows. The lack of trees allows for sight lines

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

<sup>2</sup> Leahy.

<sup>3</sup> Cited Leahy.

<sup>4</sup> Paul Cox, *Missouri Prairie Journal*, Vol. 30, No. 3 (2009), 2.

<sup>5</sup> Leahy.

<sup>6</sup> Ibid.

<sup>7</sup> Ibid.

<sup>8</sup> Ibid.

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Prairie View Stock Farm
Name of Property
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across Section 29 (Photo 6, Photo 7). The portion of the farm to the east of Route WW has more trees than the remaining part of the farm (Photo 7).

Seven ponds are on the property (Photos 9,10,11).

Fencing surrounds most of the property. Some of the fence posts, commonly called hedge posts because they were cut from Osage Orange or hedge trees, are original (Photo 12). The fences are, for the most part, woven wire fencing topped with two strands of barbed wire supported with steel fence posts or hedge posts (Photo 13). Some wooden gates are old; other gates are steel. (Photo 14).

The farmhouse sits one of the highest points in Vernon County, and commands a wide view of the surrounding prairies.<sup>9</sup> The house faces east and sits back from the County Road WW about two hundred feet. The house and yard are surrounded by a white fence. The yard is dotted with large deciduous trees and three cedars believed by the family to have been planted when the house was built (Photo 15).<sup>10</sup>

The farmstead is arranged on a U-shaped plan, with the house facing east. Outbuildings and structures related to the house are to the west, north, and northwest of the house. The barns are to the southeast of the house and the windmill base is to the east of the house. The now demolished original weight houses were to the south and east of the house. The original troughs were to the south of the house (Figure 5, 6). A tenant house is located on land across Highway WW to the east and approximately one-sixth of a mile south of the farmyard. A gable and wing tenant house and a gambrel roofed English barn were once located northwest of the house on Aaron Road approximately three-quarters of a mile from the intersection of Aaron Road and Route WW, but these have recently been demolished.

Contributing Buildings

<sup>9</sup> *History of Vernon County*, Ed. J. B. Johnson (Chicago: C. F. Cooper, 1911), 788. Hereafter cited 1911 *History of Vernon County*.

<sup>10</sup> Bonnie Teel, Interview regarding Prairie View Stock Farm, 22 January 2015.

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Prairie View Stock Farm

Name of Property  
Vernon County, MO  
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Name of multiple listing (if applicable)

Barn/Grain House: The transverse crib, called a "grain house" on the original blueprints, is believed by the family to have been built c. 1879.<sup>11</sup> The architect for the barn was V.B. VanDyke of Rich Hill, Missouri. The barn is located to the south and west of the dwelling; a graveled driveway leads from Highway WW past the dwelling to the barn (Figure 6). The original blueprints show that the barn originally was 40 feet by 60 feet with a gable roof facing north and south.<sup>12</sup> The frame is post and beam construction secured with wooden pegs called *tree nails* or *trunnels*.<sup>13</sup> The siding is board and batten, and is painted white. The steeply pitched roof was originally covered with wooden shingles, but galvanized metal was used to cover the roof in the late 1960s (Photo 16).<sup>14</sup>

Originally, the grain house had two cupolas that allowed for ventilation. These are shown on the original blueprints and in an early photograph of the farmstead (Figure 7).<sup>15</sup> On the north façade and south façade are three vents with louvers, the center vent is placed higher than those to either side, with the bottom of the center vent slightly higher than the tops of the side windows (Photo 16).

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

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

<sup>11</sup> Galante.

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

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

<sup>14</sup> Ibid.

<sup>15</sup> Teel. The original blueprints are in her possession. The photograph is from the 1911 *History of Vernon County*, 46.

<sup>16</sup> Ibid.

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(Photo 17). Stored in the barn are a carriage, a sidesaddle, and leather fly nets belonging to the Falor family.

Barn/Feeding facility: This gambrel roofed barn is located southwest of the transverse crib barn and at the base of the elevated land on which the farmyard sits. It is approximately ninety feet long and twenty-five feet wide. It sits on a concrete foundation that extends as an abutment approximately thirty feet beyond the southwest end of the barn. The southwest side of the barn is open. This side has fourteen posts made of logs with braces made of branches between the corner posts at the ends of the barn (Photo 18). The northeast side of the barn is closed. The northeast side and both ends of the barn are covered with board and batten siding painted white. The roof is metal. The southwest side of the barn is open. The interior of the northeast side of the barn is lined with feed troughs. The large loft is used for hay storage. The main floor of the barn is used to store wagons and farm implements from the Falor family (Photo 19).

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

The foundation of the house is stone. The house is covered with clapboards with a two-inch lap. The house has a hipped roof of slate. The corners of the hips are covered with red tile. The roof has a flat portion in the center. The built-in gutters are original to the house and have been well maintained. The roofline of the east and south façades is accented with decorative brackets with finials. The brackets sit on a flat cornice that runs around the house between the tops of the second story windows and the eaves (Photo 20). At each corner of the house are corner strips topped with molding similar to that topping the windows and with a cornice and brackets.

The first story of the front (east) façade has two bays; the bay on the north has the original, elaborately decorated, wooden door opening onto the front entry. The beveled glass in the door is etched with the name *Falor*. The bay on the south is the original large one-over-one wooden window (Photo 21).

The second story of the front (east) façade has three bays. The north bay is a window centered above the door on the first story.

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This window features leaded glass in the upper part (). The middle and south bays are windows spaced equally to each side above the first story window (Photo 21). These windows are vinyl replacements, but are the same size and shape as the original windows.

Toward the rear of the front (east) façade is the east façade of a shed-roofed addition made in 1935 that extends from the main part of the house to the north (Photo 21). A black iron fence surrounds a portion of the east yard north of the addition and creates an enclosed run for the current resident's small dog.

The first story of the front (east) façade features a one-story porch the length of the house (Photo 21). The five original wooden porch posts are turned and accented with applied bull's eye decorative medallions. The posts are separated by spandrels with turned elements. At the corner of each spandrel is a decorative sawn wood bracket. The balusters are turned and topped with a railing (Photo 22).

The south façade of the house reveals the main, two-story block of the house and the one-story addition at the rear (west). The south façade features a two-story bay window with four narrow one-over-one windows on each floor. To the west of the bay window are two bays, with similar windows. The second story windows are set above the first story windows (Photo 23). The first story bay windows are original wooden windows; the remaining windows on the south façade are vinyl replacements the same size and shape as the original windows.

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

On the rear (west) façade, the shed-roofed addition is visible, as is the hipped roof to the original ell of the house and the hipped roof of the original main portion of the house. The west façade of the one story shed-roofed portion has one bay, with a one-over-one window. Its roof is bisected by a chimney. This chimney is not original to the house; it was added to create a

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fireplace in the sitting room. The west façade of the hipped roof portion of the ell has four brackets spaced evenly along its roof line. The west façade of the two-story portion of the house has a cornice similar to those on the east and south facades, but brackets only at the corners and above the south window. The second story of the rear (west) façade of the two-story portion of the house has two bays, one on each side of the one-story, hipped roof portion. The south bay is a one-over-one, vinyl window the same size and shape as the original window. The north bay was once a door leading down from exterior stairs, but this door has now been closed off. On the first-story of the rear (west) façade, the gabled roof addition extends north of the two-story portion of the house (Photo 24).

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

Dwelling, Interior:

The first story of the house has four rooms and an entryway with stairs leading to the second story. The original plans for the house are available, but do not identify the architect (Figure 8). The first floor plans show a 16 by 20 foot parlor with a bay window, a 16 by 20 foot sitting room, the entryway, and an 8 by 10 foot bedroom with a stairway to the second story in the main portion of the house, and an 18 by 20 foot kitchen and a 5 x 6 foot bathroom in the ell. The parlor and sitting room are separated with pocket doors with Eastlake styled pulls (Photos 26, 27). The original plans show a porch extending the length of the kitchen on the south, and another porch extending between the exterior wall of the bathroom and the exterior wall of the main portion of the house on the north (Figure 7).<sup>17</sup> To the north of the parlor is the entryway with stairs to the second story. The entryway features a walnut staircase with decorative balustrade and newel posts. The stairway turns to the south as it rises to open onto a landing on the second story (Photo 28).

<sup>17</sup> Teel. Original blueprints are in her possession.

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The second story originally had a landing, two large bedrooms, each 16 feet by 20 feet opening off the south wall of the landing, and a smaller room, 8 feet by 12 feet. No door opened from the landing into this bedroom, but stairs from the room below and an exterior door allowed access (Figure 9).

The rooms of the house are large with high ceilings. The ceilings and crown molding are original pressed metal made by the W. F. Norman Company of Nevada, Missouri (Photo 29).<sup>18</sup> The woodwork throughout the house is walnut. The interior doors have transoms. The doors are pine, once faux grained to resemble walnut, but now stripped and varnished (Photo 30). The floors are hardwood. The door and window frames are accented with bull's eye motifs. The walnut lumber for the house was cut, family legend says, in Taborville, in Bates County, Missouri, about ten to twelve years before the house was built, was milled in Ft. Scott, Kansas, and stored in the barn prior to construction.<sup>19</sup>

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

The addition changed the layout of the interior of the house. The first story now has a large sitting room in the ell and the addition that is used as a kitchen, an office, and a breakfast area. Bead board from the original house was used to make kitchen cabinets (Figure 10).

The house is very well preserved. Much of the furniture is Eastlake style and is original to the house; other pieces are from the same period.<sup>20</sup>

Privy: The fourth original building remaining on the farm is the privy located to the north of the house. The building is frame with a gable roof covered in fishlap shingles (Photo 31).

<sup>18</sup> Teel.

<sup>19</sup> Galante.

<sup>20</sup> Ibid.

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Original contributing structures:

Arbor: A covered arbor shelters the path to the privy; family legend says that Edith Falor did not like the hired men to see her when she walked to the privy, so she had the arbor built and vines planted to maintain her privacy.<sup>21</sup> Because it is a separate structure, it is listed separately from the privy. The arbor has been repaired several times, but is much like the original (Photo 31).

Storm cellar: The storm shelter is a large cave-like cellar about three feet west of the house). Charles Falor had the cellar dug in 1893-94 when the house was built; he paid \$38 to have it dug.<sup>22</sup> The cellar is large and tall, with a stone entry and partial stone side wall. The cellar is no longer used. Its entry is blocked and a table and chairs have been set up on the stone landing near its entry (Photo 32, 24).

Original non-extant buildings and structures:

Some buildings, including a tenant house and barn, are known to have been on the farm but have been demolished. Some remains of original buildings and structures are evident on the farmstead, including the steps to the wash house, the concrete supports for the windmill, the well, and the foundation for feeding troughs (Figure 3).

Washhouse: The steps to the washhouse are all that remain of a roofed structure that included a summer kitchen and a wash house located directly to the west of the house and north of the storm shelter. The date of this building's demolition is not known. The steps are counted in the nomination as a contributing structure (Photo 32).

Windmill: Originally, the large windmill sat to the east of the barn. The windmill pumped water from a 430 foot well to a storage tank. The water was off-color and tasted metallic. The water tank, built in the second decade of the twentieth century, proved to be a problem, as it leaked. Falor wrote repeatedly to the

<sup>21</sup> Galante.

<sup>22</sup> Falor, Crabb, and McGennis Family Papers. State Historical Society of Missouri. Hereafter referred to as Family Papers.

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contractor in an attempt to get it fixed.<sup>23</sup> The windmill was disassembled and the water tank was demolished in the late 1980s, though the blades are stored in the barn. The wooden frame of the windmill collapsed in a windstorm c. 1995.<sup>24</sup> The base of the windmill and the well are included in the nomination as contributing structures (Photo 3323).

Feed troughs: Wooden feed troughs resting on concrete foundations were built in 1913. The foundation of these troughs is visible, and has the words "C. Falor, June 10, 1913" carved into the concrete. The concrete is worn and the date difficult to read. The wooden troughs were demolished at an unknown date. The foundation is included in the nomination as a contributing structure (Photo 34).

Tenant House: A gable and wing cottage was located on the south side of Aaron Road approximately one-half mile from Highway WW. It had been unoccupied for many years and was unsafe when it was recently demolished.

Barn: To the north of the tenant house was a gambrel roofed English barn with the door on the side. It was in dangerous condition and so was recently demolished.

Non-contributing buildings and structures:

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

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

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

<sup>23</sup> Ibid.

<sup>24</sup> Galante.

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Fish Pond: This decorative fish pond accented by a rock wall sits to the west of the greenhouse. It appears to have replaced an original structure. When it was built a few years ago, the contractor doing the excavation discovered rocks and shells suggesting that an earlier owner of the property had a fish pond on the same site.

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

Child's play set: A wooden child's play set is located at the far west end of the yard.

Corral: A corral used to contain cattle while they are being loaded into trucks sits in the field south of the farmyard. It is constructed of pre-made hollow steel pipe panels (Photo 35).

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

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

Feed station: A two-sided, roofed feeding station sits in the pasture to the north of the tenant house yard (Photo 36).

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

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**Summary:** Prairie View Stock Farm is locally significant under Criterion A: AGRICULTURE, as a farm located on a tract of native prairie land belonging to the family of Charles and Edith Crabb Falor since the 1870s. The original owner, Charles Falor, owned extensive land in Vernon and Bates County.<sup>25</sup> Falor was a livestock broker; Prairie View Stock Farm was recognized for the large numbers of cattle and hogs it fattened and shipped to stockyards. Prairie View Stock Farm was also known for the large amount of hay it produced for sale. The 1911 *History of Vernon County* notes that the farm is interesting because much of the land had never been plowed. Today, this portion of the farm is registered as the Prairie View Natural Area by the state of Missouri, and is recognized for its native grasses as well as rare and endangered species of plants, birds, and butterflies.

The property is also significant under Criterion C: ARCHITECTURE because of the construction techniques used in the barn and because of the style of the dwelling.

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

**Elaboration:**

Agriculture:

Prairie View Stock Farm is locally significant under Criterion A: Architecture, as a family farm established in Vernon County in the late 1870s by Charles Falor, a well-to-do livestock owner and cattle broker (Figure 11). Members of the Falor family first came to western Missouri from Illinois shortly after the Civil War. Bates and Vernon Counties had suffered during the Civil War from frequent guerilla raids and from the burning of homes and businesses that followed Union General Thomas Ewing's Order No. 11. After the war, the area was nearly uninhabited.<sup>26</sup> Historian James Shortridge notes that settlement of areas in Southwest

<sup>25</sup> 1911 *History*, 787.

<sup>26</sup> *History of Vernon County*, 1887; William Parrish, *A History of Missouri*, Vol. III (Columbia: University of Missouri Press, 1973), 101.

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Missouri along the Kansas border virtually ceased during the war, and that after the war, the economy recovered very slowly.<sup>27</sup>

However, migration into the area after the Civil War helped spur economic growth. The availability of land made western Missouri an attractive choice for those who wished to move west. Geographer Russel Gerlach notes that settlers from the prairie states of Illinois, Indiana, and Ohio constituted the largest number of post-Civil War settlers to Missouri, with large numbers choosing the undulating prairies of the Osage Plains area of southwest Missouri as a place to settle (Figure 2).<sup>28</sup> The fertile soil on the rolling prairie was attractive to farmers, despite the tendency of streams to flood regularly.

The expansion of railroads into southwestern Missouri after the Civil War also enhanced the economic growth of southwest Missouri. According to Russell Clemens, the increased presence of the railroad moved the area into the wider market economy that developed after the Civil War.<sup>29</sup> Several railroads passed through Vernon and Bates Counties, and linked the area to larger markets, allowing cattle, grain, and hay to be shipped easily. Existing towns moved and new towns developed along the railroad lines.

The Missouri, Kansas and Texas Railroad reached from Sedalia to Nevada, Missouri, approximately fourteen miles south of Prairie View Stock Farm in 1870. The Lexington and Southern Branch of the Missouri Pacific Railroad reached Nevada in 1880. The town of Rich Hill in Bates County developed to be along the railroad line.<sup>30</sup> A Missouri Pacific depot was created at Panama, approximately four miles south of Rich Hill in 1880. The Fort Scott Central Railroad reached Rich Hill by the end of 1880,

<sup>27</sup> James Shortridge, "The Expansion of the Settlement Frontier in Missouri," *Missouri Historical Review*, Vol.75, No.1 (October 1980), 86-87.

<sup>28</sup> Russel Gerlach. *Settlement Patterns in Missouri* (Columbia: University of Missouri Press, 1986), 30.

<sup>29</sup> Russell J. Clemens, "The Development of a market Economy: Bates County, Missouri, 1875-1890," *The Bulletin of the Missouri Historical Society*, XXXV (July 1979), 28. Although Clemens is primarily concerned with the effect of the railroad on the growth of coal mining in the area, there is little doubt that the railroad also enhanced the commercialization of agriculture.

<sup>30</sup> V.V. Masterson, *The Katy Railroad and the Last Frontier* (Columbia: University of Missouri Press, 1988), 79; *The History of Cass and Bates Counties, Missouri* (St. Joseph, MO: National Historical Company, 1883), 896; Howard Conrad, "Encyclopedia of the History of Missouri Railroads," <<http://tacnet.missouri.org/history/enclmo/railroads.html>>.

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passing near Metz.<sup>31</sup> The town of Metz also moved to be along the railroad. A branch line of the St. Louis and Santa Fe passed through Sprague, a small town platted in 1880 approximately six miles west of Rich Hill to meet with the Kansas City and Southern Railroad (Figure 12).<sup>32</sup> Both the Ft. Scott and Central railroad and the Kansas City and Southern Railroad connected to the St. Louis and San Francisco (Frisco) Railroad in Newton County south of Vernon County.<sup>33</sup>

These small towns in Bates and Vernon Counties are all near Prairie View Stock Farm. The largest of the towns, Rich Hill, is located in Bates County approximately five miles east and slightly over three miles north of Prairie View Stock Farm. Sprague, a small village in Bates County, is approximately two miles north of Prairie View Stock Farm. The depot at Panama Station is just south of the Bates/Vernon County line approximately five miles east of Prairie View Stock Farm. Metz, a small village in Vernon County, is about four miles south of Prairie View Stock Farm (Figure 11).

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

Charles Falor's father, Elias Falor, moved from Tazewell County, Illinois, to Missouri, in 1869, and purchased 2300 acres of land near what would become the location of Sprague in southern Bates County and near Pleasant Valley, the former site of Metz in northern Vernon County. Elias Falor retained his holdings in Illinois. His wife and children remained in Illinois until 1876, when they joined Elias in Metz Township, Vernon County. Charles Falor, born in 1857, had attended the common schools in Tazewell County, Illinois. He began raising and shipping cattle as a teen. In the late 1870s, he moved to Vernon County and began farming with his father and brother Norman. Between 1880 and 1883, Elias Falor built a large roller mill capable of producing two hundred barrels of flour every twenty-four hours in Rich Hill, Missouri. Both Norman and Charles worked at the mill; Charles later became more involved in the family's growing farms.<sup>34</sup>

<sup>31</sup> Clemens, 32.

<sup>32</sup> Williams, 329.

<sup>33</sup> Conrad, Williams, 461.

<sup>34</sup> *The History of Cass and Bates Counties, Missouri*, 911; *1911 History of Vernon County*, 787.

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The 1880 U. S. Agricultural Census for Metz Township in Vernon County shows that Elias Falor had diversified farming operation very much like the typical farm of Vernon County. He owned cattle, hogs, poultry, horses and mules, and planted a variety of crops. His farming operation, however, was much larger than most other farms in the area. His Vernon County holdings included 2400 acres of land, plus 150 acres of pasture and 100 acres of woodland. The land was worth \$10,000, his implements were worth \$1500, and his livestock was worth \$5000. He owned 10 horses and 20 mules. The estimated value of his farm products was \$4000. His livestock on hand June 1, 1880, included 10 milk cows, 150 other cattle, and 100 purebred cattle. During 1879, his cattle had produced 8 calves. He had produced 400 pounds of butter. That same year, Elias Falor had purchased 100 cattle and sold 150 cattle. On June 1, 1880, he had 100 hogs. His 50 poultry produced 79 dozen eggs. During 1879, he planted 500 acres of Indian corn which yielded 1400 bushels and 20 acres of oats that yielded 400 bushels. He planted 100 acres of wheat which yielded 1500 bushels and 40 acres of flax which yielded 200 bushels of seed. He planted 1 acre of potatoes which yielded 50 bushels and had a two-acre apple orchard, for which no yield is given. In addition, he cut 10 cords of wood worth \$20.<sup>35</sup>

In 1880, Norman Falor, while also working with his father, owned 160 acres of land in Vernon County valued at \$3200. He also had a diversified farming operation. He had \$800 worth of implements and \$5000 worth of livestock. The estimated value of all his farm produce was \$800. He owned 4 horses and 6 mules. On June 1, 1880, he owned 2 milk cows and 113 other cattle. During the previous year, he had not purchased any cattle, but had sold 96 cattle. He had also made 50 pounds of butter. He had on hand on June 1, 1880, 120 hogs. His 24 poultry had produced 50 dozen eggs. Norman also planted corn, oats, wheat, and flax. The 100 acres of Indian corn yielded 3000 bushels and the 12 acres of oats yielded 200 bushels an acre. The 25 acres of wheat produced 370 bushels, and the 20 acres of flax produced 80 bushels of seed. He had two acres of apple orchard.<sup>36</sup>

Charles Falor, like his brother Norman, worked with his father on Elias Falor's farm, but on his own land he practiced a somewhat different kind of agricultural operation from those of his father and his brother. Charles had begun to focus on buying, fattening

<sup>35</sup> U.S. Agriculture Census, 1880, 23.

<sup>36</sup> U. S. Agriculture Census, 1880, 74.

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and selling cattle and hogs, rather than on extensive crops and other animals such as milk cows and poultry. He owned 160 acres of land valued at \$1600 in Vernon County. His farm implements were valued at \$200, and the fences at \$100. The livestock currently on his farm was valued at \$3500. He owned one horse and six mules. On June 1, 1880, he had on hand 110 cattle and 100 hogs. In 1879, he had purchased 100 cattle and sold 111 cattle. He planted 160 acres in corn and 20 acres in oats; for some unexplained reason, the census reports his cropping more acres than he owned.<sup>37</sup>

A comparison of the Falor operations to other farmers and stockmen in Vernon County shows that their operation was one of the largest in area. The summary of census statistics for 1880 shows that of the 2648 farms in the county, only 15 were larger than 1000 acres. The average farm was 121 acres. Elias Falor and Norman Falor's farms were similar to the small farms in Metz Township in the diversified agriculture they practiced. Charles Falor's farm was different. Comparisons of cropping practices reveal that other farmers in Metz Township reveals Charles Falor's interest in beef cattle. He owns no milk cows and produces no butter, he owns no poultry and produces no eggs, but has on hand more hogs than most of the other farmers in the township.

Charles continued to fatten and sell livestock. He was, according to an article in the *Sedalia Democrat* at the time of his death in 1933, one of the first to ship cattle out of Sedalia on the Missouri, Kansas, and Texas Railroad.<sup>38</sup> By 1885, Charles Falor was widely recognized as a savvy livestock dealer; the *Breeder's Gazette* noted that he chose to ship cattle to Chicago rather than St. Louis because the price was 20 cents more per hundredweight there.<sup>39</sup> That same year, he shipped 77 hogs weighing a total of 15,260 (approximately 198 pounds each) to the commission livestock sales firm of McCoy and Underwood. His net proceeds were \$545.46.<sup>40</sup>

In 1887, Charles married Mary Edith Crabb, the daughter of a family from Tazewell County, Illinois, who had moved to Bates County in 1884. Edith Falor was an educated woman who had been a

<sup>37</sup> U. S. Agriculture Census, 1880, 21.

<sup>38</sup> "Charles Falor, Stockman of Southwest Missouri, Dies," *Sedalia Democrat*, 26 February 1933, 8.

<sup>39</sup> *Breeders' Gazette*, 27 August 1885, 301.

<sup>40</sup> Family papers.

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teacher in Bates County before her marriage.<sup>41</sup> Two of her brothers, Willis and Ed Crabb, were livestock dealers in Rich Hill.<sup>42</sup>

After their marriage, the couple lived in Metz Township on land Charles leased near his father's farm. His financial records show that by the 1890s he was selling cattle primarily in Kansas City, which according to Carpenter, had surpassed St. Louis as the primary livestock market in Missouri.<sup>43</sup> In June 1891, he sold 75 hogs and received 4678.04 net profit after shipping, feeding costs and commissions. In January 1892, he sold 90 cattle and received \$918.96 profit.<sup>44</sup>

Four years after his marriage, he became ill and the couple the couple spent a year in Colorado and a year in Eldorado Springs, Missouri.<sup>45</sup> However, Falor continued to run his stock selling operation in Vernon County. In October 1893, he bought 200 head of cattle from Walton Farms in Vernon County, being careful to secure his purchase against any claims from the seller or his heirs. In October 1894, he sold 93 cattle for a net profit of \$3194.31. In July 1895, he purchased 32 hogs for \$247.50.<sup>46</sup>

Charles Falor continued to purchase land in Bates and Vernon Counties in Missouri, eventually owning 1723 acres, 480 in Bates County and 1243 in Vernon County. When Elias Falor died in 1896, Charles inherited 680 acres from Elias Falor's estate. The 1903 *Plat Book of Vernon County* shows Charles Falor holding a total of 640 acres in Section 29, 240 acres in Section 32, 200 acres in Section 36, and 160 acres in Section 35 of Metz Township in Vernon County (Figure 13).<sup>47</sup> An 1895 *Plat Book of Bates County* shows Falor owning 320 acres in Section 11 of Osage Township in Bates County (Figure 14).<sup>48</sup>

Charles continued to farm with his father, and his wife Edith assisted him in the business management of the farms. Problems

<sup>41</sup> 1911 *History of Vernon County*, 789.

<sup>42</sup> *Missouri State Gazateer and Business Directory 1893-1894*, 1676.

<sup>44</sup> Clifford Carpenter, "The Early Cattle Industry in Missouri," *Missouri Historical Review*, Vol.47, No.3 April 1953), 213.

<sup>44</sup> Family Papers.

<sup>45</sup> 1911 *History of Vernon County*, 788.

<sup>46</sup> Family Papers.

<sup>47</sup> *Plat Book of Vernon County* (Minneapolis: Northwest Publishing, 1903), 33. Hereafter cited 1903 Vernon County Plat Map.

<sup>48</sup> *Plat Book of Bates County* (Philadelphia: Baillot and Volk, 1895),33. Hereafter cited as 1895 Bates County Plat Map.

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arose with this arrangement when Elias died on March 27, 1896. In September 1895, Charles sold \$1408.80 worth of cattle belonging to Elias. In January 1896, Charles sold \$829.66 worth of cattle belonging to Elias. In March 1896, Charles sold \$1376.03 worth of cattle belonging to Elias. He deposited \$829.60 of the proceeds in Elias Falor's bank account and kept the remainder of the money for himself, claiming Elias had told him and later told Edith that the money was for Charles. W. F. Tygard, a trustee for heir Leroy Falor, sued, claiming that Charles Falor had withheld the money from Elias' estate. The Probate Court of Vernon County upheld Charles and Edith's contention that the money was not part of Elias' estate. The case ultimately went to the Missouri Supreme Court, which ruled in Charles Falor's favor. Questions were raised in the case about whether Edith could testify although Missouri at that time did allow a woman to testify on behalf of her husband in civil cases.<sup>49</sup> Regardless of the court's ruling, this incident does suggest that Edith was assisting Charles in the business aspect of the farm.

Falor paid close attention to the Kansas City livestock markets, corresponding with commission agents about prospective prices for livestock. In September 1896, agents Duke, Lennon, and Harrington wrote Charles Falor to provide market predictions, and pointed out a scarcity in the Kansas City markets of good native cattle. Prices being paid for hogs had been varied but fairly strong due to high demand.<sup>50</sup> By September 15, 1897, Falor had taken advantage of the advice about high prices and that year had sold \$20,816 worth of cattle and swine.<sup>51</sup> Falor generally shipped two or more shipments of cattle and two or more shipments of hogs each year. For example, in May 1898, he sold 18 cattle weighing a total of 23,820 for \$1095.72, and in December he received \$4765.50 for 100 cattle sold to Armour Packing Company of Chicago.<sup>52</sup> The cattle in these shipments weighed an average of 1275 pounds each.

On July 10 and 11, 1901, Falor shipped two carloads of cattle from Panama Station via the Missouri Pacific Railroad. The first shipment was 26,500 pounds of cattle; the second shipment was 40,200 pounds of cattle. Using the average weights of cattle Falor previously shipped, these shipments included about 51 cattle. Some agricultural statistics for Vernon County in 1902

<sup>49</sup> Tygard v. Falor, *Southwest Reporter* (St. Paul: West Publishing Co., 1901). 672-675.

<sup>50</sup> Family Papers.

<sup>51</sup> Family Papers.

<sup>52</sup> Family Papers.

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presented in Walter Williams' *A History of Missouri* show total numbers of cattle and hogs in the county, but do not provide an adequate comparison to Falor's operation. Most of the farmers and stockmen in Vernon County raised their own animals, raised corn and other grain to feed the animals, kept females and some bulls for breeding purposes, and sold primarily the steers at market.

Falor, as a livestock feeder and broker, purchased cattle and hogs, fed them for a brief period, and sold them, then repeated the cycle. In analyzing Missouri's burgeoning cattle industry, historian Clifford Carpenter notes that the tall grass prairies of western Missouri were the foundation on which the state's cattle industry was built. Some of the fertile land of the tall grass prairies was plowed and corn planted. Southwest Missouri changed from being a cattle raising area to an area used primarily for feeding steers for market.<sup>53</sup> Falor did not plow the Section 29 and Section 28 of Vernon County portions of Prairie View Stock Farm, but used most of the land for grazing. He purchased some corn and cottonseed cake to feed his cattle; for example, in 1905, he purchased one train car full of corn at \$0.495 per bushel. The grain was shipped to the depot in Sprague.<sup>54</sup>

The 1911 *History of Vernon County* notes that Falor generally had in his feed lots in any given year an average of 250 cattle and 250 hogs. Photographs of his livestock operation shown in the 1911 *History of Vernon County* show a large watering tank made of concrete, feed troughs, and the windmill, as well as cattle (Figures 15, 16, 17).<sup>55</sup> Falor's farm was one of the largest in Vernon County; the 1910 agricultural census reports only 15 farms of over 1000 acres in the county.<sup>56</sup> Comparisons of livestock sales for Vernon County are difficult to analyze. The census gives the total number of hogs and cattle sold or slaughtered, but does not specify the numbers of animals purchased or sold by individual buyers. Since Falor participated in both buying and selling stock, the numbers given do not clarify the percentage of the total he was involved with.

<sup>53</sup> Clifford Carpenter, 213.

<sup>54</sup> Family Papers.

<sup>55</sup> 1911 *History of Vernon County*, 788.

<sup>56</sup> *Thirteenth Census of the United States Taken in the Year 1910, Vol.6, Agriculture, 1909-1910*, 916. Hereafter cited as 1910 Agricultural Census.

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Falor cut hay from the prairies and sold the hay. In August 1893, the *Nevada Daily Mail* quoted a local hay buyer who said that the hay market was "dull" and that no market for prairie hay existed in Kansas City.<sup>57</sup> By the first decade of the twentieth century, however, the market had changed. In 1904, Falor shipped 228 bales of hay to Memphis, Tennessee; after freight, inspection, and commission, he netted \$57.08. An undated receipt shows that he shipped hay to Kansas City from Panama Station and netted \$54.14. He also sold hay locally to the Eliot Livery Barn and to the Kirk[land] Grocery Company in Rich Hill.<sup>58</sup>

Comparisons with total prairie grass hay production are easier to make than comparisons of livestock sales. The 1910 agricultural census shows a total of 24,211 acres in Vernon County in prairie grasses cut for hay. Falor's 880 acres of native tall grass prairie constituted almost 4% of the total acres of land from which prairie hay was cut in Vernon County, according to the U. S. Agriculture Census for 1909-1910.<sup>59</sup>

On March 1, 1913, Falor made an inventory of his property. At that time, he owned hogs worth \$1930, 105 cattle worth \$6615 and 124 cattle worth \$9300. He had 16 mules worth \$2000 and 7 horses worth \$800. He had hay worth \$900. He also had on hand as feed for his livestock cotton seed sake worth \$787 and corn worth \$2135.<sup>60</sup>

In 1916, Falor listed the amount of stock he sold, identifying 130 cattle sold for \$16,898.74 and 236 hogs sold for \$4961.51. He also sold two mules for \$285 and hay for \$1640.42.<sup>61</sup>

Falor's inventory for 1917 lists 121 year old cattle, 112 two to three year old cattle, 170 hogs, 2 teams of mules, and 3 horses. He also owned 2 milk cows with calves and a yearling heifer, which he designated "for home use."<sup>62</sup>

Falor continued to feed and sell cattle and hogs and cut prairie grasses for hay. According to the 1925 Census of Agriculture, Vernon County provides only statistics for tame grasses and small grains cut for hay and does not list prairie grasses cut for hay. It lists the total number of livestock sold, but as in the 1910

<sup>57</sup> *Nevada Daily Mail*, 28 August 1893, 3.

<sup>58</sup> Family Papers.

<sup>59</sup> *Ibid.*, 1910 Agricultural Census. 938.

<sup>60</sup> Family Papers.

<sup>61</sup> *Ibid.*

<sup>62</sup> *Ibid.*

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Agriculture census, it does not provide information on individual dealers. It does, however, show that the number of acres of land in farms in Vernon County had decreased by about 40,000 acres between 1910 and 1925. The number of farms had decreased by about 4000. The average size of a farm was 133.7 acres. Nine farms were between 1000 and 4999 acres; one of those belonged to Charles Falor.<sup>63</sup>

In addition to being a cattle broker, Falor was also a financier. He held stock in two local coal mines, the Central Coal and Coke Company and the Eureka Coal Company, both in Bates County, Missouri. He held stock in the Pennsylvania Railroad and the Atchison, Topeka, and Santa Fe Railroad. He also held stock in the Kansas City Stockyards. He also owned municipal bonds. In fact, his financial records show that much of his income came from interest on investments and dividends. For example, in 1916, he noted that he had earned \$4414.24 on mine royalties, 2010.50 on interest, and \$3550 on stock dividends.<sup>64</sup> His financial savvy is shown in fact that he diversified his banking a wise decision in the days before the establishment of the Federal Deposit Insurance Corporation to protect clients from bank failures. He held accounts in Nevada, Butler, at two banks in Rich Hill and two banks in Kansas City, Missouri, and in Delevan, Illinois.<sup>65</sup>

When Falor died in 1933, his obituary in the *Metz Times* identified him as "a prominent stockman and one of the largest land owners in Vernon County."<sup>66</sup> Falor's wife Edith Falor took over management of the farm following her husband's death, beginning a tradition of female owners/managers at Prairie View Stock Farm. After Charles' death in 1933, Edith invited her niece Mary McGennis to come live with her on the farm with the provision that Mary and her brother Cornelius would inherit the farm when Edith died. Mary agreed, and the two women managed the farm until Edith's death in 1953.<sup>67</sup>

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

<sup>63</sup> *United States Census of Agriculture: 1925, Missouri*, 67, 20.

<sup>64</sup> Family Papers.

<sup>65</sup> Ibid.

<sup>67</sup> "Charley Falor Passed Away," *Metz Times*, 10 March 1933.

<sup>68</sup> Galante.

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partners in the farming operation.<sup>68</sup> Family legend suggests that Edith took an active role in the farm's management even while Charles was alive, as do the discussions in Tygard vs. Falor.<sup>69</sup>

Female farmers had to overcome the tendency of professional male agriculturists at colleges and in government agencies to dismiss women farmers as irrelevant and to encourage women to study domestic science instead of agriculture. The Smith Lever Act of 1914 formalized the segregation when it divided extension work into two categories—farmwork and housework.<sup>70</sup> The separation was subtly encouraged by the publication *Farmer's Wife*, to which Edith Falor subscribed. This magazines illustrations show attractive young women wearing aprons as they cook, cloche hats and fur stoles as they attend entertainment event, or sportswear as they play. Most of the articles in *The Farmer's Wife* relate to child care, homemaking, and cooking, rather than to actually farm work such as bottle feeding baby animals rejected by their mothers, herding livestock, or planting and harvesting crops.<sup>71</sup>

Societal attitudes toward women's roles also inhibited women in farming. The middle-class notion that the husband was the head of the household and that the wife was concerned only with domestic matters continued.<sup>72</sup> As a result, many women farmers were reluctant to identify themselves as farmers. In the 1940 census, Edith Falor identifies herself as head of household, but does not acknowledge that she lived on a farm, worked, or had an occupation. Mary McGennis, who worked with Edith and would eventually take over management of the farm, identified herself as a secretary who worked 72 hours per week for 52 weeks of the year.<sup>73</sup>

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

<sup>68</sup> Mary Neth, *Preserving the Family Farm* (Baltimore: Johns Hopkins, 1995), 29, 237.

<sup>69</sup> Teel, *Southwest Reporter*.

<sup>70</sup> Rebecca Montgomery, 182.

<sup>71</sup> "1929 Cover of Farmer's Wife Magazine, *The Big Picture Agriculture* <bigpictureagriculture.com>, Accessed 30 January 2015; *The Farmer's Wife*, October 1932 <<http://archive.org>>, Accessed 30 January 2015; "Images for *The Farmer's Wife* magazine," <<http://www.google.com>>, Accessed 30 January 2015.

<sup>72</sup> Rebecca Montgomery, 183.

<sup>73</sup> U. S. Cenusu, 1940.

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included the addition of indoor plumbing. She shifted the focus of the farming operation somewhat and began to raise purebred Angus cattle and Hereford cattle. In 1941 she won prizes at the prestigious American Royal Livestock Show in Kansas City, Missouri. She placed first in Angus Class 2, Wts. 1000-1150 pounds, and second in All Breeds Class 2, Wts. 1000-1150 pounds.<sup>74</sup> The *Metz Times* praised her work in raising thoroughbred white face cattle [Herefords], and noted that she had won many prizes for the cattle she showed.<sup>75</sup>

Edith Falor was an educated and well read woman who subscribed to *National Geographic*, *Scribner's*, *McClure's*, *Appleton's Booklover*, *Bay View Magazine*, and the *Farmer's Wife*.<sup>76</sup> She was also a competent businesswoman. She managed a stock portfolio that included stocks held in her name prior to Charles' death and those stocks she inherited from him. She continued to derive income from her investments. In 1935, for example, she hold stock in three meat packing companies--Armour and Company, Cudahay Meat Packing Company, and Wilson and Company. Other investments included manufacturing firms such as W. S. Dickey Clay Manufacturing Company and the Timkin Roller Bearing Company. Investments in utilities included Public Service of Northern Illinois and Kansas City Public Service. Other investments included the A. T. & S.F. Railroad, Consolidated Oil, Julius Kayser Company, and Equity Corp. She also held bonds for the Vernon County School District.<sup>77</sup> In the 1940 census, she acknowledges the proceeds from these investments by noting she has income for sources other than the farm.<sup>78</sup>

Edith Falor died on March 31, 1953, at the age of 92.<sup>79</sup> Mary McGennis and Cornelius McGennis inherited the farm and worked the farm together until his death in the late 1960s. Mary then managed the farm on her own until her passing in 1986. The *Nevada Herald* described Mary McGennis as a "progressive farmer. . . with a deep love for agriculture."<sup>80</sup> The farm then passed to Jane Louise Teel Roberts, Mary's second cousin. When Jane died in

<sup>74</sup> Family Papers.

<sup>75</sup> "Services for Mrs. Falor," Obituary, *Metz Times*, 3 April 1953.

<sup>76</sup> Family Papers.

<sup>77</sup> Family Papers.

<sup>78</sup> U. S. Census, 1940.

<sup>79</sup> "Services for Mrs. Falor.

<sup>80</sup> Lucille Bussinger, "McGennis Youth Center Dream in Becoming a Reality," *Nevada Herald*, 23 February 1969.

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2002, the farm passed to Teresa Jane Teel and Elizabeth Teel Galante.<sup>81</sup>

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

Conclusion: Prairie View Stock Farm is significant because of its position as a large cattle and hog feeding and shipping business and for the land that remains unplowed native prairie. Bonnie Teel, the current resident is very conscious of the importance of preserving the farm, its buildings, and the native prairie. The native prairie land is not farmed or grazed. The remainder of the farm is used for grazing in three month periods, followed by periods of lying fallow in order to preserve the land. Each year, one-third of the land is burned off to preserve the viability of the prairie.<sup>82</sup> Teel serves on the board of directors of the Missouri Prairie Foundation, which in 2012 recognized Prairie View Stock Farm as one of the largest privately owned parcel of native prairie land in Missouri.<sup>83</sup>

**Elaboration:**

Architecture:

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

Over the years, Falor improved his acreage by building a number of buildings and structures, including a barn/grain house, a barn/feeding facility, weight houses, a windmill, a water storage

<sup>81</sup> Galante.

<sup>82</sup> Rick Montgomery, "Missouri Prairie Grass Group Knows It's Hard to be Natural," *Kansas City Star*, 22 May 2014.

<sup>83</sup> Galante.

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

Falor's family financial records reveal that he maintained his property well, having the buildings painted regularly and the décor of the dwelling improved. For example, in 1904 Falor ordered wallpaper for \$70.57 and paid \$93.25 to have the paper hung and to have some exterior painting done. In 1915, he paid \$338.71 for paint and labor. In 1924, he paid \$529.05 for repapering the kitchen and bath room, some exterior painting, and glass repair. In 1931, he \$412.50 to have the buildings painted and \$192.85 for roofing and gutter repair.<sup>84</sup>

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

Barn/Grain House: The transverse crib barn, built c. 1879, was originally 40 feet by 60 feet with a gable roof. The transverse crib barn type differs from earlier types of barns in that its main doors are on the gable ends rather than on the side (Photo 16). It is, according to architectural historian Howard Wight

<sup>84</sup> Family Papers.

<sup>41</sup> Clifford Carpenter, "The Early Cattle Industry in Missouri," *Missouri Historical Review*, Vol.47, No.2,(April 1953), 213.

<sup>31</sup> The family papers show that Falor used a number of brokers, including Hall Brothers, Clay Robinson and Company, Duke, Lennon and Harrington, and J. R. Stoller and Company.

<sup>32</sup> 1911 *History of Vernon County*, 911.

<sup>33</sup> Ibid.

<sup>34</sup> Family Papers.

<sup>35</sup> Ibid.

<sup>36</sup> Ibid.

<sup>37</sup> Ibid.

<sup>38</sup> "Charley Falor Passed Away."

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Marshall, the only barn type to develop in America. The transverse crib barn was widely used in Missouri because it could be easily designed and built, and because it could be used in many ways, such as stabling horses, storing machinery, and storing hay and grain.<sup>85</sup>

The barn/grain house is significant not only because of its age, but because of the techniques used in its construction. Architect V.B. Van Dike of Rich Hill designed what he identified as a "grain house."<sup>86</sup> The barn was constructed with timber frame construction secured by wooden pegs called *treenails* or *trunnels*.<sup>87</sup> According to Bucher, this type of construction was used for barns and mills throughout the nineteenth century, although balloon framing was being used in the mid-west in the middle of the nineteenth century.<sup>88</sup> The barn was built of sawn lumber. The use of a traditional construction technique is typical of vernacular architecture, which relies on craftsmen working with customary patterns and cultural influences.<sup>89</sup>

A blueprint of the barn shows a portion of the rafter system; another blueprint shows the exterior of the barn. The barn originally had two large cupolas, but these have been removed<sup>90</sup> The blueprints are quite dark and do not reproduce well, so they are not included as figures in this nomination.

The interior of the barn has changed very little. The addition of a metal, shed-roofed ell to the east side in 1980s, while it altered the exterior appearance, did not damage the structure of the building. The exterior doors and window of the original tack rooms were untouched when the addition was added.<sup>91</sup>

Barn/Feeding Facility: This barn/feeding facility is significant because of the construction and materials used in its building. The date of this barn/feeding facility is unknown, but the aggregate mix and color of the concrete foundation are similar to that used in the foundation of the livestock feeding troughs

<sup>85</sup> Howard Wight Marshall, *Barns of Missouri* (Virginia Beach, VA: Donning, 2003), 87.

<sup>86</sup> Blueprint for barn, courtesy of Bonnie Teel.

<sup>87</sup> Bucher, 484, 491.

<sup>88</sup> Ibid, 484, 33-34.

<sup>89</sup> Marshall, *Folk Architecture*, 18.

<sup>90</sup> Blueprint for barn. The blueprints do not reproduce well, so they have not been included in the nomination.

<sup>91</sup> Galante, observation.

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built in 1913. This similarity suggests the barn was probably built in first two decades of the twentieth century.

No blueprints have been found for this barn. It is a good example of vernacular architecture that uses materials readily available and follows patterns typical of its location. The barn/feeding facility uses logs as posts and branches as corner braces (Photo 18). The joists for the loft are braced with cross braces. It has a gambrel roof, generally used in barns because it allows more space in the loft for storing hay. The northwest wall is lined with mangers for feeding hay and the southwest side is open to allow cattle free access and shelter from the elements (Photo 19).

Dwelling: Little can be verified about Charles Falor's plans to build a home, but family legend says that c. 1879, he had walnut trees cut near Taborville, a small town in Bates County, and milled in Ft. Scott, Kansas. The lumber was stored in the barn/grain house in anticipation of building a dwelling.<sup>92</sup> In 1893, after spending a year in Colorado and a year in Eldorado Springs, Missouri, for his health, he and Edith returned to his land in Section 29 and began to build a large, impressive home with many then-modern conveniences (Figure 17).<sup>93</sup>

The style of the house is described by architectural historians Virginia McAlester and Lee McAlester as a "pyramidal subtype" of the folk Victorian house because of its equilateral hipped roof. Folk Victorian houses often have brackets under the eaves (Photo 20). The porches of folk Victorian houses have spandrels featuring turned spindles and sawn wood trim, and turned porch supports and balustrades (Photos 20, 22, 23).<sup>94</sup> Marshall notes that folk architecture may include decorative elements added to a folk building in order to draw public approval and impress others with the owner's wealth and taste.<sup>95</sup>

The house was praised in the 1911 *History of Vernon County* for its magnificence and was thought by the author to be one of the few "model farmhouses" in the area. The term model farmhouse means one that could, or perhaps should, be emulated by other home builders as representing the best of what a farmhouse could

<sup>92</sup> Galante.

<sup>93</sup> 1911 *History*, 789.

<sup>94</sup> Virginia McAlester and Lee McAlester, *Field Guide to American Houses* (New York, Knopf, 1990), 100-01; 309-10.

<sup>95</sup> Marshall, *Folk Architecture*, 19-20.

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be (Photo 21, 23).<sup>96</sup> The 1911 *History* is well illustrated, but only three dwellings are shown. Two of these dwellings are in rural Vernon County. One is the folk Victorian home of Dr. Melick; the other is the Falor house.<sup>97</sup>

Falor's large, elaborately decorated house cost approximately \$7,500, and he spent approximately \$900 for new furnishings.<sup>98</sup> Such expenditure for a dwelling emphasizes the notion of conspicuous consumption set forth by Thorstein Veblen, who suggested that those who had the prowess and acumen to create wealth were entitled, indeed expected, to flaunt their wealth through the public display of homes, personal property, and dress.<sup>99</sup>

The 1911 *History of Vernon County* listed the conveniences of the Falor home; it had gas lighting, hot and cold running water, and was arranged to be comfortable and convenient.<sup>100</sup> The concept of a farmhouse that was attractive and convenient for the wife was coming into popularity during the last decades of the nineteenth century. As early as 1862, Dr. W.W. Hall, U. S. Commissioner of Agriculture, called the farmer's wife a "laboring drudge" who works harder and deals with more difficulties than any other member of the family. Hall specifically targeted the household situation that involved the woman's having to go outdoors to get water, wood, and food.<sup>101</sup>

The concept of a convenient house was also explained in 1869 in Catherine Beecher and Harriet Beecher Stowe's book *The American Woman's Home*. The authors advocated better ventilation and lighting, as well as clean, conveniently arranged kitchens and laundry areas that would make housework easier and the home healthier.<sup>102</sup> Later nineteenth century social reformers continued to encourage more convenient farm homes.

In the early twentieth century magazines such as *The Farmer's Wife* pointed out the advantages of modern technology while

<sup>96</sup> 1911 *History of Vernon County*, 788.

<sup>97</sup> Ibid., 913-915, 702, 68.

<sup>98</sup> Family Papers.

<sup>99</sup> Thorstein Veblen, *The Theory of the Leisure Class* (New York: Dover, 1994), 19.

<sup>100</sup> 1911 *History of Vernon County*, 788.

<sup>101</sup> Nancy Grey Osterud, *Bonds of Community* (Ithaca, NY: Cornell University Press, 1991), 143-44.

<sup>102</sup> Catherine Beecher and Harriet Beecher Stowe, *The American Woman's Home* (New Brunswick, NJ: Rutgers, 2004), 27-41, 49-70.

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encouraging farm women to use the newly available products for housecleaning and cooking. Edith Falor incorporated its suggestions for modern conveniences in the addition she had made to the house in 1935.

As electricity became more readily available in rural areas, representatives of government agencies such as the Rural Electrification Agency also emphasized using new technology to make life easier for the farm wife.<sup>103</sup> As the technology that made indoor running water and gas lighting possible, many farmers with limited money chose to spend on technology that would make their work easier and omit machines that would make life easier for the farm wife.<sup>104</sup> The Falors' wealth meant that they could have the conveniences for both farm work and housework available.

By 1940, after the Depression of the 1890s and of the 1930s, the home was valued, according to the U. S. Census Schedule, at \$4000, considerably higher than the \$600 to \$1000 valuations listed for other homeowners in the area.<sup>105</sup>

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

Privy: The fourth original building remaining on the farm is the privy located to the north of the house. The building is frame with a gable roof covered in fishlap shingles. A covered arbor shelters the path to the privy. Modesty was highly valued in women. Family legend says that Edith Falor did not like the hired men to see her when she walked to the privy, so she had the arbor built and vines planted to maintain her privacy.<sup>106</sup> The arbor has been rebuilt several times, but remains in the same location and is similar to the original (Photo 31).

<sup>103</sup> Neth, 163; *The Farmer's Wife*, October 1932.

<<https://archive.org/details/farmers-wife-v35-n10-1932-10>>. Accessed 30 January 2015.

<sup>104</sup> Neth, 193-201.

<sup>105</sup> U. S. Census, 1940.

<sup>106</sup> Galante.

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Original structures: Some remains of original buildings and structures are evident on the farmstead, including storm cellar, the steps to the washhouse, the concrete supports for the windmill and the well, and the foundation of the feeding troughs (Figure 3). These are significant because of what they reveal about daily life on a farm in the mid-west.

Storm cellar: This original extant structure is a large cave-like cellar about three feet west of the house (Figure 5). Charles Falor had the cellar dug in 1893-94 when the house was built; he paid \$38 to have it dug.<sup>107</sup> The cellar is large and tall, with a stone entry and partial stone side wall (Photo 24). The cellar would have been needed for both storage of home-canned food and other foods such as potatoes and apples. It would have been especially useful protection against tornadoes which occur frequently in southwest Missouri. The cellar is no longer used, as a basement was built under a portion of the house during the 1935 remodeling. The cellar's entry is blocked and a table and chairs have been set up on the stone landing near its entry.

Steps to Washhouse: Originally a summer kitchen and washhouse stood to the north of the storm cellar and just west of the house (Figure 5, Photo 32). A summer kitchen was useful because it kept the heat of cooking on a wood or coal fired stove out of the kitchen. A washhouse was necessary because washing, whether with tubs and a washboard or with an early washing machine, was a wet, messy task that could not practically be done in the house. The steps to the washhouse remain.

Windmill and Well: Originally, the large windmill sat to the east of the barn (Figure 5). A windmill was almost a necessity on a farm; it pumped water from a well into storage tanks or watering troughs without using electricity or the difficult labor of a hand pump. The windmill on Prairie View Stock Farm pumped water from a 430 foot well to a storage tank. The water was off-color and tasted metallic.<sup>108</sup> The water tank, built in the second decade of the twentieth century, proved to be a problem, as it leaked. Falor wrote repeatedly to the contractor in an attempt to get it fixed.<sup>109</sup> The windmill was disassembled and the water tank was demolished in the late 1980s, though the blades are stored in

<sup>107</sup> Family Papers.

<sup>108</sup> Teel.

<sup>109</sup> Family Papers.

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the barn. The wooden frame of the windmill collapsed in a windstorm c. 1995 (Photo 33).<sup>110</sup>

Tenant house and shed: Charles Falor had several farmhands. Some of whom lived on the property in tenant houses. One tenant house, a gable and wing cottage, has been demolished. The other tenant house is located to the east and south of the main house. It is a non-contributing building because it has been altered several times, but is an important reminder of a system of farm labor used in the early twentieth century.

**Conclusion:**

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

<sup>110</sup> Galante.

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**Additional latitude/longitude Coordinates**

5. 38.042274, -94.463733
6. 38.042004, -94.454527
7. 38.053047, -94.454152
8. 38.053157, -94.463153
9. 38.042638, -94.477702
10. 38.035371, 94.477573
11. 38.035134, -94.464140
12. 38.060304, -94.464907
13. 38.060717, -94.47280
14. 38.057026, -94.472262

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

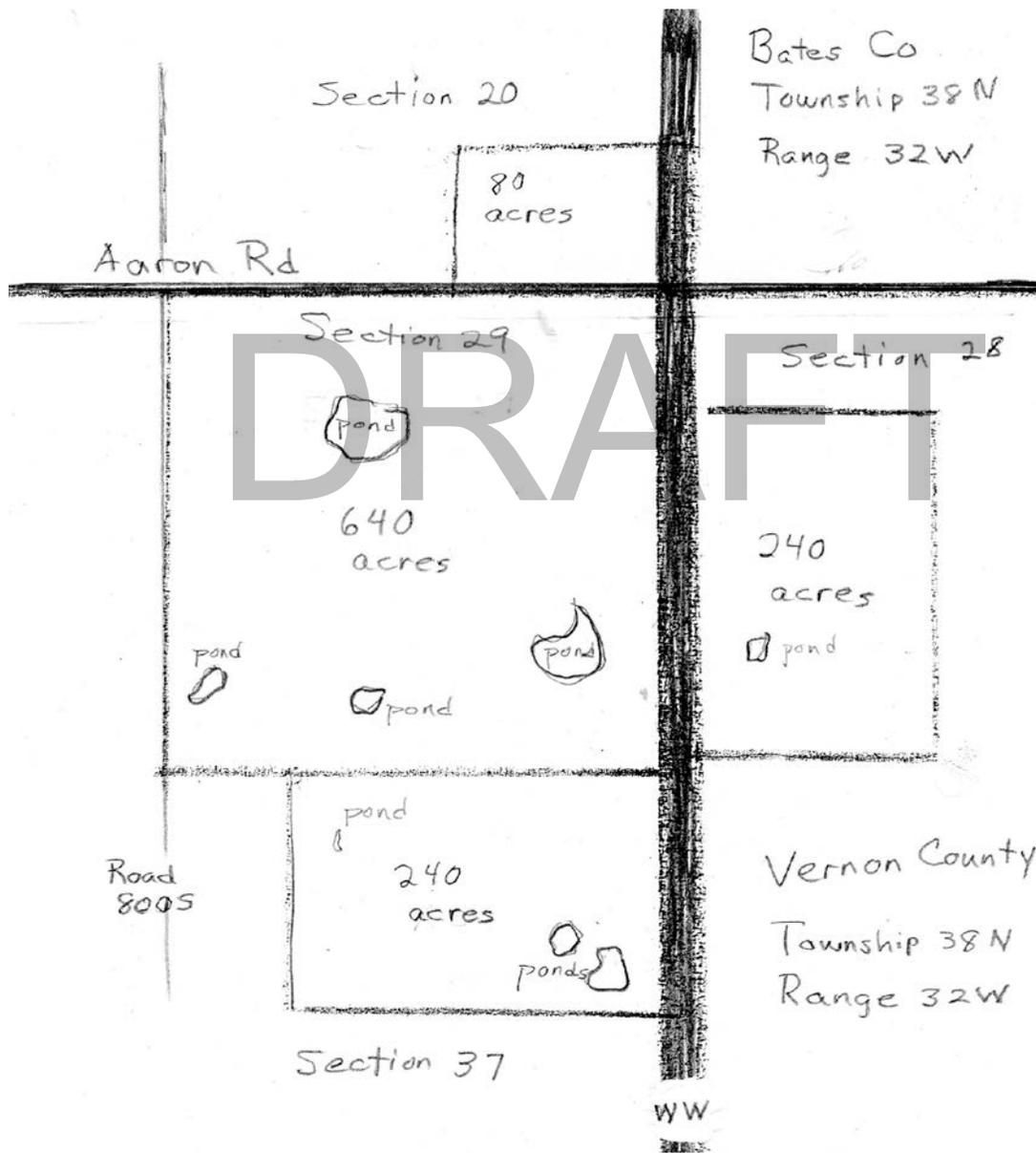
**Boundary Justification:** This is the land traditionally associated with Prairie View Stock Farm.

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Figure 1: Map of Prairie View Stock Farm district from Bates County Plat Map, 2014, 35, and Vernon County Plat Map, 2003, 63. See also large district map keyed to photographs

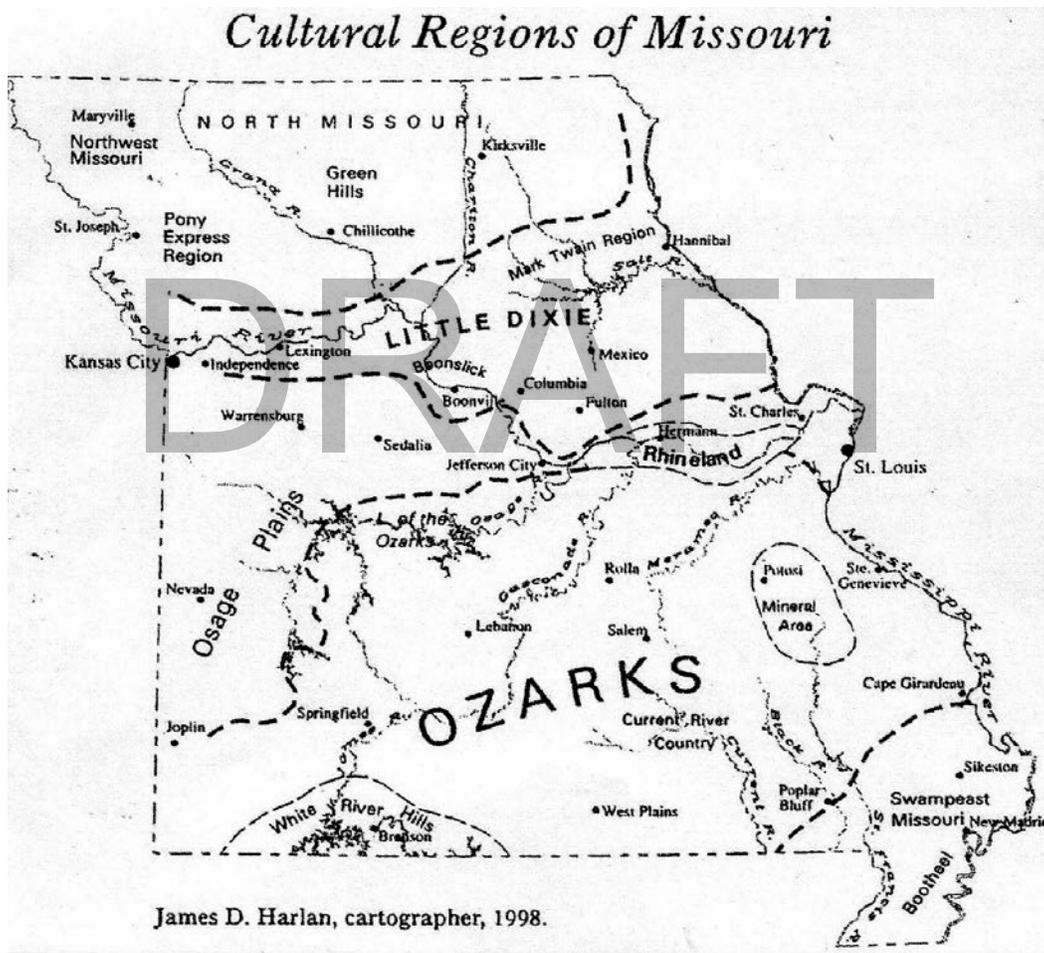


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Figure 2: Map of Missouri showing Osage Plains, from Marshall, *Barns of Missouri*, 15.



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



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Figure 4: Prairie View Stock Farm, prairie flowers, taken May 18, 2013 by Bonnie Teel

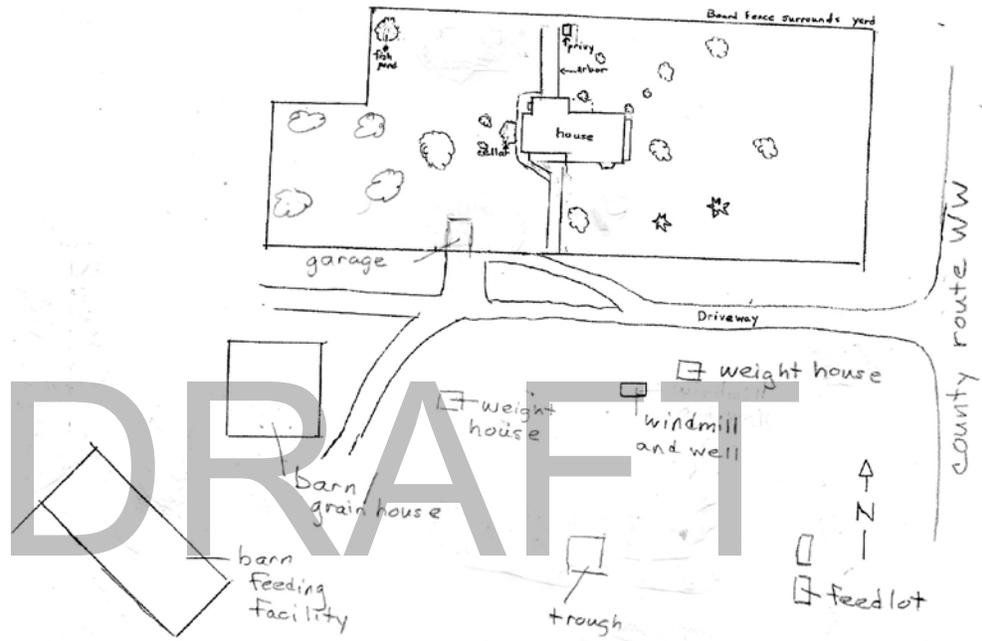


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Figure 5: Original plan of farmyard, drawn by Rhonda Chalfant.

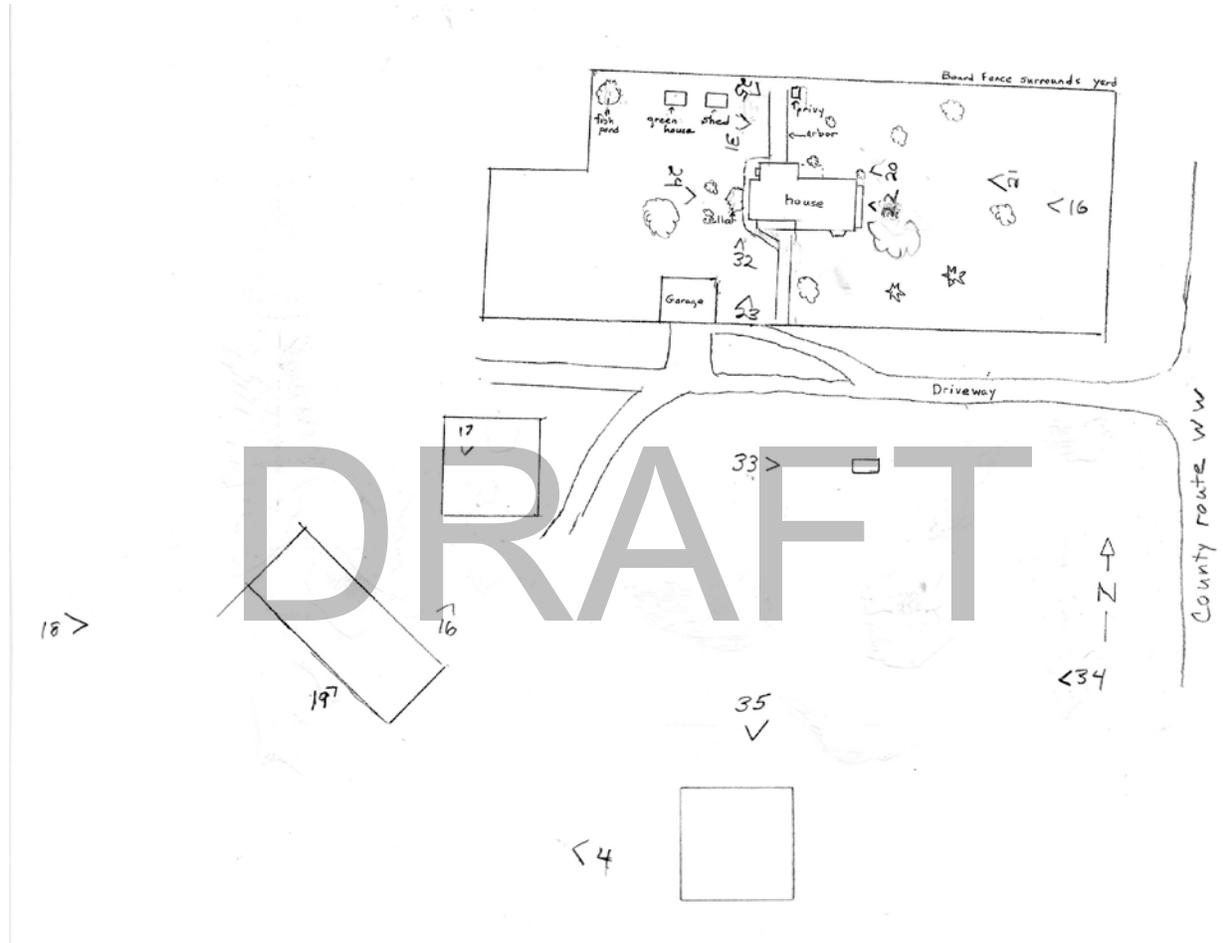


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Figure 6: Current plan of farmyard, keyed to photographs, drawn by Rhonda Chalfant.

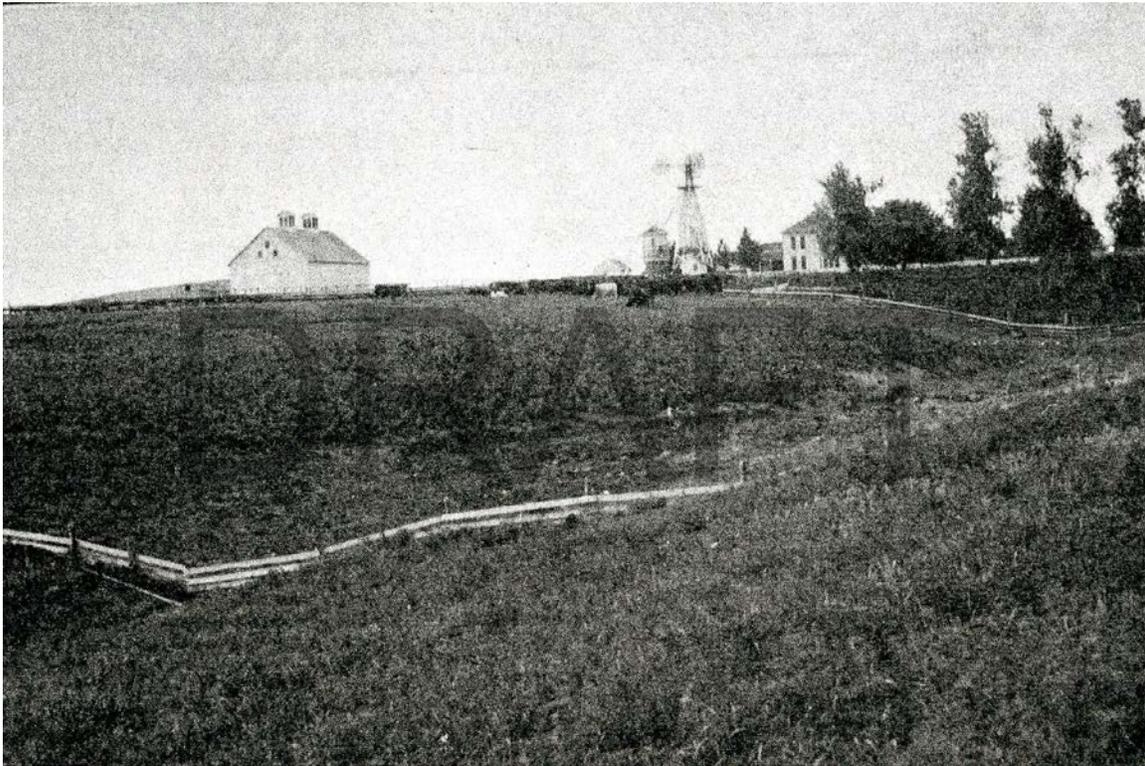


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Figure 7: Early photograph of farm showing barn, from 1911  
*History of Vernon County*, 46.

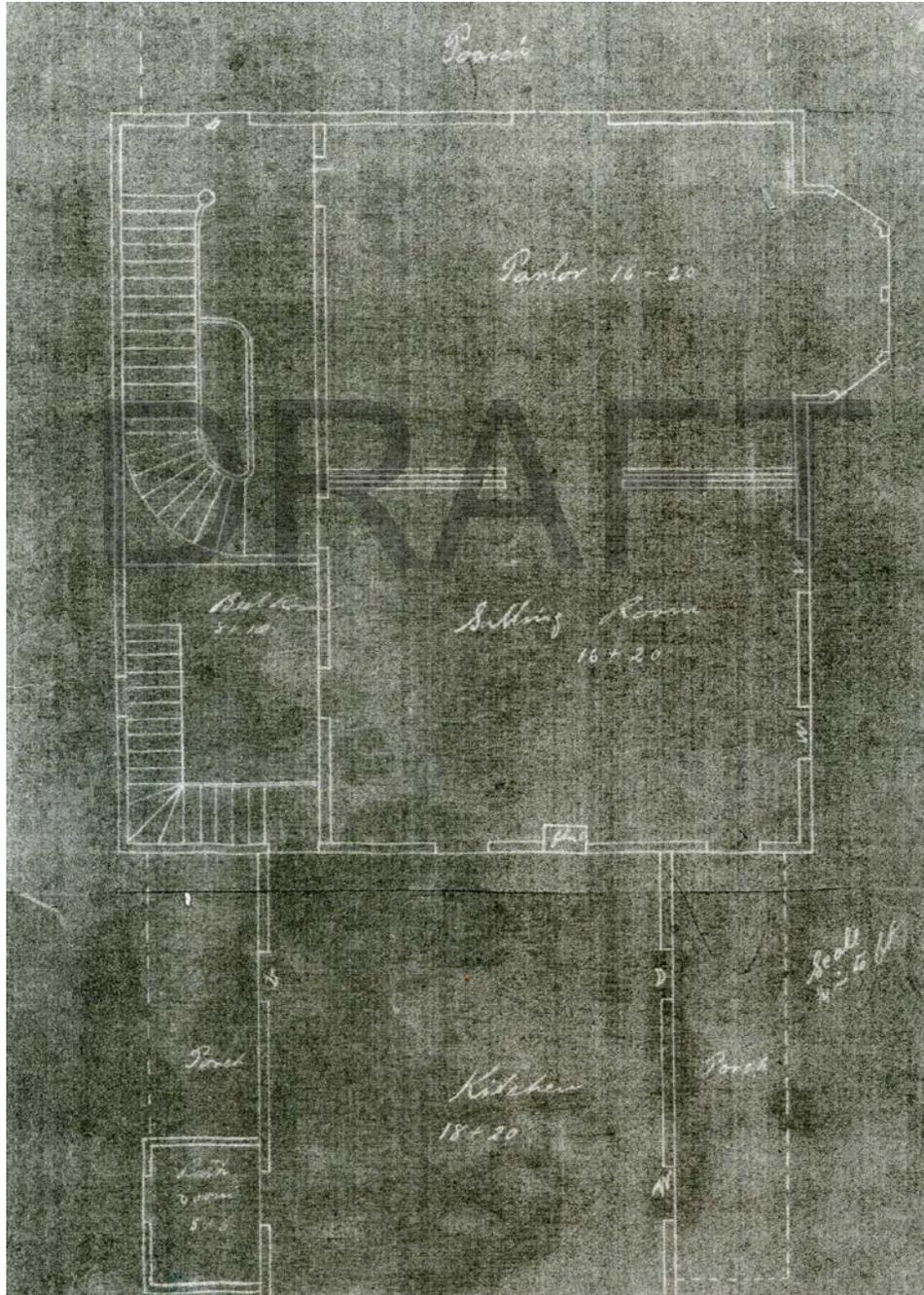


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Figure 8: Original plans for dwelling, c. 1893, first floor.  
Courtesy of Bonnie Teel

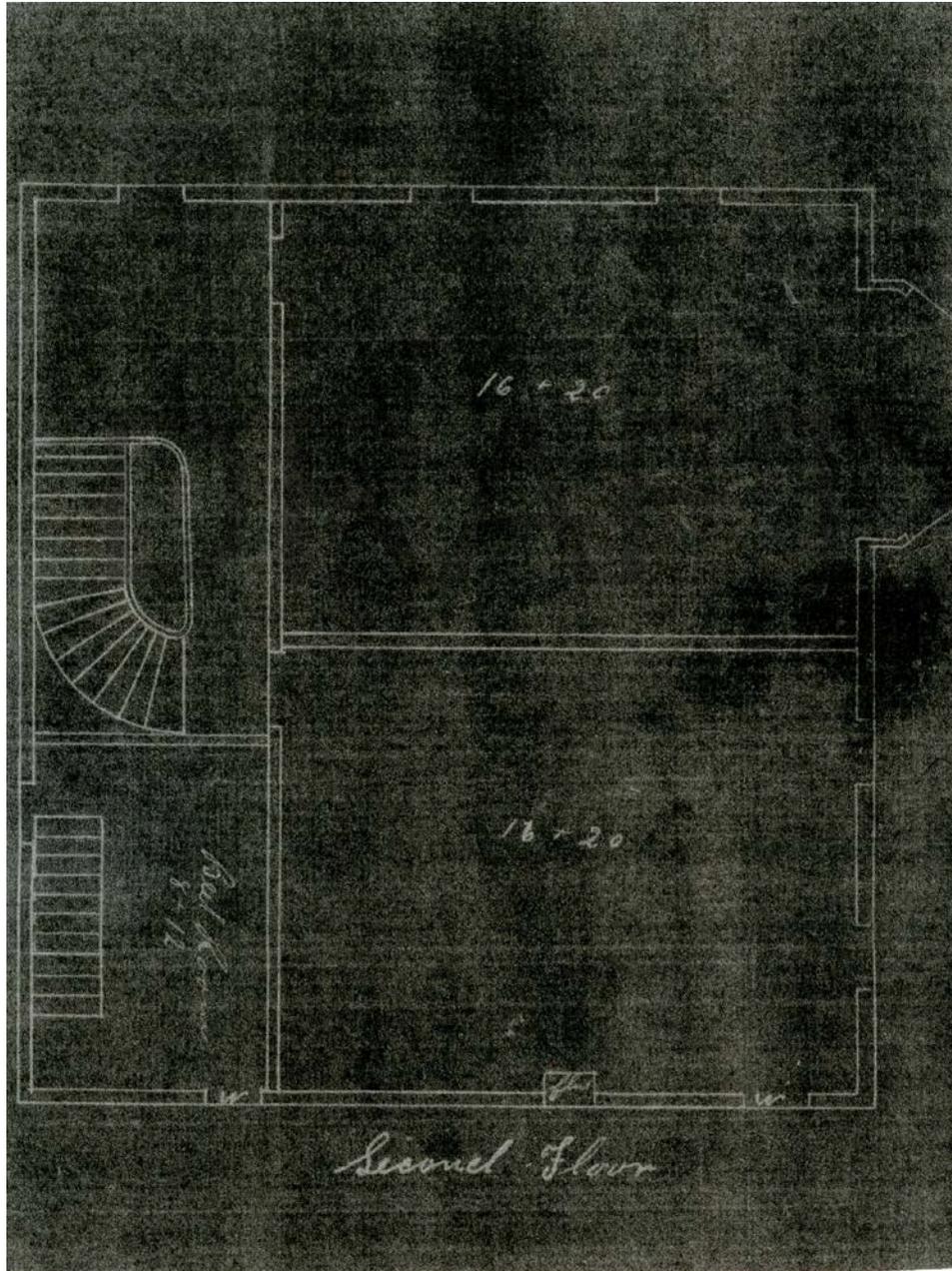


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Figure 9: Original plans for dwelling, c. 1893, second floor.  
Property of Bonnie Teel.

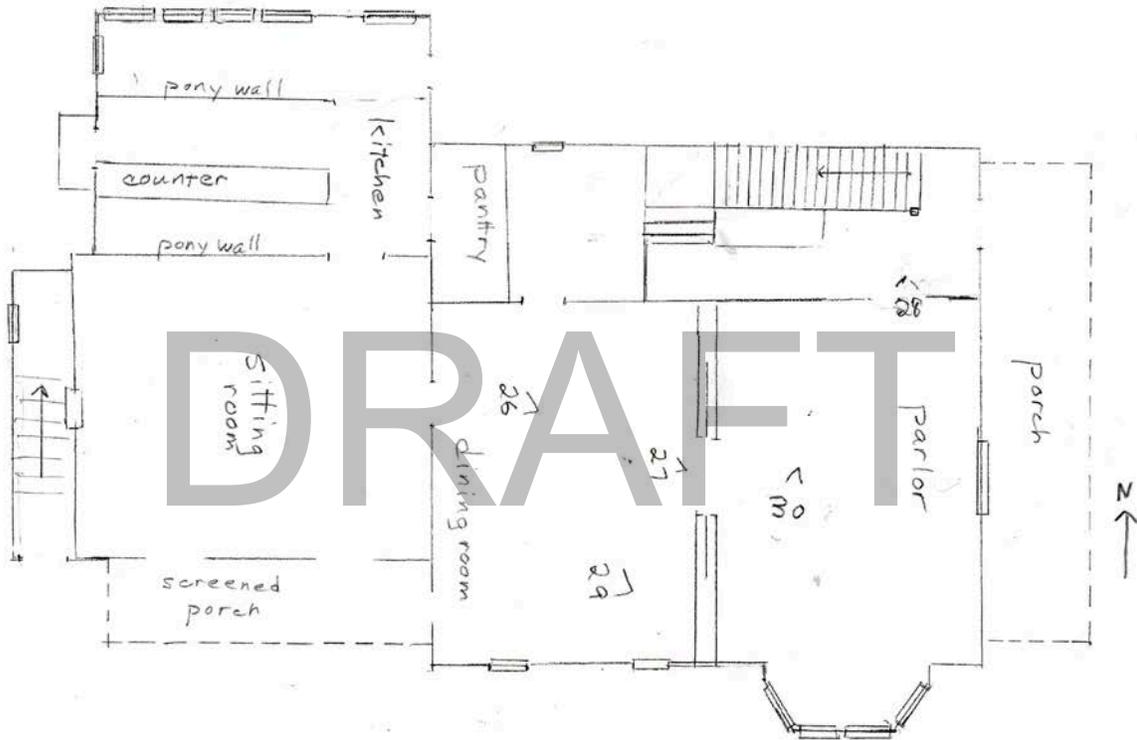


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Figure 10: Current floor plan of first floor, keyed to photographs. Drawn by Rhonda Chalfant



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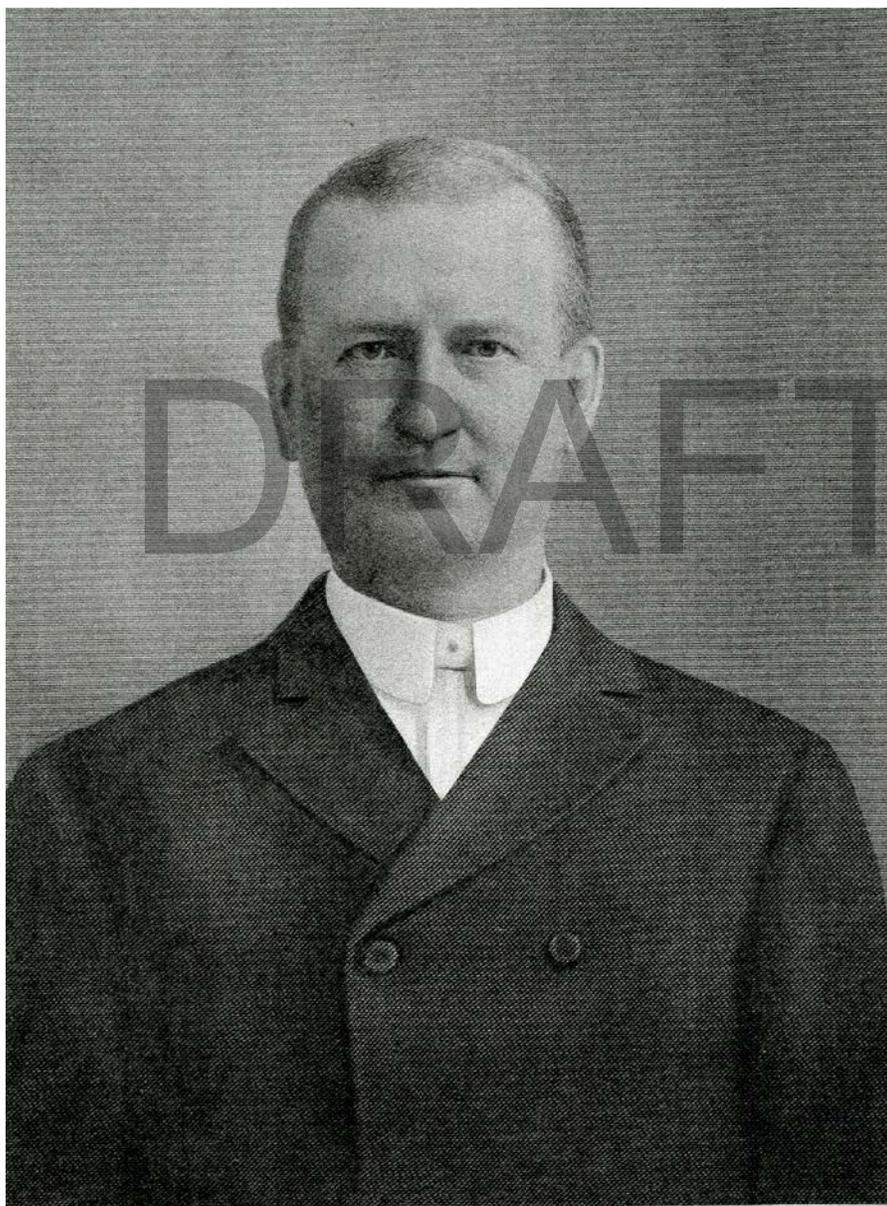
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Figure 11: Portrait of Charles Falor, from 1911 *History of Vernon County*, 788.



*Charles Falor*

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Figure 12: Bates County and Vernon County in 1900, showing railroad lines, from Williams, 328,530.

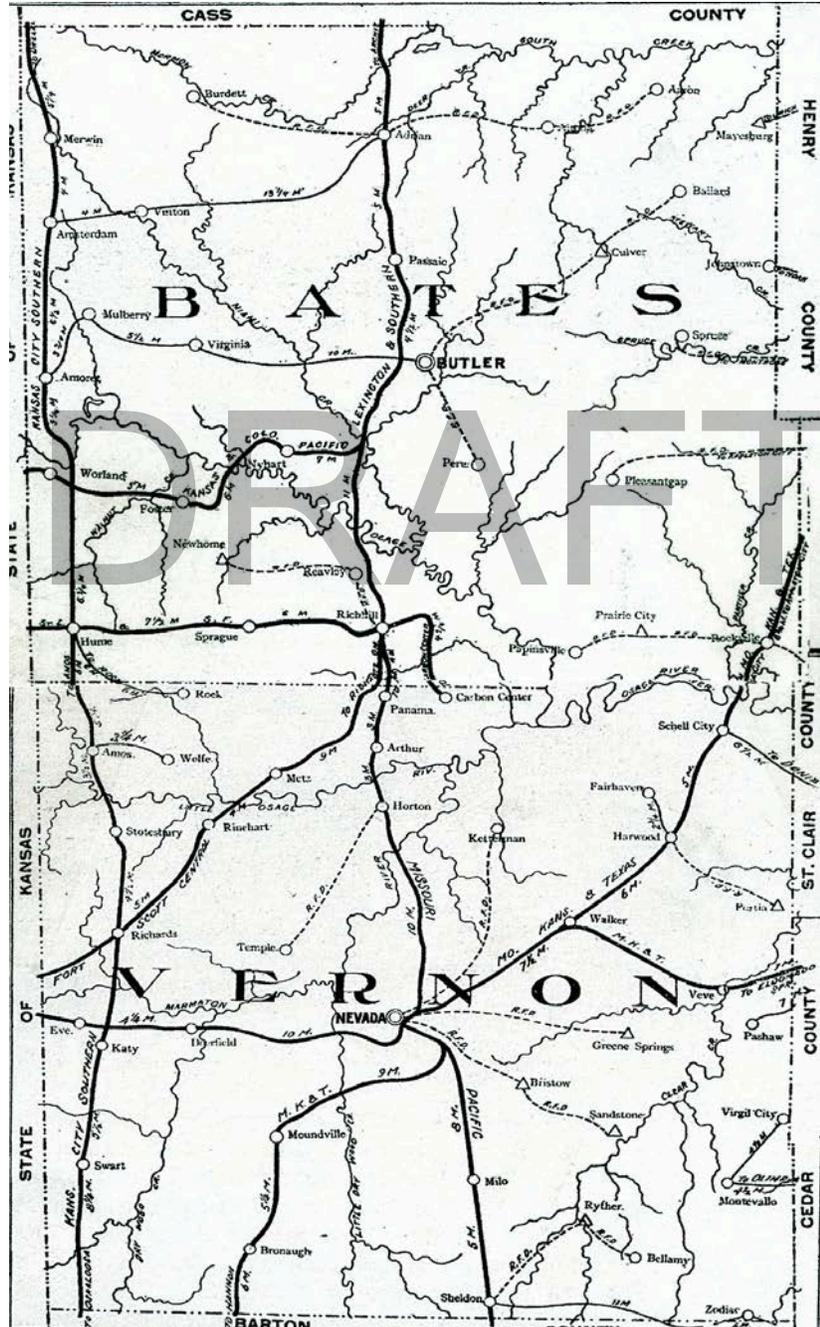


Figure 13: 1903 Plat Map of Metz Township, Plat Map of Vernon County, 33, showing land owned by Charles Falor.

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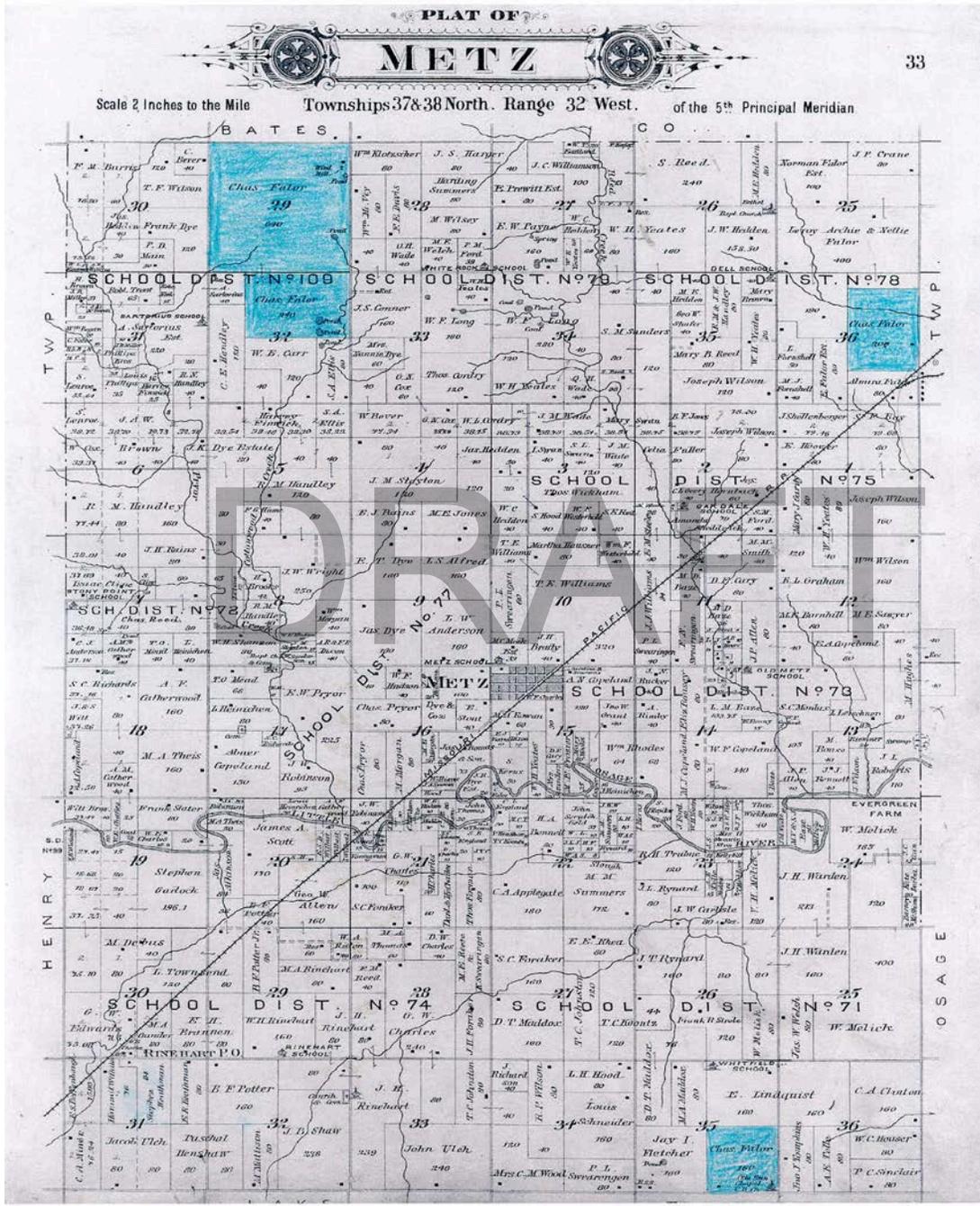


Figure 14: 1895 Plat Map of Osage Township, Plat Book of Bates County, showing land owned by Charles Falor.

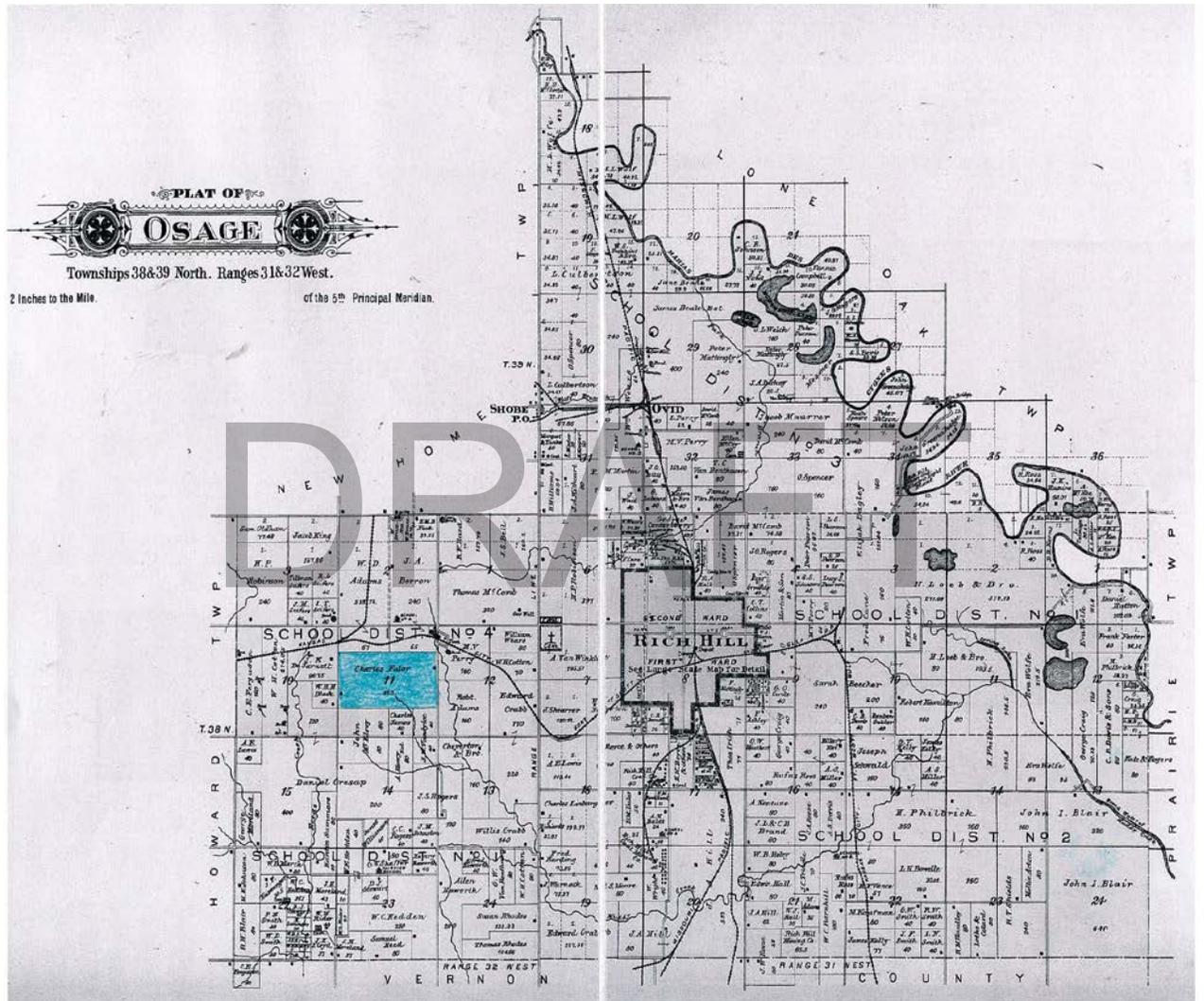
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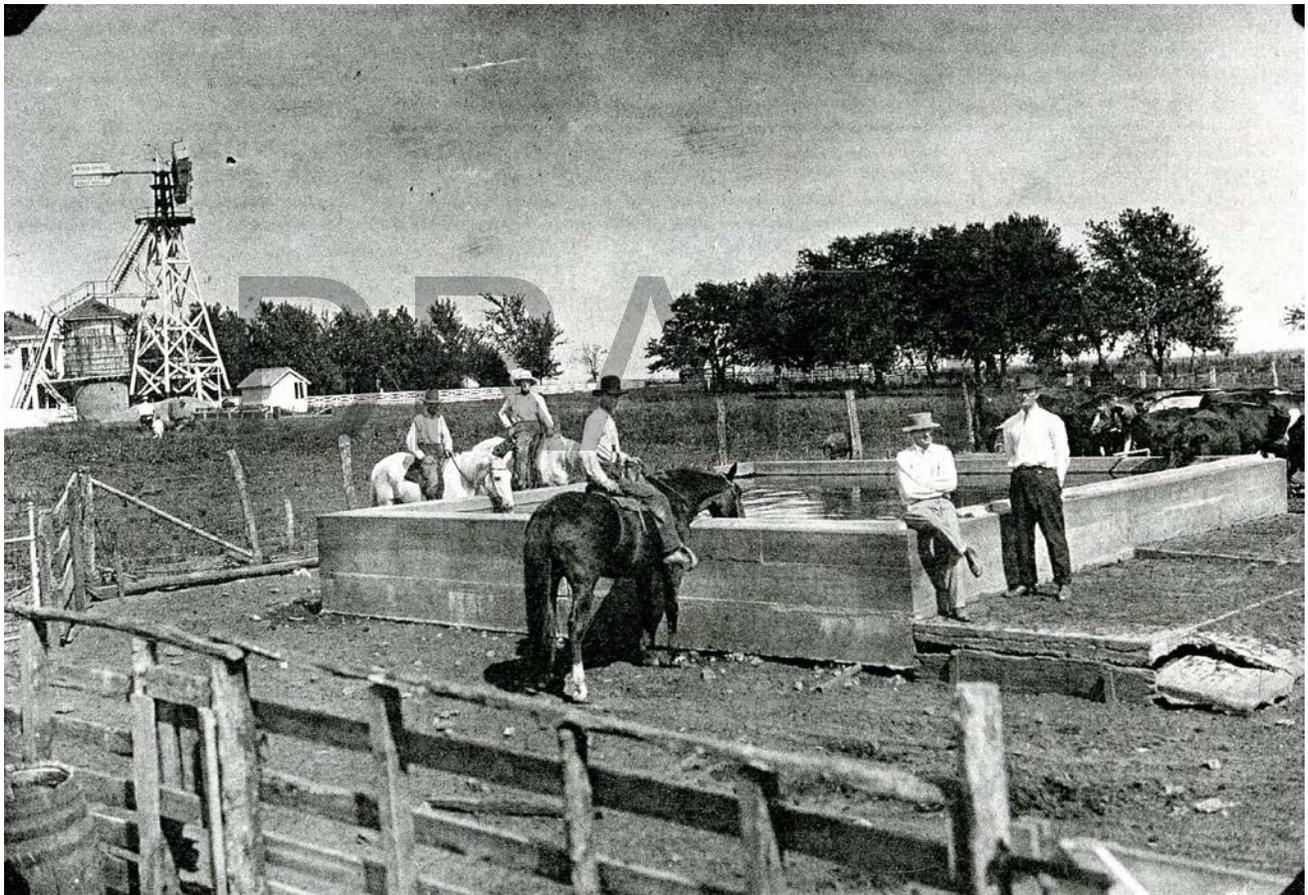
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Figure 15: Photo of Prairie View Stock Farm, showing trough. The windmill, water storage tank, and weight house are in the background. Courtesy Bonnie Teel.

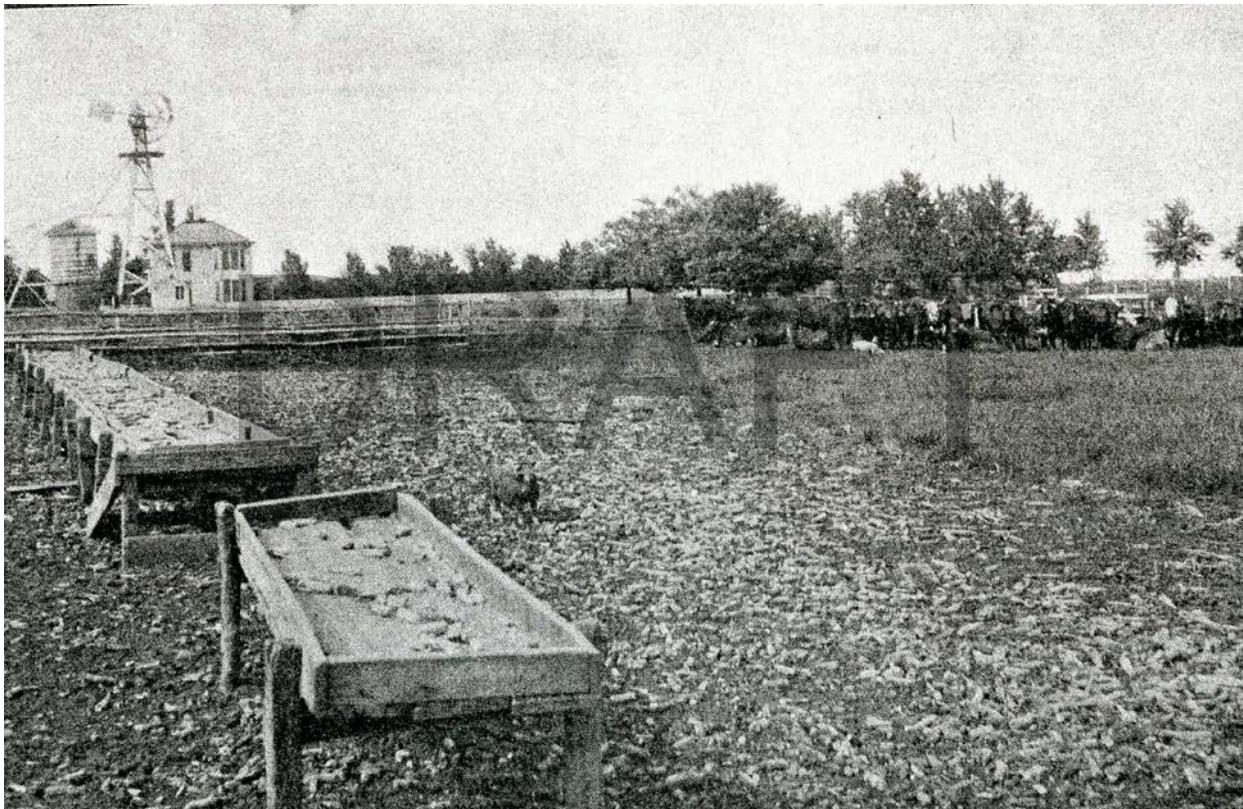


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Figure 16: Photo of Prairie View Stock Farm from 1911 *History of Vernon County, 90*, showing feed lot.

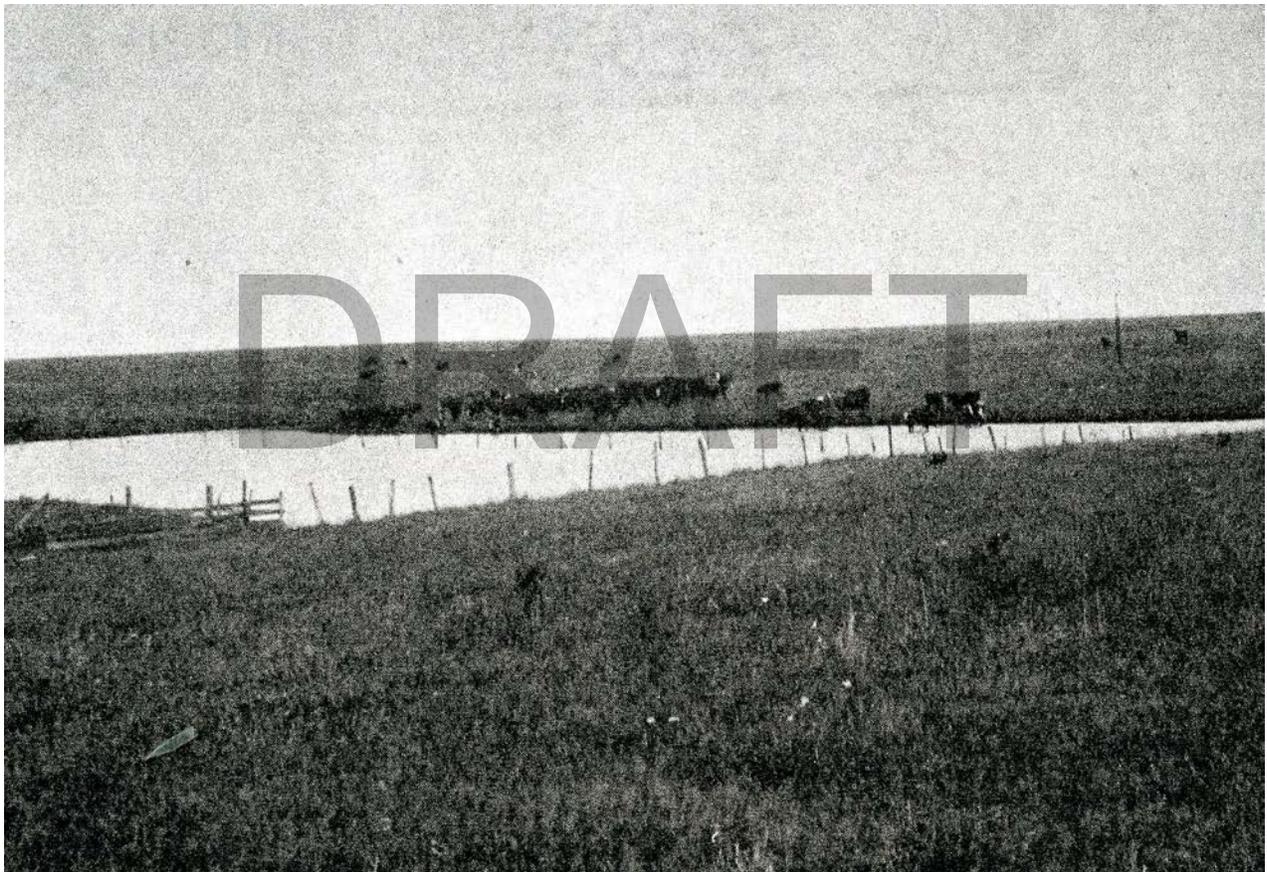


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Figure 17: Photo of Prairie View Stock Farm from 1911 *History of Vernon County*, 302, showing pond and cattle.



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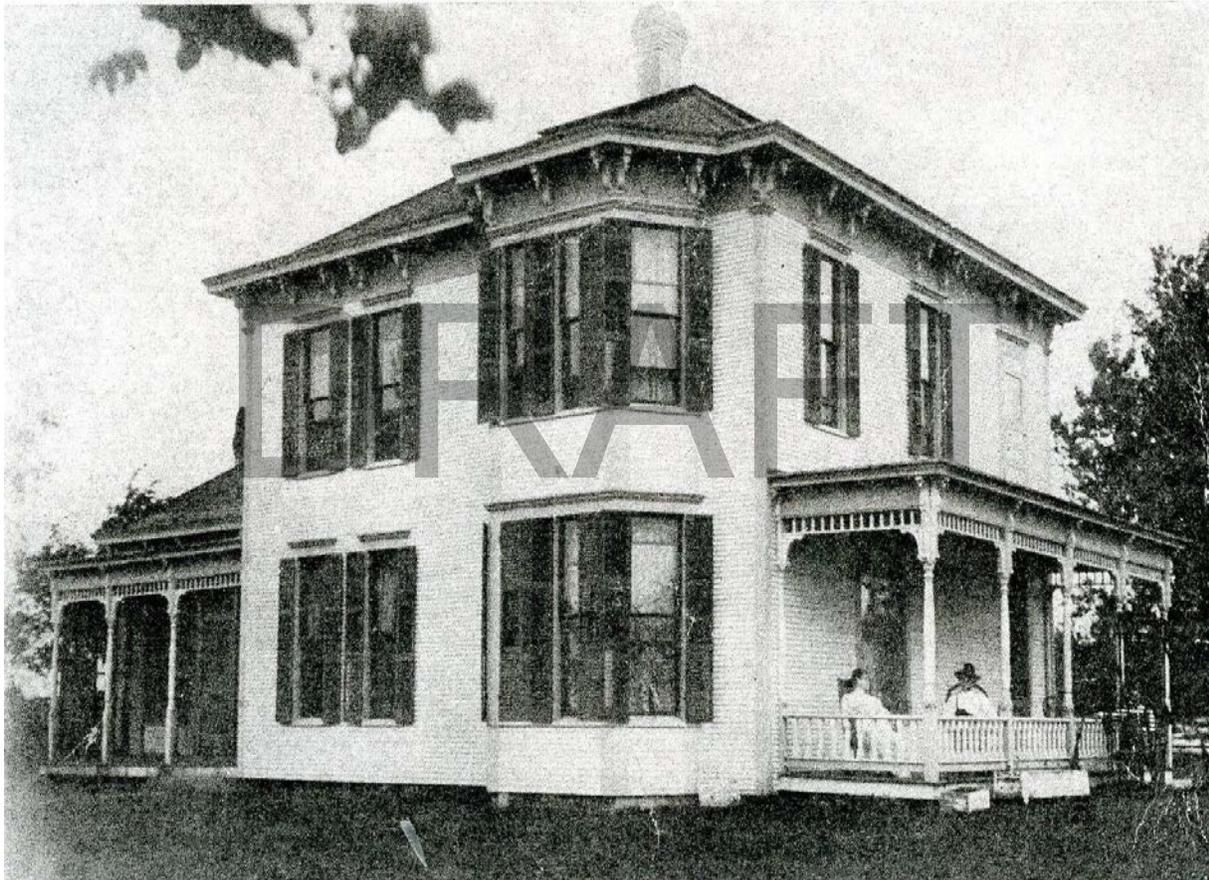
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Figure 18: Photo of dwelling at Prairie View Stock Farm, from 1911 *History of Vernon County*, 68.



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On This Day  
In 1871  
NOTHING  
HAPPENED

NO  
SMOKING



































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