



# 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 O'Sullivan, John and Anna, Farmstead

Other names/site number KHRI #045-6062

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

## 2. Location

Street & number 710 E 100 Rd

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 not for publication

City or town Overbrook

x
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 vicinity

State Kansas Code KS County Douglas Code 045 Zip code 66524

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this x nomination    request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets    does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

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

See file.

Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date \_\_\_\_\_

Kansas State Historical Society  
State or Federal agency/bureau or Tribal Government

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

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

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

## 4. National Park Service Certification

I hereby certify that this property is:

   entered in the National Register    determined eligible for the National Register

   determined not eligible for the National Register    removed from the National Register

   other (explain:) \_\_\_\_\_

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

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**5. Classification**

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

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

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

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

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

<u>Contributing</u>	<u>Noncontributing</u>	
8	2	buildings
2		sites
5		structures
		objects
<b>15</b>	<b>2</b>	<b>Total</b>

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

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

- DOMESTIC/single dwelling
- DOMESTIC/secondary structure
- AGRICULTURE/processing
- AGRICULTURE/storage
- AGRICULTURE/agricultural field
- AGRICULTURE/animal facility
- AGRICULTURE/agricultural outbuilding

**Current Functions**  
(Enter categories from instructions.)

- DOMESTIC/single dwelling
- DOMESTIC/secondary structure
- AGRICULTURE/agricultural field
- AGRICULTURE/agricultural outbuilding
- VACANT/NOT IN USE

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

- Other: National Folk (I-House)
- Other: Gable-Roof Barn

**Materials**  
(Enter categories from instructions.)

- foundation: See Section 7
- walls:
- roof:
- other:

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Narrative Description

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**Summary**

The John and Anna O'Sullivan Farmstead is a group of 14 historic farm related structures on 79.2 acres in Marion Township in the southwest corner of Douglas County, Kansas (Fig. 1). The farmstead is nominated under the *Historic Agriculture-related Resources of Kansas*. Primary Farm Structures include the 1869 stone farmhouse (with additions), circa 1866 stone barn (ruin), and granary.<sup>1</sup> Secondary Farm Structures include a circa 1920 power house, 1889 stone ice house, poultry house, circa 1915 garage, two sheds, stone-and-concrete storm shelter, two stone cisterns, stone well, and stone fencing.<sup>2</sup> There are two modern farm machinery buildings considered non-contributing to the farmstead district. The condition of structures ranges from good to ruins, and the farmstead retains a high degree of integrity in location, setting, design and materials.

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**Elaboration**

The John and Anna O'Sullivan Farmstead property is 79.2 acres, in the south half of the southwest quarter of Section 12, Township 14 South, Range 17 East, approximately 2,615 feet east-west by 1,320 feet north-south (Fig. 2). There is a paved county road, East 100 Road, also designated as Douglas County Route 1023, along the west property line. The other three sides are surrounded by farm fields. Rock Creek passes just south of the property, and approximately four miles northeast flows into Clinton Lake. The farmstead buildings, except for the stone-and-concrete Storm Shelter, are grouped together in the southwest quadrant of the property (Fig. 3).

**Inventory of Resources**

1. Farmhouse Contributing Building  
(ca. 1869 original stone house, 1880 stone addition, ca. 1920 porch, and 1999 addition)

The original farmhouse is a two-story gable-roofed (east-west ridge, 8:12 pitch) limestone I-house 34-feet east-west by 19-feet north-south with centered brick chimneys above the roof line at the east and west gable end walls. The south façade is the front side of the original farmhouse. An 1880 two-story gable-roofed (north-south ridge, 8:12 pitch) limestone L-wing 18-feet east-west by 22-feet north-south attaches to the north side of the original house and is flush with the west façade of the original house. A 1999 two-story gable-roofed (north-south ridge, 8:12 pitch) wood-framed addition 16-feet east-west by 22-feet north-south with synthetic lap siding also attaches to the north side of the original house, filling in the open northeast corner left by the stone addition and creating a rectangular footprint of 34-feet east-west by 41-feet north-south for the overall farmhouse (Fig. 5).<sup>3</sup> There is a basement under the original stone house and stone addition, and a tall crawl space under the 1999 addition. A low-sloped cricket roof between the 1880 roof and the 1999 roof sheds toward the north. A single-story low-pitch-roofed 1962 addition attaches to the north half of the east facade of the original house, enclosing an original six-foot-wide breezeway space between the house and the circa 1920 Power House (see description of Power House below). A circa 1920 single-story wood-framed porch wraps around the west and north sides of the original house and stone addition. The Farmhouse has four extant brick chimneys, one each at the east and west facades of the original stone house, one at the north façade of the stone addition, and one at south faced of the Power House addition.

The original two-story stone house's low-eave south façade has three bays and was the original "front" of the house. The middle bay has a six-over-six double hung wood window on the second story and an entrance door on the first story; unless otherwise noted, all windows are historic. The sill of the door is approximately 18" above a large stone paver set flush to the ground (1902 photo shows an additional stone step up to the door (Fig. 6)). The west bay has a two-over-two double hung wood window on the first story and six-over-six

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<sup>1</sup> Christy Davis & Brenda Spencer, *Historic Agriculture-related Resources of Kansas*, National Register Multiple Property Submission (2007): F85-F88.

<sup>2</sup> Ibid.

<sup>3</sup> Kansas SHPO policy does not consider historic properties to be eligible if vinyl siding has been installed. In the O'Sullivan House, the vinyl siding is contained to the non-historic addition.

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double hung wood window on the second story. The east bay has a six-over-six double hung wood window on the first story and six-over-one double hung wood window on the second story (1902 photo shows the second story window as six-over-six). The roof low-eave overhangs the south façade approximately 12". The soffit is finished flat with smooth synthetic (vinyl) material in an approximately 4" wide tongue-and-groove pattern perpendicular to the wall plane. A 1902 photo shows the original soffit sloped to follow the roof plane and an approximately 12" tall wood trim board at the wall-to-soffit juncture; approximately 4" of the bottom edge of the wall-to-soffit trim board extends below the modern flat soffit, and this is wrapped with aluminum pre-finished white sheet metal. The approximately 6" tall roof edge fascia is finished with aluminum pre-finished white sheet metal and has a modern ogee aluminum gutter.

The gable-end east façade of the original stone house has two bays with six-over-six double hung wood windows in the first and second story of the south bay, and an entrance door through the breezeway enclosure addition into the Kitchen in the first story north bay. A chimney is centered on and extends as brick approximately 36" above the roof ridge. The brick chimney above the roof has been rebuilt using historic and new brick to match the original size, height, and corbel detailing. The chimney flue is built within the stone wall below the roof line and originally served a wood stove on the first story; the flue is currently unused. The roof rake overhangs the façade approximately 12", and the soffit is finished with smooth synthetic (vinyl) material in an approximately 4" wide tongue-and-groove pattern perpendicular to the wall plane. There is an approximately 12" tall wood trim board at the wall-to-soffit juncture, and this is wrapped with aluminum pre-finished white sheet metal. The roof edge fascia is approximately 6" tall and is wrapped with aluminum pre-finished white sheet metal.

The gable-end west façade of the original stone house is a single bay with centered two-over-two double hung wood windows on the first story and second story. A chimney is centered on the façade over the windows and extends as brick approximately 36" above the roof ridge. The brick chimney has been rebuilt above the roof using historic and new brick to match the original size, height, and corbel detailing. The chimney flue originally served a wood stove on the first story; the flue is currently unused. The flue below the roof is built within the stone wall and angles to the north side of the centered windows.

The north façade of the original stone house is completely covered over by the 1880 stone addition and the 1999 wood-framed addition. At the 1880 stone addition, the now-interior stone is finished with plaster. At the 1999 addition, the now-interior stone is exposed at the first story and covered over with wood-framing and gypsum wallboard at the second story.

The west façade of the 1880 stone addition is flush with the west façade of the original stone house. The addition façade has three bays with two-over-two double hung wood windows at the first and second stories of the center and north bays, a two-over-two double hung wood window at the second story of the south bay, and an entrance door at the first story of the south bay. The entrance door in the south bay is positioned near the center point of the combined façades of the original stone house and stone addition, and this door serves as the "front" entrance to the farmhouse. The roof low-eave overhangs the west façade approximately 12", and the soffit, fascia, and soffit-to-wall finish matches the synthetic and aluminum detailing of the south façade of the original stone house. The north façade gable-end has two symmetrical bays, each with a two-over-two double hung wood window on the first and second stories. A centered gable end chimney protrudes as brick approximately 36" above the roof ridge. The brick chimney has been rebuilt using historic and new brick to match the original size, height, and corbel detailing. The chimney flue originally served a wood stove on the first story and second story, and now serves a gas stove on the first story and is unused on the second story. The flue is built within the stone wall below the roof line. The east façade of the stone addition is completely covered over by the 1999 wood-framed addition. The first story south half of the now-interior stone is exposed, and the rest is covered over with wood-framing and gypsum wallboard.

The 1999 addition replaced a one-story wood-framed addition with screened-in porch seen in several historic photos (Figs. 8 & 11). The north gable-end façade of the 1999 wood-framed addition is flush with the north façade of the 1880 stone addition. The façade is a single bay with nine-over-nine double hung wood windows

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centered at the first and second story. The roof rake overhangs the façade approximately 12", and the soffit is finished with smooth synthetic (vinyl) material in an approximately 4" wide tongue-and-groove pattern perpendicular to the wall plane. There is an approximately 12" tall wood trim board at the wall-to-soffit juncture, and this is wrapped with aluminum pre-finished white sheet metal. The roof edge fascia is approximately 6" tall and is wrapped with aluminum pre-finished white sheet metal. The east façade is flush with the east facade of the original stone house and has three non-symmetrical bays. The center bay is offset to the south and each bay has a nine-over-nine double hung wood window at the first and second story. The roof low-eave overhangs the façade approximately 12". The soffit is finished flat with smooth synthetic (vinyl) material in an approximately 4" wide tongue-and-groove pattern perpendicular to the wall plane. There is no trim board at the wall-to-soffit juncture. The addition walls are finished with synthetic (vinyl) lap siding,

The circa 1920 single-story wood-framed porch spans the entire width of the combined west facades of the original house and stone addition in three bays. The porch was a favored background for many family photographs, and its absence or presence in these dates it to approximately 1920 (Figs. 6 through 11, 13). The porch wraps the northwest corner of the stone addition with a quarter-turn single-bay plan form, including a curved porch rail and curved porch beam. The porch extends across the entire north side of the stone addition in a single bay. There are two sets of wide two-step concrete stairs to the porch, one near the center of the west side and one at the east end of the north side. The porch piers are masonry stack-bond one-piece stone-formed-face hollow concrete masonry units which extend from below grade to just above guardrail height. These are capped with slightly overhanging smooth solid concrete tops that are half-height of the stone-faced units below. Square tapered wood posts extend up from the masonry piers to a simple wood-trimmed porch beam above. At the west side, an additional masonry pier near the middle serves as a rail post for the south half of the center bay, and does not have a wood post above. At the north side, an additional masonry pier near the middle serves as a rail post for the west half of the bay, and does not have a wood post above. The wood posts have stepped two-tier square bases slightly wider than the post bases, and square caps slightly wider than the column tops with simple ogee crown molding at the post-to-cap juncture. A wood guardrail approximately 24" tall wraps around the entire porch except for the step locations. The guardrail consists of a bottom rail, 1x3 flat spindles spaced approximately 3" apart, skirt rails, and a flat bevel-edged top rail. The porch roof overhangs the porch beam approximately 12". The matching height flat porch ceiling and soffit overhang is finished with tongue-and-groove beaded-board. The porch has a low-pitch roof with metal roofing and built-in gutter.

The interior arrangement of rooms retains the original configuration in the stone house and stone addition (Fig. 5). On the first story in the original stone house, the west three-fifths is the Living Room and the east two-fifths is the Kitchen. These are separated by an enclosed straight-run stair to the second story going up from north-to-south stacked over an enclosed straight-run stair to the basement going down from south-to-north. The Living Room has three access points, the original exterior entrance door in the south wall at the southeast corner, an interior door in the north wall at the northwest corner connecting into the Entrance Hall of the stone addition (this was most likely the original location of an exterior window), and a cased opening in the east wall at the northeast corner into the northwest corner of the Kitchen. The Kitchen has five access points, a cased opening in the west wall at the northwest corner to the Living Room, a cased opening in the north wall at the northwest corner into the 1999 addition, a door at the northwest corner going south into the stairway to the second story, a door in the west wall at the southwest corner into the stairway to the basement, and an entrance door in the east wall at the northeast corner into the enclosed breezeway between the stone house and the Power House. The Kitchen has cabinets along the east and south walls, and the base cabinets cross in front of the bottom portion of the tall double-hung single windows in both walls.

The first story of the stone addition has a narrow Entrance Hall along the south side abutting the original stone house, and the remainder of the addition is a formal Parlor. The Entrance Hall has four access points, the exterior entrance door in the west wall from the west porch, a door in the south wall into the Living Room in the original stone house, a cased opening in the north wall into the Parlor, and a door in the east wall into the wood-framed addition. The Parlor has two access points, the opening in the south wall from the Entrance Hall and a door in the east wall near the northeast corner into the wood framed addition. The south two-thirds

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of the first-story wood-framed addition is a Dining Room, and the north one-third is a Bathroom in the west half and a storage room in the east half. The Dining Room has four access points, a cased opening in the south wall at the southwest corner into the Kitchen of the original stone house, a door in the west wall near the southwest corner into the Entrance Hall of the stone addition, and two doors in the north wall, one into the Bathroom and one into the Storage Room.

The second story of the original stone house has two bedrooms, one in the east third and one in the west third, separated by a center north-south hall that runs along the west side of the open stair to the first story. The Master Bedroom is on the east side and it connects through a previous window in its north wall into the second story of the wood-framed addition where there is additional bedroom space, a Master Bathroom, and a master closet. The second story of the stone addition is accessed from the central north-south hall of the stone house. The stone addition has a narrow Hallway along the east side, a bedroom along the west side and a bedroom along the north end. There is a doorway in the east stone wall of the Hallway (through a previous window opening) into the 1999 addition.

### Interior Materials and Finishes

The interior of the farmhouse has a combination of historic and non-historic materials and finishes. The first story floors of the Living Room, Hallway, Entrance Hall, and Parlor are original narrow-strip wood flooring. The Kitchen has modern sheet vinyl, over plywood underlayment and original wood flooring. The stairs to the basement are modern wood framed replacement stairs. The stairs to the second story have modern carpeting over original wood treads and risers. The second story has modern carpeting over original wood flooring.

Exterior walls of the original stone house and addition are finished on the interior with plaster applied to the stone masonry. The interior walls are wood studs with wood lath and plaster. The Living Room, Entrance Hall, and Parlor have wood-grained wallpaper over the plaster walls, and the kitchen has painted wood paneling over the plaster. Some of the second story exterior bedroom walls have been furred-out on the interior with wood framing, insulation, and gypsum wallboard over the plaster. The walls of an original closet in the second story Hallway of the original house are constructed of vertical tongue-and-groove boards.

The ceilings of the original stone house and addition are plaster on wood-lath. The Living Room has a modern 2'x4' acoustical tile lay-in grid ceiling installed below the plaster ceiling. The Kitchen has modern 1'x1' acoustical tiles attached to the plaster ceiling. The Entrance Hall and Parlor have wallpaper over the plaster ceilings.

The windows in the stone house and stone addition are original. They are double hung wood windows in six-over-six and two-over-two patterns as described above. The windows have sash-jamb locking pins and do not have counterbalance weights. The window jambs are lined with wood trim for the full thickness of the stone walls, and the jambs flare out toward the interior. The windows are trimmed with plain flat boards, approximately 5" wide by 3/4" thick, cut with a slight bevel cut on the edges. The top trim extends over the top of the side trim, and the bevel cut edge of the top trim is met by a beveled end cut on the side trim creating scarf joints at the intersection. The window sills are wood for the full thickness of the stone walls. At the first story of the original stone house there is no apron trim under the wood window sills, but in the second story of the stone house and in the entire stone addition there are wood aprons the same size as the top and side trims. The first story windows have a varnish finish and the second story windows are painted. The varnished trim appears to be walnut. The window trim has been removed at three of the second story windows where the walls have been furred-out.

The south exterior door in the stone house appears to be an original wood door with three bottom horizontal panels, one top horizontal panel, and a center glass panel slightly larger in size than the three bottom panels combined. It has an interior mounted rim latch lock with white porcelain enamel knob inside and dark porcelain enamel knob outside. The exterior is painted and the interior is varnished to match interior trim. There is a modern aluminum storm/screen door on the exterior. The west exterior door in the stone addition

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is a wood door with a single large rectangular vertical panel with a tall oval beveled-glass insert in the panel. The exterior of the panel has wood scroll-work applique in the four corners and wood rope-trim around the rectangular panel. It has a mortice lock with metal back-plates and round metal knobs, a foot-operated door holder, and three T-hinges each with a concealed jamb-leaf and a decorative door-face-mounted-leaf. The interior and exterior are varnish finished. There is a modern aluminum storm/screen door on the exterior.

The interior doors in the stone house and addition are original. They are a mix of wood four-panel doors, and doors made of vertical tongue-and-groove boards with two horizontal bevel edged rails on one side. Some doors have surface mounted rim latch locks and some have mortice locks, and they have porcelain enamel round knobs. The doors from the West Entry Hall into the Living Room and into the 1999 addition are varnish finished, and all other doors are painted. The interior trim for the doors matches the window trim described above, and the trim is painted or varnished to match the doors.

The Kitchen casework is 1962 vintage. There are no bathrooms in either the original stone house or stone addition. There is no other built-in casework, except for the closet in the second story Hallway of the original house constructed of vertical tongue-and-groove boards.

The interior base trim is approximately 7" tall by ¾" thick wood with a shallow bevel cut on the top. The first story has base shoe and varnish finish. The second story does not have base shoe and is painted. Some base is missing at the second story where walls have been furred-out. The varnish finished wood appears to be walnut.

#### Lighting Systems

Prior to rural electricity becoming available to the property, two types of lighting systems were incorporated into the farmhouse. An acetylene-gas generator water-to-carbide system was located in the yard south of the house; the current owner remembers seeing this system in the 1960's as a child visiting his grandparents who lived in the house, and it appears in the foreground of a circa 1920 photo of the house (Fig. 9). No record has been found to determine the exact date of the installation of this system, but advertisements for similar systems began appearing in Lawrence, KS newspapers in 1897.<sup>4</sup> The gas line entering the house for the system is still in place on the south façade just above grade east of the entrance door. At the north wall of the Entrance Hall of the 1880 stone addition, a gas pipe with a decorative escutcheon ring and valve protrudes from the wood stud wall approximately five feet off the floor.

The second type of lighting incorporated into the house was a Delco-Light electrical generator system. Again, the exact date of the system installation is not known but advertisements began appearing in Lawrence newspapers for this type of system in 1917.<sup>5</sup> The generator was located in the "Power House" (described below) built six feet east of the original stone house. The elevated concrete mounting base for the generator is still in the "Power House". The current owner has at least one of the 32-volt AC light bulbs that were used with this system.

In the early 1940's Rural Electrification came to this part of Douglas County, and a modern electrical system and lighting was installed in the house. The current owner has in his possession a certificate for one share of stock in The Kaw Valley Electric Cooperative Company, Inc. dated December 15, 1941 issued to George Sullivan, the owner of the property at the time. A ceiling mounted light fixture in the Entrance Hall and a pendant/chandelier fixture in the Parlor of the stone addition may date to the modern electric system, or may pre-date to the Delco-Light system and have been rewired for the new system. The Delco-Light system continued to be used concurrently with modern electrical system to run a pump that could source water from either the well or cistern.

<sup>4</sup> "Acetylene Gas, The Light of the Future," *The Lecompton [Kansas] Sun* (Mar 25, 1898): 5.

<sup>5</sup> "Back to 1917 Prices," Advertisement in *Lawrence [Kansas] Daily Journal-World* (Oct 30, 1922): 3.

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### Heating and Cooling Systems

The original heating system for the stone house was two wood-burning stoves on the first story. One of these was in the Living Room near the west gable-end wall, and one was in the Kitchen near the east gable-end wall; the stove in the Kitchen would have also been used as a cookstove. Through-floor registers would have allowed heat to migrate to the second story bedrooms. The stone addition also had two wood burning stoves, one on the first story in the Parlor and one in the second story north bedroom, both near the north gable-end wall. The Parlor now has a gas heater in place of the wood stove. The farmhouse currently has a modern forced-air propane-fired furnace in the basement and integrated air-conditioning system with ductwork for the first story, and a similar system located in the attic for the second story.

### Plumbing

There are no bathrooms within the original stone house or stone addition. Original toilet facilities were provided by an outhouse located just south of the Poultry House; the outhouse structure is no longer located on the farmstead, but it appears in a circa 1915 oval hand-colored photo of the farmstead in the current owner's possession (Fig. 7). The first plumbing in the house was a hand-pump in the Kitchen connected to a cistern located under where the 1999 addition is built. The cistern dated to ca. 1880 and it was removed when the addition was built; the owner still has possession of the hand pump. In 1927 a bathroom was installed in the Power House and the Delco-Light system was used to run a pump for water from either the well or cistern. Running water was installed to the Kitchen in 1962 when an electric pump was placed in the basement; the water source was the same cistern as the previous handpump. Rural water was brought to the farmhouse in 1995.

## 2. Stone Barn Ruin (ca. 1866)

Contributing Site

Approximately 150 feet southeast of the farmhouse is the Stone Barn Ruin (Fig. 3). This is a Primary Farm Structure constructed circa 1866 on the property. Historically it was a Gable-Roof Barn in a three-bay side-gabled form. A new metal roof was installed on the barn in 1991 and it was blown off in a storm in 2001; the roof is still laying overturned on the ground to the northeast. The barn ruin is 42-feet east-west by 30-feet north-south and is two stories tall. The exterior walls are constructed of limestone, dressed roughly square, and laid in rough courses of varying height. Stones range in height from 4" to 12". Stones at the four corners are turned with their broad faces outward, engaging two or three courses, and laid in alternately opposite directions creating a rough quoin pattern. The barn had an east-west ridge, and a central north-south corridor with broad-side drive-thru door openings centered on the north and south sides. The north side has a tall pair of horizontal sliding wood doors constructed of vertical tongue-and-groove car-siding; historic photos show a previous pair of swinging doors at this location (Fig. 16). The south side opening has been infilled with wood framing and vertical corrugated metal siding. The center drive-thru bay is full height of the structure. The drive-thru bay openings have exposed timber headers. The north and south facades also have two window openings approximately 24" wide by 36" tall each approximately 48" from the corners; only the northeast opening still has the interior hinged wood panel cover on the opening. The east and west facades each have a centered single door opening (for people and livestock) and two smaller ventilating window openings near the corners. The window and smaller door openings have stone lintels. The east bay and west bay were livestock pens on the first story and hay lofts on the second story. The livestock pens were separated from the center bay with wood stanchion walls between the wood post-and-beam system supporting the wood-framed lofts. The lofts could be loaded from wagons in the drive-thru bay.

The stone walls are in fair condition, except for the top edges exposed to weather, which are deteriorated. The interior wood framing is deteriorated, with only the larger posts and beams not severely affected by exposure to the weather.

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3. Granary (ca. 1880)

Contributing Building

Directly adjacent to the stone barn on the south side, east of the drive-thru bay, is a wood framed granary with a shallow-pitched shed roof with metal corrugated roofing sloping south away from the barn (Fig. 3). This is a Primary Farm Structure constructed circa 1880. The granary is 20-feet east-west by 16-feet north-south. It has a door in the west wall close to the barn, and a window opening in the south wall and in the east wall, each with a hinged panel door. The floor is wood framed and elevated off the ground on round timber piers. The siding is vertical boards nailed to horizontal wood girts; the siding is deteriorated at the bottom. Overall the granary is in poor condition.

4. Power House (ca. 1920)

Contributing Structure

Approximately six feet east of the original stone farmhouse is the Power House built for the Delco-Light electric generator system. The space between the two has been enclosed with modern wood-framed construction, connecting the Power House to the original stone farmhouse. This is a Secondary Farm Structure Related to Residential Functions constructed circa 1920. It is 20-feet east-west by 14-feet north-south and has a hip-roof with approximately 12" overhangs on four sides. The exterior walls are structural clay tile with stucco finish on the outside. There is a single two-over-two double-hung window centered on each of the north, east, and south facades. There is a single door centered on the west façade, which now opens into the enclosed breezeway. A bathroom was installed in southeast corner of this building in 1927 and served as the only bathroom for the house till the 1999 addition. The Delco-Lighting system was eventually removed and the Power House was remodeled to have modern interior finishes, including wood paneling and acoustical tile ceiling.

5. Ice House (1889)

Contributing Building

On January 10, 1889 the *Lawrence Gazette* reported that "John O'Sullivan is building a large ice house." This building sits approximately 90 feet directly south of the farmhouse (Fig. 3). It is a one-story gable-roofed stone structure 20-feet east-west by 16-feet north-south. It has an 8:12 pitch wood-framed roof (east-west ridge) with modern metal corrugated roofing. The exterior walls are limestone dressed square and laid in regular courses of approximately 8" height with beaded mortar joints. There are two doors into the building, a single four-panel wood door centered in the east façade and the same in the west façade. There is a single large double-hung window centered in the south façade; the window is severely deteriorated and covered with plywood on the exterior. The stone walls are finished on the interior with plaster, and the flat ceiling is finished with wood lath and plaster; most of the plaster has fallen off the ceiling. The floor is concrete that slopes toward the two exterior doors; the age of the concrete floor is unknown. Overall the icehouse is in fair condition.

6. Poultry House (ca. 1910)

Contributing Building

Approximately 65 feet south of the Farmhouse and 20 feet northwest of the Icehouse is a wood framed Poultry House. It is approximately 20 feet east-west by 8 feet north-south with a 5:12 pitched shed roof that has an approximately 5-foot-high low-eave on the north side. The building is divided into two areas, the east taking up approximately eleven feet of the length. The building has a concrete foundation, the siding is tongue-and-groove 1x4 boards installed vertically and painted, and it has modern metal-panel ribbed roofing. There are two screened windows in the north façade and one in the west façade. At the south façade, the west area has a double screened window flanked on the east by a man-door constructed of 1x4 vertical tongue-and-groove boards; there is a chicken-access-hatch below the west window and a concrete ramp leading to the hatch door. The east area of the south façade has four screened windows and a chicken-access-hatch below the second window from the east; there is also a concrete ramp leading to this hatch door. The east façade has a screened window offset from center to the north, and a Dutch-split man-door constructed of 1x4 vertical tongue-and-groove boards at the south corner.

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7. Garage (ca. 1915)

Contributing Building

Approximately 45 feet north of the farmhouse is a wood-framed garage (Fig. 3). George O'Sullivan purchased a Ford Model T, in April 1915,<sup>6</sup> and it is likely this garage was built at the same time, though documentation for this has not been found. The Garage appears in the background of circa 1917 and 1920 photographs (Figs. 11, 12, 14, 17). The Garage is 20-feet east-west by 16-feet north-south. It has concrete foundations and floor slab, and an asphalt-shingled hip roof with an approximate 8:12 pitch and 12" overhangs. It has wood horizontal 1x6 ship-lap siding, 1x4 corner trim, 1x6 fascia, and flat soffits, all painted. There is a wood double-hung window centered in each of the south, west, and north facades; these are 1/1 pattern, except for the bottom sash of the west window which has two panes. Historic photos show the south window previously as 2/2 pattern, and it is likely that was the pattern for all the windows. The east façade has a 10-foot-wide modern sectional overhead garage door and a modern insulated-steel half-lite man-door. A circa 1917 historic photo shows a single inward-acting approximately 8-foot-wide bifold garage door centered in the east façade (Fig. 11, bottom left). Circa 1920 historic photos show either two doors or a wider single garage door in the east façade (Fig. 12). The interior of the garage is finished with original 1x4 tongue-and-groove beaded-board wood siding installed on the ceiling and on the walls horizontally, all painted. The Garage is well constructed and is generally in good condition.

8. Shed 1 (ca. 1920)

Contributing Building

Approximately six feet north of the Garage is Shed 1. It is not visible in the background of a circa 1917 photo that shows the garage, and is in the background of a circa 1920 photo that shows the garage. It is a single-story wood-framed building approximately 12 feet by 12 feet with concrete foundation and floor slab. It has an approximate 8:12 pitch gable roof (east-west ridge) with 12" overhangs, 1x6 skip sheathing, and corrugated metal roofing over wood shingles. The east (front) façade of the shed is in line with the east (front) façade of the Garage. The shed has wood horizontal 1x8 ship-lap siding, 1x4 corner trim, 1x4 rake fascia, and no low-eave fascia or soffits. There is a pair of 5-foot-wide swing doors in the east façade made of 1x6 tongue-and-groove vertical boards, each hung with three large strap hinges (bottom hinge is missing at south door, and two different sized hinges are used). There is a window opening centered in the west façade. The shed is racked out of plumb, leaning slightly to the north, and is in fair to deteriorated condition.

The six-foot-wide space between the Garage and Shed 1 has been enclosed with wood-framed walls on the east and west, and roofed over with a low-pitched roof sloping down to the northwest. This non-contributing structure has vertical board siding, flat-metal roofing, and a single strap-hinged door in the east facade.

9. Shed 2 (ca. 1940)

Contributing Building

Shed 2 is located approximately one-foot north of Shed 1. The first photographic evidence of this structure is in the background of a 1940 photograph (Fig. 17). It is a single-story wood-framed building approximately 20 feet east-west by 16 feet north-south. It has concrete foundations and floor slab, and an approximate 8:12 pitch gable roof (east-west ridge) with 12" overhangs. The east façade is in line with the east façade of Shed 1 and the Garage. The walls are framed with a combination of widely spaced 2x4 studs, horizontal 2x4 girts, double 2x4 top plates, and 2x4 diagonal braces integrated at the top and bottom building corners and near the middle of the wall planes. The siding is vertical wood 1x6 tongue-and-groove car-siding with a center groove on the exterior face. The roof is framed with 2x6 joists at 24" on-center, 2x6 purlins laid-flat, and corrugated metal roofing. The east façade is mostly a single large opening with only a wall-plane and siding in the gable-end of the roof. A 4-foot-wide by 1-foot-tall horizontal section of the gable-end wall is cut out near the northeast corner of the building, most likely to accommodate the vertical exhaust pipe of a tractor or other farm equipment. There is a single double-hung wood window centered in the north façade and in the west façade. These are covered over with plywood on the exterior; they do not have glass and the bottom sash is missing at the north window. The windows are counter-weight and sash-cord type, and may have been salvaged windows when installed. Shed 2 is in fair condition.

<sup>6</sup> Retail Buyer's Order & Agreement, Ford Motor Company, April 22, 1915. Receipt in possession of current owner.

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10. Stone and Concrete Storm Shelter (ca. 1900 and 1930)

Contributing Building

Approximately 650 feet directly north of the farmhouse is the Stone and Concrete Storm Shelter (Fig. 3). This is an approximately 14-foot-square partially subterranean structure. It has a below-grade stone foundation and a cast-in-place concrete barrel-vault roof (north-south barrel axis) that is partially above grade. It has a concrete floor slab approximately six feet below the outside grade, which has been built-up around the structure. The storm shelter entrance faces south. This end has a concrete head-wall that parapets above the concrete barrel-vault in a stepped configuration, with the center section taller than the two equal-height side sections. The entrance opening, centered in the south façade, is flanked by perpendicular concrete wing-walls approximately eight-feet-long. The top of the wing-walls slope down away from the structure, and protruding anchor bolts indicate a pair of sloped storm-shelter doors were previously located here. A short set of concrete steps leads down from grade into the storm shelter. There is an approximately 4" diameter ventilation hole centered in the barrel-vault roof near the north end. This structure is in fair condition.

No documentation has been found to determine the construction date of the Stone and Concrete Storm Shelter. Historic aerial photos show structures in the vicinity of this building as of 1937 (Fig. 18). The current owner recalls there was housing for farmhands on this portion of the property and that this shelter was intended for their use. It is possible the stone foundation pre-dates the concrete barrel-vault roof construction, as it seems an incongruous combination to construct a stone foundation at the same time that cast-in-place concrete was used for the upper portion of the structure. For that reason, the estimated construction date for the stone foundation is ca. 1900 and the construction date for the concrete barrel-vault roof is estimated as ca. 1930.

11. Cistern 1 (ca. 1915)

Contributing Structure

Cistern 1 is located immediately north of the Power House; the cover is set in the modern concrete patio. It is a hand-dug stone-lined cistern with an 18" diameter cast-iron manhole cover. This cistern is fed by downspouts from the north roof areas of the farmhouse. It has an overflow pipe leading to Cistern 2.

12. Cistern 2 (ca. 1915)

Contributing Structure

Cistern 2 is located approximately 30 feet southeast of the Stone Barn. It is a hand-dug stone-lined cistern with an approximately eight-foot square concrete cap. It has a 24" diameter cast-iron manhole cover located off-center in the northeast quadrant. It has a defunct tall cast-iron handle-operated shallow-well pitcher-pump.

13. Stone Well (ca. 1870, 1976)

Contributing Structure

Approximately 60 feet northeast of the farmhouse is the Stone Well (Fig. 3). This is a stone lined 24" diameter hand-dug well approximately 27 feet deep. It is listed in the 1895 Kansas Census on the property of John O'Sullivan and in the 1905 Kansas Census on the property of George Sullivan. It has a cast-in-place concrete cap approximately 4 feet east-west by 6 feet north-south; the east edge of the cap has a slight convex curve shape. What appears to be a concrete patch in the concrete cap is inscribed with "CHRIS 1976"; this was done by Chris Marshall, the current property owner, when his grandparents owned the property. The well can be accessed through the concrete well cap by an 18" diameter cast-iron manhole cover imprinted with "Topeka Foundry 18"; the cover has a centered recessed retractable u-shaped pull-handle. The well has a tall cast-iron handle-operated shallow-well pitcher-pump that is painted red.

14. Stone Fencing (ca. 1870-1890)

Contributing Structure

The property included with the farmhouse in this registration is approximately 80 acres, and is a portion of the 640 acres of property owned and farmed by John O'Sullivan. The north property line is approximately 2615 feet in length and the east property line is approximately 1320 feet in length. There is stone fencing

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along almost the entire length of both these property lines. The fencing is hand-laid un-coursed dry-stacked limestone of various sized undressed stones in total height from 24" to 42". In some portions erosion siltation has accumulated on the high-side of the fence line, turning the stone fencing into a retaining wall. The 1885 Kansas Census reported 500 rods (8,250 feet, 1.56 miles) of stone fence on John O'Sullivan's 640 acres of property. In 1888 John O'Sullivan built a new barn and "self-feeder" for his cattle near the southwest corner of the 80 acres in this registration, and along with that structure an L-shaped section of stone fencing was also built. The barn and "self-feeder" was demolished circa 1970 but the fencing is extant. The east-west leg of this fencing is approximately 200 feet long and the north-south leg of fencing is approximately 65 feet in length. The stone fencing is generally in fair condition.

15. Modern Farm Equipment Building 1 (2013)

Non-contributing Building

Approximately 190 feet northeast of the farmhouse is the Modern Farm Equipment Building 1. It was built in 2013 and is a single-story 30-foot east-west by 60-foot north-south pre-engineered metal building. It has a low-pitched gable roof (north-south ridge) with 12-foot-tall low-eave canted side-walls. The building has vertical ribbed metal siding and ribbed metal roofing. The south gable-end wall has a centered 12-foot wide by 10-foot tall overhead door, and a walk-door west of the overhead door.

16. Modern Farm Equipment Building 2 (1992)

Non-contributing Building

Approximately 145 feet north of the farmhouse is the Modern Farm Equipment Building 2. It was built in 1992 and is a single-story 50-foot east-west by 90-foot north-south pre-engineered wood-framed building. It has a 4:12 pitch gable roof (north-south ridge) with 15-foot-tall low-eave side walls. The building has vertical ribbed metal siding and ribbed metal roofing. The south gable-end wall has a centered pair of 14-foot-tall by 12-foot-wide rolling doors with an exterior mounted overhead track. The east façade has a pair of 14-foot-tall by 12-foot-wide rolling doors off-center to the north, and a walk-door near the southeast corner.

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**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

Agriculture

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Architecture

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**Period of Significance**

Circa 1866-1968

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**Significant Dates**

1866, 1869, 1880

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1889, 1915, 1920

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**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Period of Significance (justification)**

The Period of Significance begins in circa 1866 with the construction of the barn. John and Anna O'Sullivan purchased the 80 acres where the Farmstead is located in 1866. It continues through several significant dates identified with construction of various buildings, structures, and additions on the property, ending in 1968 with the fifty-year cut-off date established by the National Park Service to provide sufficient passage of time to allow objective evaluation of the historic resource eligibility at the time of its listing.

**Criteria Considerations (justification)**

N/A

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Narrative Statement of Significance

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### Summary

The John and Anna O'Sullivan Farmstead is nominated to the National Register of Historic Places as part of the *Historic Agriculture-Related Resources of Kansas* multiple property nomination under Criterion A for its local significance in the area of agricultural history and under Criterion C for its architecture. The property was settled by John and Anna O'Sullivan in 1866 and was developed into a successful family operated cattle and livestock farm. The property has been continuously owned and operated as a family farm by descendants of John and Anna O'Sullivan. Chris Marshall, their great-great-grandson, is the fifth-generation owner to reside in the farmhouse and manage the farming operations. The farmstead is a cohesive collection of farm and rural-residential related structures that demonstrate development-over-time by reflecting the resources and values of a single family over multiple generations, and by incorporating technological changes into the architectural fabric. The buildings range in condition from good to ruins, and convey the feeling and association of a historic Marion Township, Douglas County, Kansas farmstead. The period of significance runs from when the barn was constructed, circa 1866, to 1968, the 50-year cut-off date established by the National Park Service.

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### Elaboration

#### Significance in the Area of Agricultural History

John O'Sullivan was born in Cork, Ireland, March 18, 1832, and immigrated to the United States during the Irish Famine. Anna Carvill was born near Cork, Ireland, February 10, 1839, and immigrated to the United States in 1851, moving alone to join a sister in Urbana, Ohio. John and Anna were married there August 1, 1855, and the following year moved with their newborn son, John Jr., to Kansas Territory, pre-empting a 160-acre homestead on Rock Creek about one mile south of Twin Mounds in the northwest corner of Marion Township located in the southwest corner of Douglas County, Kansas. These 160 acres are directly south of and abutting the 79.2 acres included in this nomination. John and Anna eventually had a total of ten children, and by the time of John's death in 1899, had accumulated a total of 1,798 acres of property.<sup>7</sup> The original Stone Farmhouse and Stone Addition, the Stone Barn Ruin, the Stone Ice House, and the Granary were all constructed during John and Anna's ownership and development of the family farm.

In the 1885 Kansas Census, John O'Sullivan is listed as owning 640 acres of land, valued at \$10,000, and farming implements and machinery worth \$500. There is listed 500 rods (8,250 feet, 1.56 miles) of stone fence, 80 rods of hedge fence, and another 500 rods of wire fence. He had 100 acres of corn, 25 acres of oats, ¼ acre Irish potatoes, and 18 acres of millet planted. There were 600 bushels of corn and 500 bushels of wheat stored on hand. They had 100 acres of prairie grass pasture, and they cut 50 tons of prairie grass in 1884. They made 500 lbs. of butter a year, and had nine horses, ten milk cows, 50 other cattle, 30 swine, 40 apple trees, 200 peach trees, 25 cherry trees (another 40 not bearing), and ½ acre of grapes. The value of animals fattened and sold or slaughtered was \$1,500 and the value of horticultural product sold was \$50. The family had two dogs.<sup>8</sup>

By the 1895 Kansas Census, there was a narrowing of agricultural focus. The area of land was still 640 acres, but the planted acres reduced from 125 to 85 (50 corn and 35 oats), and the acres of cultivated grass and prairie increased to 520 up from 100. Cattle was up to 125 head and swine to 70, each about a two-and-one-half fold increase over ten years prior. The value of livestock sold increased by a like amount to \$3,500. Apples became the dominant fruit at 300 trees, and 40 stands of bees produced 100 pounds of honey. There was only one dog.<sup>9</sup>

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<sup>7</sup> "An Oldtimer Prospered," *Lawrence Daily Journal-World* (Aug 7, 1915): 3.

<sup>8</sup> Kansas State Census, 1885.

<sup>9</sup> Kansas State Census, 1895.

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In 1880, at the age of 23, John O'Sullivan Jr. died in a farming accident on the family farm.<sup>10</sup> Three other brothers continued farming the family property with their father until his death in 1899.<sup>11</sup> In 1900, George Sullivan, the youngest brother (the O' had been dropped from the family name), inherited a portion of the family farm, including the 79.2 acres associated with the farmstead. George had been born in the log cabin on the original 160-acre homestead September 19, 1862, moved into the Stone Farmhouse when he was about seven-years-old, and lived the rest of his entire life there, to the age of 84, when he died on June 21, 1947.

George Sullivan married Dora Cox of Richland, Kansas, on October 4, 1904,<sup>12</sup> and they expanded the farm from 720 acres in 1905 to 960 acres in 1915, and then to 1,053 acres in 1925.<sup>13</sup> The continued focus was on raising cattle, and growing crops (corn and pasture grass) to feed livestock. Swine were still in the mix on a small scale, while mules and chickens were also added.<sup>14</sup> Buildings constructed on the farmstead under George's stewardship included the Garage, the farmhouse's Porch Addition, Power House, Poultry House, Shed 1, and Shed 2. While George embraced new technology for the farmhouse and for personal transportation, as of 1925 he did not have a tractor on the farm.

The O'Sullivan Farmstead under John's, and eventually George's ownership, from 1866 through the 1940's, achieved an uncommon level of size and prosperity in this area of Douglas County. To illustrate the point, census data of farms listed on the same page as the O'Sullivan Farmstead in 1885, 1895, 1905, 1915, and 1925 was looked at as a random representative sample of nearby properties. In all cases, the O'Sullivan farm had the largest acreage, ranging from 3.2 times to 5.2 times the average farm acreage; when the average size farm was 160 to 200 acres, the O'Sullivans were farming from 640 to 1,053 acres.<sup>15</sup> In addition, in 1880, John was highlighted in the local news as having "added 400 acres more to his already large farm" and "by the natural consequence of prosperity and increase, been obliged to build an addition to his handsome stone house."<sup>16</sup> Again in 1915, John's sons were noted as "Three of the most prosperous famers in Marion township", and "George Sullivan, the youngest of them, still lives on the home place, which is one of the best farms in Douglas county and has some unusually fine farm buildings."<sup>17</sup>

In 1949 ownership of the farmstead passed to George and Dora Sullivan's daughter, Georgetta (Sullivan) Goodyear. She and her husband, James Goodyear, lived together on and operated the farm till James' death in 1986. Georgetta continued to live in the farmhouse until 1999 when Chris Marshall, her grandson and current owner, moved in. Ownership of the farmstead has now passed to Chris, the great-great-grandson of John and Anna O'Sullivan. His intent is to maintain and rehabilitate the structures as best possible, including the Stone Barn Ruin, which currently sits with its roof structure blown off.

### Significance in the Area of Architecture

The John and Anna O'Sullivan Farmstead is architecturally significant as an example of vernacular Douglas County construction. Four of the five extant structures from John and Anna's development of the farmstead are constructed of native limestone. Limestone was a common material, readily available in the area, and its use established a sense of permanence and strength on the land. The original Stone Farmhouse and Stone Addition, the Stone Barn Ruin, and Stone Ice House are not ornate and do not fit within any architectural stylistic families. They are simple, straight-forward buildings meant to perform a function.

<sup>10</sup> "Horrible Death," *Lawrence Daily Journal* (March 2, 1880): 4.

<sup>11</sup> "An Oldtimer Prospered," 3.

<sup>12</sup> "Marriage License," State of Kansas, Douglas County. October 4, 1904.

<sup>13</sup> Kansas State Census, 1905, 1915, and 1925.

<sup>14</sup> Kansas State Census, 1925.

<sup>15</sup> Kansas State Census, 1885, 1895, 1905, 1915, and 1925.

<sup>16</sup> Untitled news item beginning with "Mr. John O. Sullivan," *The Kansas Daily Tribune* (June 15, 1880): 2.

<sup>17</sup> "An Oldtimer Prospered," 3.

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As to building types, the original Stone Farmhouse is an I-House, fitting within the National Folk House style. According to Virginia and Lee McAlester, "They [I-Houses] were particularly favored as modest folk dwellings in the midwestern states where the relatively long and confining winters made large houses more of a necessity than father south."<sup>18</sup> The Stone Addition on the farmhouse simply changed the form from an "I" plan to a rear-facing "L" plan, and replicated the unadorned nature of the original. The Stone Barn is a Gable-Roof Barn in a 3-bay side-gabled form. It has a stylistic reference to stone quoins at the corners, which were common for the popular Italianate style of the time, but this is a mere token gesture and does not place the building into that stylistic family. As for the Stone Ice House and the wood-framed Granary, these unadorned structures encompassed specific design features aimed at better performing their functions. The raised wood floor of the Granary, with open-air below, allowed air-flow and reduced rising-damp that would destroy the stored grain. The thick stone walls, minimal openings, and sloping floor of the Ice House were meant to lengthen the "life" of ice and allow the melting water to flow away.

The construction date of ca. 1866 is estimated for the Stone Barn Ruin with the assumption this would have been the first building constructed on the property upon purchase by John and Anna O'Sullivan, given their first home was in a log cabin on property directly south of the subject property. The construction date of ca. 1869 is attributed to the original Stone Farmhouse from a handwritten notation on the back of a family photo taken in 1934; verification through primary source materials has not been found for this date. Construction dates for the Stone Addition of 1880 and the Stone Ice House of 1889 are verified through primary newspaper source references.<sup>19</sup>

The buildings added to the farmstead by George Sullivan, however, pay homage to stylistic considerations to a greater extent. The Garage, the farmhouse's Porch Addition, and the Power House clearly fall within the Craftsman style movement of the early 20th century. The Garage's hipped roof, tightly fitted ship-lap siding, and interior beaded-board finish demonstrate high-quality woodworking execution valued as part of that movement. The building is not ornamented with brackets or rafter-tail detailing, typical of residences built in the style, however the structure is completed to a higher level of finish than is typically seen for a garage simply meant to house an automobile. The Power House, with its hipped roof and stucco finished exterior walls, easily fits within the Craftsman Style family; it is a modern building constructed for a modern purpose. As for the Porch Addition, the square wood-framed columns resting upon more massive masonry piers, is a classic combination of Craftsman Style.

George Sullivan's success as a farmer allowed him to incorporate modern conveniences into farm living. The Acetylene gas generating system and the Delco-Light electrical generation system brought modern amenities to the farmhouse decades before rural electrification. His purchase of a brand-new 1915 Model T Ford automobile reinforced his embrace of technology and his desire for connection to life, and markets, away from the farm. Even the abundance of family photographs in the possession of the current owner, show an acceptance and incorporation of modern devices into farm life. These photos have helped document and estimate the construction dates of many of the farmstead buildings in this nomination.

The John and Anna O'Sullivan Farmstead retains a high degree of integrity in design, workmanship, materials and location. The collection of buildings reflects the character, values, and resources of the people who built them, and fit within the broad pattern of development of Kansas farms in the late 19th and early 20th century. The O'Sullivan Farmstead stands as an excellent example of a rural Douglas County farmstead.

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<sup>18</sup> McAlester, p. 96

<sup>19</sup> Untitled news item beginning with "Mr. John O'Sullivan," *The Kansas Daily Tribune* (June 15, 1880): 2; & Untitled news item "John O'Sullivan is building a large ice house," *The Lawrence Gazette* (Jan 10, 1889): 3.

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"Douglas County, Kansas, GIS Property Viewer". Parcel Identification, PIN: 141-12-0-00-00-004.00-0. Basemap Gallery: Aerial Photo (2016), Aerial Photo (2013), Aerial Photo (2009), Aerial Photo (2006), Aerial Photo (2000), Aerial Photo (1986), Aerial Photo (1976), Aerial Photo (1966), Aerial Photo (1954), Aerial Photo (1941), and Aerial Photo (1937). Accessed online at: <http://gis.douglascountyks.org/propertyviewer/>  
Ogle, George A. Standard Atlas of Douglas County (Chicago, IL: Geo. A. Ogle, 1902, 1921)  
State Atlas of Kansas (Philadelphia, Pa: L.H. Everts & Co., 1887)  
Stuck, J. Cooper. "Map of Douglas County, Kansas Territory," (Lecompton, KS: Surveyor General's Office, 1857).  
Waits, Adam B. "Historic Douglas County, Kansas," (Lawrence, KS: Geo-Graphics, 1985).

**Newspapers and Journals**

"Acetylene Gas, The Light of the Future." *The Lecompton Sun* (Lecompton, KS: Mar 25, 1898, p. 5). Accessed online at [www.newspapers.com](http://www.newspapers.com).  
"An Oldtimer Prospered." *Lawrence Daily Journal-World* (Lawrence, KS: Aug 7, 1915, p. 3). Accessed online at [www.newspapers.com](http://www.newspapers.com).  
"Back to 1917 Prices." Advertisement in *Lawrence Daily Journal-World* (Lawrence, KS: Oct 30, 1922, p. 3). Accessed online at [www.newspapers.com](http://www.newspapers.com)  
"Deaths and Funerals, George Sullivan." *Lawrence Journal World* (Lawrence, KS: June 23, 1947, pp 2). Accessed on microfilm at Lawrence Public Library, Lawrence, KS.  
"Delco-Light It Does the Chores." Advertisement in *Lawrence Daily Journal-World* (Lawrence, KS: April 19, 1917, p. 3). Accessed online at [www.newspapers.com](http://www.newspapers.com).  
"Green Bros. Who Are Located in Lawrence Are Distributors for the Famous Delco-Light Products." *Lawrence Daily Journal-World* (Lawrence, KS: Mar 27, 1920, p. 2)  
"Horrible Death." *Lawrence Daily Journal* (Lawrence, KS: March 2, 1880, p. 4). Accessed online at [www.newspapers.com](http://www.newspapers.com).  
"Obituary, Mrs. F.W. Hartman." Obituary for Ann (Carvill) O'Sullivan, remarried spouse of deceased John O'Sullivan. Newspaper clipping in the possession of Chris Marshall, owner of the subject property. Source of clipping not recorded or found. Date of death was April 26, 1918 in Topeka, KS.  
Untitled news item beginning with "Mr. John O.Sullivan" and including "been obliged to build an addition to his handsome stone house." *The Kansas Daily Tribune* (Lawrence, KS: June 15, 1880, p 2). Accessed online at [www.newspapers.com](http://www.newspapers.com).  
Untitled news item "John O'Sullivan is building a new barn and "self-feeder" for his fat cattle." *The Lawrence Gazette* (Lawrence, KS: Nov 8, 1888, p. 3). Accessed online at [www.newspapers.com](http://www.newspapers.com).  
Untitled news item "John O'Sullivan is building a large ice house." *The Lawrence Gazette* (Lawrence, KS: Jan 10, 1889, p. 3). Accessed online at [www.newspapers.com](http://www.newspapers.com)

**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: Kansas Historical Society

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

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**10. Geographical Data**

**Acreage of Property** 79.2

**Provide latitude/longitude coordinates OR UTM coordinates.**

(Place additional coordinates on a continuation page.)

**Latitude/Longitude Coordinates \*See Figure 2 for boundary map**

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

(enter coordinates to 6 decimal places)

1	<u>38.844179</u>	<u>-95.481917</u>	3	<u>38.840648</u>	<u>-95.472656</u>
	Latitude:	Longitude:		Latitude:	Longitude:
2	<u>38.844223</u>	<u>-95.472754</u>	4	<u>38.840619</u>	<u>-95.481917</u>
	Latitude:	Longitude:		Latitude:	Longitude:

**Verbal Boundary Description** (describe the boundaries of the property)

The nominated area includes 79.2 acres located in Marion Township, Douglas County, Kansas, with the following legal description: The South Half (1/2) of the Southwest Quarter (1/4) of Section Twelve (12), Township Fourteen (14) South, Range Seventeen (17) East of the Sixth (6<sup>th</sup>) Principal Meridian, in Douglas County, Kansas.

**Boundary Justification** (explain why the boundaries were selected)

The nominated area includes the built historic resources associated with the O'Sullivan Farmstead, and the parcel has remained intact through multiple property ownership transfers of four generations of descendants.

**11. Form Prepared By**

name/title Stan Hernly

organization Hernly Associates, Inc. date November 2017

street & number 1100 Rhode Island Street telephone 785 749 5806

city or town Lawrence state KS zip code 66044

e-mail stan@hernly.com

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

name Chris Marshall

street & number 710 E 100 Rd telephone 785-640-6737

city or town Overbrook state KS zip code 66524

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### Additional Documentation

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Submit the following items with the completed form:

#### Photographs

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

#### Photograph Log

Name of Property: O'Sullivan, John and Anna, Farmstead

City or Vicinity: Overbrook vicinity

County: Douglas State: Kansas

Photographer: Stanley C. Hernly

Date

Photographed: May 2, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:  
See Figure 4 (Photo Key)

- 01 of 16:** Farmhouse and Power House, looking North at South facades.
- 02 of 16:** Farmhouse, looking East at West façade.
- 03 of 16:** Farmhouse, looking South at North façade.
- 04 of 16:** Power House and Farmhouse, looking South at North façade.
- 05 of 16:** Power House and Farmhouse, looking West at East facades.
- 06 of 16:** Stone Barn Ruins, looking Southeast at North and West facades.
- 07 of 16:** Stone Barn Ruins and Granary, looking North at South facades.
- 08 of 16:** Ice House, looking Northeast at South and West facades.
- 09 of 16:** Garage, looking Northwest at South and East facades.
- 10 of 16:** Shed 1 and Shed 2, looking West at East facades.
- 11 of 16:** Shed 2 and Garage, looking Southeast at North and West facades.
- 12 of 16:** Poultry House, looking North at South façade.
- 13 of 16:** Stone and Concrete Storm Shelter, looking Northeast.
- 14 of 16:** Stone and Concrete Storm Shelter, interior looking North.
- 15 of 16:** Stone Fence south of Farmhouse, looking Northwest.
- 16 of 16:** Farmhouse, interior looking at West entrance door.

#### Figures

Include GIS maps, figures, scanned images below.

- Figure 1: Location Plan, Douglas County, Kansas, GIS; edited by S. Hernly
- Figure 2: Property Plan, Douglas County, Kansas, GIS; edited by S. Hernly
- Figure 3: Site Plan, Douglas County, Kansas, GIS; edited by S. Hernly
- Figure 4: Photo Key Plan, Douglas County, Kansas, GIS; edited by S. Hernly
- Figure 5: First Story Plan Diagram, S. Hernly
- Figure 6: Historic photo circa 1902
- Figure 7: Historic photo circa 1915
- Figure 8: Historic photo circa 1917
- Figure 9: Historic photo circa 1920
- Figure 10: Historic photo circa 1930

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Figure 11: Historic photos, all circa 1917 except bottom right circa 1920

Figure 12: Historic photos circa 1920

Figure 13: Historic photos circa 1939

Figure 14: Historic photos circa 1935

Figure 15: Historic photos 1935

Figure 16: Historic photo 1991

Figure 17: Historic photo 1940

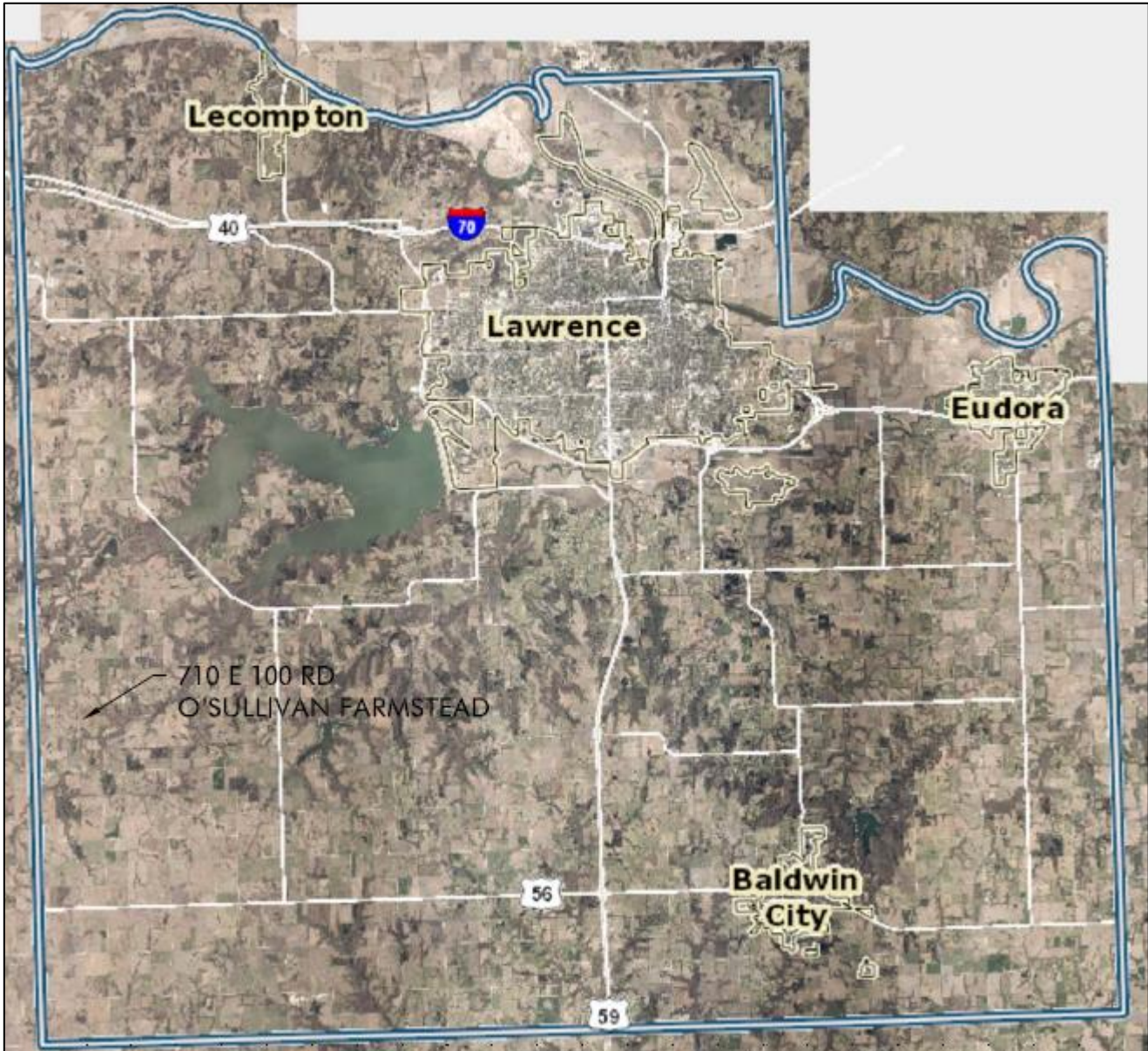
Figure 18: Historic aerial photo 1937; Douglas County, Kansas, GIS

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

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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## LOCATION PLAN



2013 Aerial image from: <https://dgco.douglas-county.com/propertymap/index.html>



### O'SULLIVAN FARMSTEAD

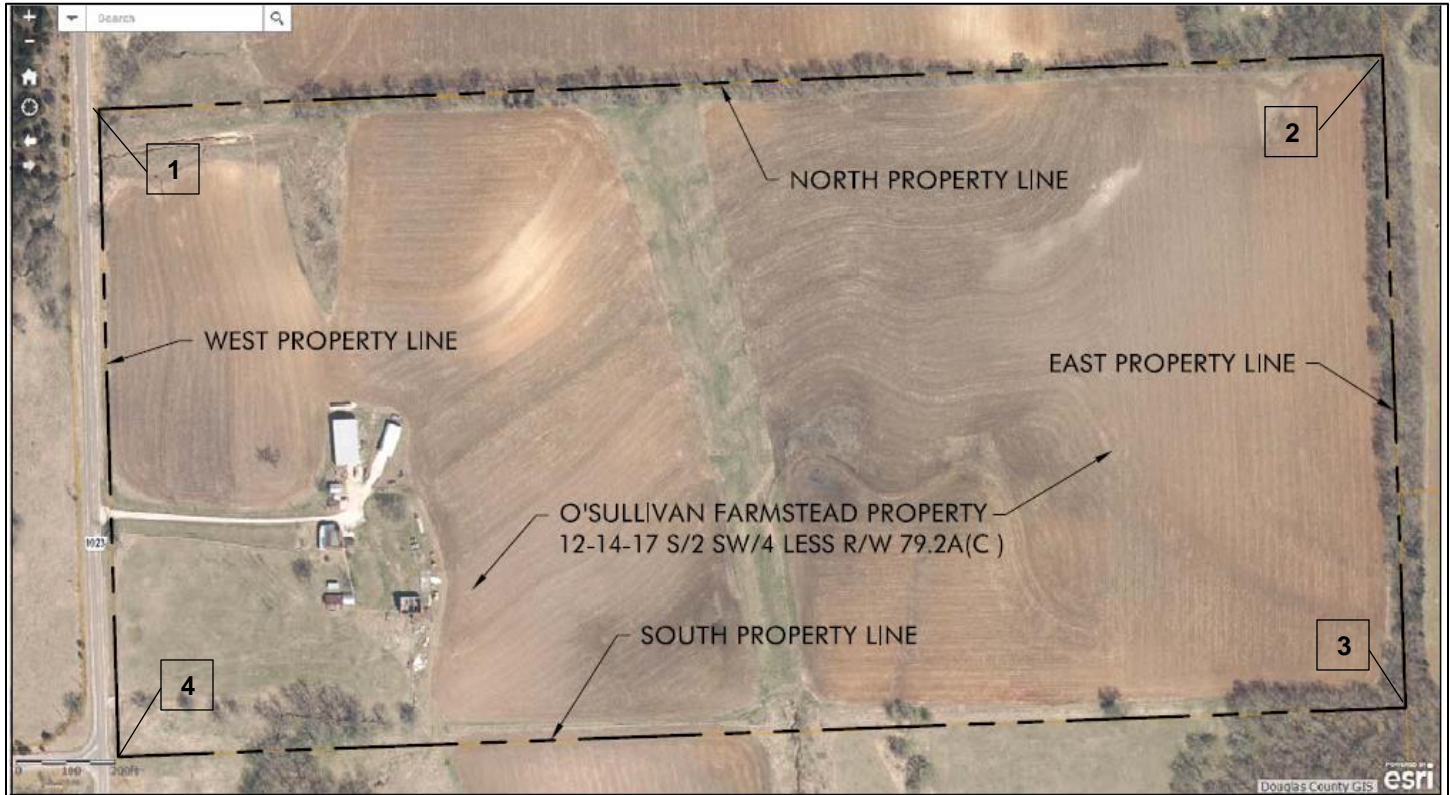
710 E 100 RD  
MARION TOWNSHIP - DOUGLAS COUNTY - KANSAS

IMAGE DATE: 2013

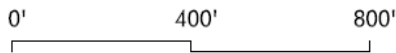
FIGURE 1

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# PROPERTY PLAN



2013 Aerial image from: <https://dgco.douglas-county.com/propertymap/index.html>



1" = 400'

## O'SULLIVAN FARMSTEAD

710 E 100 RD  
MARION TOWNSHIP - DOUGLAS COUNTY - KANSAS

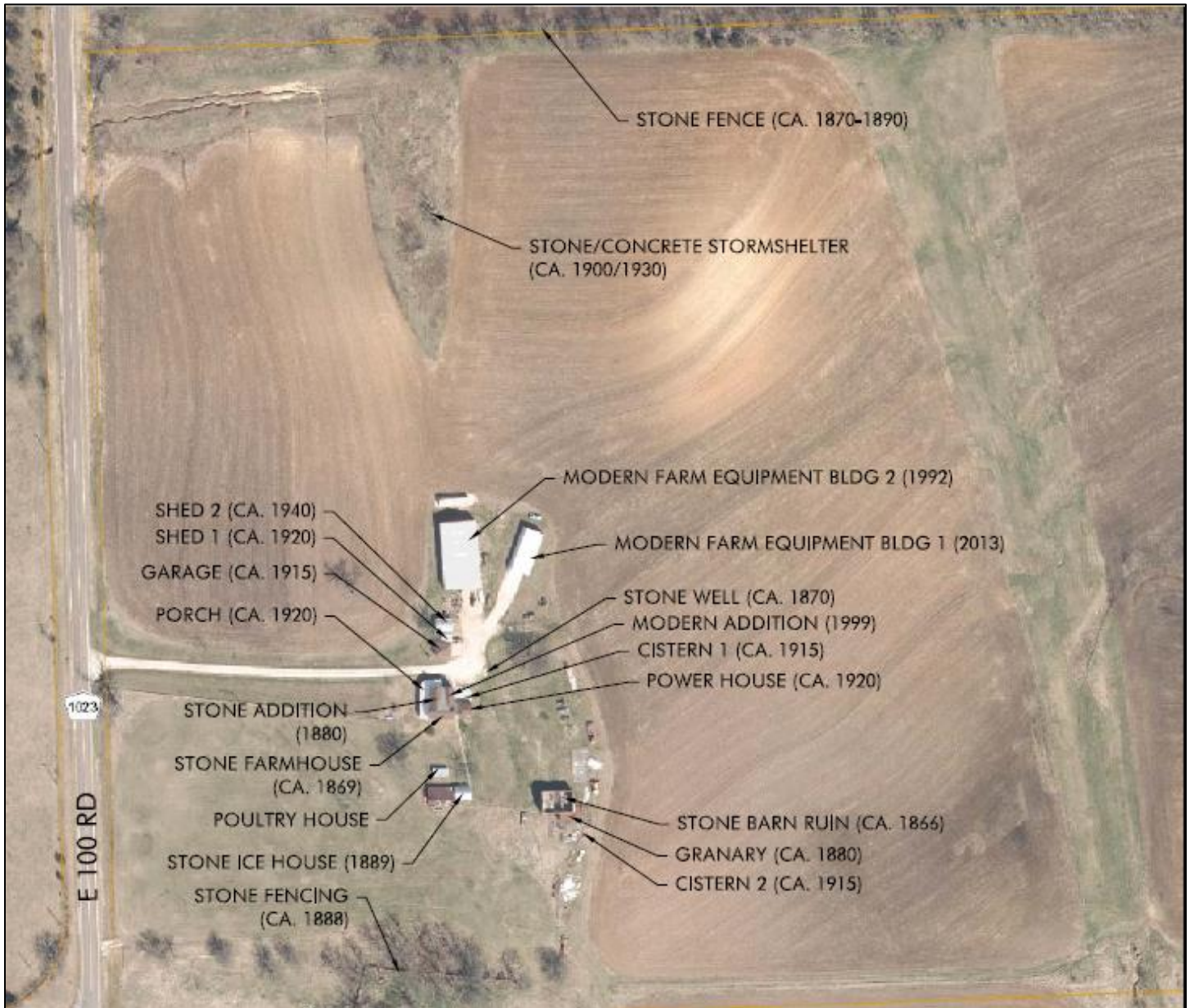
IMAGE DATE: 2013

FIGURE 2

1	<u>38.844179</u>	<u>-95.481917</u>	3	<u>38.840648</u>	<u>-95.472656</u>
	Latitude:	Longitude:		Latitude:	Longitude:
2	<u>38.844223</u>	<u>-95.472754</u>	4	<u>38.840619</u>	<u>-95.481917</u>
	Latitude:	Longitude:		Latitude:	Longitude:

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## SITE PLAN

0' 200' 400'

2013 Aerial image from: <https://dgco.douglas-county.com/propertymap/index.html>



1" = 200'

# O'SULLIVAN FARMSTEAD

710 E 100 RD

MARION TOWNSHIP - DOUGLAS COUNTY - KANSAS

IMAGE DATE: 2013

FIGURE 3

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0' 100' 200'

2013 Aerial image from: <https://dgco.douglas-county.com/propertymap/index.html>



# O'SULLIVAN FARMSTEAD

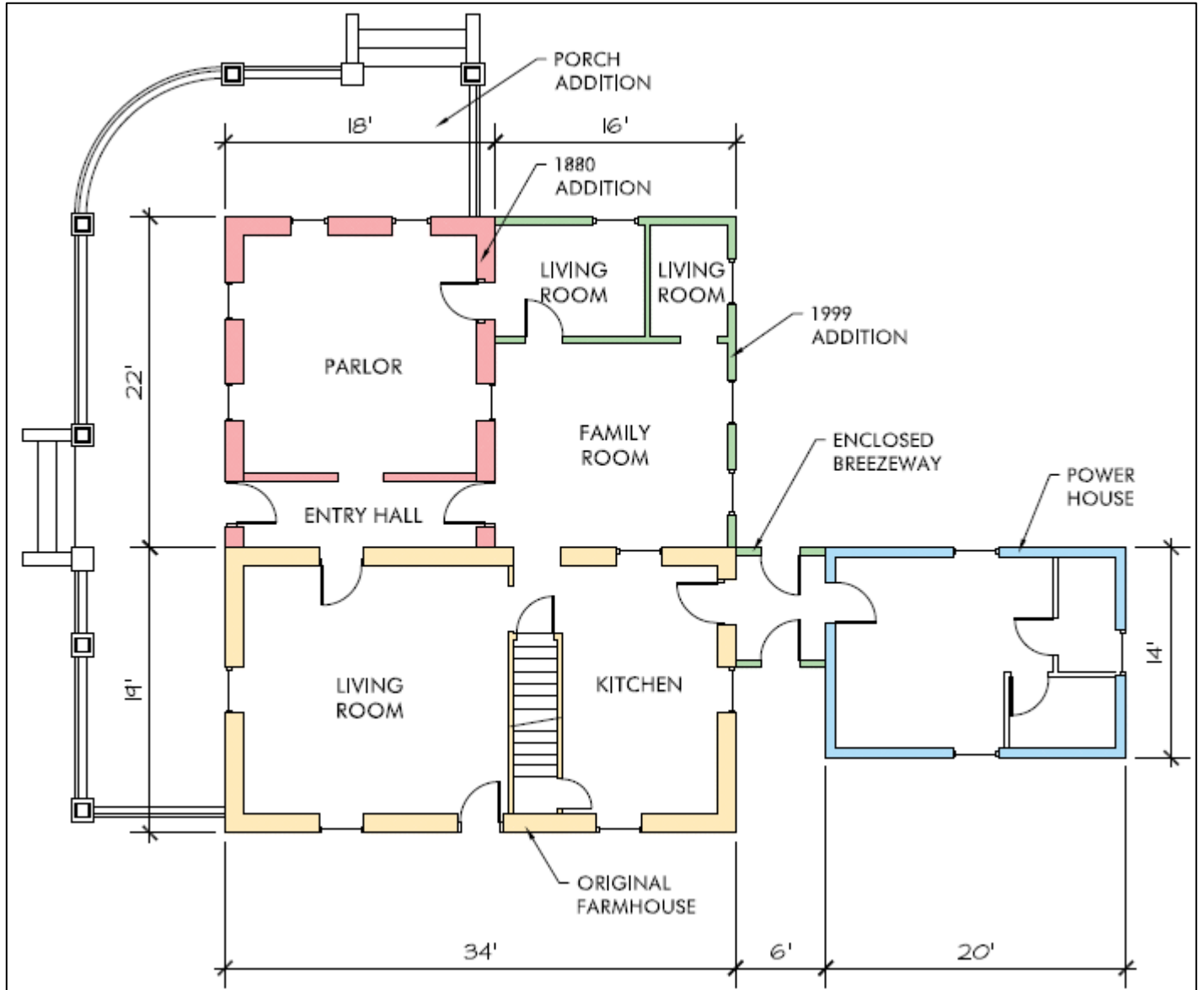
710 E 100 RD  
MARION TOWNSHIP - DOUGLAS COUNTY - KANSAS

IMAGE DATE: 2013

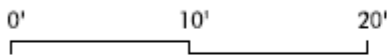
FIGURE 4

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# FIRST STORY PLAN DIAGRAM



1" = 10'

## O'SULLIVAN FARMSTEAD

710 E 100 RD

MARION TOWNSHIP - DOUGLAS COUNTY - KANSAS

FIGURE 5

O'Sullivan, John and Anna, Farmstead  
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**Figure 6:** Circa 1902 photo of house, looking NE at west and south elevations.

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**Figure 7:** Circa 1915 photo of farmstead, looking E. Former outhouse is located between house and barn.

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**Figure 8:** Circa 1917 photo of north side of house, looking WNW and showing one-story wood-framed porch where 1999 addition currently is located. The Craftsman porch had not yet been constructed.



**Figure 9:** Circa 1920 photo of house, looking NE at south elevation and showing Craftsman-era porch.

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**Figure 10:** Circa 1930 photo of house, looking east at west elevation and showing Craftsman-era porch.

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**Figure 11:** A collection of family photos. Top Left: Circa 1917, showing former one-story addition on house; Top Middle: View of hay wagon with house on left and garage on right, circa 1917; Top Right: Circa 1917, showing former one-story addition on house; Bottom Left: Hay wagon with garage in background, circa 1917; Bottom Middle: Circa 1917, showing portion of former one-story addition on house; Bottom Right: Circa 1920, showing Craftsman-era porch on house.

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**Figure 12:** Circa 1920, showing garage in background.

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**Figure 13:** Circa 1939 photos showing house porch.



**Figure 14:** Circa 1935 photo showing various farm buildings in background.

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Figure 15: Circa 1935 photos of farmstead.



Figure 16: View NE at barn, 1991.

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**Figure 17:** Photo of farmstead, 1940.

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**Figure 18:** 1937 aerial of O'Sullivan farm vicinity. Dashed line is current boundary of nominated farmstead.