NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

017-0000-0195 — 0211

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name PIONEER BLUFFS RANCH HISTORIC DISTRICT

other names/site number HENRY AND MAUD ROGLER RANCH

2. Location

street & number SE 1/4, SE 1/4, S. 31, T. 21S, R. 8E [ ] not for publication

city, town Matfield Green [XX] vicinity

state Kansas code KS county Chase code 017 zip code 66862

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
[XX] private	[ ] building(s)	10	2	buildings
[ ] public-local	[XX] district			sites
[ ] public-State	[ ] site	4		structures
[ ] public-Federal	[ ] structure			objects
	[ ] object	14	2	Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [XX] 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 [XX] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Ramon Powers State Historic Preservation Officer July 16, 1990

Signature of certifying official Date

Kansas State Historical Society

State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

[ ] entered in the National Register.
[ ] See continuation sheet.

[ ] determined eligible for the National Register. [ ] See continuation sheet.

[ ] determined not eligible for the National Register.

[ ] removed from the National Register.

[ ] other, (explain:)

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Agricultural/ Subsistence: agricultural outbuilding: barn; Agricultural/ Subsistence: storage: granary; Domestic: single dwelling: residence; Domestic: secondary structure: garage; Other: windmill

Current Functions (enter categories from instructions)

Agricultural/ Subsistence: agricultural outbuilding: barn; Agricultural/ Subsistence: storage: granary; Domestic: single dwelling: residence; Domestic: secondary structure: garage; Other: windmill

7. Description

Architectural Classification (enter categories from instructions)

Other: Foursquare, Gambrel roof barn

Materials (enter categories from instructions)

foundation stone: limestone; concrete
walls wood: weatherboard, shingle; other: board and batten
roof wood: shingle; metal: tin
other metal: steel; stone: limestone

Describe present and historic physical appearance.

The Pioneer Bluffs Ranch Historic District (c. 1908-1940) is located in Matfield Township, Chase County, Kansas, near Matfield Green (pop. 71). The nominated district is located within a five-sided polygon in the SE 1/4, SE 1/4, S. 31, T. 21S, R. 8E. The district includes a forty acre tract that encompasses the sixteen buildings and structures which comprise the nucleus of the Pioneer Bluffs Ranch, as well as some agricultural land. The forty acre tract is part of the original one hundred and sixty acre farm, which was settled by Charles Rogler in 1859. Pioneer Bluffs Ranch grew to include 2,720 acres during its period of significance.

The ranch is located in the center of the Flint Hills, a distinctive agricultural sub-region of the North American Plains. The Flint Hills are an area of rolling-to-rough limestone hills that nearly bisect east central Kansas from north to south. The Flint Hills constitute the largest remaining expanse of tallgrass prairie on the continent. The thin soils of the uplands, largely unbroken, are blanketed with native tallgrasses: predominantly big bluestem, and also little bluestem, Indian grass, and switchgrass. This expanse is dissected by a myriad of rivers and creeks, the bottoms of which are richly soiled, containing bands of timber, and is well adapted to raising feed grains and forages.

The Pioneer Bluffs Ranch Historic District lies along the west side of the valley of the South Fork of the Cottonwood River. The polygonal district is bounded by Crocker Creek to the north, State Highway 177 (originally a trail) to the west and southwest, and an imaginary line called BC on the quadrangle map to the east and southeast. Bluffs meet the highway on its west side, leading to upland pastures. The Atchison, Topeka, and Santa Fe Railroad line (c. 1924) runs along the ridge of the bluffs.

The ranch was first settled in 1859 by Charles Rogler, who built a log cabin in the south bank of Crocker Creek, just below the commemorative Log Cabin (c. 1960). In the 1860s Rogler built a more substantial log cabin southeast of where the Main House (c. 1908) now stands. Neither of the original Rogler cabins are extant.

In 1870 the native Limestone Wall was constructed along the trail at the west side of the farm. The Old House and the Old Barn were constructed in 1872. The earliest view of the ranch is a circa 1885 photograph that was taken from the bluff to the west. In addition to showing the Old House, the Old Barn, and the Limestone Wall, the circa 1885 photograph reveals Rogler's second log cabin behind the 1872 upright and wing Old House, a nonextant windmill on the site of the present well, and numerous semi-mature, deciduous trees growing along the Limestone Wall. The trees likely were planted soon after the wall was constructed in 1870. The 1870s construction phase established the existing form and

[XX] See continuation sheet

orientation of the ranch, locating the corral between Crocker Creek and the main driveway and the residential and ranch building section south of the driveway, the entirety of which was bounded by the Limestone Wall.

In the 1883 History of the State of Kansas, Andreas describes the Charles Rogler ranch:

(S)ince (1864 Rogler has) purchased land at different times to the amount of 720 acres, which comprises the home farm and 160 acres on Thurman's Creek, 80 acres on Crocker Creek, in Greenwood County. He has placed valuable improvements upon the home farm, including a commodious frame dwelling, good barn, corn cribs and other farm buildings, an orchard containing 250 apples and 100 peach trees, besides other fruit. He has divided the home farm and erected buildings for the use of his tenants, and made other improvements. He has about 250 acres under cultivation and has 160 acres of timber land, the remainder of which is devoted to hay and grazing purposes. He has a herd of about 300 head of cattle, including one thoroughbred male short-horn and some high grade stock. He also raises many hogs and some horses.

The physical evolution of the Pioneer Bluffs Ranch is neatly traced in a series of five photographs taken from the bluff in circa 1885, circa 1909, circa 1916, circa 1921, and circa 1931. In addition to charting the new construction the photographs also provide information about color changes to existing buildings, nonextant buildings and structures, and changes to the immediate residential and agricultural landscape.

Nineteen hundred and eight marked the beginning of an eight year period that saw the removal of the 1872 house and barn to locations northeast of their original sites and the construction of the Main House (c. 1908) and Main Barn (c. 1915) on the original sites of the Old House and Old Barn respectively. The 1916 construction of the Granary and Carriage House to the southeast of the Main House completed the major physical changes that were to occur at the ranch.

An Aermotor Windmill replaced the windmill shown in the circa 1885 photograph in 1908, in conjunction with the construction of the Main House. A chicken shed dating from circa 1900 likely was moved from its original location east of the 1872 barn when it stood at its original location, to south of the Granary and Carriage House in 1916. An outhouse was constructed for the farm in circa 1916; it appears to have been moved from its original location which likely was centrally located near the barns. Two, one car garages were constructed in 1925 and located near each house. In circa 1940 the cattle pens and chutes, the creep feeder, and the stock shed in the corral area were constructed.

When the Main House was constructed in 1908 it was painted a dark green and later a brown. The window surrounds and porch were painted white. In the 1940s the house was painted white with black window and door surrounds, a treatment which continues today. The Main Barn (c. 1915) was originally painted grey with white trim, by 1921 it was painted entirely white, although in the circa 1931 photograph it appears to be grey with white trim again. Its present paint color is white. The Granary and Carriage House (c. 1916)

appears as a dark colored building, perhaps red, in the circa 1916 photograph. In the circa 1921 photograph the building is a lighter color, it was painted white sometime after 1921. The chicken shed appears as the same color as the Granary and Carriage House in the circa 1921 photograph, it was later painted white. The Old Barn (c. 1872) originally had red boards and white battens, presently the barn is painted red. The Old House (c. 1872) appears to have always been painted white and did not have shutters.

Nonextant buildings and structures include the windmill and log cabin that appear in the circa 1885 photograph, a shed southeast of the Main House that appears in the circa 1916 photograph but not in the circa 1921 photograph, and two wooden stave silos east of the Granary and Carriage House and south of the Main Barn that appear together in the circa 1916 photograph, as one silo in the circa 1921 photograph, and not at all in the circa 1931 photograph.

The immediate area around the Main House was landscaped in 1911 according to plans developed by Michael Ahern with the Kansas Agricultural College in Manhattan. These plans included a semi-circular sidewalk around the house with straight walks projecting from the front and back porches, leading west to the Limestone Wall and east to the farmyard respectively. A cedar hedge, nonextant, defined the lawn's northern boundary. A spirea hedge was planted to define the lawn's southern boundary, with a high wire fence some distance beyond that, separating the residential space from the agricultural field space. The highwire fence continued along the east side of the lawn, separating it from the barnyard. The highwire fence treatment has been replaced with a wooden plank fence. Various bushes and flowers were planted near the house as part of the plan.

Most of the trees in the front yard were mature in 1908, having been planted by Charles Rogler in the 1860s and 1870s. A landmark feature of the yard is a tall cottonwood tree just south of the sidewalk and twenty-five feet east of the Limestone Wall. The cottonwood is the only surviving tree of a row of cottonwood's planted by Rogler to commemorate the presidents of the United States; the tree is called the Abraham Lincoln tree.

The Pioneer Bluffs Ranch Historic District maintains a very high degree of architectural and structural integrity from its stated period of significance, 1908 to 1940. The district contains sixteen resources: ten contributing buildings, four contributing structures, and two noncontributing buildings. The noncontributing resources include a commemorative log cabin (c. 1960) and a metal barn (c. 1940). Neither of the two noncontributing resources has an active association with the ranch during its stated period of significance.

Inventory

1. Main House (c. 1908) Contributing 017-0000-0196

A two-story, foursquare variant with a hipped roof. The building has a western facade orientation, measuring forty-five feet, six inches from north to south and forty-one feet from east to west. The frame building is sheathed with wooden shingles and sits on a rusticated limestone block foundation. Wooden shingles cover the roof. Wide eaves project beneath the ridge hipped roof. The roof flares slightly as it terminates in the eave.

Two-story, rectangular bays project from the west, south, and east elevations of the building, hipped roofs cover these projections. The western and southern bays project from the northern and eastern corners of their respective elevations, subtly enlarging the building's visual mass. Hipped roofed dormers pierce the west, north, and south roof slopes. These roofs are wooden shingled with wide eaves and flare slightly as they terminate in the eave.

A large red brick and rusticated limestone block chimney rises along the building's northern elevation. Limestone blocks comprise the chimney's lower third, the chimney cap is corbelled and the stack is panelled. A much smaller red brick chimney with a corbelled cap pierces the building's southern roof slope.

A one-story, classically inspired porch spans the recession formed by the projecting bay on the western elevation. Wooden Tuscan order columns support a dentilled entablature. The columns stand on rusticated limestone block posts. Clapboarded walls with scuppers span the space between the limestone posts. A dentilled pediment with a sunburst motif graces the entrance to the porch. Five steps lead to the porch, framed by rusticated limestone block abutments.

Fenestration on the building is comprised primarily of 1/1 double hung sash windows placed singly, although there are several examples of double groupings. There are three examples of fixed leaded glass windows on the first level of the building. A leaded glass transom surmounts a moveable sash in the living room and dining room on the western elevation. A fixed leaded glass window pierces the southern elevation wall in the dining room, flanked by two 1/1 double hung sash windows. The dormer windows exhibit a 1/1 double hung sash treatment with diamond-paned upper sashes.

There are four entrances to the building. Two understated front doors enter the living room and the dining room respectively from the front porch. Two rear doors enter the kitchen and the mud room respectively. A screened in porch shields the door to the kitchen, while the other rear entrance is protected by an overhanging roof.

The exterior of the building retains a high degree of architectural and structural integrity. The major change to the building has been its color treatments. When the building was constructed in 1908 it was painted a dark green and later a brown. The window surrounds and porch were painted white. In the 1940s the house was painted white and the window surrounds were painted black. The porch remained white. The wooden shingled roof likely replaces the original wooden shingled roof. The roof peak metal ornamentation that appears in 1910s photographs of the building is nonextant.

The walls of the rear screened in porch have been built up since the 1910s, decreasing the size of the original screened windows, but the overall form of the porch has not been altered.

The interior of the building also retains a high degree of integrity. The simple four-over-four room floorplan is intact. On the first level the dining room and the living room stand in the front of the building. A bedroom, a bathroom, and the kitchen stand behind the two front rooms. A back staircase leads from the kitchen to a second floor bedroom, originally this room did not have an access to the upstairs hall. Ell-shaped wooden stairs rise from the living room to an upstairs hall with a north/south orientation. Four bedrooms and a bath radiate off of the hall.

The building's interior retains its original dark oak woodwork. The dining room is accentuated by wooden wainscotting and a beamed ceiling, recalling the Craftsman style. Baseboards and entablatures accentuate the living room and dining room. Original door and window surrounds and doors and windows are extant on both floors. Fixed leaded glass windows accentuate both the living room and dining room. A built-in, leaded glass cabinet flanks a glazed tile fireplace mantle in the living room.

A full basement stands beneath the building. Load bearing limestone walls and pillars define the space. The basement has three large rooms: a laundryroom, a fruit room, and a main room that contains a hot water furnace and a small coalroom. The floor is poured concrete. Access is achieved from the back stairway in the kitchen.

The house was constructed by Charles Gross of Emporia, Kansas for $8000. Burnap Brothers of Emporia, Kansas installed the plumbing and acetylene gas fixtures.

The house was electrified in c. 1920 with a 16 battery Delco home generator system. In 1939 the Rural Electrification Administration installed an electric line to the house.

When it was constructed in 1908 the house was one of two in the area to have running water. A deep well east of the house furnished drinking water, which was pumped by a windmill to a holding tank built into the hillside west of the house. A large cistern, located just outside of the kitchen porch, caught water from the house roof. A nearby shed housed the machinery that pumped the soft cistern water to an adjoining holding tank in the hillside. The lavatories had plumbing to bring in the two kinds of water.

The immediate area around the house was landscaped in 1911 according to plans developed by Michael Ahern with the Kansas Agricultural College in Manhattan. These plans included a semi-circular sidewalk around the house with straight walks projecting from the front and back porches, leading to the Limestone Wall and farmyard respectively. A cedar hedge, nonextant, defined the lawn's northern boundary. A spirea hedge was planted to define the lawn's southern boundary, with a high wire fence some distance beyond that, separating the residential space from the agricultural field space. The highwire fence continued along the east side of the lawn, separating it from the barnyard. The highwire fence treatment has been replaced with a wooden plank fence. Various bushes and flowers were planted near the house as part of the plan. Most of the trees in the front yard were mature in 1908, having been planted by Charles Rogler in the 1860s and 1870s.

2. Main Barn (c. 1915) Contributing 017-0000-0197

A two-story, gambrel roof, frame barn that sits on a rusticated limestone block foundation. The building has a western facade orientation, measuring seventy feet from north to south and forty feet from east to west. German lap siding clads the building. A gable roof cupola vent crests the building's roof. Originally painted grey with white trim and a wooden shingle roof, the building is now white with a tin roof. The shingles remain around the base of the cupola. The metal roof cresting is retained.

A gambrel roof wall dormer projects from the center of the western roof slope. A sliding wooden plank door pierces the wall dormer, it replaces two 4/4 double hung windows and provides access to the second story hay loft. Four 2/2 double hung windows fenestrate the western elevation. Three wooden plank stall doors and one full wall height wooden plank machinery door provide access on the western elevation. "Pioneer Bluffs Since 1859" is painted in black below the second story sliding door. Period photographs of the barn show "Pioneer Bluffs" painted in white without the date.

A haymount defines the southern elevation. Double sliding wooden plank doors mark the center of the elevation and provide access to the second story hayloft. Two large windows that have been clapboarded over flank the hayloft door. A full wall height, single wooden plank sliding door marks the center of the first level, providing machinery access. A 2/2 double hung window and a shuttered window fenestrate the first level. A wooden plank door stands at the southwest corner of the elevation.

Four wooden plank stall doors and one full wall height, sliding wooden plank door mark the eastern elevation. Two 2/2 double hung windows fenestrate the elevation.

A wooden plank stall door marks the center of the northern elevation on the first level. A sliding wooden plank door provides access to the hayloft on the second level. A 4/4 double hung window fenestrates the second level. A rectangular vent marks the gambrel faces' peak.

The balloon framing on the barn is reinforced on the first level with post and beams running the width of the building. Tongue and groove, horizontal panelling encloses the stalls. A box staircase stands in the southwest corner of the barn, leading to the hayloft. The barn was built for general livestock shelter and hay storage. The hay loft runs the full length of the barn, the rail and truck with a grapple for handling loose hay are extant. There is a concrete floor in the traffic areas and a dirt floor in the livestock areas. The first floor provides space for implement storage, a granary, a milking area, horse pens, and harness hangers. The building maintains a high degree of structural and architectural integrity.

3. Granary and Carriage House (c. 1916) Contributing 017-0000-0198

A one-and-a-half-story, frame building shaped in an ell with a cross gable roof. German lap siding sheathes the building, wooden shingles cover its roof. The building sits on a limestone foundation. A gable roof cupola vent crests the building's main gable. Originally painted a dark color with white trim the granary is now painted white. The building retains its metal roof cresting.

The building has a northern facade orientation and measures forty feet from east to west across its front. The eastern elevation comprises the long leg of the ell and measures fifty-two feet from north to south. The ell's southern elevation measures twenty feet from east to west, its western elevation measures twenty-four feet from north to south. The ell's interior southern elevation measures twenty feet from east to west and the far western elevation measures twenty-nine feet from north to south.

Fenestration is comprised of 2/2 and 4/4 double hung windows located variously on all elevations but the inner southern elevation. Sliding wooden plank door define the northern, eastern, and inner southern elevations. A hinged and panelled door provides access into the shop on the northern elevation.

Tongue and groove, horizontal panelling defines the spaces on the first level of the granary, which is divided into granaries, storage, and a workshop. An off-center alley in the front unit of the building provides thru wagon access. The floor is concrete. The upper floor is used for a storage loft. The building retains a high degree of architectural and structural integrity.

4. Chicken Shed (c. 1900) Contributing 017-0000-0199

A one story, board and batten building with a gable roof. The building has a southern facade orientation and measures thirty feet from east to west and thirteen and a half feet from north to south. The building has an open southern elevation and is used for lumber storage. A 1920s photograph of the complex shows the southern elevation fronted with siding and fenestrated. It has no foundation and has a dirt floor. Rectangular vents stand in the gable peaks on the east and west elevations. A horizontal shuttered window defines the building's northern elevation. Corrugated metal and composite shingling

covers the roof.

It is likely that this building was moved from a location that was east of the original location of the 1872 barn to its present location of just south of the Granary and Carriage House. When it stood behind the Old Barn, the building likely was painted red. When it was moved to its present location in 1916 it was a light grey with white trim, using the same color scheme as the Granary and Carriage House. Later, the building was painted white. The building maintains a moderate degree of architectural and structural integrity.

5. Outhouse (c. 1916) Contributing 017-0000-0200

A German lap sided building that measures four feet, three inches square. Its roof is pent. While the building has been moved from its original location and is no longer in use, it is part of the complex and is not out of context in its present location. It presently stands to the west of the Granary and Carriage House. Its original location was probably in a more central location to the barns. The building was originally painted white. The building maintains a moderate degree of architectural and structural integrity.

6. Garage 1 (c. 1925) Contributing 017-0000-0201

One story, gable roof frame building that sits on a concrete foundation. The building has an eastern facade orientation and measures fourteen feet from north to south and twenty feet from east to west. German lap siding covers the building. Sliding wooden plank double doors mark the facade, providing space for one car. A rectangular vent stands in the gable face's peak. A door opening which has been clapboarded over marks the southern elevation. The building retains its original wooden shingles. The building maintains a high degree of architectural and structural integrity.

7. Aermotor Windmill (c. 1908) Contributing 017-0000-0202

The metal wheel is supported by a four-legged metal structure that measures six foot, six inches square at the base. The pumping windmill is an open back geared model that was produced between 1888 and 1915. The windmill is secured in a concrete base (c. 1926) and straddles a small, wooden pumphouse (c. 1920), which is not original. The windmill pumped drinking water to a holding tank built into the hillside west of the Main House. The windmill stands on the original, hand dug, rock well site, which is identified by an earlier mill in a c. 1885 photograph and a 1902 photograph of the ranch. The windmill maintains a high degree of architectural and structural integrity. A poured concrete water trough abuts the unit to its south.

8. Log Cabin (c. 1960) Noncontributing 017-0000-0203

A rectangular log cabin with a gable roof. The building has a southern facade orientation and measures twenty feet from east to west and fourteen and a half feet from north to south. The logs are V-notched with concrete chinking. The building sits on a concrete foundation. Wooden shingles cover the roof. Vertical wooden planking covers each gable end. Fenestration is comprised of large 2/2 double hung windows. A single, wooden plank door provides access from the southern elevation. The cabin is a commemorative replica of the first Rogler cabin (c. 1859) that stood on the south bank of Crocker Creek, northeast of the present building.

9. Metal Barn (c. 1940) Noncontributing 017-0000-0204

A one story, rectangular metal building with a metal gable roof. The building has a southern facade orientation and measures thirty feet from north to south and sixty feet from east to west. Sliding full wall doors pierce the center of the east, west, and south elevations. The building replaced two wooden stave silos which may have been contemporaneous with the Main Barn (c. 1915) and the Granary (c. 1916), or they may have been contemporaneous with the construction of the Main House (c. 1908).

10. Old Barn (c. 1872) Contributing 017-0000-0205

A one story, frame building with a gable roof. The building has an eastern facade orientation and measures fifty-three from north to south and twenty-nine feet from east to west. Board and batten siding cover the north and south elevations. German lap siding covers the east and west elevations, this covers the original vertical plank siding. The building sits on a grout foundation. The roof is tin, covering the original wooden shingles. A pent roof lean-to projects from the building's northern elevation. Originally the boards were painted red with white battens, presently the barn is painted red .

A center aisle, full wall height door pierces the eastern elevation, flanked by a stall door on the south and a machinery door opening on the north. An additional door provides access into the lean-to. Two doors pierce the western elevation, an additional door pierces the lean-to on that side. A shuttered window marks the exposed norther gable wall above the lean-to.

A corn crib is located on the south end of the building, with a loft above. The floor is open in the center bay of the building. Walnut pegged hewn posts and beams are incorporated into the barn's construction.

The barn was moved from its original location in 1915, to accommodate the construction of the large gambrel roof Main Barn. Its use was relegated from the primary barn to secondary stalls and storage after 1915. A pent roof shed that extended from the barn's southern elevation as shown in a 1902 photograph is nonextant. The building maintains a

moderate degree of architectural and structural integrity. Although the building has been moved it is considered a contributory element of the district within the period of significance defined for the the property in the nomination.

11. Old House (c. 1872) Contributing 017-0000-0206

A one-and-a-half-story, upright and wing frame house with a cross gable roof. The main building sits on a limestone foundation, the one story, rear addition sits on a concrete foundation. It is clad with clapboards, a corrugated tin roof covers the original wooden shingles.

The building has a southern facade orientation, its overall measurements are forty-two feet from east to west and thirty-four feet from north to south. The projecting gable front measures fifteen feet from east to west and the recessed porch measures twenty-seven feet from east to west.

The building is fenestrated primarily with 4/4 double hung windows. Smaller sashes fenestrate the attic story. An 1890s photo of the house reveals a building without shutters. It also reveals the original porch, which ran the full length of the wing. The classically inspired porch posts and entablature and lacy verge boards have been replaced with a nondescript, half length porch. Two doors lead into the house from the porch, one piercing the eastern elevation of the projecting gable, accessing the parlour, and the other piercing the southern elevation of the wing, accessing the main hall.

The interior of the house retains its original woodwork, floorplan, and staircase. The ground floor and the upstairs bedrooms on the west side of the house were family quarters, the east side of the upstairs was used as a bunkroom for the hired hands.

The building was moved from its original location by E. L. Hudson in 1908 to accommodate the construction of the two story, Main House. From 1872 until 1908 the building served as the main residence for the Rogler family. It was used as a residence for farmhands, the cook, the foreman, and other hired labor after 1908. A concrete fruit-cellar and concrete cistern stand to the north of the house. The building maintains a moderate degree of architectural and structural integrity. Although the building has been moved it is considered a contributory element of district within the period of significance defined for the property in the nomination.

12. Garage 2 (c. 1925) Contributing 017-0000-0207

A one story, frame building with a gable roof. The building has a southern facade orientation and measures thirteen feet from east to west and twenty feet from north to south. The building is sheathed with clapboard and roofed with wooden shingles. Hinged, double wooden plank doors mark the southern elevation, providing space for one car. The building retains a moderate degree of architectural and structural integrity.

13. Cattle Pens and Chutes (c. 1940) Contributing 017-0000-0208

A horizontal plank and vertical post enclosure located north of the Main House, fairly near to the highway. The overall measurements of the enclosure are thirty-six from north to south and thirty-three feet from east to west. The pens and chutes were constructed to load cattle onto trucks. The pens and chutes maintain a high degree of architectural and structural integrity.

14. Creep-feeder (c. 1940) Contributing 017-0000-0209

A German lap sided frame structure with a tin roof located in the corral area. Its western elevation abuts the stone wall near the highway. The overall measurements of this pentagonal structure are eleven and a half feet from east to west and eight and a half feet from north to south. The feeding troughs are located along the north and south elevations, the feed doors are located on the east and west elevations. The creep-feeder was introduced in the 1930s as a way to start calves on grain more quickly. The structure maintains a high degree of architectural and structural integrity.

15. Stock Shed (c. 1880s, 1940) Contributing 017-0000-0210

This is a pent roof building made of a limestone base wall and vertical plank upper wall. Its southern elevation is open, the roof is supported by medium sized tree trunks. The building is located in the corral area and abuts the stone wall near the highway. The building measures sixty feet from east to west and sixteen feet from north to south. The building likely dates from the 1880s but it appears to have been reconstructed. The shed maintains a moderate degree of architectural and structural integrity.

16. Limestone Wall (c. 1870) Contributing 017-0000-0211

Native limestone block and rubble wall laid up under terms of the 1867 fence bounty law for one dollar per rod. The wall runs north to south along the east side of Highway 177, beginning just south of the Crocker Creek and continuing on to the south section line, a distance of .7 of a mile. Running from north to south the wall breaks for a corral gate, for the driveway, and for the sidewalk that leads to the Main House.

The wall is three feet high and is constructed using three different treatments. The wall which runs south from Crocker Creek to the main driveway and defines the corral section of the ranch is made of random rubble stone and finished with flat laid rubble stone, the wall which runs south of the main driveway to the field and defines the residential section of the ranch is made of flat laid cut blocks and finished with the same, and the wall which runs south from the field line to the section line is made of random rubble stone and finished with upright rubble stone.

The wall identifies a physical and historical boundary between the ranch and the highway. The wall maintains a high degree of architectural and structural integrity.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☒ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
AGRICULTURE	1908-1940	1908-1940
ARCHITECTURE	1908-1940	1908, 1915, 1916

Cultural Affiliation: N/A

Significant Person: Rogler, Henry

Architect/Builder: Gross, Charles

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Pioneer Bluffs Ranch Historic District (c. 1908-1940) is being nominated to the National Register under criteria A, B, and C for its historical association with the development of ranching in Chase County, Kansas, for its historical association with Henry Rogler, and for its architectural significance as an early twentieth century Chase County, Kansas ranch. The district includes a forty acre tract that encompasses the sixteen buildings and structures which comprise the nucleus of the Pioneer Bluffs Ranch. The forty acre tract is part of the original one hundred and sixty acre farm, which was settled by Charles W. Rogler in 1859. Under Henry Rogler's management Pioneer Bluffs Ranch grew to include 2,720 acres.

The ranch is located in the center of the Flint Hills, a distinctive agricultural sub-region of the North American Plains. The Flint Hills are an area of rolling-to-rough limestone hills that nearly bisect east central Kansas from north to south. The Flint Hills constitute the largest remaining expanse of tallgrass prairie on the continent. The thin soils of the uplands, largely unbroken, are blanketed with native tallgrasses: predominantly big bluestem, and also little bluestem, Indian grass, and switchgrass. The bluestem grasses are coveted for their high nutritional value. The Flint Hills is dissected by a myriad of rivers and creeks, the bottoms of which are richly soiled, containing bands of timber, and is well adapted to raising feed grains and forages.

"The name 'Bluestem' was used in the later years of the nineteenth century to describe the grasses from a botanical standpoint, but popularly the more frequently used names were prairie grasses, long grasses or tall grasses. In the early years of the twentieth century bluestem was sometimes used to designate the grass of certain pastures, but not until after the World War did the term bluestem pastures gain general currency as applying to the region....The term 'Kansas Bluestem Region' or some variation was used with increasing frequency during the 1920s, gaining popularity over the term 'Flint Hills.'" (Malin, 1942, p.8)

The upland-bottomland dichotomy is basic to the agricultural history of the Flint Hills. Early farming settlement in the 1860s and 1870s pushed up the bottoms and founded a mixed-farming, crops and livestock economy. Subsequent attempts in the 1870s and 1880s to establish upland farming failed. The uplands became the domain of absentee pasture owners, absentee cattle owners, and pasturemen. The bottomlands became the home of

☒ See continuation sheet

farmers and the headquarters of ranchers, whose holdings by lease or purchase stretched toward the divides.

Charles W. Rogler (1839-1888) was a bottomland subsistence farmer who acquired upland pasture holdings and became a farmer stockman. Rogler was born in Asch, Austria and immigrated to America in 1854. He worked as a farm hand in Ohio's Western Reserve and near Iowa City, Iowa before taking a claim on Buck Creek in Cass County, Iowa in 1858. In Spring, 1859 Rogler and Henry Brandley joined a small group of homeseekers at Tecumseh in Kansas Territory and traveled to Chase County to establish claims. Rogler pre-empted a one hundred sixty acre claim along Crocker Creek in the valley of the South Fork of the Cottonwood River, nestled at the base of a high bluff. Rogler secured his holdings in 1868 under the Homestead Act.

Rogler developed the ranch quickly, starting with the construction of a three room log cabin in the south bank of the Crocker Creek. In the 1860s Rogler built a more substantial log cabin southeast of where the Main House (c. 1908) now stands. In 1870 a native limestone wall was constructed along the trail at the west side of the farm under terms of the 1867 fence bounty law for one dollar per rod. A frame house and frame barn were constructed on the present sites of the Main House and Main Barn in 1872.

Andreas describes the Charles Rogler Ranch in the 1883 History of the State of Kansas:

(S)ince (1864 Rogler has) purchased land at different times to the amount of 720 acres, which comprises the home farm and 160 acres on Thurman's Creek, 80 acres on Crocker Creek, in Greenwood County. He has placed valuable improvements upon the home farm, including a commodious frame dwelling, good barn, corn cribs and other farm buildings, an orchard containing 250 apples and 100 peach trees, besides other fruit. He has divided the home farm and erected buildings for the use of his tenants, and made other improvements. He has about 250 acres under cultivation and has 160 acres of timber land, the remainder of which is devoted to hay and grazing purposes. He has a herd of about 300 head of cattle, including one thoroughbred male short-horn and some high grade stock. He also raises many hogs and some horses.

Rogler married Mary Satchel (-1915) in 1869. The union produced five children: Albert (1870-), Catherine (1872-1914), Emma (1875-), Henry (1877-1972), and Jennie (1881-). When Rogler died in 1888 he had acquired 1,800 acres. Since Rogler's children were all minors at the time of his death, the ranch was managed by long time friend and neighbor Henry Brandley until Albert, the oldest child, was of legal age to assume management of the estate. The ranch grew to encompass 4,020 acres in the twelve years following Charles Rogler's death. In 1900 the estate was divided among the five Rogler children.

Henry Rogler took up active management of the ranch upon graduation from the Kansas State Agricultural College in 1898, where he received a Bachelor of Science in Agriculture. He gradually bought out his siblings' shares in the ranch, acquiring 2,720 acres of the 4,020

acres. He purchased the original quarter section with the ranch buildings from his sister in 1902.

The establishment of the transient cattle industry in the Flint Hills, the fencing of the upland pastures, and the abandonment of the upland pastures by farmers in the 1880s and 1890s created the scenario for the financial success of the Pioneer Bluffs Ranch during the twentieth century. "Soon after cattle trails to Dodge City were closed in the mid-1880s, railroads began a large scale movement of southwestern (and Texas) cattle into the Kansas Flint Hills." (Hickey, 1988, p. 201) The Atchison, Topeka, and Santa Fe Railway constructed a spur line from the main Emporia line to Bazaar, a community ten miles north of the Pioneer Bluffs Ranch, in 1887. The Roglers acquired substantial upland acreage at bargain prices from nonresident owners who had abandoned the land in the 1890s. Henry Rogler spoke of this acquisition in a 1964 oral interview: "Up to the last of the 90s, '96 or '7, we bought quite a little land at $4 an acre. We bought several vacated quarters...."

"From the early 1890s on every village, every siding in the Flint Hills had a cluster of chutes and pens that each year became a mass of mud when the cattle arrived, in March and April, and a cloud of dust when they were shipped out to commission men in Kansas City, beginning in late July. Over the next few decades the otherwise remote village of Bazaar, in southern Chase County, became the greatest shipping point for cattle on the entire Santa Fe system. The number of cattle shipped into the Flint Hills swelled year by year until by the 1920s it consistently exceeded 400,000 annually. The number of stockers shipped annually into the Flint Hills was particularly impressive when compared to the number of 'Other Cattle'- beef cattle of all ages- reported present in the entirety of Kansas by the State Board of Agriculture: 1,967,201 in 1925." (Isern, 1985, pp. 258-259)

Henry Rogler was a farmer-stockman and a pastureman. Pasturemen were local agents who brought together cattle owned by capitalists from outside the Flint Hills. Pasturemen were the key to the development of the transient grazing industry that dominated twentieth century land use in the uplands of Chase County. Transient grazing provided stable and conservative income for ranchers. Some years ranchers would also own cattle. The size of ranches fluctuated dependant on the acreage rented or held as payment/security.

"The common arrangement bringing together steers and pastures, cattle owners and pasture owners, was through a pastureman. The pastureman occupied one of two niches in the system. One was to lease the pasture from its owner, then to sublease it to a cattle owner. The other was to be an employee of the pasture owner, who leased directly to the owner of the cattle and hired the pastureman to hand them, a job known simply as "taking care of cattle." In either case the pasture owner just delivered a pasture with a good fence in the spring. The pastureman received the cattle at the siding, drove them to pasture, saw that they had water and salt, kept the fence up, and drove the cattle back to the siding for shipping out. The subleasing pastureman sought the best margin of profit he could get for his trouble. The employee pastureman generally got "ten percent of what the grass brought," meaning 10 percent of the lease money. Although some pasture was

leased by the acre, more commonly it was let on the basis of "so much per animal," with varying rates and acreage allotments for different ages of cattle." (Isern, 1985, p. 259)

Henry Rogler and his son Wayne Rogler talked about the bluestem grasses and the transient cattle industry in a 1964 oral interview. Henry Rogler said: "It used to be, they all came in on the trains--took long delays, the cattle were thin, there were more dead cattle, sometimes one or two in every car. The cattle were thinner when they came up in the spring and there were big losses. They use trucks now." Wayne Rogler asked his father about weight gains: "Now Dad, when the cattle started coming in the '90s by rail.... I remember they used to talk about rather fabulous gains--300lbs., etc. Were those actual gains, or were they just fills?" The elder Rogler responded: "I think there really were a little more gains--there were more aged cattle. Another thing, they came in thin--awful thin. They probably got more gain on them on that account and a bigger acreage." Wayne continued to clarify the weight gain issue and nutritional value of the bluestem grasses: "Actually, your own native cattle weren't any heavier than they are now, were they?.... And your yearling steers didn't gain any more than they do today?.... In other words, the grasses are still productive from the standpoint of gains.... Do you think that grass, then, still has an important part in the cattle operation--in any cattle operation in the Flint Hills?" The elder Rogler responded: "Oh yes. I think it brings in three-fourths of the bacon."

Under Henry Rogler's management Pioneer Bluffs Ranch made the transition from farming to ranching. Rogler expanded his land and cattle holdings and his cattle management for others dramatically between 1905 and 1925. Between 1905 and 1918 Rogler more than doubled his land holdings, from 1,100 acres to 2,500 acres. During this time he increased the size of his cattle herd from 88 head to 244 head, and increased the value of the animals sold for slaughter from $1000 to $26,000. Between 1918 and 1925 Rogler almost doubled his land holdings, from 2,500 acres to 4,160 acres. The size of his holdings fluctuated with the market, but the base 2,720 acres was constant through the 1930s. During this time he increased the size of his cattle herd from 244 head to 426 head, a size that remained relatively constant through 1936. As Rogler managed more cattle for others, his own herd, a high grade herd of white faced Hereford Cattle, grew. Of his herd Rogler stated in a 1964 oral interview that: "The man who has a cow herd, he can come nearer tidin' over in a hard time than you can with steers. I know that's what put me over the hill there in the 1930s."

Rogler's profits from pasture management and other records that would provide information about Rogler's pasture management operation are not readily available. Sources such as ranch journals and pasture contracts need to be located and analyzed before conclusive statements can be made about Rogler's profits from pasture management. Rogler recalled in a 1964 interview that: "After they started fencing, they figured 3 1/2 to 4 acres (for each animal).....That was standard from 1900 to 1915-20....4 acres and they were big heavy cattle....." One item of interest was included in the 1931 Legislative Guide for Kansas, in which it was noted that Rogler and his son Wayne grazed 2,000 head of cattle during the

summer, indicating that the Rogler's were leasing their pastures to the owners of 2,000 head of cattle.

"The leasing of grass was accomplished through several channels. A few cattlemen and pasturemen advertised in livestock journals. More leases were arranged at the stockmen's annual meetings and others were handled through an information service of the livestock associations. Some were arranged through livestock commission houses at the markets. Once having established desireable connections a large part of the contracts were renewed from year to year with adjustment to changing conditions. The historical development of the terms of the pasture contract is difficult to trace because few examples are available for study and the terms did not become fully standardized." (Malin, 1942, p. 19)

"The price of pasture rentals fluctuated and was controlled primarily by the market price of beef rather than by the price of land. About 1900 a rental of one dollar per head per season was a good price on land worth $3.50 to $5.50 per acre. By 1911 the rates had advanced to $5.00 to $6.00 on land worth $18.00 to $30.00 and with cattle selling at $3.00 to $5.50 per hundred weight. The World War lifted rentals to $14.00 to $20.00 per head with prevailing prices from $16.00 to $18.00, and in some pastures the cattle were allowed five acres each, in consequence of the experience of the 1918 season which was dry. By 1920 cattle prices were too high and leading pasture owners declined to buy, leaving cattle owners to rent the pastures." (Malin, 1942, p. 21)

"By the middle 1920s more emphasis was being placed on young cattle and a wider range in prices was emphasized accordingly. In 1925 there was some recovery from depression lows, young cattle were being pastured at $5.00 to $8.00 with an average of about $6.25 and aged steers and cows from $7.00 to $10.00 with an average of about $8.50. Acreage allowances for young stuff average 3.25 acres and for steers 4.3 acres per head. In 1927 the rate for aged steers was quoted at $6.00 to $10.00 with an average of $8.10 and an allowance of three to five acres, and young cattle at $4.00 to $8.50 with an average of $6.00 and an allowance of two to four acres..... By 1929 the rates reached $8.00 to $11.00 for aged steers. There had been only three prosperous years for cattlemen in the decade, 1925, 1927, and 1928; 1929 was favorable for those who marketed early." (Malin, 1942, pp. 21-22)

"As the depression of the 1930s deepened pasture rates declined and by 1933 reached $2.50 to $5.00 for aged steers with an average of $3.50 to $4.00, and young cattle at $2.50 to $3.00. On account of dry weather the allowances were increased to six acres. Prices recovered somewhat in 1935 and 1936, but allowances were further increased because of the prolonged and severe drought and some pastures were idle. The rates for 1937 were $7.00 to $9.00. In 1941 prices began about $8.50 declining near the end of the leasing season to $7.00." (Malin, 1942, p. 22)

"The first decade of the twentieth century was probably the high point for farmers and farmer-stockmen alike. Rainfall was abundant and farmers consistently produced good harvests. While cattle prices were erratic during this period, both the numbers of

transient cattle and the fees charged for managing them steadily increased....." (Hickey, 1988, p. 212) Pioneer Bluffs Ranch prospered during this golden age of agriculture and weathered the agricultural slump of the early 1920s and the depression and drought of the 1930s.

Rogler was a leader in modernized production of feed crops, cooperating with Kansas State Agricultural College in pioneering alfalfa production and some sorghum and soybean crops. Recalling what was raised on the farm in 1900 Rogler said in a 1964 oral interview: "We had the first alfalfa. I sent the seed down from the University in 1896. That was one of the first fields in the county. They raised a lot of millet and a lot of corn. They husked the corn out and fed the fodder. There was quite a lot of orange cane. They'd broadcast that and shock it in big shocks. I remember when we got the first Kafir in the '90s. That was about '95 or '6. The seed came from Africa. That was the old white slim headed Kafir corn..... They had quite a bit of wheat all the years--I think more than they do now--a bigger acreage..... I can remember about the first old grain binders that we had. My father had the first grain binder in the township. They used to raise a lot of oats, too."

In addition to the livestock and crop aspects of the ranch, the Rogler's also sold poultry and dairy products. Henry's wife Maud was a founder of women's farm bureau work in Chase County and carried out model projects in poultry raising to exemplify self-sufficient diversification. In 1920 Maud's poultry enterprise grossed $300, $75 worth of milk and cream were sold to dairies and cheese factories that year as well. The poultry enterprise grossed $600 in 1926, $900 in 1930, $350 in 1934, and $700 in 1936.

Rogler typified the emerging farmer-stockman elite, who because of their agricultural success, were important both locally and at the state level. He served as the president of the Matfield Green State Bank from 1921-1931 and was a member of the Chase County Bankers Association. In 1927 he was one of fifteen master farmers selected from the entire state by the Kansas Farmer. He was one of the organizers and managing officers of the Chase County Farm Bureau for many years. As a Republican, he served as the Bazaar Township Trustee from 1900- 1901. He was elected to the Kansas House of Representatives in 1914 and served one term. He was one of the 15 "Bull Moose" members of the house of representatives in 1915. He was elected to the Kansas Senate in 1928, serving one four year term. In the campaign of 1928 the senator had no opposition from either party, in the senate he served as chairman of the committee on live stock. Rogler served as director of the Matfield Green School Board for thirty-three years.

Henry's son Wayne graduated from Kansas State Agricultural College with a degree in animal husbandry in 1926, and started in the cattle business by handling absentee owned land and securing cattle for summer pasture in Chase County. Wayne and his father worked together on many projects. They found that land which had been tilled could be reseeded to more profitable and productive native pasture and grazing grasses, and successfully reestablished 400 acres of formerly tilled land as grazing areas. Henry Rogler operated the Pioneer Bluffs Ranch until the late 1950s when he sold a large part of the ranch to

his son Wayne. Henry Rogler retained 800 acres which included the original quarter section. After his father's death Wayne purchased the remainder of the farm and ranch land.

The younger Rogler followed in his father's footsteps as a prominent farmer-stockman, serving four consecutive terms in the Kansas House of Representatives from 1939-1946 and one term in the Kansas Senate. He served as president of the Chase County Farm Bureau, the director of the National Farm Loan Association, and as chairman of the state Chamber of Commerce. Additionally, he is a charter member of the National Cattlemen's Association.

"Pasture leasing, transient cattle grazing, and pasturemen survived the hard times of the 1930s, resurged during the 1940s, made the transition to truck transport in the 1950s and early 1960s, and remain important parts of land use in the Flint Hills today." (Isern, 1985, p. 263)

Pioneer Bluffs Ranch Historic District derives its architectural significance as an example of an early twentieth century Chase County ranch. Like many of the larger ranches in the county it was settled in the nineteenth century and the buildings and structures which comprise the complex represent different periods of growth for the ranch. During its 1908-1940 stated period of significance Henry Rogler established a model working farm and ranch. The buildings and structures that were built during this period are prototypical and it is likely that the Agricultural Extension Service at Kansas State Agricultural College influenced the design and siting of the new buildings at the ranch. The nineteenth century buildings and structures that were incorporated into the twentieth century ranch became significant for that incorporation and thus, for the purposes of the nomination, derive their historical importance from their twentieth century associations.

The 1870s construction phase established the existing form and orientation of the ranch, locating the corral between Crocker Creek and the main driveway and the residential and ranch building section south of the driveway, the entirety of which was bounded by the Limestone Wall. The spaces that were established during this time were further defined after 1908. The physical evolution of the Pioneer Bluffs Ranch is neatly traced in a series of five photographs taken from the bluff in circa 1885, circa 1909, circa 1916, circa 1921, and circa 1931.

Henry Rogler married Maud Sauble (1880-1972) in 1901. The union produced four children: Helen (1902-), Wayne (1905-), Irene (1908-), and George (1914-). The Rogler's marriage and the birth of their children are linked in time to the growth of the Pioneer Bluffs ranch.

Rogler acquired the quarter section that the original ranch buildings were on in 1902. Nineteen hundred and eight marked the beginning of an eight year period that saw the removal of the 1872 house and barn to locations northeast of their original sites and the construction of the Main House (c. 1908) and Main Barn (c. 1915) on the original sites of

the Old House and Old Barn respectively. The 1916 construction of the Granary and Carriage House to the southeast of the Main House completed the major physical changes that were to occur at the ranch.

The December 18, 1908 Chase County Leader notes that: "E.L. Hudson got home Wednesday from Matfield Green where he had been moving Henry Rogler's old house several rods northeast where he will use it for a tenant house. Ed says that Mr. Rogler has a fine new house." The large, four square Main House was constructed seven years after Henry Rogler married Maud Sauble. The couple started a family in 1902 and by 1908 three of their four children had been born.

The four square house appeared on the American landscape about 1900. It was an appropriate house type for urban and rural dwellers alike, and it was thoroughly American in its derivation. The Rogler house maybe an example of residential prototype plans that were published in newspapers like the Chase County Leader. Interestingly, the residential plans that were published in the Chase County Leader during this time period were designed expressly for that paper, unlike the Radford plans for houses and other buildings, that were published in many papers across the country.

The house was constructed by Charles Gross of Emporia, Kansas for $8,000. It was plumbed and had acetylene gas fixtures. The house was electrified in c. 1920 with a 16 battery Delco home generator system and in 1939 the Rural Electrification Administration installed an electric line into the house.

The immediate area around the house was landscaped in 1911 according to plans developed by Michael Ahern with the Kansas Agricultural College in Manhattan. Most of the trees in the front yard were mature in 1908, having been planted by Charles Rogler in the 1860s and 1870s.

In 1915 the large gambrel roof, Main Barn was completed. It is very likely that the barn was derived from a prototypical design source provided by the agricultural extension service at the Kansas State Agricultural College. As with the 1908 house, the large barn represented the latest in agricultural design. The following year the Granary and Carriage House was completed. The remaining outbuildings and structures, such as the Garages (c. 1925), the Creep-feeder (c. 1940), and the Cattle Pens and Chutes (c. 1940) attest to the continuing modernization of the ranch.

The involvement that the Kansas State Agricultural College had in the design and site plan for the new ranch buildings and structures is something that may never be verified, however, an unprocessed and currently unavailable collection of Rogler family records that emphasizes the Rogler's connections with the college is in the possession of the Kansas State University Archives. Once this collection is accessible it may provide additional information about the design sources and site plans for the buildings.

As previously noted, Rogler more than doubled his land holdings to 2,500 acres and increased the size of his cattle herd from 88 head to 244 head between 1905 and 1918, the period in which the significant construction on the ranch occurred. Rogler's desire and ability to provide better facilities for his livestock and storage as well as his family and laborers is reflected in the design of the ranch. The chosen architecture of the Main House (c. 1908), the Main Barn (c. 1915), and the Carriage House and Granary (c. 1916) is solid and well built, modestly reflecting wealth that provided for its construction. The retention of the 1872 house and barn underscore the commitment to modesty and family heritage. As it stands, the Pioneer Bluffs Ranch Historic District maintains a high degree of architectural and structural integrity from its 1908-1940 period of significance, representing the growth and success of the transient cattle industry in Chase County, Kansas.

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[XX] See continuation sheet

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

Primary location of additional data:
- [XX] State historic preservation office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [ ] Other

Specify repository: Kansas State Historical Society

10. Geographical Data

Acreage of property 40 acres

UTM References

	Zone	Easting	Northing		Zone	Easting	Northing
A	14	713 245	4282 110	B	14	713 525	4282 110
C	14	713 420	4272 468	D	14	713 285	4272 740

[XX] See continuation sheet

Verbal Boundary Description Pioneer Bluffs Ranch Historic District is located on the SE 1/4, SE 1/4, S.31, T. 21S, R. 8E in Matfield Township, Chase County, Kansas. The nominated district is located within a five-sided polygon that includes a forty acre tract that encompasses the sixteen buildings and structures which comprise the nucleus of the ranch, as well as some agricultural land. The forty acre tract is part of the original 160 acre farm that was settled by Charles Rogler in 1859. The district is bounded by Crocker Creek to the north,

[XX] See continuation sheet

Boundary Justification Pioneer Bluffs RanchHistoric District is located near Matfield Green in Chase County, Kansas. The district is located within a five-sided polygon and includes a forty acre tract that encompasses the sixteen buildings and structures that comprise the nucleus of the ranch, as well as some agricultural land. The forty acre tract is part of the original 160 acre farm that was settled by Charles Rogler in 1859. The district is bounded by Crocker Creek to the north, State Highway 177 (originally a trail) to the west and southwest, and an imaginary line called BC on [ ] See continuation sheet the quadrangle map to the east and southeast.

11. Form Prepared By

name/title Martha Hagedorn-Krass, Architectural Historian

organization Kansas State Historical Society date July 16, 1990

street & number 120 W. 10th telephone 913-296-5264

city or town Topeka state Kansas zip code 66612

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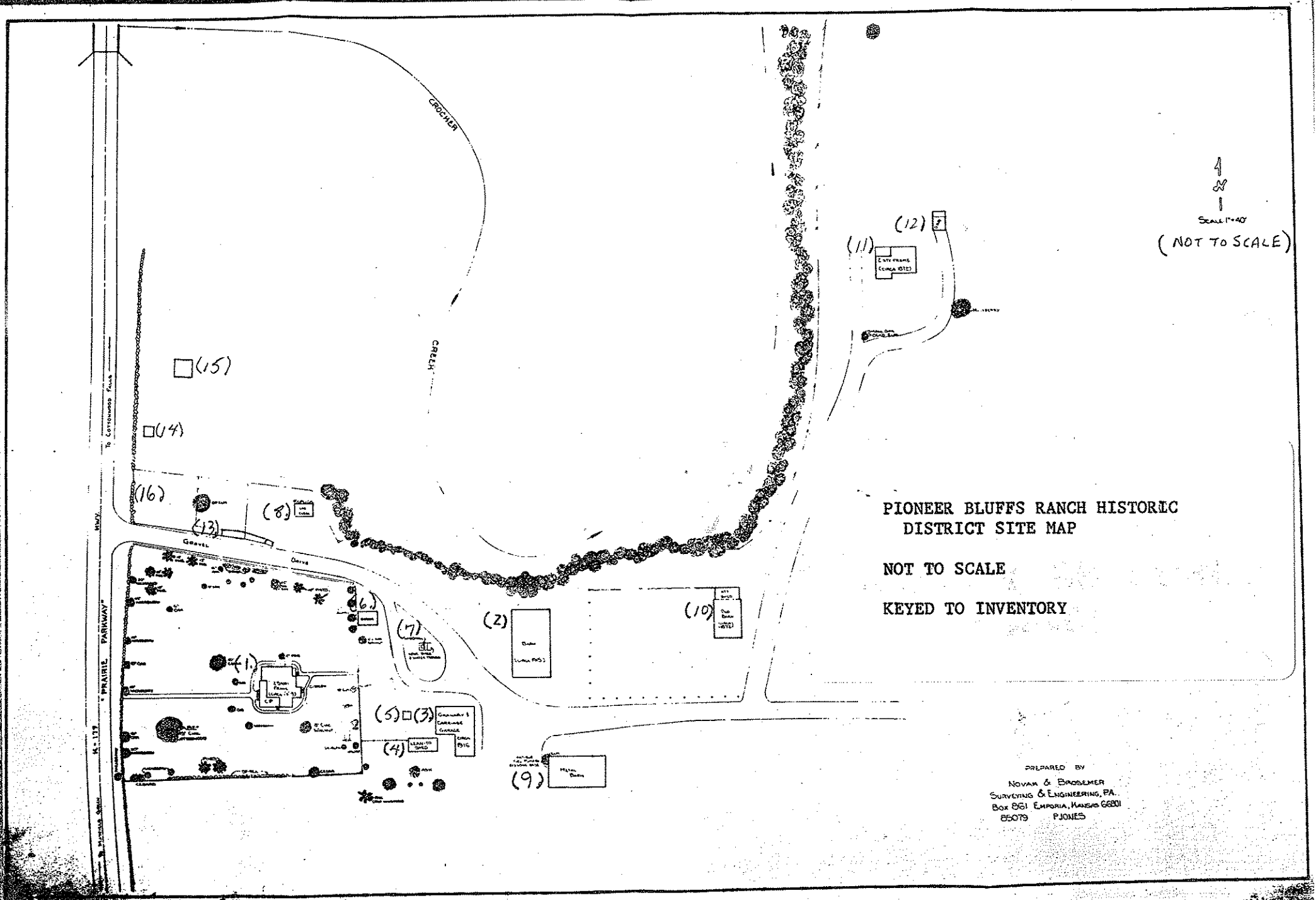
UTM References:

E) 14 713245 4228120

Verbal Boundary Description:

State Highway 177 (originally a trail) to the west and southwest, and an imaginary line called BC on the quadrangle map to the east and southeast. The district is represented on the Matfield Green quadrangle map that is included as part of the nomination by the polygon AB-BC-CD-DE-EA. The district is also shown on a site map of the ranch called Pioneer Bluffs Ranch Historic District site map that is included as part of the nomination.


PIONEER BLUFFS RANCH HISTORIC
DISTRICT SITE MAP
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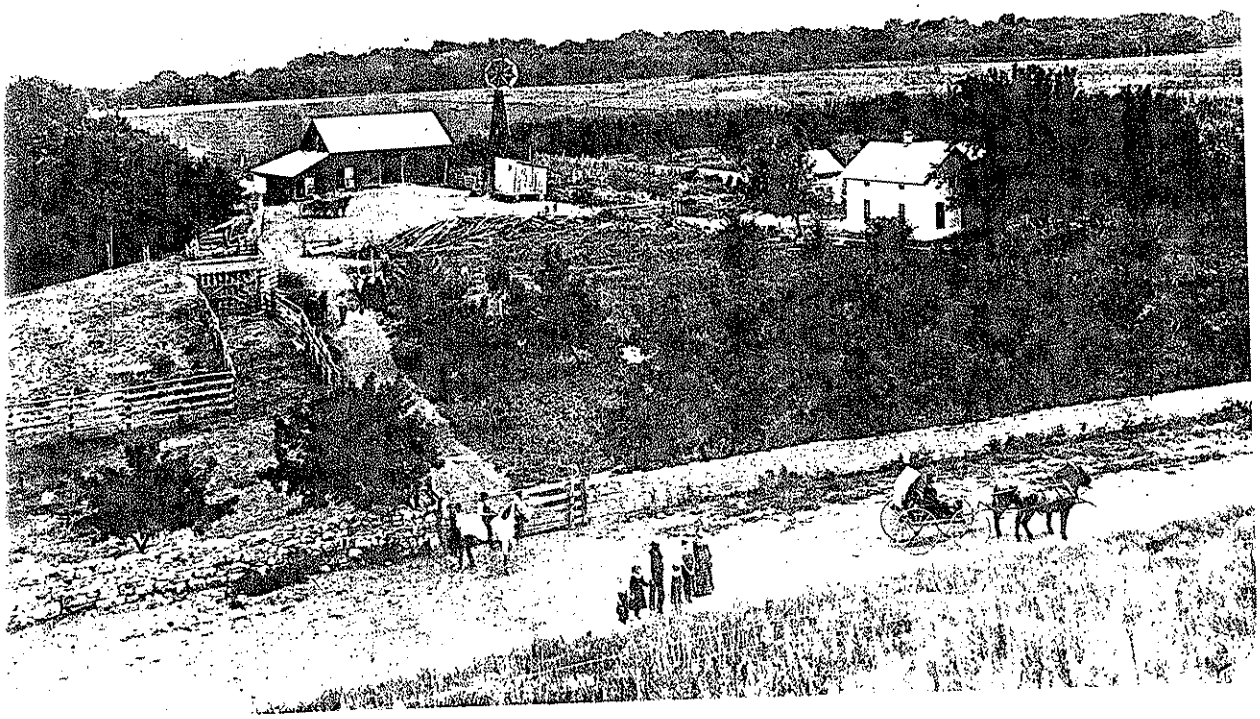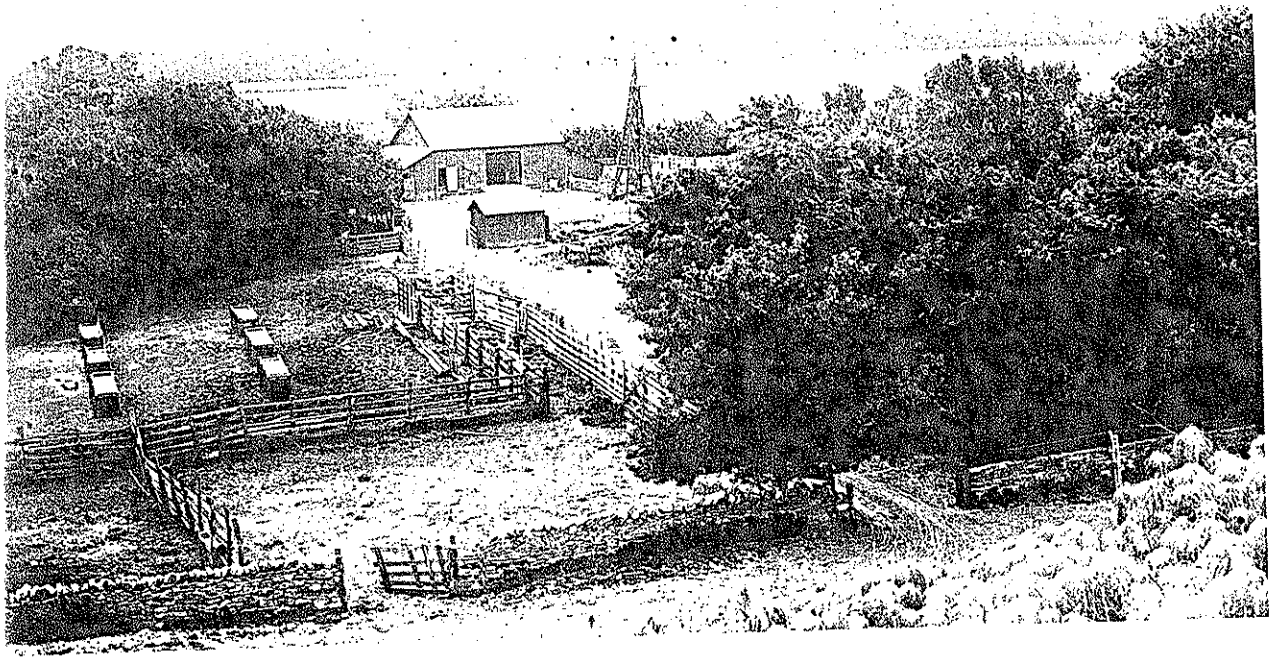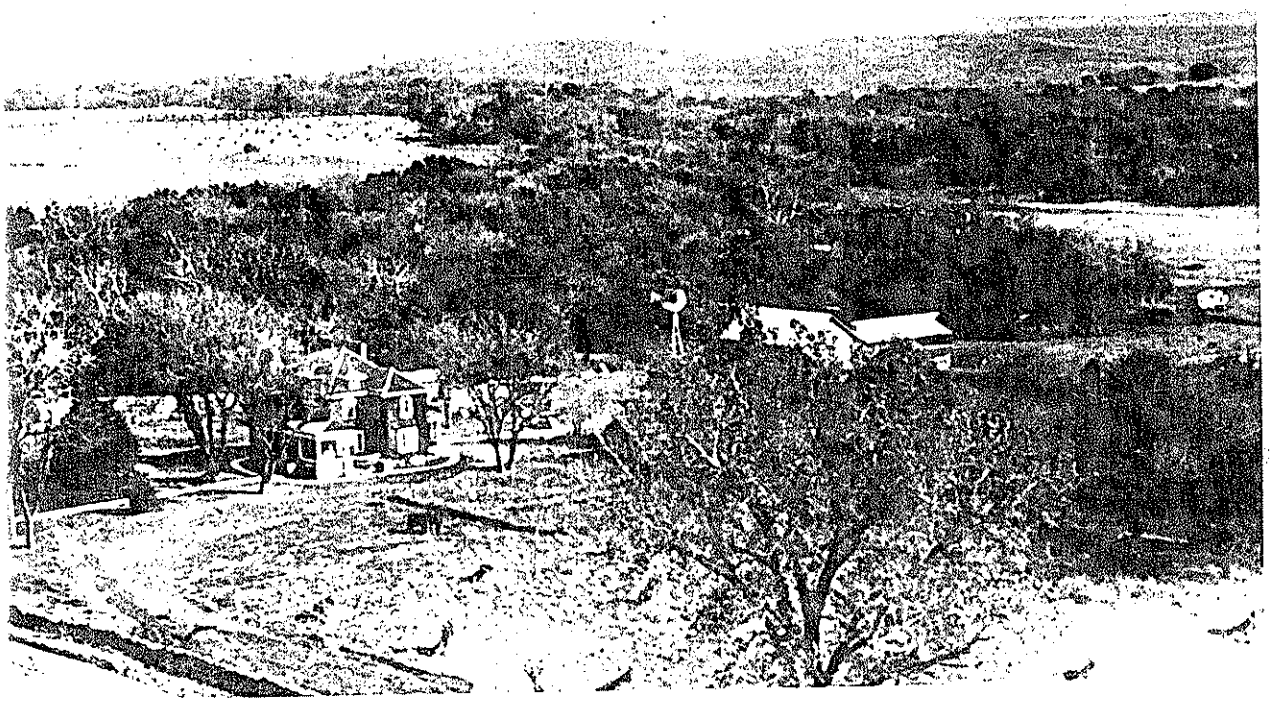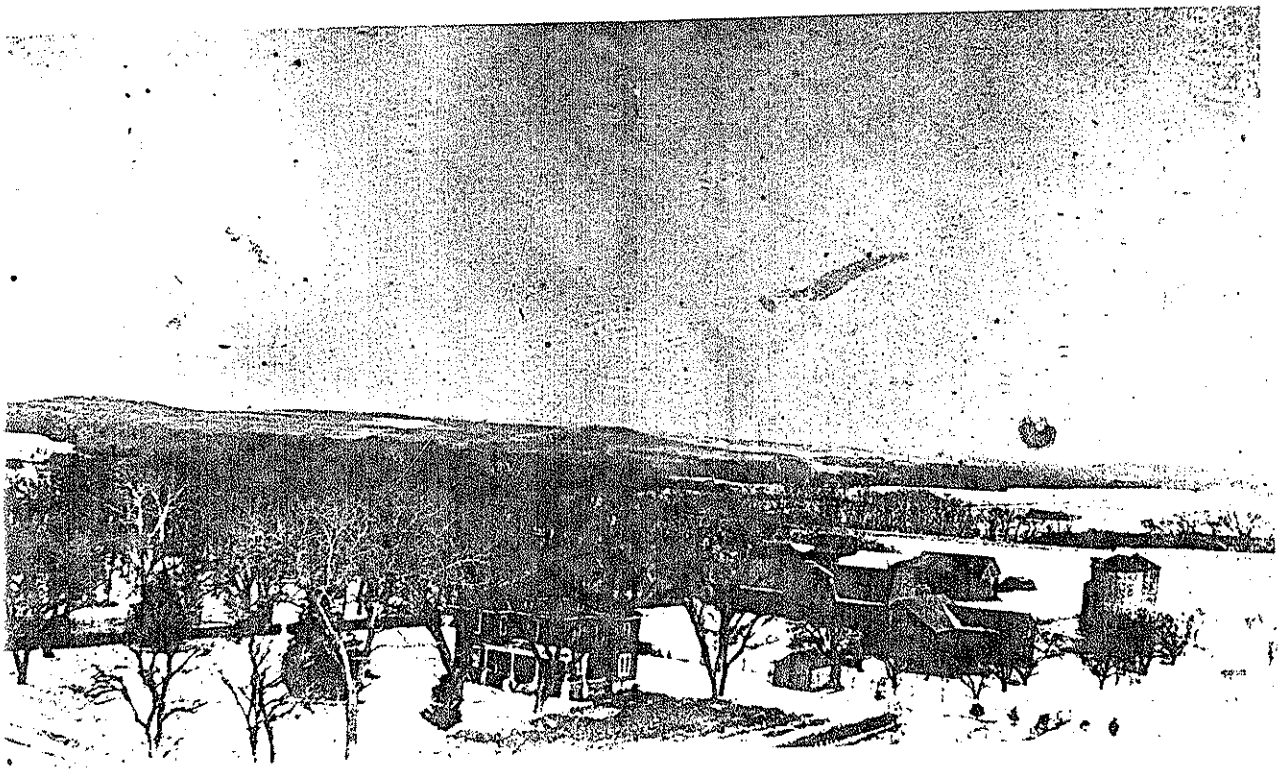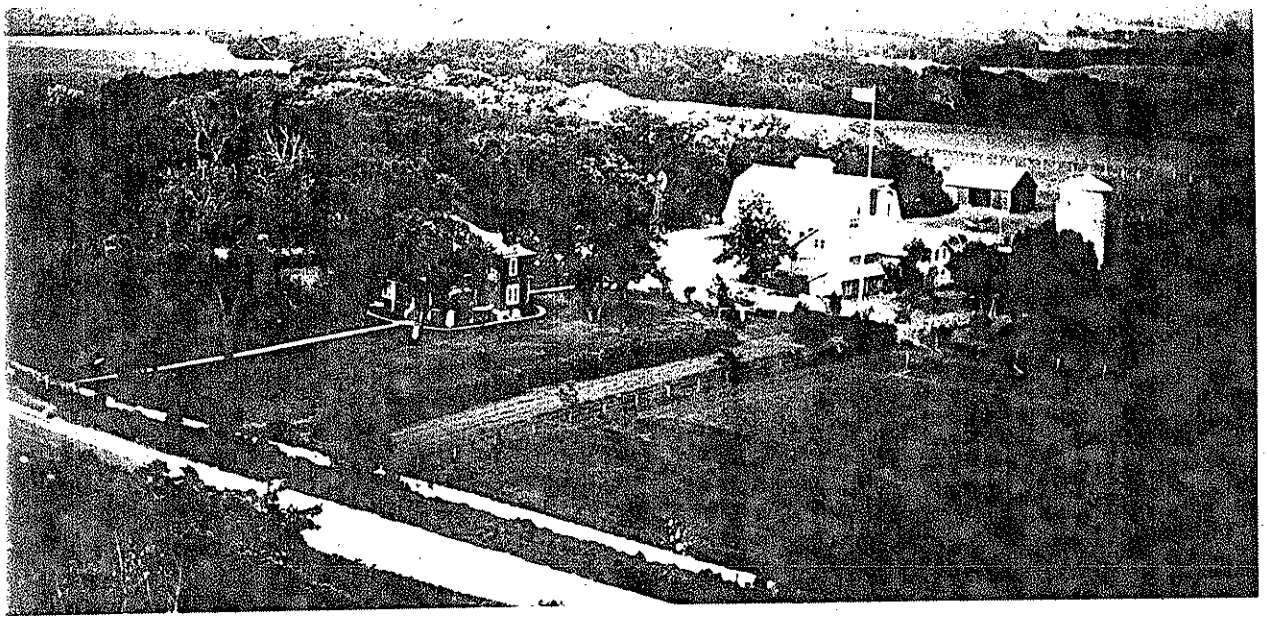
PIONEER BLUFFS FARM
HISTORIC DISTRICT
MATFIELD GREEN,
KANSAS QUAD
UTM COORDINATES
A) 14 713245
4228210
B) 14 713525
4228210
C) 14 713420
4227468
D) 14 713285
4227740
E) 14 713245
4228120