

# **Historic Architecture Reconnaissance Survey Supplemental Information**

## **Cimarron Wind Energy Project – Phase 1 Gray County, Kansas KSR&C No. 09-12-054**

Prepared For:



CPV Cimarron Renewable Energy Company, LLC  
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Braintree, Massachusetts 02184

Prepared By:



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July 2011



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### Appendix A. Communications with the SHPO



## 1.0 Introduction

CPV Cimarron Renewable Energy Company, LLC (CPV) has proposed construction of the Cimarron Wind Energy Project – Phase 1 (the Project) in Gray County, Kansas. The Project Area includes approximately 20.4 square miles (13,084 acres) of private land under easement with CPV (Figure 1). The Project will be designed to generate up to 165.6 megawatts (MW) of electrical power from approximately 72 Siemens 2.3-MW (or equivalent) wind turbine generators.

Tetra Tech EC, Inc. (Tetra Tech) is assisting CPV in permitting the proposed Project. The Tennessee Valley Authority (TVA or the Lead Agency) will purchase power generated by the Project. Therefore, this Project will require environmental review under Section 106 of the National Historic Preservation Act (NHPA) and National Environmental Policy Act (NEPA) in consultation with the Kansas Historical Society (KSHS), which serves as the State Historic Preservation Office (SHPO), and interested federally recognized Native American tribes.

A historic architectural reconnaissance survey (the Survey) was previously conducted during November 2010, in anticipation of federal and state environmental review and consultations to be initiated by TVA as Lead Agency under Section 106 of the NHPA (Tetra Tech 2011). In compliance with NEPA, TVA is considering possible environmental impacts of the Project, including effects on cultural resources that are listed in or potentially eligible for the National Register of Historic Places (NRHP) and/or the Kansas State Historic Sites Register (SHSR).

This report presents supplemental information requested by the KSHS. In response to a letter from Jennie Chin, Executive Director and State Historic Preservation Officer, and Patrick Zollner, Deputy State Historic Preservation Officer, dated March 16, 2011 (Appendix A), Tetra Tech is providing further information about two resources, the farmstead TTCW 8 and a barn on the property identified as TTCW 20, so that the eligibility of the resources to the NRHP can be determined (Figure 2). The KSHS specifically requested that these resources be considered in light of the NRHP Historic Agriculture-Related Resources of Kansas Multiple Property Documentation Form (MPS).

The MPS provides a framework for understanding agriculture-related structures in Kansas and the way in which the National Parks Service Criteria and Aspects of Integrity should be applied to this special subset of buildings and structures. While the MPS does not change the NRHP guidelines, it provides both a clear historic context for the development of agriculture in Kansas as well as practical instructions on how these utilitarian buildings should be reviewed for NRHP eligibility.



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Additional field work was undertaken during April 2011 in order to gather further information and to examine TTCW8 and TTCW20 more closely in order to satisfy the request of the KSHS. The results of this work are presented below.

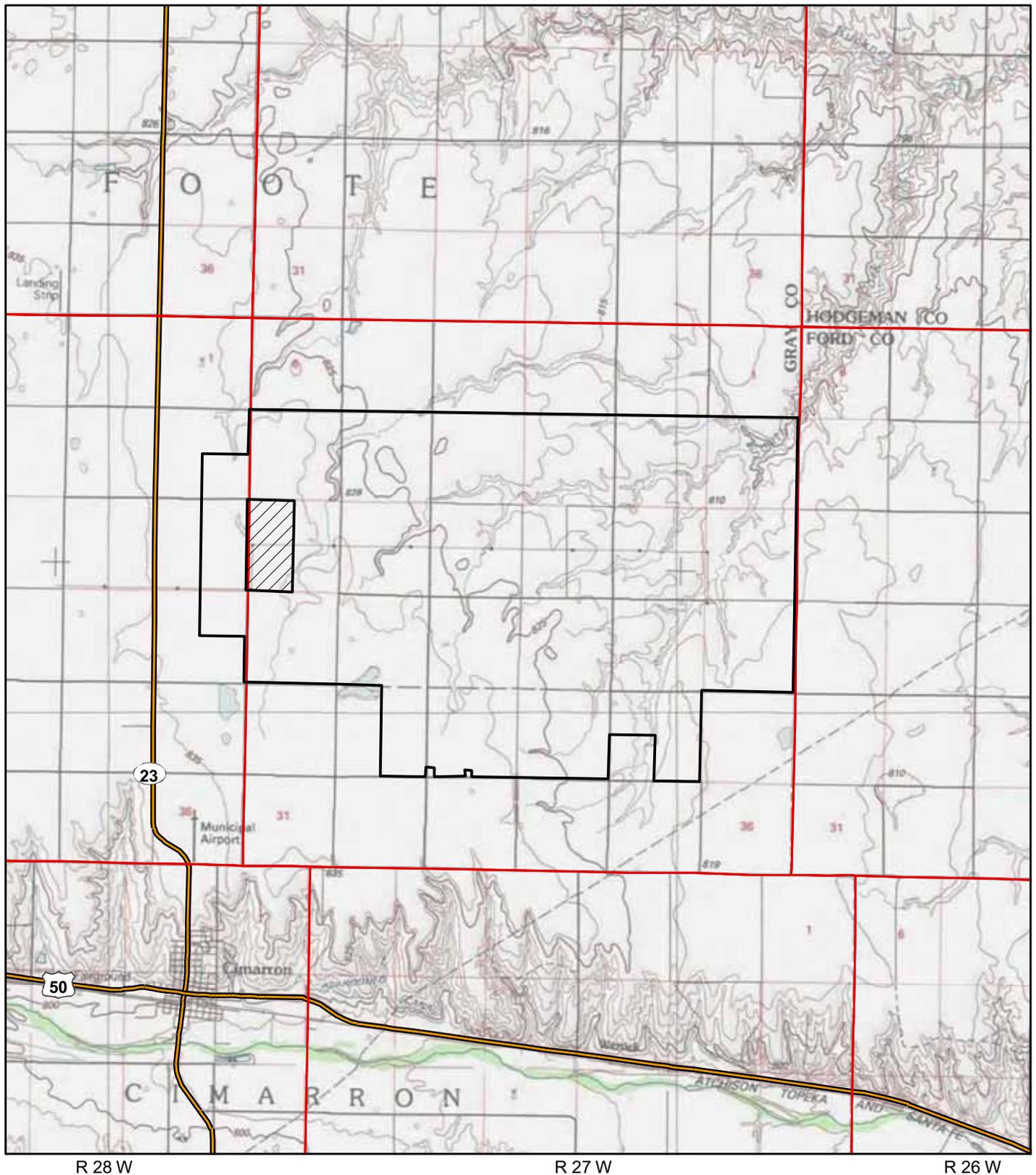
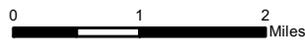


Figure 1  
Project Area Location

Cimarron Wind Energy Project - Phase 1  
Gray County, Kansas



- Project Area
- Non-Leased Land
- Township/Range
- Major Road



Source: USGS 100k Quad, 1985.



Figure 2  
 APE and  
 Architectural Resources  
 Cimarron Wind Energy Project-  
 Phase 1  
 Gray County, Kansas

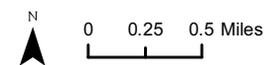


Legend

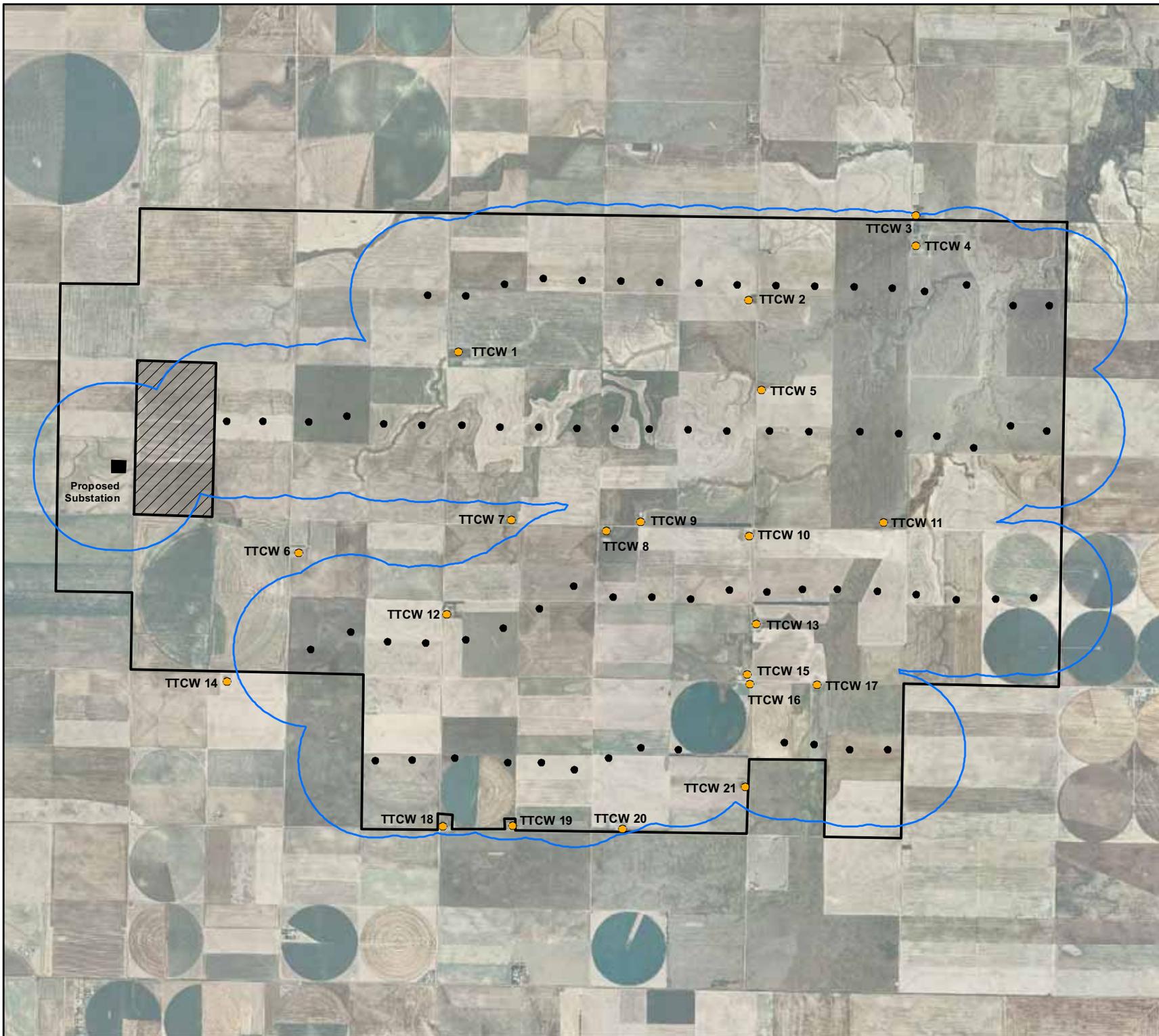
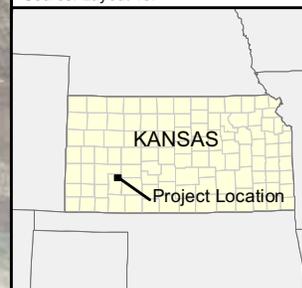
- Project Area
- Non-Leased Land
- APE (≥0.5 mile from all turbines and aboveground structures)
- Turbine
- Architectural Resources

TTCW 1

Architectural Resources



Source: Layout v3.



## 2.0 TTCW 8 -- FARMSTEAD

TTCW 8 is an active farmstead located in NW¼ Section 22, T25S, R27S (Figure 2). It contains eight buildings and one structure: a house (Photographs 1-4), Gambrel-Roof barn (Photographs 5 and 6), Gable-Roof storage building (Photograph 7), Gable-Roof garage (Photograph 8), small animal shed (Photograph 9), a dilapidated and overgrown structure whose function is unknown (Photograph 10), an outhouse (Photograph 11), a pump house (Photographs 12) and a windmill (Photograph 13). According to the Gray County, Kansas Appraiser's on-line database the buildings on the property date from the 1920s-1940s (Gray County Appraiser 2011). The same source indicates that the Craftsman-style main house was constructed in 1930 (Gray County Appraiser 2011). In 1969, the house was the residence of Alex M. Salem (Gray County Register of Deeds 1969).

Considered in light of the MPS, it is Tetra Tech's opinion that the farmstead qualifies as a historic farmstead and demonstrates sufficient integrity to be potentially eligible for the NRHP. The farmstead meets the definition for the type provided in the MPS, "a property must have at least four associated historic agriculture-related structures, including a barn and at least three other structures." All of the buildings also appear to be fifty years old or older, another requirement of the MPS. The farmstead shows no evidence of any of the buildings being moved; it retains its integrity of location. It also retains its integrity of design. While the farmhouse may have been extended at its southeast corner, it retains the characteristic proportions of the Craftsman style. Similarly, although the Gambrel-Roof barn has been extended along its eastern side, it retains the recognizable size and shape of its type. The secondary buildings and structures also continue to demonstrate the appropriate size and shape for their types. The integrity of the materials has, in some of the buildings, been compromised. The house has been re-clad in modern vinyl siding and re-roofed. The new roof does not obscure the rafter tails over the porch or the brackets supporting the overhanging roof (Photographs 1-4). The Gable-Roof storage building has been clad with corrugated metal, obscuring whatever earlier siding may have existed on it. The integrity of workmanship has been preserved in several of the buildings on the farmstead. Decorative elements including the exposed rafter tails, brackets supporting the overhanging roof, and dormers have all been preserved on the main house. Lightning rods remain on the Gambrel-Roof barn and the Gable-Roof garage. The Gambrel-Roof barn also retains stalls and its hay track, both cited by the MPS as "features, which convey the workmanship of the builders and users of the barns...." One building, the dilapidated structure, has deteriorated to the point where its integrity of workmanship is compromised. The property remains in an area that is heavily farmed and nothing has been done to the property or buildings to make it feel out of place in this setting. The property retains its integrity of feeling and association. It is therefore Tetra Tech's opinion that in the context of the MPS the farmstead appears to be potentially eligible to the NRHP under criterion A in the area of Agriculture and under Criterion C in the area of Architecture.

Additionally, considered in light of the MPS, it is Tetra Tech’s opinion that the Gambrel-Roof barn qualifies as a historic barn and demonstrates sufficient integrity to be potentially eligible for the National Register of Historic Places as an individual resource. It is a two-story, gable-front barn oriented with its long axis running north-south with a gambrel roof and a one-story section along the length of the east wall (Photographs 5 and 6). The walls are clad in novelty siding and the roof is covered with wooden shingles. Three lightning rods are located along the ridge of the roof.

The northern façade has a large opening centered under the ridge of the roof. It is covered by a pair of sliding doors. Above this opening sits a small, square opening covered by a single sliding door. A single, square door with diagonal cross-bracing sits in the middle of the gable, flanked by a pair of double-hung windows. One of these retains evidence of a four-over-four light pattern; the other has lost all of its glazing and muntins (if these ever existed). A single sliding door at the eastern end of the wall covers an opening into the lower section of the building.

The western wall of the building has three evenly spaced square windows. Two of these retain evidence of four lights.

The southern wall of the building is similar to the northern one. It has a large central opening on the ground floor covered by a pair of sliding doors. A small door in the western end of the wall provides access to the lower section of the building. Above this sits a square opening with no covering at this time. A pair of narrow rectangular openings is located in the gable with their tops sitting just above the point where the roof slope changes pitch.

The eastern wall has two windows evenly spaced from a central door. One of these shows evidence of having once had four lights.

The building retains its integrity of location as there is no evidence that it has been moved. It also retains its historic setting as a highly visible part of a historic farmstead. The barn also retains its integrity of design; the only visible modification is the lean-to addition to the eastern side of the building. In addition, it retains its hay doors, hood and track (Photograph 14); large sliding doors centered on the gable ends (Photographs 5 and 6), primary windows (Photograph 15), and a center aisle at flanked by stalls (Photograph 16). The building also retains its integrity of materials, being clad in novelty siding with wooden shingles on the roof. Features identified by the MPS as elements that convey the integrity of workmanship include lightning rods, stalls, and hay tracks. The barn retains all of these. The building also retains its integrity of feeling through its existence on a well-preserved farmstead in an active agricultural area. The continued existence of features related to the role of Gambrel-Roof barns in hay storage, i.e. the hay hood, hay track and hay doors, demonstrate that the building retains its integrity of association. It is Tetra Tech’s opinion that in the context of the MPS the Gambrel-Roof barn



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appears to be potentially eligible to the NRHP as an individual resource under criterion C as an example of the property type.



**Photograph 1** -- TTCW 8 Farmhouse --T25S, R27W, Sec. 22. Photograph looking southwest. (James Sexton – Tetra Tech, April 27, 2011)



**Photograph 2** -- TTCW 8 Farmhouse --T25S, R27W, Sec. 22. Photograph looking northeast. (James Sexton – Tetra Tech, April 27, 2011)



**Photograph 3** -- TTCW 8 Farmhouse --T25S, R27W, Sec. 22. Photograph looking east. (James Sexton – Tetra Tech, April 27, 2011)



**Photograph 4** -- TTCW 8 Farmhouse --T25S, R27W, Sec. 22. Photograph looking southeast. (James Sexton – Tetra Tech, April 27, 2011)



**Photograph 5** -- TTCW 8 Gambrel-Roof barn --T25S, R27W, Sec. 22. Photograph looking southwest.  
(James Sexton – Tetra Tech, April 27, 2011)



**Photograph 6** -- TTCW 8 Gambrel-Roof barn --T25S, R27W, Sec. 22. Photograph looking northwest.  
(James Sexton – Tetra Tech, April 27, 2011)



**Photograph 7** -- TTCW 8 Gable-Roof storage building --T25S, R27W, Sec. 22. Photograph looking northeast. (James Sexton – Tetra Tech, April 27, 2011)



**Photograph 8** -- TTCW 8 Gable-Roof garage --T25S, R27W, Sec. 22. Photograph looking northeast.  
(James Sexton – Tetra Tech, April 27, 2011)



**Photograph 9** -- TTCW 8 Small animal shed --T25S, R27W, Sec. 22. Photograph looking southwest.  
(James Sexton – Tetra Tech, April 27, 2011)



**Photograph 10** -- TTCW 8 Dilapidated building --T25S, R27W, Sec. 22. Photograph looking east.  
(James Sexton – Tetra Tech, April 27, 2011)



**Photograph 11** -- TTCW 8 Outhouse --T25S, R27W, Sec. 22. Photograph looking west. (James Sexton – Tetra Tech, April 27, 2011)



**Photograph 12** -- TTCW 8 Pumphouse --T25S, R27W, Sec. 22. Photograph looking southeast. (James Sexton – Tetra Tech, April 27, 2011)



**Photograph 13** -- TTCW 8 Windmill --T25S, R27W, Sec. 22. Photograph looking west. (James Sexton – Tetra Tech, April 27, 2011)



**Photograph 14** -- TTCW 8 Gambrel-Roof barn --T25S, R27W, Sec. 22. Detail of primary hay hood, door and track. Photograph looking east. (James Sexton – Tetra Tech, April 27, 2011)



**Photograph 15** -- TTCW 8 Gambrel-Roof barn --T25S, R27W, Sec. 22. Detail of primary windows in west wall. Photograph looking east. (James Sexton – Tetra Tech, April 27, 2011)



**Photograph 16** -- TTCW 8 Gambrel-Roof barn --T25S, R27W, Sec. 22. Detail of stalls and central aisle. Photograph looking northwest. (James Sexton – Tetra Tech, April 27, 2011)

### 3.0 TTCW 20 -- BARN

TTCW 20 is an active farmstead located in SW¼ Section 27, T25S, R27S (Figure 2). The Gray County Appraiser's records indicate that the Ranch-style main house was constructed in 1957 (Gray County Appraiser 2011). The outbuildings were constructed in the period from 1935 to 2005, with two built in the 1930s, two in the 1940s, two in the 1950s, one in 1960, two in the 1990s, and one in 2005 (<http://www.gray.kansas.gov/parcel/>). In 1969, the house was the residence of J. Wesley Hagan (Gray County Register of Deeds 1969).

The KSHS sought more information about the barn on the property, which the Appraiser's records indicate was constructed in 1940. It is a one-story, gable-front building with hardboard siding, metal corner pieces, and an asphalt shingle roof (Photograph 17). The building sits on a partial concrete foundation; part of the building sits on concrete block footings (Photograph 18). The façade has a large, centrally-located overhead door and a modern aluminum or vinyl door, with two panels under a fixed nine-light window, at the eastern end of the wall (Photograph 19). Three, four-light windows are arrayed in the gable: one sits over the middle of the overhead door, while the other two sit just outside the corners of the large door opening. The doors and windows sit within simple board surrounds; the windows have no sills (Photograph 20). The western and northern walls are blank (Photographs 17 and 21). The eastern wall has a door at the northern end and a row of four, four-light windows at the southern end. The windows appear to match those in the front gable. A modern vinyl fence creates a paddock by running from the southeast corner of the building in a large loop to the northeast and returns to the building at its northwest corner (Photograph 22).

The building retains integrity of location and setting as the building remains on its original site in an agricultural area. The integrity of design appears to have been lost due to the introduction of new doors in the façade. The MPS emphasizes the importance of the barn's main entrance. On page 83, it states, "...a barn's main entrance, generally centered on the gable end or broad side and accessed by a sliding door, must be extant...." Further, on page 85, it states "Principal entrances, generally centered on the gable ends or broad sides of barns, must be intact in order for a barn to be individually eligible." While the building has had new roofing materials and new doors added, the MPS indicates that the change in roof cladding is not sufficient to affect the building's integrity of materials. It is unclear whether evidence of the builder's workmanship has been removed. However, the MPS indicates that "...former removal of some of these features will not, in itself, render the barn ineligible for listing." The building retains a compromised integrity of feeling, as the large overhead door makes diminishes the sense of the building as a historic barn. In light of the MPS, it is Tetra Tech's opinion that this barn appears not to be eligible for the NRHP as an individual resource.



**Photograph 17** -- TTCW 20 Barn -- T25S, R27W, Sec. 27. Photograph looking northeast. (James Sexton – Tetra Tech, April 27, 2011)



**Photograph 18** -- TTCW 20 Barn -- T25S, R27W, Sec. 27. Detail of foundation showing concrete block and poured concrete foundation. Photograph looking northeast. (James Sexton – Tetra Tech, April 27, 2011)



**Photograph 19** -- TTCW 20 Barn -- T25S, R27W, Sec. 27. Detail of modern door. Photograph looking north. (James Sexton – Tetra Tech, April 27, 2011)



**Photograph 20** -- TTCW 20 Barn -- T25S, R27W, Sec. 27. Detail of gable window. Photograph looking north. (James Sexton – Tetra Tech, April 27, 2011)



**Photograph 21** -- TTCW 20 Barn -- T25S, R27W, Sec. 27. Photograph looking southwest. (James Sexton – Tetra Tech, April 27, 2011)



**Photograph 22** -- TTCW 20 Barn -- T25S, R27W, Sec. 27. Photograph looking southwest. (James Sexton – Tetra Tech, April 27, 2011)



## 4.0 Summary

Tetra Tech reviewed two resources, the farmstead at TTCW 8 and a barn at TTCW 20, at the request of the KSHS in order to provide supplemental information to the original Historic Architecture Reconnaissance Survey report from February 2011. The KSHS was specifically interested in a review of the resources in the context of the MPS. Tetra Tech observed these resources during fieldwork conducted during April 2011. Tetra Tech is of the opinion that both the entire farmstead and the Gambrel-Roof barn individually at TTCW 8 are potentially eligible to the NRHP and that the barn at TTCW 20 is not eligible to the NRHP.



## 5.0 Sources Consulted

Gray County Appraiser. 2011. On-Line Parcel Data. <http://www.gray.kansasgov.com/parcel/>  
Accessed November, 2010 and May, 2011.

Gray County Register of Deeds. 1969. Gray County Plat. On file Gray County Register of Deeds, Cimarron, KS.

National Register of Historic Places. 2007. Historic Agriculture-Related Resources of Kansas Multiple Property Documentation Form.

Tetra Tech. 2011. Historic Architecture Reconnaissance Survey, Cimarron Wind Energy Project – Phase 1. February 2011.



**APPENDIX A.**  
Communications with the SHPO

6425 SW 6<sup>th</sup> Avenue  
Topeka, KS 66615



phone: 785-272-8681  
fax: 785-272-8682  
email@kshs.org

Kansas Historical Society

Sam Brownback, Governor  
Jennie Chinn, Executive Director

March 16, 2011

Eric Howard  
Manager, Cultural Compliance  
Tennessee Valley Authority  
400 West Summit Hill Drive  
Knoxville, Tennessee 37902-1499

Date Rec'd.: \_\_\_\_\_  
Saved: \_\_\_\_\_  
Sent to: \_\_\_\_\_  
File: \_\_\_\_\_

RE: Cimarron Wind Energy Project  
Tennessee Valley Authority (TVA)  
Gray County

Dear Mr. Howard:

In accordance with 36 CFR 800, the Kansas State Historic Preservation Office has reviewed a report entitled *Phase I Reconnaissance Survey Cimarron Wind Energy Project – Phase I Gray County, Kansas*, prepared by Tetra Tech, EC, Inc. We find the report to be acceptable and concur with its recommendation that a Phase II archeological survey of the project APE be conducted.

We have also reviewed the *Historic Architecture Reconnaissance Survey – Cimarron Wind Energy Project – Phase I Gray County, Kansas*, prepared by Tetra Tech, EC, Inc. We do not concur with the finding that no historic properties are present. The SHPO has determined that TTCW8 (farmstead) and TTCW20 (barn) are potentially eligible for the National Register of Historic Places under the *Historic Agriculture Related Resources of Kansas* Multiple Property Documentation Form. We recommend that a Phase II study be conducted for these properties.

This information is provided at your request to assist you in identifying historic properties, as specified in 36 CFR 800 for Section 106 consultation procedures. If you have questions or need additional information regarding these comments, please contact Tim Weston at 785-272-8681 (ext. 214) or Kim Gant at 785-272-8681 (ext. 225). Please refer to the Kansas Review & Compliance number (KSR&C#) above on all future correspondence relating to this project.

Sincerely,

Jennie Chinn  
Executive Director and  
State Historic Preservation Officer

Patrick Zollner  
Deputy State Historic Preservation Officer