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INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 18A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Broad View Ranch Historic District
other names/site number _____

2. Location

street & number 2572 Log Avenue NA not for publication
city or town Sheldon vicinity
state Iowa code IA county Lyon code 119 zip code 51201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
[Signature] 7/27/94
Signature of certifying official/Title Date
State Historical Society of Iowa
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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): _____

for
Edson H. Beall Signature of the Keeper
Entered in the National Register 9-23-94 Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
9	0	buildings
1	0	sites
4	4	structures
0	1	objects
14	5	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Historic Farmsteads of Lyon County, Iowa

Number of contributing resources previously listed
in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

AGRICULTURE/agricultural outbuildings

AGRICULTURE/agricultural field

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

AGRICULTURE/agricultural outbuildings

AGRICULTURE/agricultural field

7. Description

Architectural Classification
(Enter categories from instructions)

no style

Materials
(Enter categories from instructions)

foundation STONE

walls WOOD

roof ASPHALT

other Foundation: CONCRETE

Roof: WOOD/shingle

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions)

AGRICULTURE

Period of Significance

1889-1944

Significant Dates

NA

Significant Person

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

NA

Architect/Builder

UNKNOWN

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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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:

- X State Historic Preservation Office
Other State agency
Federal agency
X Local government
University
Other

Name of repository:

Name of Property

County and State

10. Geographical DataAcreage of Property 39 acres**UTM References**

(Place additional UTM references on a continuation sheet.)

1	115	216415.810	4719.51440
	Zone	Easting	Northing
2	115	216417.35	4719.51440
	Zone	Easting	Northing

3	115	21645.60	4719.51200
	Zone	Easting	Northing
4	115	21647.15	4719.51180
	Zone	Easting	Northing

 See continuation sheet**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared Byname/title Jan R. Nashorganization Tallgrass Historians L.C. date March 8, 1994street & number 931 Maiden Lane telephone 319/354-6722city or town Iowa City state Iowa zip code 52240**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

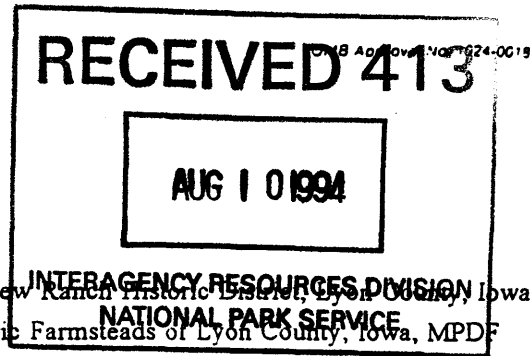
name W.A. Beldt, trustee for Patricia A. Beldt, etal.street & number 2572 Log Avenue telephone unavailablecity or town Sheldon state Iowa zip code 51201

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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7. DESCRIPTION

SUMMARY PARAGRAPH

The land and buildings comprising Broad View Ranch today are the result of the efforts of an enterprising Prussian who at age 18 in 1868 arrived in the United States seeking a better economic situation than that of the herdsman he might have been in his homeland. Beginning in 1882 with his first purchase of a quarter section of land in Dale Township, Lyon County, Iowa (Figure 1.), Charles F. Peters began a stock raising operation which continues today still in the same family. Peters's cattle at first ranged freely on unoccupied lands, but as the county began to fill up, Peters purchased land in two more sections, eventually acquiring 1200 acres. He constructed fine large barns and accessory buildings to house his cattle and horses and to store the feed grains raised on the land, and built a stylish house. His descendants continue raising beef cattle on the wide grassy lands of Dale Township and have acknowledged their ancestor's efforts by creating a small reserve of Chinese elms planted along Otter Creek.

DESCRIPTION

The farmstead for Broad View Ranch is made up of nineteen large and small buildings, each constructed and laid out with a purpose in mind (Figure 2.). Principal stock raising buildings and structures are the 1889 main barn, the cattle barn, silo barn, and granary all constructed in 1890. Domestic buildings associated with Charles F. Peters are the 1896 house (altered in the 1970s) and numerous small outbuildings used to store coal and ice, or house laying hens.

CONTRIBUTING BUILDINGS, STRUCTURES AND SITES

1. Main Barn, 1889

This is the first barn constructed by Peters and it is a very large basement barn, 48' by 80', oriented with its gable ends facing east and west. While it sits on level ground, the north side has been bermed up to give it the appearance of a bank barn. Construction may have included a combination of shallow excavation and earth berming to form the bank. The pink Sioux quartzite foundation of the

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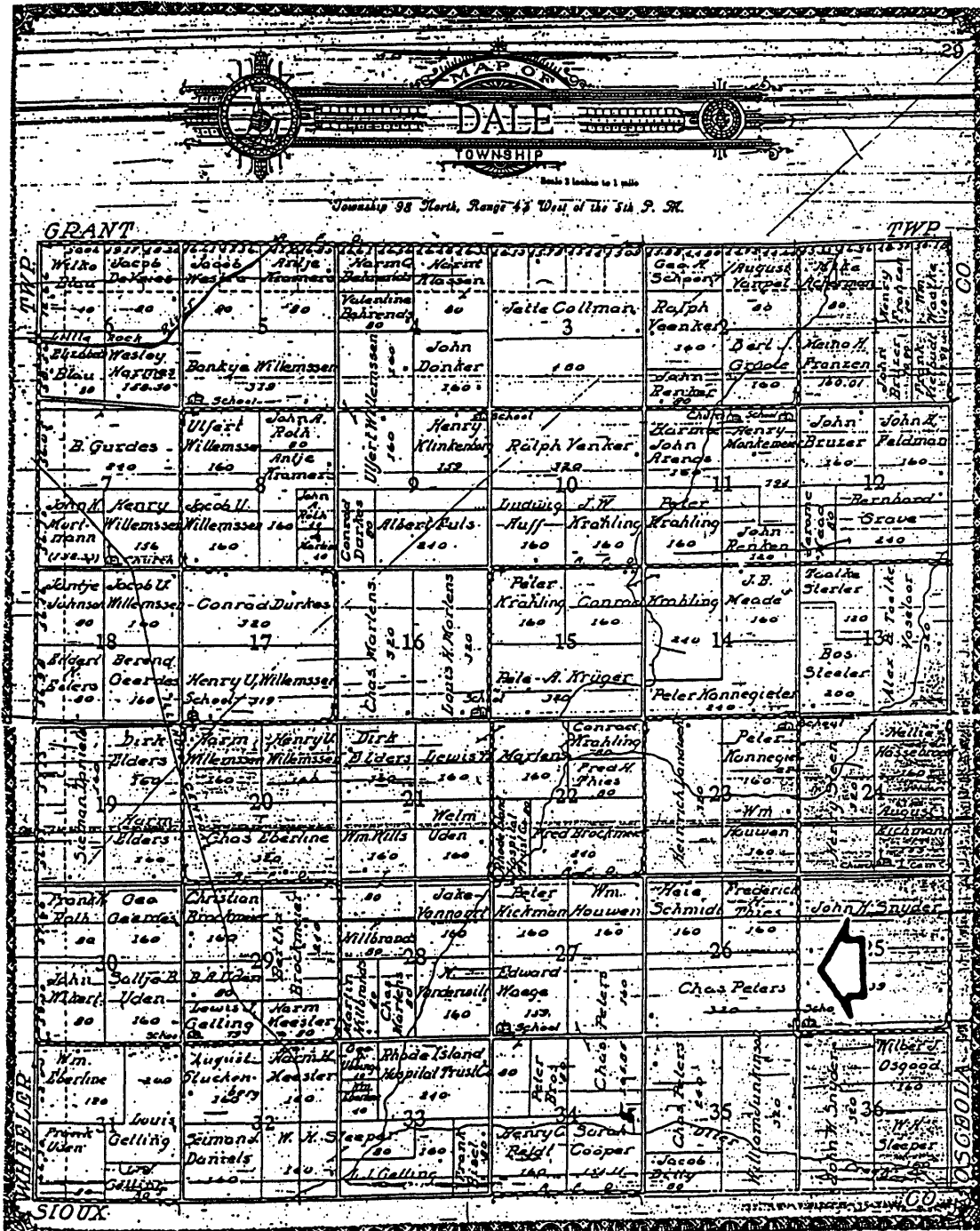
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Figure 1. Map of Dale Township, Lyon County, Iowa, in 1911. Government-surveyed township section lines and section configuration remain current, although names and ownership interests are historic only. (Source: *Standard Atlas of Lyon County, Iowa.*)



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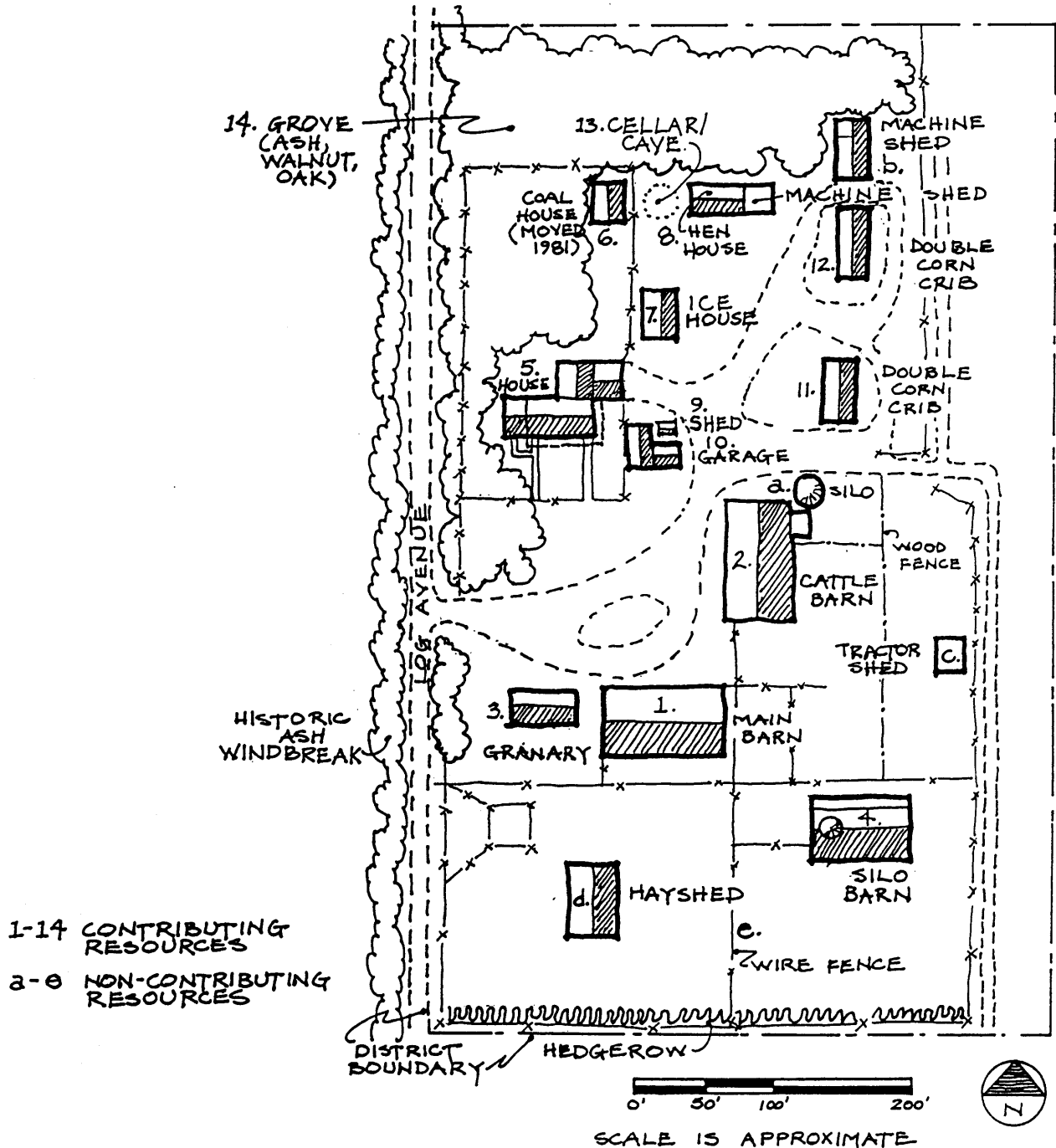
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Figure 2. FARMSTEAD LAYOUT. Broad View Ranch Historic District, Section 26, Dale Township, Lyon County, Iowa. (Drawing by Cecilia Rusnak, February 1994).



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barn is not touched by the earth berm (see Figure 3.), instead heavy wood planks bridge the gap between earth berm and barn. A grain weighing office is located centrally on the north side of the barn, and the gap between the earth berm and barn foundation may have been where the scales were located. Narrow wood weatherboard siding, trimmed by corner boards,¹ covers the surface of the barn's heavy timber structure. Fenestration includes upper level windows on each gable end to light and ventilate the interior loft space. Along the sides of the barn upper level ventilation openings are covered by louvered shutters with rounded tops. Lower level fenestration includes a variety of doors, some quite decoratively finished, along the north side.² Small doors at the west end access the horse stalls and feeding alley within. A larger door opening, for grain wagon entry, has cropped upper corners, and diagonal boards on the upper panels giving the door a handsome herringbone pattern. This pattern is repeated beyond the office door and window by another, very large, door. The sliding doors cover an opening tall enough to admit wagons mounded high with hay. Ranch hands unloaded the wagons of loose hay into the enormous mow area under the high roof. A series of shuttered ventilation windows punctuate the long south side of the barn as well. This main barn on Broad View Ranch has suffered little alteration over the years and is still functioning in its original capacity.

2. *Cattle Barn. 1890*

One year after the construction of the big main barn, another gable-roofed barn was constructed on the ranch. This barn is oriented with its gable ends to the north and south and is sited at a right angles to the main barn. Together with the farm dwelling and the main barn, the cattle barn forms the central leg of the U-shaped courtyard of the farmstead. Built with a plank-wood framing system³

¹According to family members, initially the siding was painted gray, the trim a dark maroon.

²The north side faces the open courtyard area of the farmstead and opposes the farm dwelling on the other side. Visitors, both social and business, drive in and park their horse-drawn (or horsepowered) vehicles in this central courtyard.

³The interior of the cattle barn was not accessible during the fieldwork for this nomination. The barn's plank framing system (using sawn lumber planks instead of larger heavy timbers) was noted a year earlier, during an intensive-level survey of Lyon County farmsteads County (see Historic Farmsteads of Lyon County, Iowa MPDF), and recorded on an Iowa Site Inventory Form/Property Characteristic Form--BARN. The use of the plank frame in 1890 represents an early application of this framing system in Iowa and, as such, may be of

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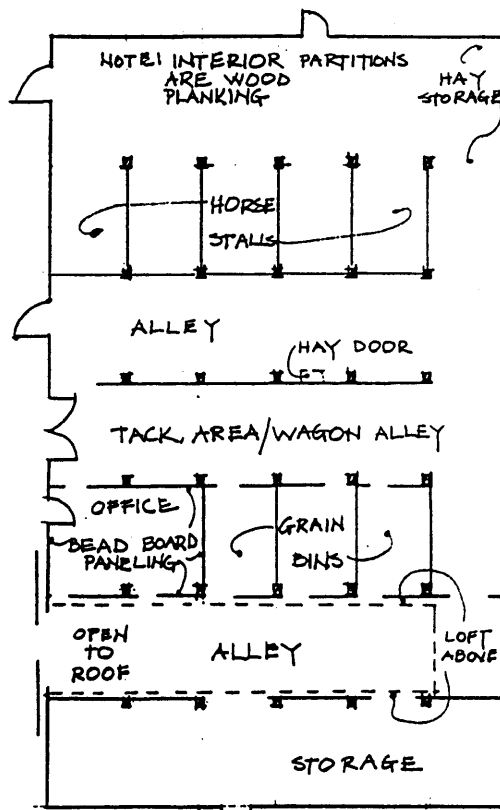
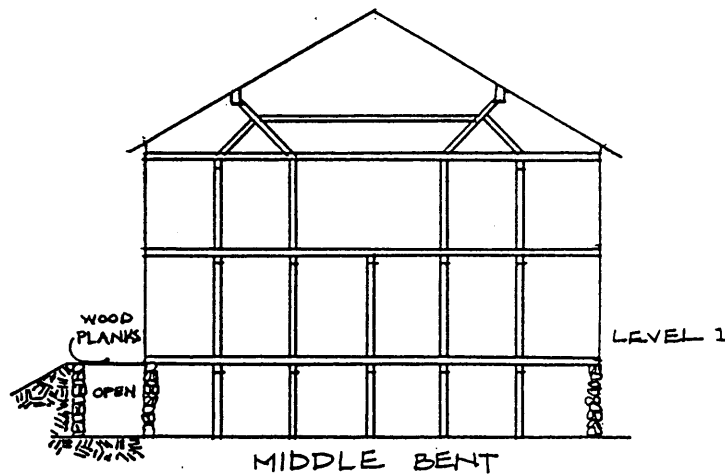
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Figure 3. MAIN BARN (1), 1889, Broad View Ranch Historic District, showing a middle bent and floor plan. (Drawing by Cecilia Rusnak, February 1994).



0 5' 10' 25'

LEVEL - 1 PLAN

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whereby multiple planks of sawn lumber are used together to achieve the strength of heavy timbers. this 42' by 64', cattle barn also sits on a pink Sioux quartzite stone foundation and is clad with horizontal wood siding, trimmed with vertical boards at the corners. The cattle barn is a true basement barn sitting on level terrain. Its basement is open to shelter the cattle which wander in and out through a large door on the south gable end. Fenestration along the long east and west sides of the barn include regularly spaced upper shuttered ventilation windows and lower small windows for providing light. A small oculus window is located in the very peak of the south gable, while a large hay door occupies the same spot on the north. The hay door, unlike most which swing open on hinges, slides up and down. This barn also continues to be used in its original capacity and likewise appears to be very intact and without alteration.

3. Granary, 1890

Peters built his large granary for housing oats and other small grains needed on the farm near his main barn. He placed it on high foundation legs to increase circulation under the building. Historically, granaries also often were placed on legs to restrict access by rats and mice.⁴ Spouts placed along the sides allowed for ease in dispensing the grain into wagons. Materials used in this gable-roofed frame structure are similar to the barns. Cladding is horizontal wood siding. A double hung four-over-four sash window is located over the wide east end door.

4. Silo Barn, 1890

The wood stave silo and small barn were built originally as separate free standing structures.⁵ Sometime after 1915, an extension to the barn was built to connect, indeed, to surround the silo.

interest under Criterion C.

⁴Kenneth E. Roe, *Corncribs: In History, Folklife and Architecture*, (Ames: Iowa State University Press, 1988).

⁵The silo itself may be of individual interest under Criterion C as an example of the earliest stage in the development of silos. The silo barn was inaccessible because of fencing and livestock and could only be viewed from a distance.

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Historic photographs reveal it is likely the barn's roof was raised somewhat also, and a shed extension was added to the north side to provide more cattle shelter. Close inspection of the barn was not possible, but it appears the wood frame barn is clad with wood siding. Small fixed sash windows let light into the ground floor, while a larger two-over-two double hung sash window is located under the peak of the west end. The silo barn is still used in its original capacity and the alterations likely occurred more than fifty years ago. These alterations reflect the dynamic character of working farmsteads in Lyon County and do not impair the integrity of this small livestock barn.

5. House, 1896

By the late 1890s, Peters had raised his barns and had his cattle ranch well built. It was time to construct a larger house for his family. The house in use at the time, a small gable front dwelling, was not demolished or abandoned, it simply became the rear rooms of a much larger, stylish Italianate dwelling built in front. A false-front wall was constructed across the gabled facade of the earlier house so it would appear to be a wing of the Italianate house. Even the gable front house was not truly the first dwelling on this farmstead. The initial house built by Peters is still extant also, a converted garage just to the southeast of today's farmhouse. All these houses are of wood frame, both stone and concrete are found in their foundations.

The Italianate dwelling was a model of Victorian taste. Historic photographs reveal it had a flattish hipped roof with two central, close set, crown chimneys. Upper story windows tied directly into the wide fascia under a very narrow overhang. Porches supported by decorated "gingerbread" posts were prominent on the front and east sides. Not visible in the photographs, but still available for inspection, a large ground floor bay window projected from the west side of the house. Shades of gray on the historic photographs indicate three, perhaps four colors, were used in the paint scheme.

Unfortunately, this grand Italianate house has been altered extensively and has little integrity. Early changes include an enlargement of the front porch, sometime between 1907 and 1915, and substitution of the original porch supports with simple columns. Overhead, the wood railing on the porch roof was replaced by a metal (probably cast iron) railing from the Royce Opera House at the same time. After 1970 a gable roof was placed over the original hipped roof (it was not removed), the west bay window was removed and replaced by a larger wing, wide replacement siding was applied to the

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surface of the house, upper level windows were replaced with smaller ones, and the false-front between the two generations of houses was removed. In 1981 a large modern double garage was built at right angles to the house, to the east.

Still, the house is surrounded by large mature oak and hickory trees planted by Peters. While the post-1944 changes make the house individually ineligible, it still contributes to the farmstead setting as a principal building on its original site and remains tangible evidence of the evolution of farmstead life over a century of ranching.

6-8. Outbuildings, c. 1890

Behind and to the side of the house are three historic buildings related to the domestic life on the farmstead. All are wood frame and clad with horizontal weatherboard and drop siding. Roofing material is either the original wood shingles or newer asphalt. The coal house (6), also called the "cob house" was moved back from the house when the new garage was built. The ice house (7) remains in its original location. Neither structure appears significantly altered. Altered and under threat of demolition is the chicken house or hen house (8). Historic photographs show this building indeed to be very house-like. Its steep pitched gable roof is oriented east and west. Across the long south side are double hung, two-over-two sash windows, three on either side of a central doorway. Inside walls are plastered. Recently the west end wall has been removed and a sliding door put in place to allow for storage of vehicles or farm equipment inside. Other than this alteration to the end wall, and a very early addition (probably dating to the 1920s) to the west end, this building remains intact and clearly reflects its historic character.

9-13. Other Contributing Farm Structures and Sites

A small wood shed (9) and a garage (10) are located near the house. The garage is a combination of 1930s construction and the converted earliest dwelling. Along the east boundary of the farmstead are two large double corn cribs (11, 12) from c. 1935. All four buildings contribute to the farmstead district. On the north edge of the farmstead is an underground cave or room (13) which may have been used for chilled storage or as a root cellar. Also, Peters planted extensive windbreaks and groves

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of trees. Remnants of these windbreaks, which once grew along the north/south section line road (stretching for two miles) survive. The grove of hardwoods planted at the west and north edge of the farmstead contributes to the historic district as a site.

The total number of contributing resources is fourteen (14), including nine (9) buildings, one (1) site, and four (4) structures.

NONCONTRIBUTING STRUCTURES AND OBJECTS

Near the northeast corner of the cattle barn is a concrete stave silo (a) erected in 1969. Farther out, along the perimeter of the farmstead are a 1960s machine shed (b), a modern tractor shed (c), and a hay shed (d) built in 1979. All are functioning structures related to the cattle raising operation, but are non-contributing because of age.

Fence lines (e) throughout the farmstead are numerous and likely involve a mix of modern and historic fencing materials. Information about historic fencing materials and fence line locations was not gathered. Fences are considered to be a non-contributing object.

The total number of non-contributing resources is five (5), consisting of four (4) structures and one (1) object.

8. STATEMENT OF SIGNIFICANCE

SUMMARY STATEMENT

Broad View Ranch⁶ is an operating cattle ranch which uses the farmlands and farmstead buildings

⁶John R. Stilgoe argues that the use of the term "ranch" implies a focus primarily on the herd, as opposed to the land. Stilgoe traces the distinction in land-use concepts between the rancher and the farmer to the sixteenth century introduction of Spanish cattle to Florida, and the development of a southern cattle-raising tradition which allowed cattle to graze freely as crops were fenced in. This, he says, contrasts with the Yankee tradition of fencing in cattle, building large barns to shelter them and planting corn to feed them. The two

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built a century ago by the man who established the ranch, Charles F. Peters. As such it has Criterion A significance on the local level as an example of the *Western Livestock Farmstead subtype* defined in the *Historic Farmsteads of Lyon County, Iowa, Multiple Property Documentation Form*.

Criterion A

The cattle raising operation was established by Charles F. Peters after he settled on his land in Section 26 of Dale Township, Lyon County, Iowa, in 1884. He had purchased the land two years earlier, but it took two years before he and his family relocated permanently from Illinois. Peters had arrived in the United States as a young man of 18, seeking more promising opportunities than his German homeland could provide.

His cattle at first ranged openly on the unsettled land in Dale Township.⁷ As the county population rose and land was claimed, Peters purchased more grazing land. In 1888 the Peters family purchased land to the west in section 27 and, in 1900, land to the south in section 34 (where the Peters Park is located). Eventually, Peters's holding grew to around 1000 acres. Today, the Peters family owns 1200 acres. On about half of it (566 acres), crops are grown to feed the cattle, the rest is in pasture. Otter Creek meanders its way through much of the land, providing fresh water for the animals.

According to family members, Broad View Ranch never raised pure-bred cattle, but a crossbreed of Angus and Hereford. Census records from 1895 indicate the Peters family plus one unrelated 31-year-old man, a German, lived on the ranch. At the time, Peters's three sons were 15, 13 and 10 years old and undoubtedly helped with the ranching operations, though additional labor was probably needed. Labor living off the ranch, in nearby farmsteads would not have been counted by the census enumerator. The number of additional hands needed also would have varied with the season. By 1900, the census records indicate one unrelated 23 year-old woman working on the farm. She has the

cultures clashed and mixed in the Ohio river valley first in the early nineteenth century, and continued to blend, mix, and occasionally clash, as settlement spread west. John R. Stilgoe, *Common Landscape of America, 1580 to 1845*, (New Haven: Yale University Press, 1982), 192-198.

⁷Pioneer Association of Lyon County, *Compendium of History Reminiscences and Biography of Lyon County, Iowa* (Chicago, 1904-05), 425-27.

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last name of another nearby farm family--Reppentrag--and likely was a young member of that family who had gone to work for the Peters. The Peters family boys are by that time 20, 18, and 15, and likely provide a great deal of the ranch labor.

Peters was 50 in 1900 and like stockmen from all over Iowa, accompanied his cattle on the train to sell them at the stock yards in Chicago.⁸ An accident on one of these selling trips left Peters with a disabled arm. Unfortunately, records pertaining to the ranch in the 1910 census in Iowa are unreadable, but it is likely Peters's middle son, also Charles, took over the ranch some time during this period. By 1915, Charles E., the son, was 33, married and listed the following numbers and kinds of livestock at the ranch: 253 head of cattle, 12 horses, and 140 hogs. Historic photographs from c. 1915 also show some sheep are kept on the ranch.⁹

Charles E. Peters transferred the farm in 1950 to his daughter, Lillian (born 1921) and her husband, W. A. Beldt, to whom she was married in 1947. Mrs. Beldt passed away in 1993, but the farm continues to be operated by her husband and family. Today, these ranch operators continue to breed, feed, fatten and sell cattle. They sell fat cattle directly to market, and also supply other area farmers with young cattle. The Broad View Ranch operation has five bulls and 135 cows, each with a calf, or 275 head in total. There are at least three or four saddle horses still kept at the ranch and housed in the main barn that Charles F. Peters built in 1889.

⁸See William Cronon, *Nature's Metropolis: Chicago and the Great West*, (New York: W.W. Norton & Company, 1991), esp. Chapter 5 "Annihilating Space: Meat," for an excellent discussion of the development of the Chicago stock yards, their relationship to the railroads, and their impact on the cattle producers to the west.

⁹ Charles F., the father, retired to California. The Peters family set aside nearly eight acres some distance from the farmstead in section 34 and planted it, at their father's directions, with Chinese Elms in rows. This little reserve, called Peters Park by the family, has no structures in it, but does have trails.

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9. MAJOR BIBLIOGRAPHICAL REFERENCES

Additional references not listed in the bibliography of the Historic Farmsteads of Lyon County, Iowa, Multiple Property Documentation Form are:

Interview of David A. Beldt, great grandson of Charles F. Peters, by Jan Nash, 16 September 1993.

Lyon County Property Transfer Records. Located at the Lyon County Auditor's Office.

Roe, Kenneth E. *Corncribs: In History, Folklife and Architecture*. Ames: Iowa State University Press, 1988.

Stilgoe, John R. *Common Landscape of America, 1580 to 1845*. New Haven: Yale University Press, 1982.

10. GEOGRAPHIC DATA

Verbal Boundary Description

The northwest quarter of the southwest quarter of Section 26, Dale Township, Lyon County, Iowa.

Boundary Justification

The district comprises the northwest 1/4 of the southwest 1/4 of Section 26, Dale Township, Lyon County, Iowa (Figure 4). This 39-acre section of land is the acreage on which the Broad View Ranch farmstead sits, and which is separated from other acreage of the farm for property tax assessment purposes.

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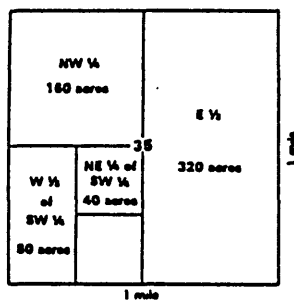
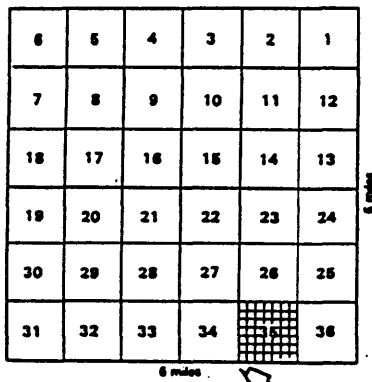
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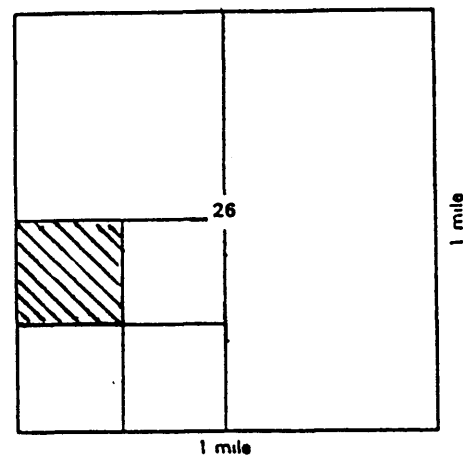
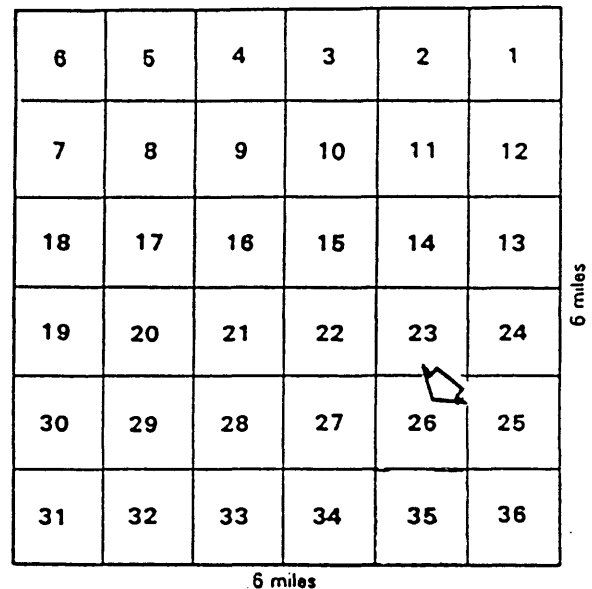
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Figure 4. Sketches of a typical township layout and detail sketch of Section 26 of Dale Township, Lyon County, with Broad View Ranch Historic District marked by diagonal lines.

Typical township configuration and standard acreage sections.



Dale Township.



Broad View Ranch Historic District

United States Department of the Interior
National Park Service

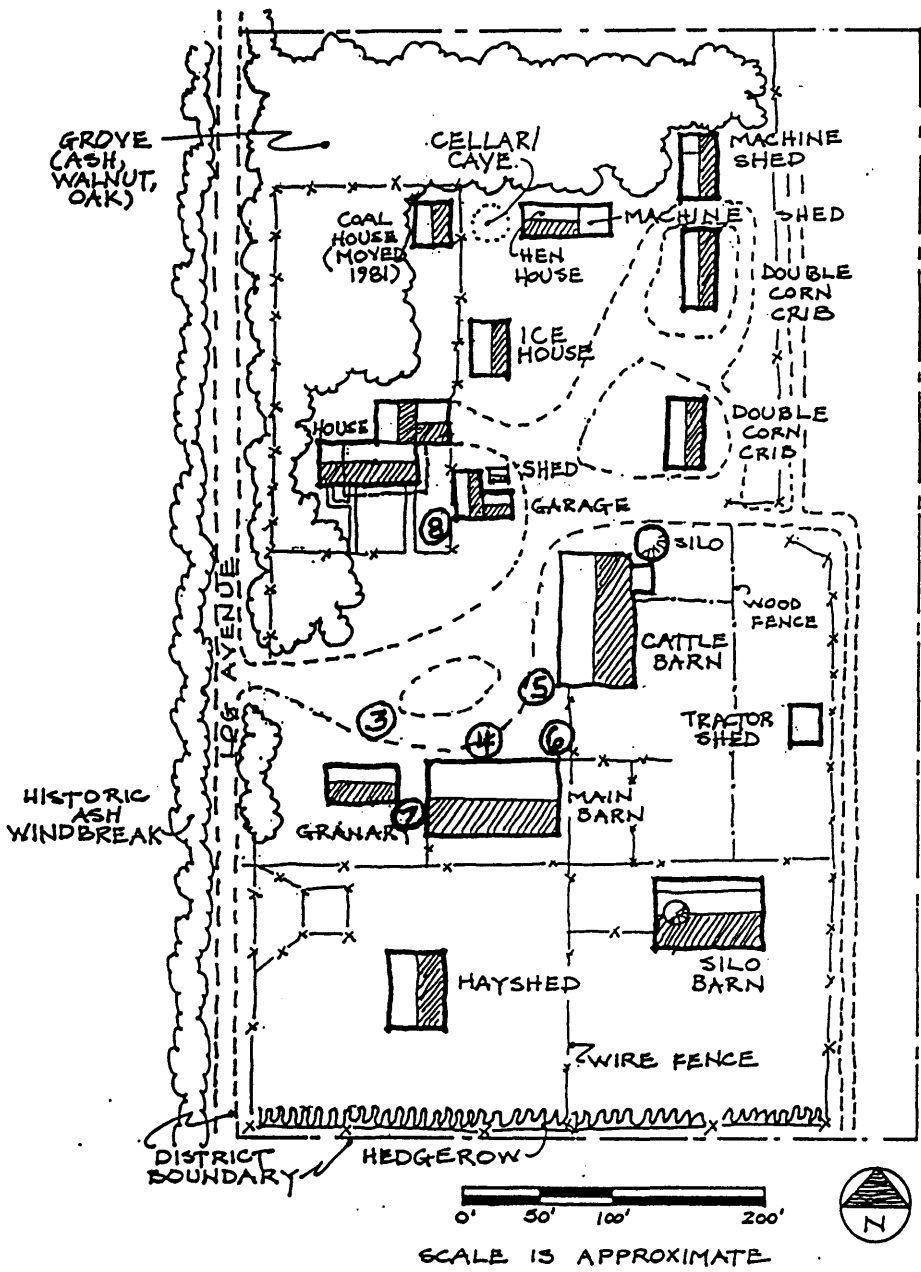
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Broad View Ranch Historic District Photograph Sketch Map:



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