

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

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

**SUPPLEMENTARY LISTING RECORD**

**NRIS Reference Number: 93000652**

**Date Listed: 8/2/93**

Dunham, Z. T., Pioneer Stock Farm  
**Property Name**

Crawford  
**County**

Iowa  
**State**

N/A  
**Multiple Name**

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick Andrews  
**Signature of the Keeper**

8/2/93  
**Date of Action**

=====  
**Amended Items in Nomination:**

**U.T.M.:**

The corrected U.T.M. coordinates for the barn are:

15 282620 4638170  
(Dunlap Quadrangle)

This information was confirmed with Beth Foster of the Iowa SHPO.

**DISTRIBUTION:**

National Register property file  
Nominating Authority (without nomination attachment)

652

United States Department of the Interior  
National Park Service

RECEIVED

JUN 18 1993

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

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 16A). 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 Z. T. Dunham Pioneer Stock Farm Barn  
other names/site number Dunham Horse Barn

2. Location

street & number \_\_\_\_\_  not for publication  
city or town Dunlap, Iowa, one mile northwest of Dunlap on Highway 37  vicinity  
state Iowa code IA county Crawford code 047 zip code 51529

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 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:)

Signature of the Keeper

Date of Action

Patricia Andrews

8/6/93

Z. T. Dunham Pioneer Stock Farm Barn

Crawford County, Iowa

Name of Property

County and State

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.)

Table with columns for Contributing and Noncontributing resources, and rows for buildings, sites, structures, objects, and Total.

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions (Enter categories from instructions)

AGRICULTURE/animal facility

Current Functions (Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification (Enter categories from instructions)

no style

Materials (Enter categories from instructions)

foundation STONE

walls BRICK

roof METAL

other

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.)

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Agriculture

Period of Significance

1870 - ca. 1885

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

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:

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

Name of repository:

Name of Property

County and State

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

UTM grid boxes 1 and 2 with numerical values: Zone 15, Easting 283095, Northing 4640100

UTM grid boxes 3 and 4

See continuation sheet checkbox

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 By

name/title Virginia Dunham

organization date 3/3/93

street & number Route 1 telephone 712-643-5134

city or town Dunlap, IA zip code 51529

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 Virginia Dunham

street & number Route 1 telephone 712-643-5134

city or town Dunlap, IA zip code 51529

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.

United States Department of the Interior  
National Park Service

Z. T. Dunham Pioneer Stock Farm Barn  
Crawford County, Iowa

## National Register of Historic Places Continuation Sheet

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CFN-255-1116

Within the broad Boyer River Valley and easily seen from a distance stands a large brick barn on an ascending western slope about one and a half miles west of Dunlap. The barn's visual prominence makes it a landmark to travelers on Highway 37 West as they cross county road L51. The barn is on its original site at the edge of a field belonging to the Dunham family. Painted in white on the south side of the barn, facing Highway 37, are the words: Z. T. Dunham Pioneer Stock Farm. The barn is the surviving building from Z. T. Dunham's era of farming.

The barn was built by Z. T. Dunham and his brother, Sam, who had a partnership for a short time. They were sons of Cornelius Dunham, the first permanent settler in Crawford County. A brick kiln on the farm made the bricks to construct the barn in 1870. All four exterior walls, made of this local pressed brick, are four bricks thick. The imposing structure measures 40 by 44 feet.

A step into the drive-in entrance of the Z. T. Dunham barn today takes one back in time to the past century when this part of Iowa was first being settled. The framework of the building was made up of hand-hewn wooden beams. Most are oak beams but one walnut beam, unspliced, is 40 feet in length. The method of holding these beams together was mortise and tenon. Wooden pegs (no nails) were used.

The barn was built on a slope, and one can still drive into the entrance on the main level now facing L51. The main level was used to store feed (hay and oats) for the horses and mules kept in the lower level. Hay forks hung from the peak of the roof to unload the hay racks. The hay mow was on two levels. One level was on the north side of the drive-in entrance and there was an upper-level over the large grain bin on the southwest corner of the main level.

In the spring, leftover oats used for seed could be scooped from the grain bin into a chute which hung down outside into a waiting wagon below.

In the southeast corner of the main level is a tack room, which was used for harness repair and storage. A lot of the original harness is still hanging on the walls in this room. A riveting machine is still present, as well as other miscellaneous equipment.

The outside walls of the hay mow have bricks purposely left out to create patterned holes for ventilation. The walls between rooms are the original wood. The top main level (beams, rooms, trap doors, etc.) has not been changed. A lot of farm equipment, including the original prairie breaking plow, other plows, a harrow, a horse-drawn cultivator, a piano-box buggy (restored) used for trips to town, etc., is still stored there.

A flight of wooden steps (still the original wood) at the back of the drive-in entrance in the southeast corner leads down to the lower level.

The center of the lower level was a loafing area with double walk-in doors leading out east into a larger loafing area outside. The outer edges on both sides of the loafing area had stalls, one row on each side. Five stalls, each 8 feet wide, were on each side. The flooring and walls of the stalls were oak planking. The loafing area in the center had a dirt floor.

Behind each stall was a hook on which to hang the harness. Above the front of each stall was a trap door that opened to the main level. A person feeding the livestock could stay on the main

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Z. T. Dunham Pioneer Stock Farm Barn  
Crawford County, Iowa

## National Register of Historic Places Continuation Sheet

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level, open the trap door, and drop hay down into the hay rack and oats into the oat box for each stall below.

A long steel rod ran the full length of the barn past each stall to a pole 40 feet outside the barn, making a "u" there to run past the stalls on the other side. A manure cart could run the entire length of the stalls to be pulled outside the barn and then make the "u" and be pulled past the stalls on the other side. At the pole the manure cart was mechanically tripped and dumped into a waiting manure spreader.

The present resident, Ken Dunham, great grandson of Z. T. Dunham, remembers as a kid, when the barn was no longer used, how much fun it was to pull the manure cart inside, jump in, and ride in it down to the pole, simulating sleigh-riding.

At the back of the lower level on the west end behind the stalls, under the drive-in entrance, were two rooms used temporarily at specific times of the year for stallions. One of the original brick walls in the back of one stallion room had to be rebuilt in recent years.

The stalls on the lower level have been removed and a cement floor poured. It was used for livestock in the 1960s and has not been used since.

All new wooden doors were put on the lower level in 1992 and painted white to match the white trim on all other windows and doors around the pitch of the roof. An eave-trough was added this in 1992. Wind damaged the sliding doors on the main level years ago. They were repaired and new track was put in.

The roof was originally covered with wood shingles but now has a sheet metal roof. The barn is well-lighted from the many round arched-windows on all sides. Several new window frames and glass have been installed over the years because of perpetual bird damage. Presently, there is minimal electricity wired into the building.

The large cupola, louvered for ventilation, crowns the top of the barn in its original form.

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Z. T. Dunham Pioneer Stock Farm Barn  
Crawford County, Iowa

## National Register of Historic Places Continuation Sheet

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The large brick barn is significant under National Register Criterion-A for its association with an era when large scale beef production assumed special importance in Crawford County's economy and became an important long term feature of western Iowa agriculture. Z. T. Dunham's beef enterprise well represented both the opportunities and risks of beef production and the involvement of early leading families in the area. The barn stands as a reminder of one family's participation in the 1870's commercialization of the Iowa cattle business and of the sharp rise and collapse of the stock boom during the 1880s.

In 1870, at age 21, Zachariah T. Dunham and his brother Samuel S. Dunham, took charge of the farm operation as partners sharing in the estate of their father, Cornelius Dunham, who had died in 1865. Their father had been the first to settle in Crawford County in 1849 after which, during the next 16 years, land opportunities from the Swamp Land Act, the Mexican Soldiers Act and the Pre-emption Act enabled him to accumulate 3,300 acres of land in the Boyer Valley and in open country to the west. This was excellent land for fattening cattle on the open unenclosed prairies and for the raising of hogs which he then drove to distant railroad points for shipment to Chicago. Upon his death final division of his estate occurred and Z. T. Dunham's share was 900 acres. This was a time when events seemed propitious for expansion and, in 1870, the young brothers had plans already well underway to enlarge things – workers were constructing the barn (subject of this nomination) and a new house for their mother.

Agriculturists' optimism had heightened two years earlier when the Chicago and Northwestern Railway passed through the Boyer Valley to reach Council Bluffs and the line's railroad officials established the town of Dunlap nearby. In exchange for a 20-acre town tract from the Dunham family, the railroad erected a large railroad eating house and station as part of locating the round house and repair shops here for the line's Boone to Council Bluffs division. For livestock raisers, this now meant readier access to Chicago markets along with greater profits resulting from smaller shrinkage in animal weight and finish than had heretofore been possible after the long drive. Not only that, between 1868 and 1870 the price of cattle was on the rise in relation to prices received for corn and hogs, and low corn prices encouraged processing the bulky grain through livestock for market. Although cattle and hog raisers required more capital investment than did the general farmer, the Dunhams' sizable land holdings and their youthful ambition made them willing to take risks for profits and standing – to become part of what all thought to be true, that "cattle feeders were the elite of the farm world." (Whitaker, 1975:83).

Once the 40 x 44 foot brick barn was completed, the brothers, in Z. T. Dunham's words, "began active operation, improving the lands, farming, buying, feeding and shipping cattle and hogs to Chicago" ("The Life Story," undated: 9). After the mid-1870s when the

— Continued on next page



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two brothers went their own ways, Z. T. Dunham specialized in Shorthorn cattle and Poland China hogs. With open prairie cattle herding becoming less possible as other settlers took up the land, Z. T. Dunham began buying more land, adding some 2400 acres to what he already held. Cattle prices, following a gradual decline in the early 1870s, rose steadily until the mid-1880s and a boom ensued in both the western range cattle business and in the feeding of cattle on surplus corn to bring them to marketable condition. Z. T. Dunham began specializing in producing a polled shorthorn breed of cattle in addition to keeping a herd of 300 breeding cattle – crossing Herefords with Shorthorns – and contracting the bulls with western ranchmen for breeding purposes.

Ultimately the excitement of expansion carried things to excess and the boom collapsed. Beef prices dropped in the mid-1880s, rural credit tightened, and those who had been the most venturesome by extensively building feeder operations with borrowed money, liquidated large numbers of livestock and land or else went under. "I had become deeply in debt financially," recalled Z. T. Dunham, "but nothing could be done except retrenchment, so consulting my creditors, I put on a sale of cattle, Oct. 27, 1887, closing out my Herefords and Angus and the main part of my Shorthorn head with a part of the Polled Durhams, as the new breed was called. I settled with the Dunlap State Bank but the land was mortgaged" and with taxes "so part of the land was sold under foreclosure." Although he was able to lease back a part of the land, "there were still some other debts that had to be met and creditors were waiting a chance to collect, so to protect ourselves from being despoiled, we took voluntary bankruptcy." With the farm operation pared down to a bare foundation herd of polled Durham cattle, hogs, and farm utensils, the Z. T. Dunham family began anew.

By 1889, Z. T. Dunham was pursuing his interests in polled cattle breeding and had become a charter member of an organization devoted to the breed of polled Durham cattle. Within 22 years his farm ownership embraced 880 acres and in 1929, in his 85th year, he received the Master Farmer of Iowa award from Wallace Farmer magazine. His farm improvements had indeed been many over the years. A 1911 sketch in the *History of Crawford County* referred specifically to "a large brick barn, which is one of the notable buildings in this part of the county." The barn continues to stand as a principal reminder of the group of early leading agriculturists who worked to develop the commercial beef raising business in that part of the state and when work horses proved the primary means of labor.

The barn was used from the time it was built in 1870 until about 1945. It's period of historical significance can be considered 1870 - c. 1885.

The Dunham house, built at about the same time as the barn for the mother of the brothers, still stands. It is occupied by Z. T. Dunham's great grandson, Kenneth L. Dunham, and family. It is, however, now separated from the barn itself by County Road L51.

Further research may show that the barn is also eligible under Criterion C, but that case is not being argued at this time.

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### Bibliography

A. T. Andreas' Illustrated Historical Atlas of the State of Iowa, 1875, page 490

Atlas of Crawford County, Iowa, 1920, The Anderson Publishing Co.

History of Crawford County, Iowa (Chicago: S. J. Clarke Publishing Co., 1911), II:376-377.

History of Monona County (Chicago: National Publishing Co., 1990) page 167

John A. Hopkins, Jr.; Economic History of the Production of Beef Cattle in Iowa (Iowa City: State Historical Society of Iowa, 1928), Chap. 2, 127.

Christine E. Sanders, "The Bulletin Ghost," Denison Bulletin, Sept. 21, 1976.

Wallaces' Farmer, "A Weekly Journal Published to Promote Good Farming, Clear Thinking, Right Living," Jan. 18, 1930, Vol. 55, No.3, p. 88.

Catalog for the 9th Annual Auction Sale of Polled Shorthorns, Dunlap, Iowa, Thursday, April 27, 1939.

James W. Whitaker, Feedlot Empire: Beef Cattle Feeding in Illinois and Iowa, 1840-1900. (Ames: Iowa State University Press, 1975), Chaps. 6, 7, 10 and 11.

Earle D. Ross, Iowa Agriculture: An Historical Survey (Iowa City: State Historical Society of Iowa, 1951), 73-74.

The Life Story of Zachary Taylor Dunham, manuscript dictated to his daughter, Mrs. Carrie Widney, in 1939 when Dunham was 90 years old.

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Z. T. Dunham Pioneer Stock Farm Barn  
Crawford County, Iowa

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Verbal Boundary Description — The property is a rectangular parcel measuring 40x44 feet whose southwest corner is 72 feet along a perpendicular line between the southwest corner of the barn and the center of County Road L-51. The southwest corner is also 432 feet along a perpendicular line between the southwest corner of the barn and the center line of Highway 37, located in Sec. 33, Boyer Township, Crawford County, Iowa, Range 41, containing 1.1 ac.

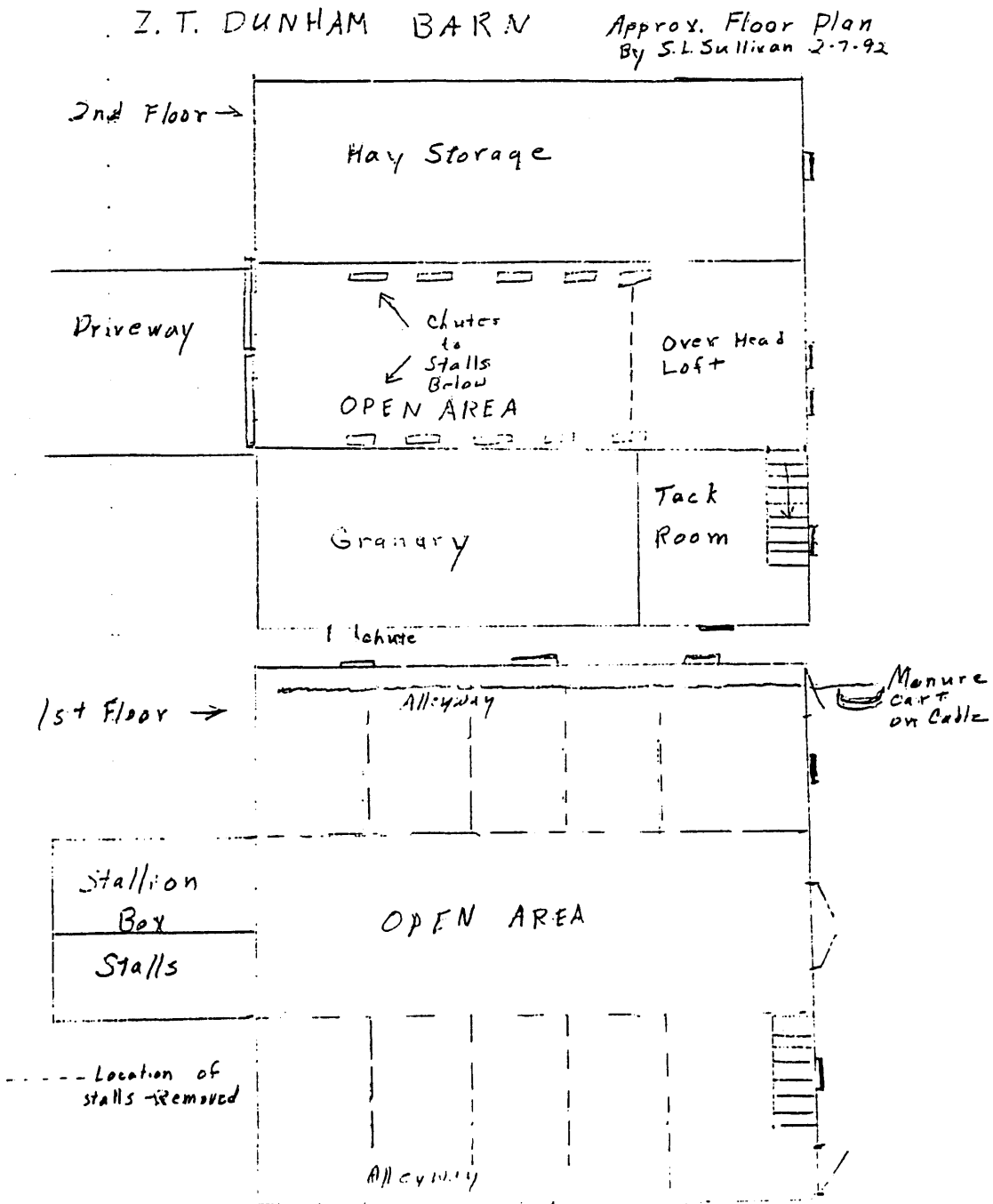
Boundary Justification — The boundaries as stated include only the barn.

United States Department of the Interior  
National Park Service

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DUNHAM HORSE BARN, CRAWFORD COUNTY, IOWA

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DUNHAM HORSE BARN, CRAWFORD COUNTY  
IOWA

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