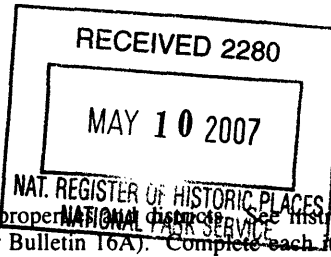


559

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. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" on the appropriate line 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 EVERGREEN RIDGE STOCK FARM HISTORIC DISTRICT

other names/site number Maasdam Farm; Massdam and Wheeler; Glen and June Gorman Farm

2. Location

street & number 2224 Highway 1 South N/A not for publication

city or town Fairfield N/A vicinity

state Iowa code IA county Jefferson code 101 zip code 52556

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.)
Dorell J. Sotke, Deputy SHPO May 3, 2007
Signature of certifying official/Title Date
State or 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. for Signature of Keeper Edson H. Beall Date of Action 6-26-07
 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)

Evergreen Ridge Stock Farm Historic District
Name of Property

Jefferson County, Iowa
County and State

5. Classification

Ownership of Property
(Check as many lines as apply)

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

Category of Property
(Check only one line)

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

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

Contributing	Noncontributing	
<u>4</u>	<u>1</u>	buildings
<u>1</u>		sites
<u>1</u>		structures
		objects
<u>6</u>	<u>1</u>	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/SUBSISTENCE/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 Concrete
walls Wood
Concrete
roof Asphalt
other _____

Narrative Description

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

Evergreen Ridge Stock Farm Historic District
Name of Property

Jefferson County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines 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" on all the lines 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

Circa 1906-circa 1933

Significant Dates

Circa 1906

1910

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Narrative Statement of Significance - (Explain the significance of the property on one or more continuation sheets)

9. Major Bibliography 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):

- previous determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Record
- designated a National Historic Landmark
- recorded by American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

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

Name of repository

Evergreen Ridge Stock Farmstead Historic District
Name of Property

Jefferson County, Iowa
County and State

10. Geographical Data

Acreage of Property 7.62 acres +/-

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 1_5 | 5_8722_0 | 4_5374_0

Zone Easting Northing

1 | 1_5 | 5_8700_0 | 4_53748_0

Zone Easting Northing

3 | 1_5 | 5_8700_0 | 4_53729_5

Zone Easting Northing

4 | 1_5 | 5_8722_0 | 4_53730_0

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 William C. Page, Public Historian

organization Jefferson County Board of Supervisors date June 29, 2006

street & number 520 East Sheridan Avenue (Page) telephone 515-243-5740 (Page)

city or town Des Moines state Iowa zip code 50313-5017

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 County of Jefferson County, Iowa

street & number Courthouse telephone 641-472-2851

city or town Fairfield state Iowa zip code 51556

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

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 1

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

GENERAL DESCRIPTION

The Evergreen Ridge Stock Farm Historic District is located approximately one mile south of Fairfield, Iowa. The land in this area is gently rolling, although the site of the farm itself is mostly level. The property stands on the west side of State Highway 1, an historic route in southeast Iowa between Keosauqua and Fairfield. Fairfield is the county seat of Jefferson County with a population of 9,602 in 2000.

The Evergreen Ridge Stock Farm Historic District is a collection of buildings designed and built between circa 1906 and circa 1960 to serve evolving agricultural operations.

The Evergreen Ridge Stock Farm Historic District contains the following seven resources for this nomination. Six are counted as contributing, and one is counted as noncontributing.

EVERGREEN RIDGE STOCK FARM HISTORIC DISTRICT

<u>Resource</u>	<u>Date Built</u>	<u>Classification</u>	<u>Category</u>
Show Barn	c. 1906	Contributing	Building
Stallion Barn	c. 1910	Contributing	Building
Mare Barn	c. 1910	Contributing	Building
Wind Mill	c. 1925	Contributing	Structure
Chicken House	c. 1925	Contributing	Building
Machine Shed	c. 1968	Noncontributing	Building
Site	c. 1910	Contributing	Site

The farm contains two land use areas, the Home Grounds and the Farmyard. The Home Grounds are located directly adjacent to the highway. The Farmyard is located west of these grounds. A network of vehicular drives and a pedestrian walk articulate the movement of vehicles, animals, equipment, and pedestrians throughout the farm. Several ponds, whose construction date from the 1970s or 1980s, are situated on the property.

An entrance drive provides access the farm from State Highway 1. Surfaced with gravel, this drive runs on the north side of the Home Grounds to a point about one-quarter mile to the west of the highway, where it forms a hub in the Farmyard. Several branch drives radiate from this hub. One branch runs north to the Mare Barn and the Show Barn. One branch runs west to the Show Barn and a feedlot. One branch runs south to the Machine Shed, Chicken House, and Stallion Barn. A pedestrian walk is located on the Home Grounds. Constructed of poured concrete, this walk connected a nonextant farmhouse and a nonextant barn. Two rows of mature cedar trees, whose planting lent a name to the farm, flank the entrance drive and beautify the property.

These land use areas and their improvements form the property's site and contribute to its historic character.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 2

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

HOME GROUNDS

The home grounds provided for the domestic needs of the Rickey and Maasdam families. These grounds are located immediately west of State Highway 1 and are bounded by that highway on the east, a gravel driveway and windbreak of cedar trees on the north, the Farmyard on the west, and a fencerow on the south. A recent highway construction project has reduced somewhat the size of the Home Grounds on the south.

The Home Grounds have evolved over the years. By the 1960s, they included two farmhouses, neither of which remains extant, a windmill, and a nonextant barn. The following paragraphs describe these resources.

John C. Rickey Farmhouse (nonextant)

John C. Rickey purchased the land at this site in 1852, and it is presumed that he built this farmhouse sometime afterwards. The Rickets lived in this building between circa 1852 and 1870. The Rickey House was razed in the 1980s or 1990s.

The Rickey Farmhouse was a 2-story, frame, single-family dwelling of I-House design. It was situated about 1/8-mile west of the highway on a slight rise of land and south of the farm's entrance drive. The front facade of the building faced east and possessed five symmetrical placed bays with the central bay servicing as the front door. A 1-story, rear wing was attached to the northwest corner of the building. According to local oral accounts, this wing housed the business office for the Evergreen Ridge Stock Farm. (Page 1980: n.p.) Until circa 2002, some remnants of the Rickey House remained on the site. These were removed when the site was cleared in conjunction with the construction of the highway bypass project.

Research has shown that the Rickey Farm originally possessed 124 acres but that, by the early 1900s, the farm had been reduced in size to 84 acres. (Berger Group: 22)

Glen and June Gorman Farmhouse (nonextant)

The Glen Gorman House was built in 1951, following the Gormans' purchase of the Maasdam farm from the Maasdams in 1950. The house was razed circa 2005.

The Gorman House was a 1-story, frame, single-family dwelling with a design influenced by Ranch styling. The main block measured 24 x 49 feet and was covered with a side gable roof. A 2-bay garage was attached to the house on the north elevation. It measured 24 x 24 feet and was covered with a front gable roof. A stoop porch, measuring about 3 x 7 feet, was attached to the east elevation of the house at its front door. The Gorman House stood about 25 feet west of State Highway 1 and faced east.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 3

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

Windmill (contributing)

This windmill is a galvanized metal, four post tower design. It features metal sails (or blades) with helical curves and an intact rudder, surmounting an horizontal platform. The galvanized metal sails appear to be firmly attached to the hub rather than flexible with it. A ladder is attached to the west face of the tower. The windmill stands about 40 feet high. The manufacturer of this mill remains unknown. The surface of the rudder is worn, obliterating any name which might have been painted there, so the provenance of this mill remains speculative. The Aermotor Company of Chicago manufactured many windmills popular in Iowa during the early 20th century. Other manufacturers produced similar designs. Windmills easily sustain damage; and, with the advent of electricity and rural water systems, they have become an endangered species. This example appears to be in very good condition, if not in working order. Its preservation is strongly encouraged.

FARMYARD

The Farmyard consists of a grouping of farm-related buildings, which cluster west of the Home Grounds. The Farmyard includes the Show Barn, Stallion Barn, Mare Barn, Chicken House, and Machine Shed. Movement within the farmyard is articulated by the gravel drive and its branches described above.

Show Barn (contributing)

Ellsworth Turney, a local Fairfield businessman and part owner of the Turney Wagon Works, built the Show Barn about the time he bought the farm in 1906. The building is located on the northwest side of the farmyard and at the west end of the lane, which leads to the highway. (See Continuation Sheets 7-10 and 7-17.) Although the construction of the Show Barn predates the establishment of the Evergreen Ridge Stock Farm, that business utilized the Show Barn to showcase its animals during its years of operation.

The Show Barn measures 55 x 25 feet, with a modern pole barn addition, measuring 46 x 54 feet, attached to its west wall. The Show Barn rests on a rubble stone foundation, is clad with clapboard siding, and is covered with a gambrel roof with asphalt shingles. A hay door is situated on the south facade under the gable extension of the roof. The east and west facades feature sliding doors near the corners of the building with small multi-pane windows between them. Some building materials in the Show Barn are said to have been recycled from the dismantling of an earlier, heavy-timber barn on the site. This accounts for some hand-hewn wood in the building, including sills, plates, posts, and beams. The remaining wood materials are of dimensional lumber. (Berger Group: 19, 22) Although the Show Barn remains structurally sound, its roof, windows, and doors need repairs. A cupola is also nonextant.

The Show Barn appears to feature a minimalist version of a braced rafter roof truss system (see Continuation Sheet 7-16) and has been described as follows on the next page:

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 4

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

Framing in the lower level consists of recycled 7x6 and 8x8 hand-hewn posts and beams placed at irregular intervals. Floor joists are 2x8 sawn lumber that run parallel to the ridgeline. The posts run the full height of the side walls and are topped with newer 5x5 hand-hewn top plates, one of which measures nearly 36 feet in length. . . The roof rafters are 2x4 sawn dimensional lumber placed at 24 inches on center. (Berger Group: 19)

The Show Barn is also known locally as a dairy barn, a later adaptation of its original purpose. Its floor plan consists of a north-south center aisle on the first floor, flanked on the east by a tool room, milking parlor, and storage area and on the west by an area for stalls. The second floor is entirely given over to a hay mow. Although a manure gutter remains extant in the west area on the first floor, all of the building's dairy equipment has been removed.

The lean-to, supported by wood posts and covered with a metal shed roof, is attached to the west side of the Show Barn. This lean-to provided a loafing room for cattle.

Stallion Barn (contributing)

Constructed for the firm of Maasdam and Wheeler circa 1910, the Stallion Barn is located on the south side of the farmyard. (See Continuation Sheet 7-10.)

The Stallion Barn is of balloon frame construction of dimensional lumber and measures approximately 28 x 18 feet, with the longer dimension east and west. (See Continuation Sheet 7-11.) The barn rests on a concrete slab foundation with poured concrete sidewalls rising 5 feet from grade. The balance of the exterior walls is clad with wooden drop siding. A gable roof, clad with wood shingles, covers the building. The ridge of this roof rises 22 feet from grade. The building features two small, six-pane windows between the doors on the north and south elevations and one six-pane window on each of the east and west facades.

The floorplan features two large stalls and a side aisle to them. The aisle measures 3.5 x 28 feet. Two Dutch doors on the north elevation of the building provide access to the aisle. Each of the stalls measures 13 x 14.5 feet. Eight-inch thick, poured concrete bulkheads, rising about 5 feet above grade and surmounted by heavy iron bars running to the ceiling, form the demising walls of these stalls. Two Dutch doors on the south elevation of the building provide access to the stalls.

The stalls are of particular interest because of their design. Each of the stalls has two entrances: an outside door on the south elevation of the building and a gate on the north side of the stall, which provides access to the aisle. This gate is of heavy frame construction and can be used as a maneuvering tool to position a powerful horse. A wood feed trough is situated along the north bulkhead of each stall, with a wood feedbox in the northeast corner of the stall, situated above the concrete bulkhead. The feedbox swings out into the aisle on metal hinges for the safety and convenience of the stockman.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 5

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

A hay mow is situated above the main floor and rises about 12 feet to the roof ridge. A hay door in the west gable end of the building provides an opening to deposit hay. The hay mow is one open area, reached by a ladder in the northwest corner of the main floor.

The Stallion Barn remains essentially as originally constructed and is now in excellent condition. Although unused for many years, the barn remained in fairly good condition until recently. Then the Maasdam Barns Preservation Committee began to rehabilitate the building. This included cleaning the building, removing and replicating its windows, and painting. Today, the Stallion Barn presents the appearance of a well-preserved and outstanding example of an historic stock farm facility.

Mare Barn (contributing)

Constructed for the firm of Maasdam and Wheeler circa 1910, the Mare Barn is located on the north side of the farmyard and on the north side of the lane, which leads to the highway. (See Continuation Sheets 7-10 and 7-17.)

The Mare Barn is a ground level, center drive barn, the drive running east and west. Post and beams support the loft floor joists and the loft wall framing. The Mare Barn measures approximately 48 x 36 feet, the longer dimension running east and west. The structural system for the roof (see Continuation Sheet 7-14) includes the following trusses:

Short angled braces connecting the paired 2x6 top plates to the floor joists are located at each post. However, all of the roof rafters, which are 2x4s placed 18 inch on center, contain a small truss. There are signs that this roof system is too weak to support the wide span of the structure, which measures 36 feet. Posts in the north wall are pulling away from the top plates. Many of the trusses have been reinforced with larger braces. The roof rafters support a system of purlins to which wood shingles are attached. (Berger Group: 16)

The barn rests on a concrete slab with poured concrete sidewalls rising about 6 feet from grade. The balance of the exterior walls is clad with shiplap wood siding. A gambrel roof, clad with corrugated asphalt shingles, covers the building.

The floorplan features a double-loaded hall flanked by four horse stalls on each side. The hall is entered on the east and west ends by plank doors, sliding open and closed along a metal track. Fenestration on the north and south elevations consists of four, symmetrically placed, multi-paned windows. The hall measures approximately 11 x 48 feet, and each of the stalls measures about 12 x 12.5 feet. (See Continuation Sheet 7-13.) Eight-inch thick, poured concrete bulkheads surmounted by heavy iron bars form the demising walls of these stalls. The bulkheads between the stalls are 6 feet high, and the walls between the stalls and the hall are 3.8 feet high. A single gate provides access to each of the stalls.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 6

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

The upper level of the Mare Barn is mostly an open area used for the storage of hay. A granary is situated on the east end of the loft, with a chute to provide by gravity a supply of feed to the main floor. The hay mow features a Louden-designed hay fork and carrier, which remain in place under the ridge of the barn's roof. A wooden ladder, located on the south side of the main floor hall and fixed to the side of a stall, provides access to the hay mow. A hay door, protected by a roof extension, is located in the east gable end of the building to facilitate moving hay into the barn. A smaller hay door is located in the west gable end. It also possesses a roof extension. The east and west elevations feature 2/2, double-hung windows in the hay mow.

The Mare Barn remains much as originally constructed except for a nonextant cupola. The building is now in fine condition. Although unused for many years, the barn remained in fairly good condition. Then the Maasdam Barns Preservation Committee, a group charged by the Jefferson County Board of Supervisors to oversee the property's renovation, began to rehabilitate the building. This included cleaning the building, straightening the out-of-plumb exterior walls with guy-wires, and painting.

Chicken House (contributing)

The Maasdams likely constructed the Chicken House sometime before World War II. This building has two units. The main unit is a 1-story structure with a gable end roof. The second unit is a lean-to attached to the south elevation of the main unit. The footprint of the two units together measures 12 x 18 feet, the longer dimension that of the east elevation. The Chicken House is of frame construction with board and batten cladding, and covered with a corrugated metal roof. One Dutch door provides access to the main unit and another Dutch door to the lean-to.

Although not directly related to the stock farm operation at Evergreen Ridge, the Chicken House adds to the feeling of the property as a working farm and is counted as a contributing resource for that reason. The condition of the Chicken House is fair. The exterior siding, doors, and windows need repair, and brush of various sorts has overgrown the south side of the lean-to. Debris fills the interior of the building.

Machine Shed (noncontributing)

Constructed by Glen Gorman circa 1968, the Machine Shed is a pole barn type building. It is located on the north side of the farmyard a little to the south of the lane that leads to the highway. (See Continuation Sheet 7-10.)

The footprint of the Machine Shed measures 30 x 40 feet, the long dimension running north and south. The north, west, and south elevations of the building are clad with corrugated metal, while the east elevation remains open. A corrugated metal roof covers the building. The Machine Shed faces east. Its condition is fine.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 7

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

Although the Machine Shed is evaluated as noncontributing because its construction postdates the period of significance for this nomination, the building is not visually intrusive to the historic district. It is aligned in an orderly relationship with the Chicken House on the north side of the farmyard and does not block the viewer's perspective of other buildings.

ADAPTIVE REUSE

The Evergreen Ridge Stock Farm is presently undergoing redevelopment as a tourist, recreational, and educational center in conjunction with a major highway improvement between Des Moines and Burlington undertaken by the Iowa Department of Transportation. In 2004, the DOT acquired 22.3 acres of the Maasdam farm for the bypass right of way. A recreational trail encircling the City of Fairfield, a cooperative effort among local units of government, will include the farm as one of its resources on its route. Planning for the Maasdam segment of this trail is moving forward in cooperation with the IDOT.

As early as 1980, the Maasdam farm had been identified as historically significant. In that year, William C. Page surveyed the property and found it National Register eligible, locally and under Criterion A, because of its historical significance as a stock farm. An Iowa Historic Property Study, completed in 2002 by the Louis Berger Group, Inc., documented the property and stimulated further interest among local Jefferson County residents, who had long valued the farm and its history as significant.

In 2003, the State Historical Society of Iowa approved a portion of the Maasdam farm for use as a segment of a recreational, 17-mile Fairfield Loop Trail encircling Fairfield. The same year, and continuing to the present time, local volunteers began rehabilitation and restoration of the farm barns. The Stallion Barn was repaired and painted that year. In 2004, the Jefferson County Board of Supervisors took title to the farm property and established the Maasdam Barns Preservation Committee (MBPC), headed by a chair, vice chair, secretary, and treasurer and with three sub-committees—Education, Infrastructure, and Structure.

In 2004-2005, work began on the stabilization, rehabilitation, and restoration of the Mare Barn and Show Barn. A Technical Advisory Network (TAN) consultation between the Board of Supervisors and William C. Page, Public Historian, in 2005 explored options about the property's adaptive reuse as a tourism, recreation, and educational center. These options include the use of the property to demonstrate the role draft horses played in the development of agriculture. This story continues to gain interest among Iowans. At the 2006 Iowa State Fair, entries in the draft horse competition totaled 571 animals, a record number. (*Des Moines Register*)

In 2005, the Board of Supervisors earmarked \$75,000 from a recent sale of county land as an endowment for the MBPC, with all interest going toward the project and related work. Volunteers have provided the driving force behind much of these efforts, with a total of some 800 hours of labor supplied by the end of 2005. Service local organizations including a foundation, the Jefferson County Trails Council, and a church have donated approximately \$4,000 for building materials.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 8

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

INTEGRITY

The Farmyard area of the farm possesses outstanding integrity. Its buildings are located on original sites and its setting has been preserved without a reduction in size of the property or the construction of intrusive buildings. Although the construction of the Machine Shed post-dates the period of significance for the historic district, its placement conforms to the historic layout of buildings with the area, and its function is compatible with a working farm. The property is not, however, evaluated as a farmstead, since a farmhouse is nonextant.

The building materials and workmanship of the Show Barn, Stallion Barn, and Mare Barn remain original, included poured concrete, wood siding, wood stalls, feeding troughs, and storage areas. Although some of the windows of the Stallion Barn and Mare Barn have been replaced, their original designs were carefully replicated in wood. The all-important floor plans of the Stallion and Mare Barns remain unaltered and intact since the property's use as a stock farm. The arrangement of stalls, halls, feeding equipment, and storage areas readily lends itself to interpretation by guides for visitors unacquainted with stock farm operations.

The property's feeling and association with its historic events remain intact. Those individuals involved in these events would immediately recognize the buildings as they appear today. While it is true that the ownership of the outlying fields and pasturelands of the historic farm is now separately held from that of the farm, these surroundings remain largely agricultural in use and confer the feeling of a rural environment to the property.

Although the demolition of the Rickey House and the Gorman House has negatively impacted the integrity of the Home Grounds, this area still serves an important function in framing the visual context of the Farmyard. The viewer today, when approaching the farm from Highway 1, senses that the Home Grounds—with their lawn, trees, and proximity to the highway—likely served a domestic function distinct from that part of the farm given over to animal husbandry. Recently, there has been some discussion within the Maasdam Barns Preservation Committee of constructing (or relocating) a house to the Home Grounds to serve as an interpretation center for the farm. A building of sympathetic design to the historic district would likely enhance rather than appear intrusive to the property.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

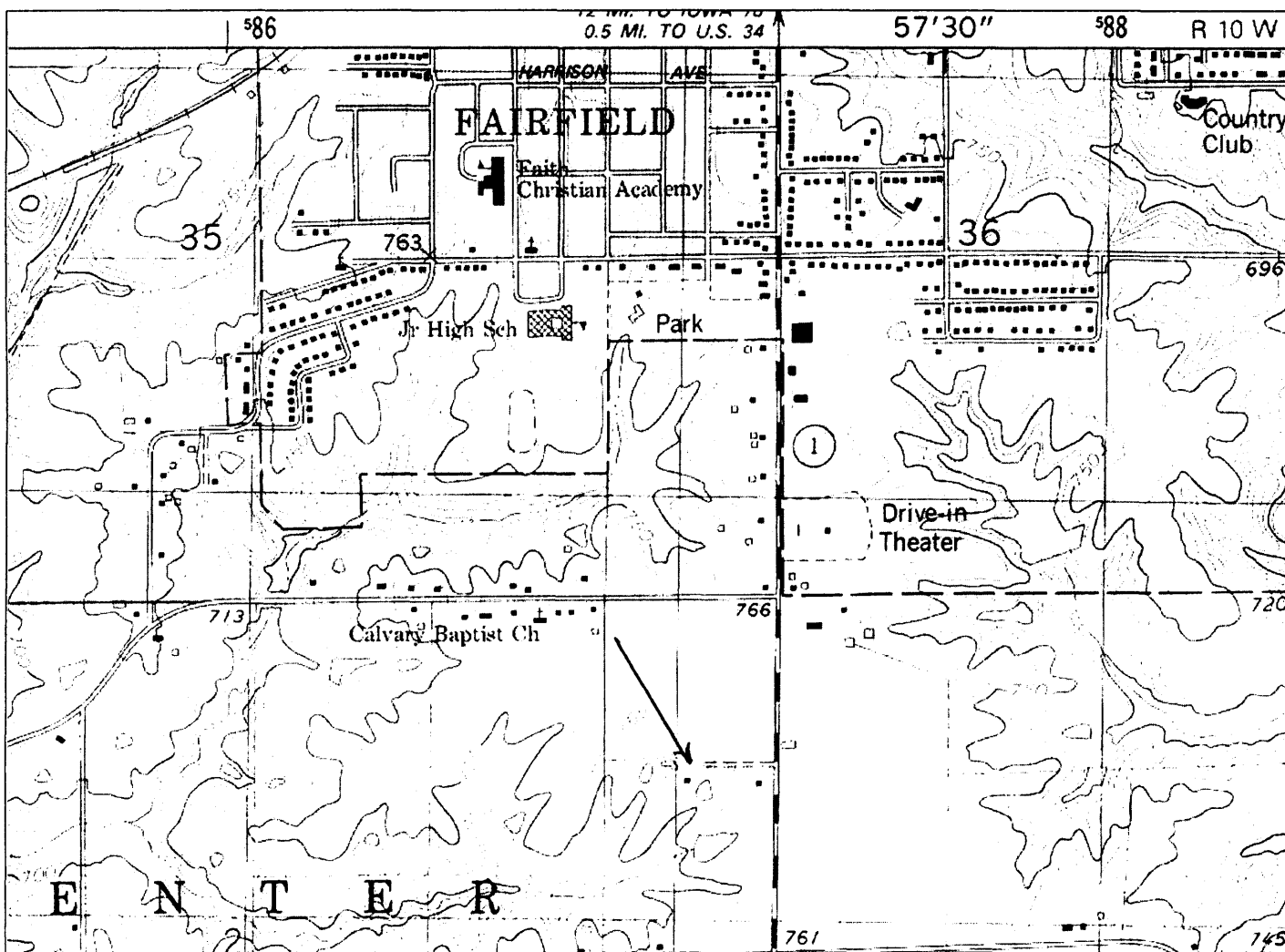
Section number 7 Page 9

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

SITE MAP

ARROW LOCATES PROPERTY



Source: U.S.G.S. Map (7.5 Minute Series), Fairfield (South) Quadrangle, 1980.



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

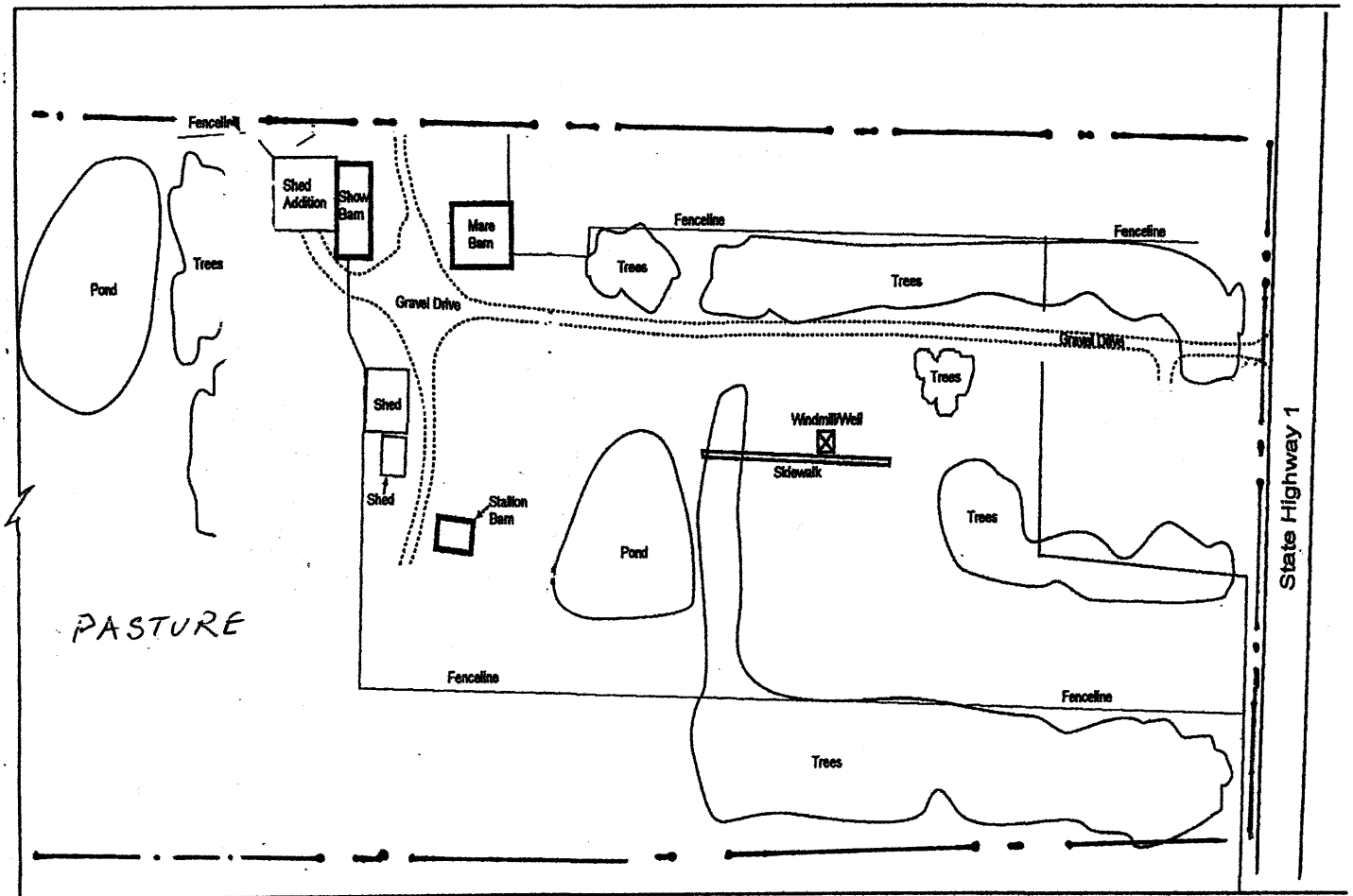
Section number 7

Page 10

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

SITE PLAN



The dashed lines on this map show the boundaries of the Evergreen Ridge Stock Farm Historic District.
A boundary description and map of it are found in Section 10 of this nomination.
The ponds are post-World War II improvements to the site.

Source: The Louis Berger Group, Inc., 2002, revised.

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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

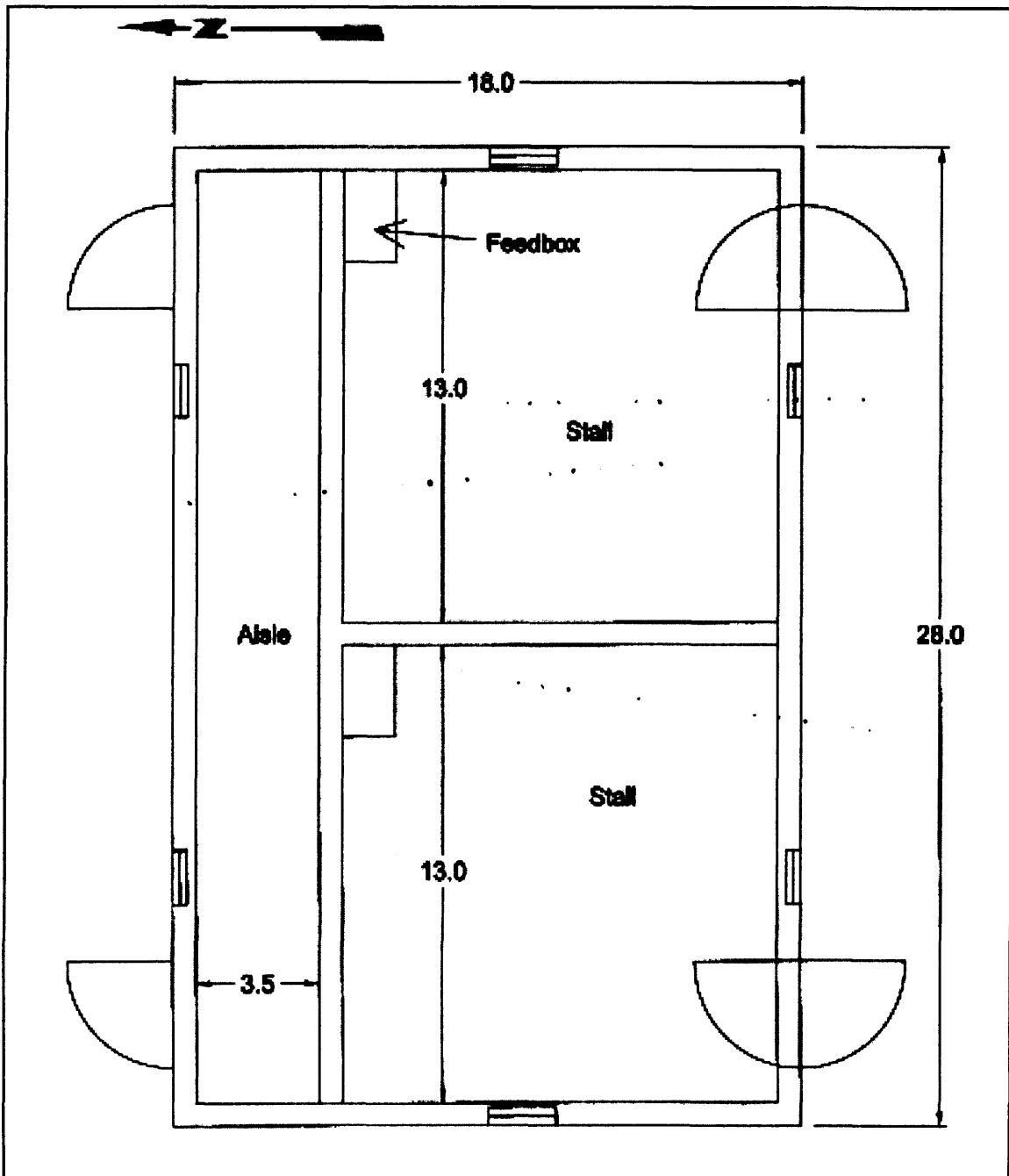
Section number 7 Page 11

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

STALLION BARN

FLOOR PLAN



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7

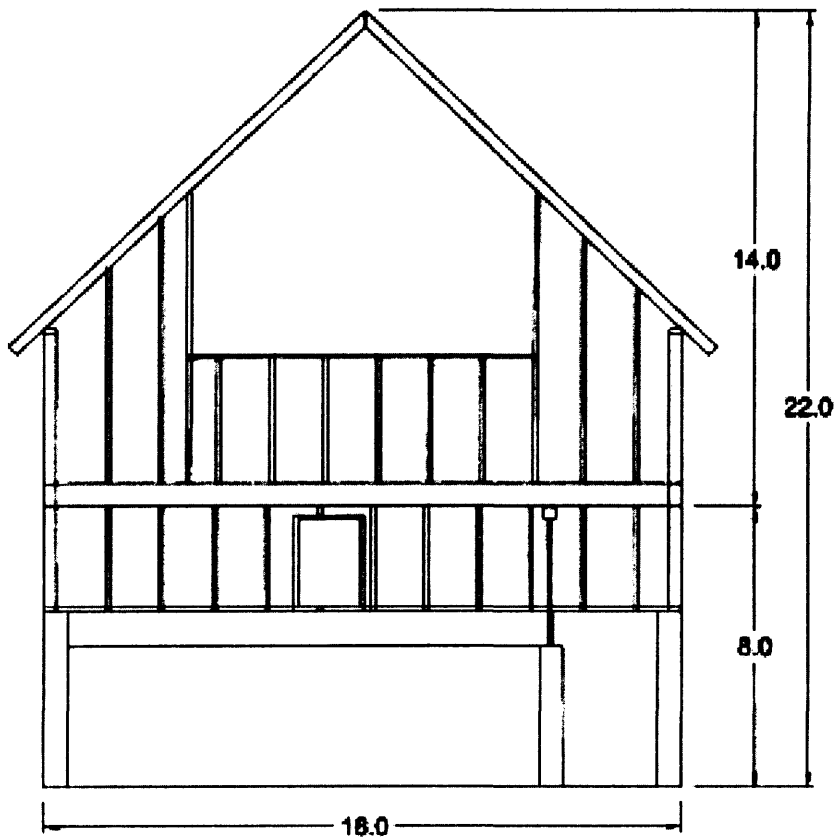
Page 12

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

STALLION BARN

CROSS SECTION



Source: The Louis Berger Group, Inc., 2002.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

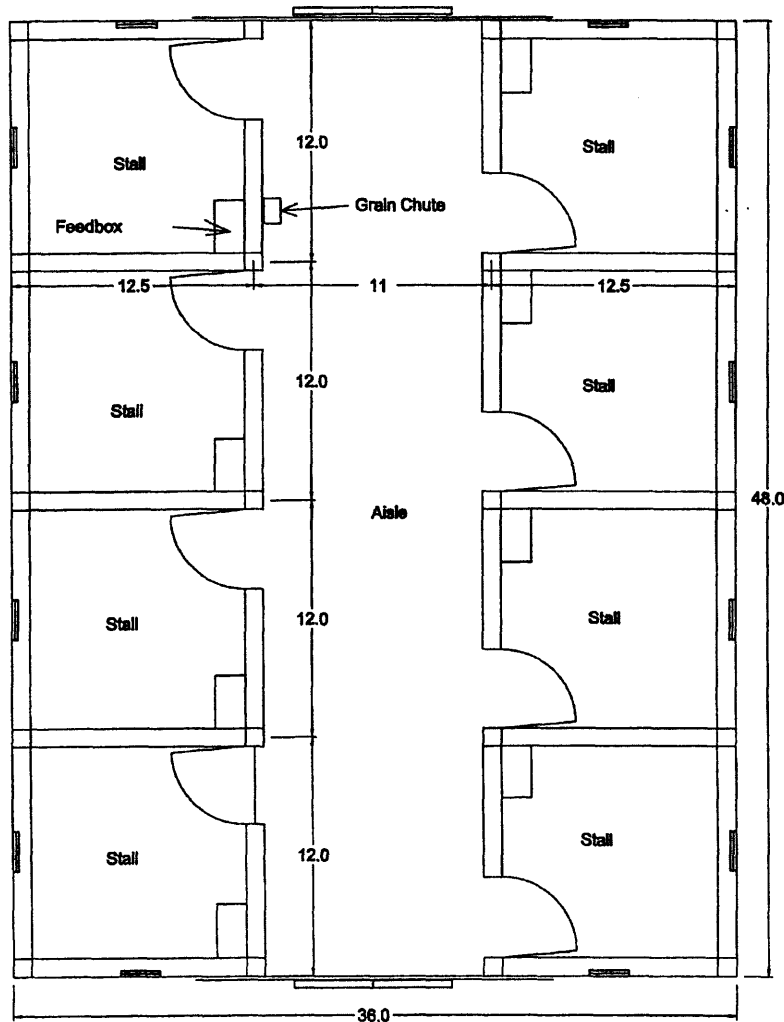
Section number 7 Page 13

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

MARE BARN

FLOOR PLAN



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

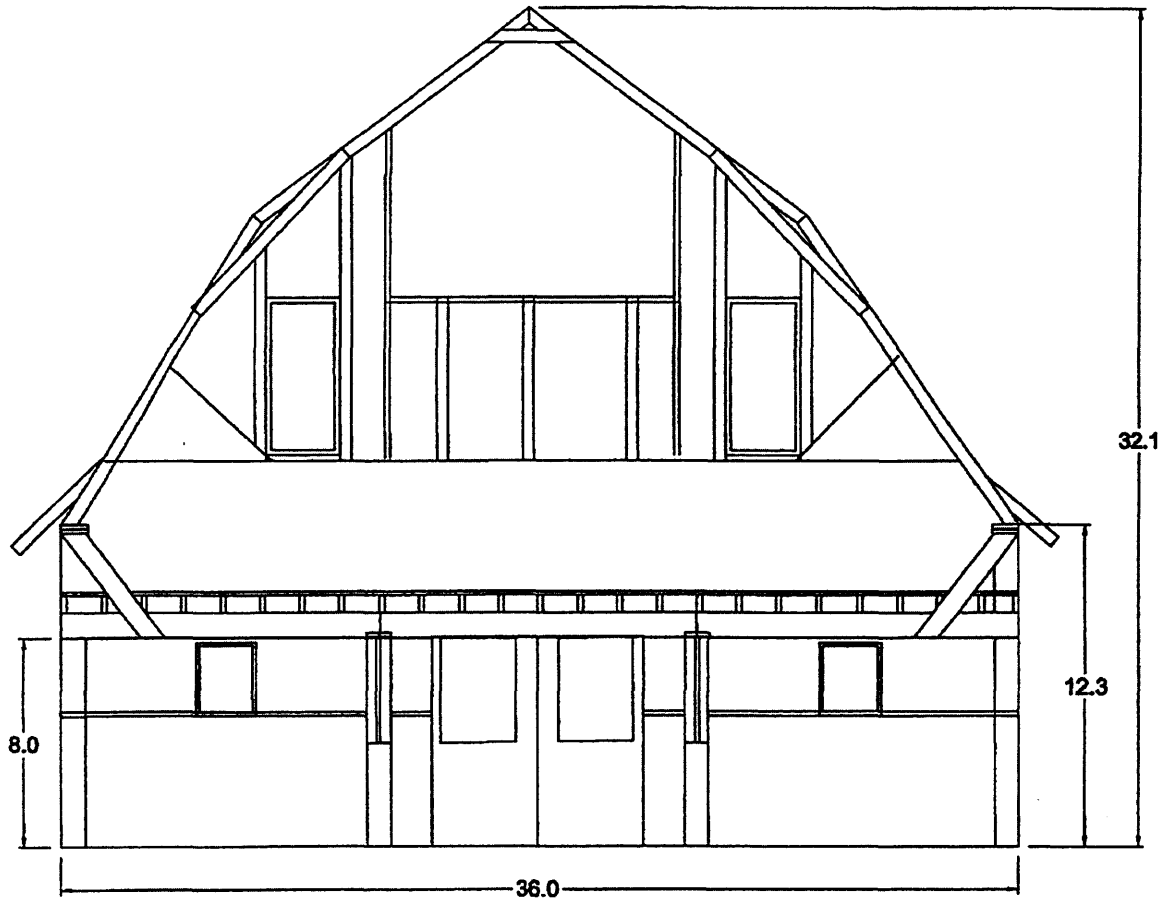
Section number 7 Page 14

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

MARE BARN

CROSS SECTION



Source: The Louis Berger Group, Inc., 2002.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

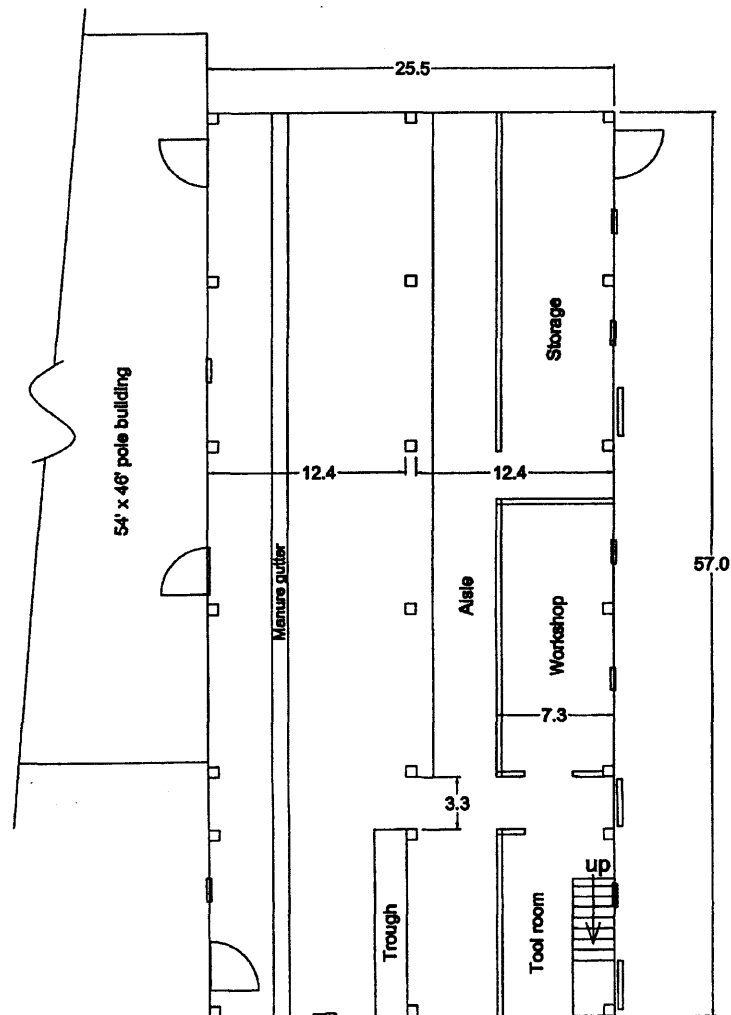
Section number 7 Page 15

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

SHOW BARN

FIRST FLOOR PLAN



Source: The Louis Berger Group, Inc., 2002.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

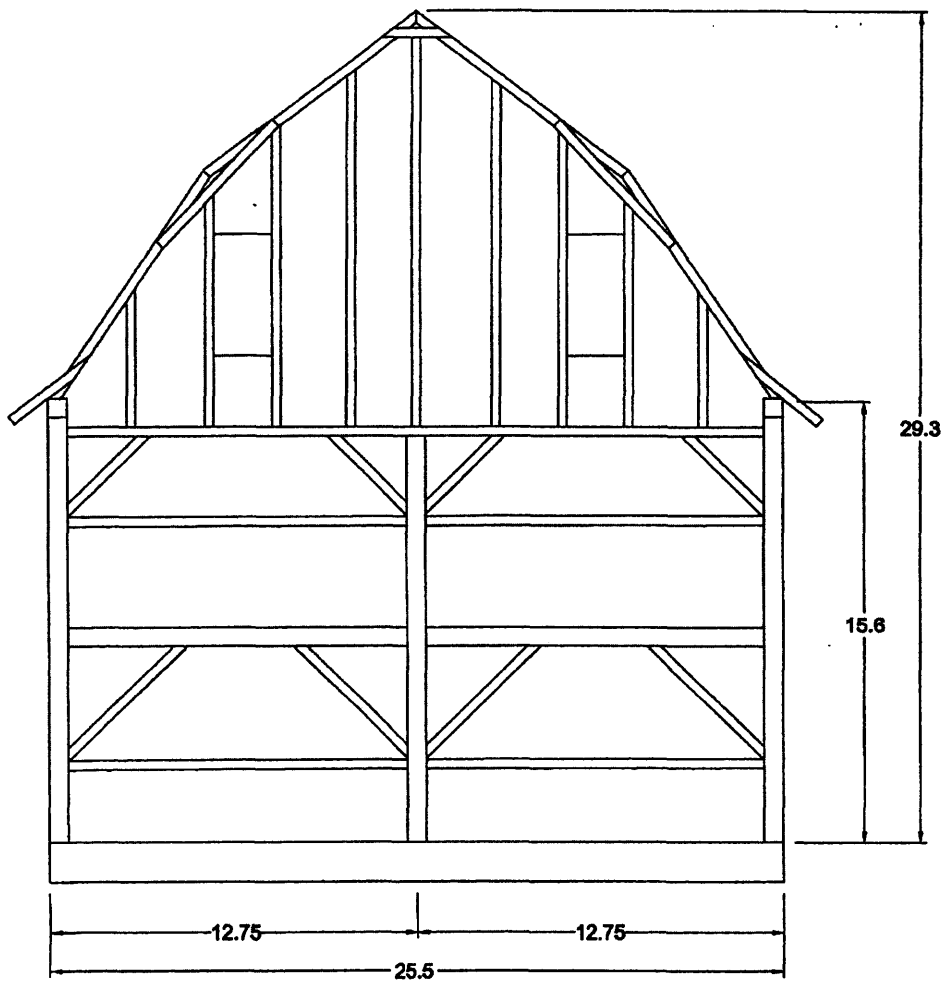
Section number 7 Page 16

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

SHOW BARN

CROSS SECTION



Source: The Louis Berger Group, Inc., 2002.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 17

CPN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

HISTORIC PHOTOGRAPH

CIRCA 1910



This recently discovered historic photograph looks to the southwest and pictures the nonextant Rickey House (left), Mare Barn (center), and Show Barn (right). Both barns feature large cupolas (nonextant). The Show Barn also possesses a lean-to wing on the north and what appears to be another wing on the west.

Source: Mary Maasdam, Ottumwa, Iowa.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 18

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

SUMMARY OF SIGNIFICANCE

The Evergreen Ridge Stock Farm Historic District is significant, locally, under National Register Criterion A. The property calls attention to the importance of draft horses for powering agricultural equipment prior to farm mechanization during the 20th century. In 1910, Jacob G. Maasdam and Edward G. Wheeler, D.V.M., developed the existing farm on this site to import, breed, and sell Percheron draft horses. A benchmark of the firm's historical significance occurred in 1919, when "Amoretta," one of its American-bred, gray Percheron mares, took the prize for Champion Percheron Mare at the International Livestock Show in Chicago.

The period of significance for Evergreen Ridge Stock Farm, under Criterion A, is circa 1906-circa 1933, the time of its association with the draft horse business. Significant dates include circa 1906, when Maasdam and Wheeler established their stock farm on the site and 1910, when Maasdam purchased the property.

The property possesses seven resources. Six resources are counted as contributing and include the Stallion Barn, Mare Barn, Show Barn, and Chicken House (classified as buildings), the Windmill (classified as a structure), and the site (classified as a site). The Machine Shed is counted as noncontributing and classified as a building.

BACKGROUND

Percherons as a Breed

During the era when workhorses powered agricultural equipment and drayage, five breeds performed best and dominated the market: Percherons, Belgians, Shires, Clydesdales, and Suffolks. All of these breeds originated in Britain or Europe. A widespread business evolved in America during the 19th and early 20th centuries to import, breed, and sell these valuable animals.

Although those who used draft horses often became partisan in championing one breed over another, each of the breeds listed above possessed particular benefits that qualified them for different kinds of work. The look of the various breeds also affected their status. The Percherons and the Belgians have clean legs, while a distinctive feature of the Shires and the Clydesdales is the feather-legged fringe along their legs.

D. J. Kays, sometime professor of Animal Science at Ohio State University, critiqued the Percherons as workhorses in his 1953 book *Judging—Breeding—Feeding Management—Selling*.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 19

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

According to Kay:

Factors Explaining Percheron Popularity

1. Endurance.
2. Docility.
3. Prompt and energetic in temperament.
4. Feeding and doing ability.
5. Demonstrated ability of Percheron stallions to sire good work horses from the common run of mares. When the work horse business was at its peak, many of the best geldings that appeared on the open market were sired by Percheron stallions.

Criticisms of Percherons

1. In too many instances a lack of draftiness due to light bone, long couplings, and shallow middles.
2. Small, narrow feet.
3. Short, stubby pasterns.
4. Crooked hocks.
5. Low couplings, high hips, steep croups.

Source: Kays, p. 172-173.

In spite of these disadvantages (and the advantages other draft breeds had over the Percheron), Kay noted that the Percherons

once led all other draft breeds in the number of registrations and were in the lead also as a breed, whose grades and crossbreds sold in the greatest number at work horse auctions in the leading horse-producing states of this country. (*Ibid.*: 173)

It is said that Percheron stallions first came to Iowa in the 1870s, and that their general distribution throughout the Midwest occurred in the 1880s. Percherons became the most popular workhorse bred in the nation during the era of draft horsepower and continued into the 1930s to dominate the field, with the Belgians a close second.

The Percheron and the Belgian between them accounted for over 10,000 of the 11,192 registered stallions in the twenty-two horse-raising states with registry in 1937—the number of Percherons being 5,957 and of Belgians, 4,413. (Stong: 302)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 20

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

Phil Stong, born and raised within twenty miles of Evergreen Ridge Stock Farm and author of *Horses and Americans*, recounted in 1946 how the Belgians slowly overtook the Percherons numerically and how that occurred in Iowa:

Iowa has slightly over one-ninth of the registered Belgians in the twenty-two states. They passed the Percheron mark in 1934, though the Percheron continued to increase except for a very slight lapse, eight animals, in 1937. . . There was a very simple reason for this trend in Iowa, namely, the establishment of two or three highly successful studs of Belgians who spread Farceur and Ergot blood around the State. The demonstration of fine blood from a single sire, through two or three generations, can change the whole breeding situation. (*Ibid.*)

Breeders and Importers

During the 19th and early 20th centuries, draft horses provided the motive power to operate ploughs, planters, cultivators, harrows, harvesters, cornshellers, seeders, mowers and reapers, and to pull carts, wagons, and other vehicles. Since the draft horses discussed in this nomination originated abroad, their importation into the United States became concomitant to their use in this country.

The Percherons, which originated in France, provide an example. The first shipment of Percherons to the United States occurred in 1838, when Edward Harris of New Jersey imported four. A major step occurred in 1851, when three Percheron stallions arrived in Ohio, with Diligence, a highly prolific animal, which was said to have sired 60 colts a year for 18 years. (Stong: 300)

Breeders established organizations to register, protect, and promote their breeds. The first association of Percheron breeders in the United States organized in 1876, followed eleven years later by an association for Belgian breeders. (*Ibid.*: 302) State and regional associations were later formed.

During the early 20th century, draft horse importers and breeders competed intensely with one another for huge financial stakes. Livestock shows and awards conferred status on winning animals and their owners.

Some of these breeders formed associations and cooperated with one another. The Southeast Iowa Percheron Breeders' Association is one example. In the 1940s, this association purchased the Percheron stallion "Kanonier," a big horse at 2,700 pounds, reportedly at a price of \$4,000. The members of this association then shared the benefit of his service to increase and improve their own stock. (*Ibid.*: 303)

The activities of these co-operative associations are a tremendous factor in improving farm-horses. There are more than 150 "colt clubs" in Iowa alone, many of them organized to purchase only one stallion. In times such as those of the recent encephalomyelitis pestilence very few farmers would care to gamble \$4000 on an animal, but forty farmers

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 21

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

would gamble \$100 each. The arrangement makes the services of the finest sires available at not very many times an ordinary breeding fee, and the association has the stallion left over. (Stong: 302)

Fate

The fate of the American draft horse—and, by extension, that of Evergreen Ridge Stock Farm—had become clear at the very time these useful animals reached their zenith of presitge. By the 1920s, if not before, mechanical power had become available to the American farmer with a wide range of petroleum-powered equipment.

Writing in 1925, agriculture historian Edward A. Rumeley, noted that:

There are to-day more gas-engines at work on our farms than in our shops and factories—at least 600,00 of them. And it is estimated that one-eighth of all the power used on our farms is now mechanical. The eighth will soon become a quarter. Light motors are speedily growing heavier, showing that heavier and more general work is now being done by machinery. Plainly, we are seeing the beginning of the era of mechanical power on the farms. (Rumeley: 363-364)

To make his point, Rumeley quoted a U.S. Department of Agriculture publication, which noted that:

“The comparative merits of animal and mechanical power will in the end probably be resolved into a question as to which source of power will require the least acreage for the production of fuel, owing to the rapidly growing area required to supply food for the human race.” (Rumeley: 365)

In conclusion, Rumeley foresaw that:

In farm labor we are seeing the passing of the horse and mule. The new internal-combustion engine costs about \$90 for each horse power, while a horse equally efficient costs from \$175 to \$200. Among many other economies there is the matter of food. A horse's food costs eight and one-quarter cents. No wonder that 75,000 gas-engine, representing the power of half a million horses, were sold to our farmers last year. (*Ibid.*)

A few statistics bear this out. The peak year for registrations of Percherons in the United States occurred in 1917, when 10,508 animals were registered. By 1950 the number had declined to only 149. (Kay: 5)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 22

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

STOCK FARM AT EVERGREEN RIDGE

The stock farm at Evergreen Ridge is a fine, representative example of a draft horse importing and breeding operation in Iowa, historically significant because it calls attention to the importance of these animals for agriculture during the early 20th century. The stock operation was owned and operated by a series of business entities, including the partnership of Jacob G. Maasdam and Edward G. Wheeler, D.V.M., Maasdam as sole proprietor, and the Iowa Horse Importing Company, another partnership of the two men.

Jacob G. Maasdam

Jacob Gesset Maasdam (1871-1944) was born in Marion County, Iowa, of a Dutch immigrant family, who resettled from the Netherlands to Pella, Iowa, in the 1840s. Jacob united in marriage with Catherine Charlotte Wagaman (1870-1931), the daughter of another Pella Dutch immigrant family. Both are buried in Evergreen Cemetery at Fairfield, Iowa. Their children, William K. Maasdam (1890-1952), Fred D. Maasdam (1901-1963), and Elizabeth Louise Maasdam (1899-1953) are also buried there. Emerson Maasdam, a third generation of the family, lived most of his life in Fairfield.

An Iowa Historic Property Study report, prepared in 2002 for the Maasdam farm, has misidentified Maasdam genealogy. It states that Jacob G. Maasdam, the partner in the Evergreen Ridge Stock Farm, was born in the Netherlands in 1847 and emigrated with his parents to Marion County, Iowa, two years later. (Berger Group: 20) The Jacob G. Maasdam of Evergreen Ridge was born in 1871 and died in 1944. (Baird: Evergreen Cemetery Inventory)

Edward G. Wheeler, D.V.M.

Edward G. Wheeler, D.V.M., was a native of Pella, Iowa, where he knew Jacob G. Maasdam as a child. Edward grew up in a family closely associated with draft horses, as the following thumbnail sketch of his father, Louis Wheeler, explains:

LOUIS WHEELER

Was one of the first men to drive a stage coach from Des Moines to Keokuk. He finally located in Pella and engaged in the livery business with David Welle, who looked after the express business of the firm. The firm of Wheeler & Welle remained in business for many years and the old barns that were once occupied by their business still remain on Franklin street. Mr. Welle died and the business of the express company was taken over by this son, Peter, who later passed away. After Mr. Wheeler's death, January 17, 1899, his sons, Ellsworth and Edward, took over his business and conducted it for several years afterward. Edward G. lives in Sibley, Iowa; Bert lives in Los Angeles, California; the other three sons, Ellsworth, Henry and Lonnie, have gone to their reward. (*Souvenir History of Pella, Iowa*: 196)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 23

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

A thumbnail sketch of David Welle, Louis Wheeler's partner, reveals an even more direct business interest in draft horses:

DAVID WELLE

Born in the City of Gorengem, South Holland, where he lived and received his education. He came to Pella with his parents in 1847, and settled with them on a farm. Mr. Welle will be best remembered by the older residents as the agent for the United Express Company, and a partner in the livery business, conducted for many years under the firm name of Wheeler & Welle. This firm deserves great credit for being the pioneers in improving the breed of draft horses in this part of Iowa, they being the first to ship in pedigreed Norman horses for breeding. Mr. Welle was a man of genial disposition, who counted his friends by the score. He was a public spirited citizen always ready to encourage any movement that was for the improvement of the community. His death occurred September 1, 1902. (*Ibid.*: 192)

It can be seen from these accounts that Edward G. Wheeler grew up in the horse importing business. This surely paved the way for him to study veterinary science and, later, engage in a business similar to his father's.

Business History

The stock farm at Evergreen Ridge operated between its founding circa 1906 and until circa 1933, when the Great Depression forced its dissolution. From 1906 until 1918, the firm operated as Maasdam and Wheeler, a partnership of Jacob G. Maasdam and Edward G. Wheeler, DVW. From 1918 until 1931, Maasdam operated the farm as a sole proprietor. Then, in 1931, Wheeler rejoined Maasdam in a new partnership, the Iowa Horse Importing Company, which operated at the same site but for only a few years.

Susan Fulton Welty has written the most detailed account of the business to date. According to her:

Even with automobiles on the horizon, a successful horse importing company was started in 1906. It was that of Jacob G. Maasdam and Edward G. Wheeler, who had grown up, along with the girls who became their wives, in Pella, Iowa, and had gone into business there before they moved to Fairfield. The Maasdams came first in January 1906, buying a farm 3-1/2 miles south of town near Cedar Creek, which they called "Evergreen Ridge Farm." Jacob Maasdam, driving a team hitched to a sled, and his son William, riding a saddle horse, convoyed 47 Percheron horses, and a Shetland pony which wanted to turn in at every lane it passed, on the two day journey to their new home. They ran out of snow

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 24

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

near Fairfield, and the sled had a rough trip. Wheeler, a trained veterinarian, moved his family to Fairfield some months later.

The firm of "Wheeler and Maasdam" imported horses from Belgium and France, and Suffolk horses from England, often on order. E. G. Wheeler usually did the buying abroad, since he liked to travel and his partner did not. After about fourteen days on the ocean, the horses were shipped from New York to Fairfield in special "palace" express cars which travelled with passenger trains. Once, on arrival, a Belgian horse refused to get out of its car. It could not be budged until Martin Coenders, a Belgian immigrant himself, was prevailed upon to go and coax it in his native language. Thereupon it came out willingly.

When there was a public sale at the Maasdam farm in the days of poor roads, the whole family would go out beforehand to fill in the chuckholes nearby. A show pavilion was put up on the grounds, and a free lunch of sandwiches, coffee and doughnuts was served to all who came, with the baked goods from the Turner Bakery. "We never turned anyone away," said Jacob Maasdam's daughter, Marie Maasdam Kann, in 1967. "But we never realized how many people were interested in buying horses until that free lunch time came." Wheeler and Maasdam had a prosperous partnership until World War I, importing their last stock shortly before the fighting began. In 1918 they had a dispersal sale and dissolved partnership, after which Wheelers moved to Sibley. Maasdam in 1919 exhibited an American-bred gray Percheron mare named Amoretta in the International livestock Show in Chicago, where William Maasdam led her into the ring and she was judged World's Champion. That same year Maasdam imported 60 head of shorthorn cattle, but the horse business declined rapidly after the war as steam-powered machinery came into use.

In 1931, during the Depression, Wheelers moved back to Fairfield, and the partnership was resumed as the "Iowa Horse Importing Company." Maasdam and Wheeler imported horses again three times before the Depression-born demand for horse-power ended. (Welty: 318-319)

Historians are indebted to Susan Fulton Welty for the information she obtained from Marie Maasdam Kann in the 1960s. Family sources directly connected with the Maasdam and Wheeler firm have now passed from the scene. Further research has revealed a few corrections to this account. Jacob G. Maasdam purchased Evergreen Ridge Stock Farm in 1910, not in 1906. From circa 1906 until 1910, Ellsworth Turney owned the land and, evidently, rented or leased it to Maasdam and Wheeler. Business advertisements for their operations styled the firm as "Maasdam and Wheeler." (See Continuation Sheet 7-17.) This nomination uses that name for their partnership for that reason.

The location of the Evergreen Ridge Stock Farm was excellent for business purposes. Situated in one of the richest agricultural regions of the world, the farm enjoyed a potential customer base of prosperous farmers. Transportation to and from Fairfield was easy. During the early 20th century, Fairfield enjoyed excellent passenger and freight railroad service to all parts of the nation, supplied by the Chicago, Burlington & Quincy and the Rock Island railroads. The farm was easily accessed from the Fairfield stations, located only about one mile to the north.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 25

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

Ellsworth Turney

Ellsworth Turney was a Fairfield businessman, whose father, Joel Turney, had founded a wagon-manufacturing firm in Fairfield. The company's "Charter Oak" and "Fairfield" wagons were noted for their durability and gained widespread acceptance. Upon Joel's retirement about 1897, Ellsworth and his brother Dillon Turney took over the management of the firm.

In 1906, Ellsworth Turney bought the property now known as Evergreen Ridge Farm from L. L. Wilkins for \$8,820.00. Wilkins had purchased the property in 1892. Turney proceeded to improve the property, including the construction of the Show Barn. For several years, Turney rented the farm to J. G. Maasdam before selling it to him in 1910 for \$12,600.00. (Berger Group: 20)

ARCHITECTURE

During the late 19th and early 20th century, American agriculture grew more specialized, building materials improved, architectural services developed, barn-planning literature proliferated, and new equipment became available to reduce backbreaking labor on the farm. All of these factors, coupled with a strong agricultural economy during the Golden Age of American agriculture, contributed to a new era of efficiency on the farm. Evergreen Ridge Stock Farm is of architectural interest as an example of the Progressive architectural movement during the early 20th century. The design of the barns is attributed to the Loudon Machinery Company of Fairfield, Iowa, a leader in this movement. (Berger Group: 22-23)

Architectural Design

All signs point to the Loudon Machinery Company as the design source for the Stallion and Mare Barns at Evergreen Ridge. The extensive use of poured concrete, the efficient layout of floor plans, the employment of inventive devices to reduce labor, and the close proximity of the Loudon factory to the farm all support this attribution. A stockman would have immediately appreciated the benefits of these many features; but it would have been highly unlikely that an individual, such as Jacob G. Maasdam or Edward G. Wheeler—involved, as they were, in day-to-day operations—could have conceived these ideas on their own. The hand of the professional architect is self-evident.

The Evergreen Ridge Stallion Barn and the Mare Barn show to dramatic advantage the utility of concrete as a building material for barns. Concrete played a significant role in the improvement of barn design taking place during the Progressive Era early in the 20th century. The ancient Romans had used concrete, but its growth and popularity in America dated from the late 19th century.

The Loudon Machinery Company was an early proponent of concrete for farm buildings. Loudon's barn plan catalog of 1919 advised how the use of concrete could avoid wood rot:

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 26

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

The foundation walls below the ground, the lower story walls from the ground up to the window-sills, and the ground floor, should be built of concrete.

It would be well to build the entire outside walls of the first story out of concrete, hollow tile or brick, but if this is found to be too expensive the concrete should be run at least 12 inches above the lower floor and 18 inches above the ground, so that all danger from moisture rotting the bottom of the wood construction will be avoided. (*Louden Barn Plans* 1919:7).

Concrete also promoted sanitation. A concrete floor was easier to clean than a dirt floor.

While companies like Loudon routinely touted such advantages in recommending concrete for the farm, the Stallion Barn and the Mare Barn at Evergreen Ridge show an additional advantage—the strength of concrete to withstand the powerful force of draft horses. Few today can image the power of an agitated 1,000-pound stallion. A concrete stall provided an important tool to control such an animal. It also provided the stockman with a measure of safety. The stalls in the Stallion Barn and Mare Barn feature bulkheads of 8-inch thick concrete. When coupled with a sturdy stall gate and an efficient barn floor plan, the stockman could use the gate and layout to direct the movements of the animal back and forth within the stall and to and fro from the barn. The demonstration of this technique by an able stockman to the author made this point clear.

The floor plans of the Stallion Barn and the Mare Barn show a careful regard for utility. Each of the two stalls in the Stallion Barn features separate doors on the south side of the building for the stallions to move back and forth from the barn to the adjacent pasture. Each of the stalls also features a separate door to move the stallions from the barn to the farmyard. This floor plan also provides an efficient design for the feeding of the animals. An aisle, running adjacent to the stalls on the farmyard side of the barn, enables the stockman to feed both stallions from one location. Feedboxes surmount the concrete bulkheads on the aisle side of the stalls and swing out on hinges so the stockman can easily fill them from the aisle with oats. Wooden troughs are situated along the same bulkhead for hay.

Equipment

During the Progressive Era, farm implement manufacturers, like the Loudon Machinery Company, expanded their offerings to include inventive equipment to aid farmers to lighten their back-breaking chores. According to Loudon's Architectural Department (a.k.a. Loudon Barn Planning Service):

Our Architectural Department was established for the purpose of assisting our customers in not only planning barns that will meet all their requirements in the most economical construction, but also to assist them in solving all other problems that come up, such as proper lighting, heating, ventilating, drainage, disposal of manure, and other sanitary and

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 27

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

hygienic problems, as well as proper protection against weather exposure and fire risk.
(*Louden Barn Plans* 1919: 3)

The issues addressed in this catalog—health, efficiency, economy, planning by experts, safety—mirror issues of concern within the broader context of the Progressive Era.

Several of the barns on the Evergreen Ridge Stock Farm feature Loudon Machinery Company equipment to improve the farm's efficiency. The Mare Barn features a Loudon-design hay carrier system. This system lifted hay from a farm wagon, carried the hay into the barn, and deposited it throughout the barn's large haymow. This barn also employs Loudon barn door hangers and overhead door tracks.

REPRESENTATION IN PREVIOUS SURVEYS

Already in 1980, Evergreen Ridge Stock Farm was identified as a potential historic property. As part of a cultural resources survey sponsored by the Area XV Regional Planning Commission, William C. Page identified the property as historically significant in 1980. (Page 1980).

In conjunction with the Iowa Department of Transportation's construction of a bypass around Fairfield, the State Historical Society of Iowa determined the Maasdam farm was eligible for nomination to the National Register of Historic Places in 1997. Then, in 2002, the Louis Berger Group, Inc., issued an Iowa Historic Property Study for the farm, as the result of their intensive survey of the site. This report detailed the construction history of the property and its historical context. The report also set boundaries for an historic district on the property. These boundaries included only the Farmyard area. Berger subsequently expanded these boundaries to include the site of the Rickey House. The present nomination of the Evergreen Ridge Stock Farm Historic District also includes the Home Grounds in its boundaries. (Deiber, Letter of Correspondence) The lane leading to the Farmyard, along with its historic landscaping, and the Farmyard's deep setback from the highway are integral components of the historic stock farm and should be included in the historic district.

SELECTION OF HISTORIC NAME

The selection of the historic name for this property posed a challenge. The business operations, which took place here included two different partnerships—Maasdam and Wheeler and the Iowa Horse Importing Company—and the sole proprietorship of Jacob G. Maasdam. The choice of any one of these as the historic name for the property would have done injustice to the other two businesses. Some combination of the three names would have been quite cumbersome. In contrast, "Evergreen Ridge Stock Farm" reflects historic usage throughout the property's service as a stock farm, attested by Marie Maasdam Kann, daughter of the owner, and physical evidence of the property's landscaping.

For the purpose of this nomination, the word "Farm" instead of "Farmstead" is used in the property's historic title because the property's original 84-acres are no longer held in the same title as

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 28

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

that of the property today and because the farmhouses which historically stood on the site are nonextant.

Local usage has also called the property the "Maasdam Farm," a moniker that has been included in the nomination as a common name. This local usage calls attention to the fact that Wheeler played a low-profile role in Fairfield, while the Maasdams continued to own the property until 1950.

The "Glen and June Gorman Farm" is another common name for the property, reflecting their ownership of it from 1950 until 1973.

The Rickey and Turney names have been excluded from the historic name of this property. No structure remains extant on the property associated with the Rickeys. Although Ellsworth Turney built the Show Barn, his ownership of the property extended over only a brief period of time.

RECOMMENDATIONS FOR FURTHER INVESTIGATION

The link between the Maasdam and Wheeler partnership and their relocation to Fairfield remains elusive. Why did the partners move to Fairfield? Further research might shed light on this interesting question. Was Ellsworth Turney involved in their relocation from Pella? Did Turney see the presence of a draft importing business as an advantage to his wagon works firm?

The story of draft horse stock farms in Iowa remains a rich field for historical investigation. The history of the Southeast Iowa Percheron Breeders' Association would provide a fascinating avenue for such investigation.

The recent discovery of a collection of historic photographs depicting the Maasdam and Wheeler property and family members, who possess oral informant information about it, document that the business also operated another farm south of the property included in this nomination. Further research is recommended to document that operation and place it in context with the present nomination.

Evergreen Ridge Stock Farm might be significant for its historical archaeological potential. The property possesses two sites of nonextant farmhouses, a water tower, and various fencerows. Subsurface data uncovered from these sites might yield significant information about the historical character of the property. An archaeological investigation of the site is recommended for this reason. Questions to be addressed during such an investigation might include the following:

Where were blacksmith operations located on the site? How did the location of these operations fit into the schema of the farmstead's spatial layout?

What types of blacksmithing occurred on the farm and what does this information tell us about the Maasdam and Wheeler operation?

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 29

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

In conjunction with the extant windmill or perhaps earlier windmills on the site, did the farm possess an underground water system to supply the various barns with running water? If so, what does this system tell us about the Maasdam and Wheeler operation?

Data recovery from the nonextant Rickey Farmhouse and the Maasdam Farmhouse sites might uncover evidence of the character of these family lifestyles.

Information from hitherto unidentified farmstead privy sites might yield information about the families and employees who lived and worked on the property, including its earliest occupants, about whom little is presently known.

What kind of medicines did the Maasdam and Wheeler operation employ? As a trained veterinarian, Wheeler no doubted doctored animals on the site. Subsurface deposits of medicine bottles in dumpsites might shed light on the Evergreen Ridge's livestock care and practices.

Was there a carcass disposal pit or pits at the farm? Such deposits might yield further information about the farm's livestock care and practices. The perusal of David J. Rapson's recent study (see bibliography) at Iowa State University might provide some guideposts for such an investigation.

The discovery of such data might justify a claim for the property's significance under Criterion D. If so, this nomination could be amended at a later time to expand its significance.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 30

CPN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

MAASDAM AND WHEELER ADVERTISEMENTS

Percherons and Belgians.

TWO importations of stallions and mares in
1907. Ho-ses now in fine condition. Imported
and home-bred stallions and mares for sale at
low prices.

MAASDAM & WHEELER, Fairfield, Ia.

The Breeder's Gazette, April 22, 1908, p. 979.

Maasdam & Wheeler, FAIRFIELD, IA.

PERCHERONS,
IMPORTED AND HOME-BRED.

Over 50 Stallions

from yearlings to 4-years-olds—all
blacks and dark grays. Big, drafty,
high styled and with best of action.
26 imported stallions personally
selected by us were landed at our
farms July 8, last. As we expect to
make another importation in Jan-
uary, we quote attractive prices in
order to move this lot. We offer
also a select lot of mares and fillies
that are choice and have the weight
and quality. Come and see our
breeding farm and inspect our
stock farm near town.



The Breeder's Gazette, August 4, 1909, p. 163.

The text of the advertisement provides some important statistical information about the Maasdam & Wheeler operation and notes its convenience "near town." Advertisement pictures of draft horses often accentuated their haunches to emphasize pulling power.

This photograph takes the conceit to an extreme and pictures three animals in an unflattering light.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9

Page 31

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

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1969 Iowa Department of Transportation, Ames, Iowa. 9 pages of drawings for improvements on the primary road from Van Buren County line north to Fairfield.

History of Marion County, Iowa

1912 Chicago, The S. J. Clarke Publishing Co.

Iowa Secretary of State

2006 Corporations Division, Des Moines, Iowa. No sole partnership or corporate records were found concerning Wheeler and Maasdam, Evergreen Ridge Stock Farm, or the Iowa Horse Importing Company.

Jefferson County Assessor's Office

Property Record card for 2224 Highway 1 South, Jefferson County, Iowa.

Jefferson County Recorder's Office

2006 The Jefferson County Recorder searched county records for partnership, trade name, or miscellaneous entries concerning Wheeler and Maasdam, Evergreen Ridge Stock Farm, and the Iowa Horse Importing Company and found none.

Louden Machinery Company, The

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9

Page 32

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9 Page 33

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

Rapson, David J., Matthew G. Hill, and George W. Beran
2006 *Archaeology of an Early 20th Century Carcass Disposal Pit, Division of
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MAPS

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1921 "Plan and Profile of Proposed Improvement on the Primary Road System, Jefferson County
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Iowa State Highway Commission
1929 "Plan and Profile of Proposed Improvement on the Primary Road System, Jefferson County
from Fairfield South to the Van Buren County Line." Archives of the Iowa Department of
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1969 "Grading—P.C.C. Paving and A. C. Resurfacing. P.C.C. Pavement Widening (Shouldering) on
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1980 Fairfield South Quadrangle.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10

Page 3⁴~~5~~

CFN-259-1116

Evergreen Ridge Stock Farmstead Historic District

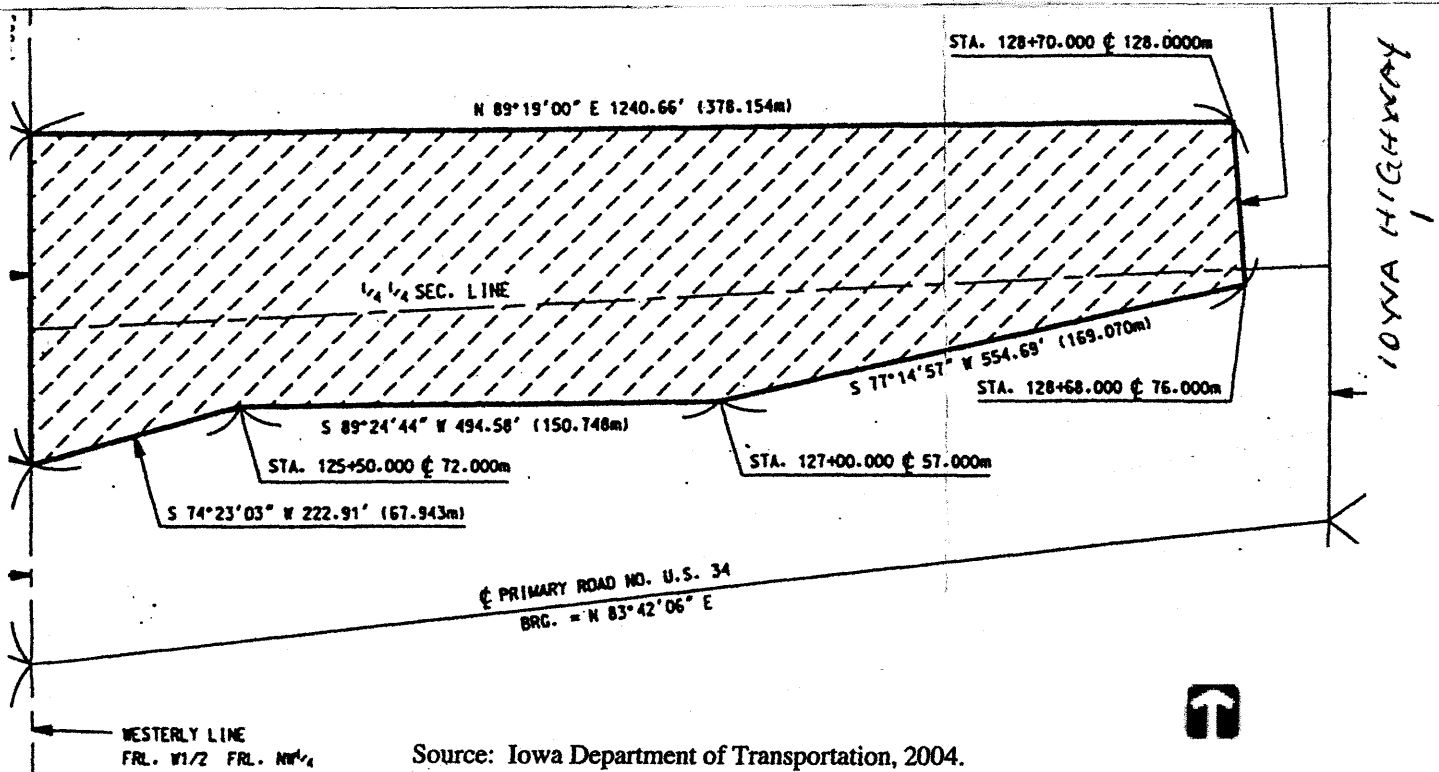
VERBAL BOUNDARY DESCRIPTION

A parcel of land, shown shaded on the map below, located in the Fractional West Half of the Fractional Northwest Quarter of Section 1, Township 71 North, Range 10 West of the 5th Principal Meridian, Jefferson County, Iowa, commencing at the southwest corner of the Fractional Northwest Quarter of said Section 1, thence North 00 degrees 25 minutes 15 seconds West 1184.67 feet along the westerly line of the Fractional Northwest Quarter of said Section 1 to the Point of Beginning; thence continuing North 00 degrees 25 minutes 15 seconds West 343.01 feet along said westerly line; thence North 89 degrees 19 minutes 00 seconds East 1240.66 feet; thence South 04 degrees 05 minutes 45 seconds East 170.73 feet; thence South 77 degrees 14 minutes 57 seconds West 554.69 feet; thence South 89 degrees 24 minutes 44 seconds West 494.58 feet; thence South 74 degrees 23 minutes 03 seconds West 222.91 feet to the Point of Beginning; containing 7.62 acres more or less.

Note: The westerly line of the Fractional Northwest Quarter of said Section 1 is assumed to bear North 00 degrees 25 minutes 15 seconds West.

BOUNDARY JUSTIFICATION

Contains all land associated historically with the farmstead except a narrow strip of land on its south edge, which was taken by the Iowa Department of Transportation for the construction of a highway bypass around the City of Fairfield. (See map below.) This boundary also excludes the crop- and pastureland associated with the stock farm because it does not directly relate to the resource.



Source: Iowa Department of Transportation, 2004.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10 Page 35

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

LIST OF PHOTOGRAPHS

1. Evergreen Ridge Stock Farm Historic District
2224 Highway 1 South
Fairfield, IA 52556
Gravel drive from highway to farmyard
Looking west
William C. Page Photographer
April 7, 2006

2. Evergreen Ridge Stock Farm Historic District
2224 Highway 1 South
Fairfield, IA 52556
Windmill
Looking southwest
William C. Page Photographer
April 7, 2006

3. Evergreen Ridge Stock Farm Historic District
2224 Highway 1 South
Fairfield, IA 52556
Mare Barn (right) & Show Barn (left)
Looking northwest
William C. Page Photographer
April 7, 2006

4. Evergreen Ridge Stock Farm Historic District
2224 Highway 1 South
Fairfield, IA 52556
Mare Barn
Looking northeast
William C. Page Photographer
April 7, 2006

5. Evergreen Ridge Stock Farm Historic District
2224 Highway 1 South
Fairfield, IA 52556
Mare Barn
Detail of hall & stalls
Looking northeast
William C. Page Photographer
April 7, 2006

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10 Page 36

CFN-259-1116

Evergreen Ridge Stock Farm Historic District, Jefferson County, State of Iowa

6. Evergreen Ridge Stock Farm Historic District
2224 Highway 1 South
Fairfield, IA 52556
Mare Barn
Detail of haymow
Looking east southeast
William C. Page Photographer
April 7, 2006

7. Evergreen Ridge Stock Farm Historic District
2224 Highway 1 South
Fairfield, IA 52556
Show Barn (right) & Addition (left)
Looking northwest
William C. Page Photographer
April 7, 2006

8. Evergreen Ridge Stock Farm Historic District
2224 Highway 1 South
Fairfield, IA 52556
Chicken House (left) and Machine Shed (right)
Looking northwest
William C. Page Photographer
April 7, 2006

9. Evergreen Ridge Stock Farm Historic District
2224 Highway 1 South
Fairfield, IA 52556
Stallion Barn
Looking northwest
William C. Page Photographer
April 7, 2006

10. Evergreen Ridge Stock Farm Historic District
2224 Highway 1 South
Fairfield, IA 52556
Stallion Barn
Detail of stall, feeding box, & trough
Looking northeast
William C. Page Photographer
April 7, 2006