NPS Form 10-900-b
(Jan. 1987)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Multiple Property Documentation Form

RECEIVED
AUG 13 1991
NATIONAL REGISTER

This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

Osage Farms Resettlement Properties in Pettis County, Missouri

B. Associated Historic Contexts

New Deal Farm Community in Pettis County, Missouri, 1937-1943

C. Geographical Data

The geographical area encompasses that portion of northern Pettis County, Missouri, contained within Ranges 20, 21, and 22 West and Townships 47 and 48 North, to the Saline County border. Site locations are plotted on the Houstonia, Longwood, Nelson, Hughesville, Beaman and Clifton City 7.5 minute U.S.G.S. topographic maps.

☐ See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Claire F. Blackwell — 6 August 1991
Signature of certifying official Claire F. Blackwell — Date
Deputy State Historic Preservation Officer, Department of Natural Resources
State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Beth Boland — 9/27/91
Signature of the Keeper of the National Register — Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

Introduction

During the 1930s, the American farmer was in dire straits. Crop prices were down, consumer prices were up, much land was in receivership and countless families faced increasingly hard times. Among other measures, the Roosevelt Administration sought to cope with the crisis by establishing resettlement communities of various types in several of the hardest-hit states, including Missouri. At Osage Farms in northern Pettis County, model farmsteads complete with a dwelling, barn, poultry house and privy, were built according to government specifications and needy families from throughout Missouri were assigned to them. At several resettlement communities including Osage Farms, the government went a step further and established cooperative or collective farms where tenants shared the labor as well as the proceeds from their agricultural endeavors. This somewhat utopian project was initiated by the Resettlement Administration-- a predecessor of the Farmers Home Administration--before the first tenants arrived in 1937. But the program became increasingly controversial, representing a government-sponsored move away from individualism which was unique in American history. In 1943, Congress, which had never directly authorized resettlement communities, withdrew funding and the program was dismantled. Many of the government buildings remain on the Pettis County landscape as significant local reminders of this New Deal experiment in survival.

Organization of Multiple Property Documentation Form

One historic context (New Deal Farm Community in Pettis County, Missouri, 1937-1943) and the property types which are associated with it are identified and discussed. Property types are described within two main categories: farmhouses and outbuildings. The outbuildings category is subdivided because outbuildings constructed for individual government farmsteads are unlike those constructed for the cooperative farm centers. Historic districts are also described.

Background

The area which became northern Pettis County is thought to have received its first settlers in 1816 or 1817, a few years after the Osage Indians sold their rights to much of the land east of Fort Osage between the Missouri and Arkansas Rivers. Most of these pioneers were among the hundreds and eventually thousands who came up the Missouri River by steamboat, following the route of Lewis and Clark. Disembarking at Arrow Rock, settlers could reach what would become Pettis County's northeast corner by an overland journey of under 10 miles. Various settlements were soon started including one (St. Helena) along Muddy Creek which became the first county seat, in 1833.[1]

But despite the early influx, the northern third of Pettis County--an area of more than 200 square miles--failed to develop a trade center that would grow and remain viable. The seat of government was soon moved southward from St. Helena to a more central location where another town (Georgetown) was being platted. When the Pacific Railroad crossed Pettis County still further south in the 1860s, Georgetown's growth was stymied. Only Sedalia, platted along the railroad route near the center of the county, enjoyed rapid growth and prosperity when the construction of track was suspended on its doorstep at the outbreak of the Civil War. In 1864, Sedalia replaced Georgetown as the county seat.[2] Today the largest city between Kansas City and Jefferson City, Sedalia still drains population from the surrounding territory including northern Pettis County.

[X] See continuation sheet

With the exception of two small incorporated towns, the built environment of the county's northern third consists mainly of scattered farmsteads and private homes, roads and highways. There are also underground missile silos, part of a wing of Minuteman II ICBMs centered around Whiteman Air Force Base in adjacent Johnson County. Natural features include streams, particularly Heaths Creek with its many branches. The incorporated communities are Houstonia and Hughesville, former railroad towns that blossomed for awhile on a branch line between Lexington (in Lafayette County) and Sedalia before fading into relative obscurity. With a population of under 300, Houstonia is twice the size of Hughesville. Less noticeable on the landscape are unincorporated Dunksburg, Longwood, Newland and Postal. The area around the towns is sparsely populated. Several sections are either devoid of living units or nearly so.

The Osage Farms project area is within the easternmost four (Houstonia, Hughesville, Heaths Creek and Longwood) of a band of five townships across the northern third of Pettis County. The fifth northern township, which contains no resettlement resources, is Blackwater. Bisecting the entire county from north to south is U.S. 65, the main through-highway.

The distance from the east end of the Osage Farms project to the west is approximately 13 miles. Farmsteads designated by the Resettlement Administration/Farm Security Administration as Units 34 and 60 (see project map) are the most farflung of extant structures on their original sites. From north to south, approximately seven miles separate the northernmost and southernmost of farmsteads (Units 34 and 45).

The period of significance is 1937-1943, a timeframe during which Osage Farms and many other farm communities were constructed, operated and finally abandoned as resettlement projects. Still, this is a somewhat arbitrary timeframe. Osage Farms began as a project of the Resettlement Administration (created in 1935), but the government effort to reform and rehabilitate the American agricultural economy was under way even earlier. Although most of the Osage Farms properties were constructed during the summer and fall of 1937, liquidation of the project--which commenced in 1943--lasted at least through 1946. However, the seven-year span of dates most precisely follows the period of construction and the historically significant function of the properties.

Nine historic districts (including two cooperative farm centers) and three individual nominations are being submitted in a multiple property format. They are:

Property Name	Location	UTM Reference	NR Criteria
Osage Farms Unit No. 1 H.D.	S9-T47N-R21W	15/480180E,4300950N	A,C
Osage Farms Units No.5 & 6 H.D.	S25-T48N-R22W	15/475850E,4306600N	A,C
Osage Farms Units No.8 & 9 H.D.	S17-T47N-R22W	15/468840E,4301450N	A,C
Osage Farms Unit No. 25 H.D.	S31-T48N-R21W	15/477680E,4304560N	A,C
Osage Farms Unit No. 26 H.D.	S17-T47N-R21W	15/478700E,4300600N	A,C
Osage Farms Unit No. 30 H.D.	S17-T47N-R21W	15/477600E,4299920N	A,C
Osage Farms Unit No. 31	S18-T47N-R21W	15/477460E,4299920N	A,C

Osage Farms Unit No. 41	S9-T47N-R22W	15/470040E,4302360N	A,C
Osage Farms Unit No. 43 H.D.	S13-T47N-R21W	15/484180E,4300800N	A,C
Hillview Coop. Dairy Farm H.D.	S29-T47N-R22W	15/468920E,4297560N	A,C
Bois d' Arc Coop. Dairy Farm H.D.	S7-T47N-R20W	15/486600E,4301160N	A,C
Osage Farms Type 315:13 House	S33-T48N-R20W	15/489000E,4304240N	C

Historic Context: New Deal Farm Community in Pettis County, 1935-1943

Established in northern Pettis County, Missouri, in the mid-1930s, Osage Farms* was part of a many-faceted government effort to reform and rehabilitate the American agricultural economy. Local nuances notwithstanding, what happened between the time the first settlers turned the rich clay topsoil near Muddy Creek in 1816 or 1817 and the establishment of a controversial New Deal resettlement community in four of the county's five northernmost townships 120 years later appears to have been fairly typical of rural areas across much of the state.

Although its soil would eventually be overused (a factor of some importance when sites were chosen for the government farm communities), northern Pettis County was well-suited for the commercial growing of such crops as corn, wheat, oats and barley. These gradually replaced subsistence crops, a common pattern which was greatly accelerated when agriculture was mechanized after the Civil War. Livestock breeding--presumably including the Missouri mule--also expanded with the development of the region. Missouri land was and is also used for such things as timbering and cotton farming, but corn/wheat/oats/livestock were staples.

The population of northern Pettis County--the five northernmost townships which contain roughly one third of the land area--peaked at 6,075 in 1880. Then began a long decline, relieved only by a tiny rally at the turn of the century. Farmers prospered during World War One, but the immediate postwar years were devastating. Many farmers went into debt buying additional acreage and larger machinery for even greater production. But having mortgaged their land to acquire cash, many farmers ultimately lost it when crop prices returned to peacetime levels. With consumer goods costing more and taxes going up, scores of once-prosperous farms went into receivership. Between 1920-1930, many farmers moved to cities in search of alternate employment. The 1930 census reported a population of 4,371 in the northern townships, representing a decline of about 12%. The agrarian crisis had reached national proportions by the time it was eclipsed by the Great Depression.

Between 1929-32, the economic collapse of Pettis County agriculture was particularly severe. During this period, the county's two most valuable farm products (cattle and corn) declined by one-half and two-thirds, respectively. The

*The name "Osage Farms" almost certainly was chosen by the Resettlement Administration. Since names of resettlement projects sometimes reflected the regional geography, "Osage Farms" may have been chosen because of the general proximity of the Osage River or, more imaginatively, in memory of the Osage Indian tribes which once inhabited the territory.

value of cattle fell $1,620,000, corn $2,479,000. Farmland values also plummeted, the average price for an acre falling from $75 in late 1929 to $36 in late 1932.[3] The stage for radical reforms that would include the creation of Osage Farms was rapidly being set.

Meanwhile, pre-New Deal efforts by the federal government to increase farm income had only limited success. The Hoover Administration moved fairly early to mitigate if not resolve the agrarian crisis, emphasizing subsidies, loans and market manipulation. Whether President Hoover's policies would have succeeded over time became moot with the election of Franklin D. Roosevelt who promised a "New Deal." The Roosevelt Administration emphasized a broad spectrum of loans and subsidies combined with production controls and federally-financed conservation measures to renew agrarian economic health. Roosevelt also was more willing to consider substantive changes in the systems of land tenure and market-oriented production. Radical measures included the development of farm communities such as Osage Farms and other resettlement projects, ultimately leading to charges that the government was sponsoring a movement away from individualism and into collectivism.

Although resettlement/rehabilitation was a relatively small part of the New Deal approach to the farm problem, several federal agencies were involved. Originally, the federal agencies concerned with resettlement and rehabilitation were the Department of the Interior's Subsistence Homestead Division and the Federal Emergency Relief Administration's Rural Rehabilitation Division. Together they planned and in many cases implemented several types of resettlement communities (primarily industrial) in 25 states. In April 1935, Roosevelt combined these and other agencies into one called the Resettlement Administration. Osage Farms was among dozens of additional communities (primarily agricultural) initiated and implemented during the next two years by the Resettlement Administration.[4] In September 1937, the RA was absorbed by the new Farm Security Administration.

Individuals most influential in establishing the New Deal communities included Rexford G. Tugwell, Ralph Borsodi, Elwood Mead and Milburn L. Wilson. Tugwell, a social planner from Columbia University and an early member of Roosevelt's "brain trust," was subsequently appointed to head the Resettlement Administration.[5] Borsodi pioneered homestead projects and found others willing to follow him "back to the land," although ultimately he rejected government involvement in private lives.[6] Mead, who worked for the Department of the Interior, was a respected voice in behalf of rural community settlements. Earlier, Mead supervised the construction of subsidized farm communities in Australia. Wilson (who also headed the Subsistence Homestead program) was an economist who favored agricultural reforms and planning on a national scale.[7] Through her strong and emotional support of Arthurdale, an early experimental community in West Virginia, as well as other resettlement projects, Eleanor Roosevelt must also be considered influential.[8]

The Resettlement Administration was concerned with four major programs: suburban resettlement including so-called "Green Belt" towns; land retirement through the purchase and conversion of submarginal farmlands to other purposes; rural rehabilitation through

credits to America's poorest farm families; and rural resettlement "for the development of farms and part-time farms on good land for farm families that have lacked the necessary fertile land for successful operations."[9] Projects such as Osage Farms were designed to serve the last of these objectives, but two of the other three goals (land retirement and rural rehabilitation) were at least partially served.

With Tugwell at the helm, the Resettlement Administration was given broad powers in the acquisition and development of land. Apparently, Tugwell had almost unlimited authority in the selection of projects although recommendations for the establishment of rural resettlement communities normally were generated by regional offices of the RA. These recommendations were forwarded to Washington for final planning and approval by Tugwell.[10] By April 1936, regional offices had proposed 196 projects including Osage Farms.[11] The Osage Farms proposal was submitted by the RA's Region Three with headquarters in Indianapolis, Ind. In October 1936, Philip G. Beck, assistant director for Region Three, announced that construction of 35 farmsteads at Osage Farms would start as soon as building plans were complete, with another 45 units to follow. Titles were being cleared but apparently no land was actually purchased until January 1937.[12] Construction reportedly began in June 1937.[13]

Why Region Three selected Pettis County over other potential sites cannot readily be answered, but it had the "desirable" qualities. Many families were on relief and although the land was overcultivated, it might be restored to full productivity with proper management. Beck told The Sedalia Democrat that the area was "adapted" to diversified agriculture and had appropriate marketing and transportation facilities.[14] Also in its favor was the existence of several large tracts held by absentee owners, primarily banks and insurance companies. Fewer landholders would be displaced by the purchase of land in northern Pettis County, which was considered advantageous. If Pettis County actively sought a resettlement community, it apparently was not reported in the local press. Whether a behind-the-scenes effort was involved is unknown but might reasonably be assumed; the project would have been expected to bolster the local economy, which it did.[15]

Each farm community varied according to the type of agriculture practiced, how the units were arranged, the extent of cooperative farming (if any) and the design of the properties. Osage Farms was a somewhat unusual combination of cooperative dairy farms (known as Hillview, Inc., and Bois d' Arc, Inc.) and individually operated but closely supervised government farms.[16] At Osage Farms, the cooperative farms were established where larger tracts were available or where contiguous smaller tracts could be combined. At La Forge Farms, a second Missouri farm community operated as a cooperative in New Madrid County, cotton was the chief crop. La Forge was a 100-family "association," but apparently there were no individual farmsteads.[17] Other Missouri counties had resettlement farmsteads but not cooperative farms. In addition to Pettis and New Madrid Counties, resettlement projects were developed in Dent, Bates, Butler, Camden, Lincoln and Miller Counties. Historians have not determined the full

extent of resettlement activity in Missouri, but rehabilitation demonstration farms apparently were developed or at least planned in 25 counties.[18]

When Osage Farms was in the planning stage, input may have come from any number of the following: R. C. Smith, the RA's regional director; Beck, the assistant director; Hans Baasch, a field representative for the RA in Pettis County; James A. Muster, the project manager; and R. J. Nedved, chief of the architectural and engineering section for Region Three projects. Advising the federal personnel was a small group of agronomists and agricultural economists from the University of Missouri, notably O. T. Coleman and C. H. Hammar.[19] Ultimately, all plans had to be approved by Tugwell. When Tugwell resigned in November 1936, ostensibly for personal reasons, Osage Farms already was being implemented although construction had not begun.

Probably the most crucial planning decisions involved the size of the individual farmsteads and the establishment of cooperative farms. A third decision--to provide specific improvements for each family unit--was important in that it raised costs and helped assure that the project would not pay for itself, but it was not unique for Osage Farms. Relatively high standards were proposed for all resettlement projects, but they were scaled down as costs ranged beyond expectations.[20] The government houses were new and wired for electricity and well water was available at the kitchen sink. But they were also small and austere, and there was no such thing as an indoor toilet. The improvements were anything but lavish, although this was a criticism.

The decision to establish individual farms of approximately 80 acres was disputed because the average farm was nearly twice that size, not only in Pettis County but throughout the U.S.[21] Eighty acres was considered too small for long-term economic viability. The size rationale is unknown, but the RA undoubtedly wanted to serve as many needy farm families as possible. Responding to critics, field representative Baasch rationalized that 80 acres of fully developed land "properly farmed" would produce more income than 160 acres somewhere else.[22] Nonetheless, many farms were enlarged in response to popular demand when the government divested itself of the property a few years later, upon termination of the project.

The cooperative farms attracted more attention than the individual farms because of their collective organization, which was always controversial. Larger, more complex buildings were constructed for the cooperative farms where their dairy centers were established. Each cooperative, but especially Bois d' Arc, also had several satellite farmsteads away from the dairy centers. Tenants living on these outlying farmsteads were cooperative members who helped raise grain to feed the dairy herds. Not only did cooperative farming conflict with the nation's self-image as a land of rugged individualists, but some previous owners who reluctantly gave up their farmland could only watch as strangers moved onto it. The entire experience was unique in the nation's history, and a deliberate break with tradition. Tugwell and the other planners expected hostility but they must have been surprised at the extent of it; Tugwell soon resigned. Even today, there are people in Pettis County who insist

that the project was Communist-inspired and that the indigent families who came to live and work on the cooperatives were virtually Communists.[23] Tugwell and Wilson visited the Soviet Union and undoubtedly were influenced and perhaps impressed by collectivization, but it is unlikely that the resettlement communities were deliberately modeled after the Soviet system. Still, foreign influences (including Soviet) are probable: Planned communities in England and Australia may have stimulated or reinforced thinking along resettlement lines, for example. Extensive land reform and resettlement projects also were under way in Mexico while the New Deal communities were being established.[24] The utopian zeal was homegrown, but America's resettlement communities were not entirely original.

Costwise, Osage Farms was in the upper echelon of farm communities. The modest dwellings cost approximately $2,900, which was about $800 more than the originally-budgeted amount. The unit cost of an individual farmstead at Osage Farms (the land plus all improvements) averaged $11,349.[25] Each government farmhouse was equipped with a kitchen sink, built-in cabinets, and a wood-burning stove. Interior walls were plastered and painted. The houses were wired for electricity. Refrigerators, washing machines and furniture were provided by the tenants, who were eligible for government loans. Each house had a well and a privy. Yet despite this relative austerity, of farm communities initiated by the Resettlement Administration, only the McLennan Farms of McLennan County, Texas (a much smaller project) had a higher unit cost.[26] Despite the project's real accomplishments, cost-effectiveness was an overriding concern to the RA, a federal agency under fire. Although the government did not recoup its investment, many individual farm families came out "in the black."[27]

In January 1937, months before the start of construction, local RA officials reported nearly two thousand applications from potential Osage Farms tenants.[28] This number was far more than could be accommodated but it showed that the need for a project in northern Pettis County had been correctly assessed.

Early Osage Farms land purchases included several tracts obtained from banks and an insurance company. The largest institutional purchase was 1,324 acres for $60,000 from the Northwestern Mutual Life Insurance Company. This tract became Bois d' Arc, Inc. The 591-acre Shy-Mitchell farm also was purchased early, for $29,000. The Hillview, Inc., dairy nucleus was constructed on what had been Shy-Mitchell land.[29] Eventually each cooperative farm encompassed more than 2,000 acres including a dairy nucleus with massive barns, tenant houses and other outbuildings, plus a few outlying farmsteads operated collectively. The outlying farmsteads raised additional grain for the dairy centers. By winter of 1943, Bois d' Arc had grown to 2,204 acres and Hillview to 2,630 acres. The RA initially budgeted $270,000 for land acquisition but by December 1943, $442,604 had been spent for land at Osage Farms.[30]

On July 1, 1937, the first 10 houses, 23 barns and seven wells were reported under construction. Three families had been settled in reconditioned older houses rather than the houses that were being constructed from blueprints. By the end of July, nearly 400 workers were reported on the project. The RA's Construction Division directed the various tasks. Much of the carpentry reportedly was done by private contractors, including local carpenters such as Ed Hemphill and Bert Aldridge of Hughesville, a LaMonte carpenter named Finch and others. M. S. Layton was construction engineer. Carney Wyrick was civil engineer. In addition to construction, considerable labor was needed for well-drilling, terracing and road-building. Much labor apparently was supplied by the Works Progress Administration which had a large force in Pettis County.[31]

During the early months while resettlement was a novelty, The Sedalia Democrat published the names of families placed on the project. Some of the first settlers at Osage Farms were Raymond O. Robinett, his wife and seven children who were reported as living "on the L. P. Welborn place;" E. C. Minor, his wife and two children, located on "the Henderson tract," and Emzy Wisdom, his wife and seven children, on "the Bessie Peters farm." The Robinetts and Minors were relocated from a Lake of the Ozarks reforestation project, the newspaper said, and the Wisdoms came from a land utilization project at Salem.[32] Families displaced by the Wappapello Dam Basin project in Wayne County also were relocated in northern Pettis County. As resettlement became commonplace, with numerous families coming and going, the newspaper became less interested in providing a public record. By the wartime 1940s, Osage Farms had relatively little news value and references were rare indeed.

Completion of the "first" farmstead in the late summer or early fall of 1937 was reason for special (if brief) attention. Several government farmsteads were probably completed more or less simultaneously, but the farmstead designated as Unit No. 1 was used for official or public relations photographs. Presumably to make the site appear less bleak, evergreen trees were planted in front of the dwelling long enough for a professional photographer to take attractive shots on a sunlit day. Then the small trees were cut up and hauled away.[33] This farm is extant approximately four miles northeast of Hughesville. A set of prints and negatives from the photo session is contained in the National Archives Great Lakes Region file on Osage Farms.

Regular applicants for Osage Farms were interviewed in Sedalia and screened to determine eligibility. The assignment of families displaced by government purchases of land in other parts of the state apparently followed a similar procedure. The criteria for eligibility varied somewhat from project to project but in general, applicants had to be American citizens, Missourians, married with from one to seven children, and from approximately 25-45 years of age. While negligible assets was essential, too much indebtedness was a disqualifier.[34] For Osage Farms, applicants had to be white as well.[35] Less-tangible criteria included "good character" and "adaptability." Assistant regional director Beck said preference would be given to

"families who sold their non-agricultural land, and who wish to take up farming in this better agricultural area" and to "low-income farm families and tenants who have indicated a desire to become farm owners."[36] Although the settlers came from several areas of Missouri, many were from the immediate vicinity and nearby counties. Meanwhile, on September 1, 1937, the RA was absorbed by a new agency, the Farm Security Administration.

If they so desired, families living on government farmsteads were allowed to lease and eventually purchase the farms on a 40-year amortization basis; no down payment was needed. On the cooperative farms--Hillview and Bois d' Arc--participants were tenants of the government who worked for wages and shares in the co-op, while also sharing the workload.

By March 1938, 50 units were occupied at Osage Farms and the project covered 5,329 acres. Eventually, 69 families would be "engaged in farming and livestock and poultry raising" at Osage Farms, The Sedalia Democrat reported. Bois d' Arc would accommodate 24 families, the newspaper said, and nine families would be at Hillview. Thirty-six individual farmsteads also would be occupied soon, the newspaper said, quoting regional director Smith.[37] By August 1938, 18 families were reported at Bois d' Arc.[38] By this time, both cooperatives had incorporated and the resettlement experiment in northern Pettis County was in full swing. During the next few years, Osage Farms grew to encompass more than 8,700 acres.[39] While the early occupancy predictions apparently did not turn out precisely as stated, they were very close. The resettlement community provided work, shelter and the opportunity to become independent to hundreds of depression-stricken, displaced Missourians. While the settlers' incomes were lower than anticipated,[40] a higher standard of living was achieved by many.[41]

Ultimately, social benefits notwithstanding, there were problems beyond the government's cost-effectiveness headache and burgeoning criticism about collectivized agriculture, however, and perhaps these should be mentioned as well. For example, rules and regulations which perhaps seemed tolerable in their moment of need became increasingly annoying so some tenants. Farm management experts, home economists and other government specialists regularly visited tenants in their homes to teach techniques of conservation, nutrition, health education and budgeting, among other things--for the good of the settlers and to safeguard the government's investment. In some cases, this added up to considerably more supervision than was desired. Tenants on individual farmsteads were used to making their own decisions, for better or worse; some simply resented the regimentation of their daily lives. The tenants were required to follow farm and home plans which they may or may not have agreed with, but it was their income that was lowered if the wrong decisions were made about crop planting or the purchase of dairy cows, for example.[42]

Other complaints were about how the cooperative farms were operated. For despite the sharing of effort and income, Bois d' Arc and Hillview were not quite as advertised. One of the harshest criticisms of the government cooperatives as cooperatives was made

by agricultural economist Marion Clawson in his important (1941) study (published in 1978) of a selected group of New Deal farm communities, including Osage Farms. "By and large," wrote Clawson, "these cooperative farms were run as though they were government farms and the members were simply hired laborers." Members had virtually no voice in management, he found, despite by-laws which seemingly gave them control. Managers hired by the FSA made key operational and marketing decisions and determined which members stayed at the co-ops. Sometimes these decisions were contrary to the wishes of the members and/or the board of directors.[43]

In his report, which was based on interviews with participants, Clawson cites Bois d' Arc examples of a tenant who was expelled and of a milk pooling plan which was introduced over the objections of most members. Because of favoritism, "tension" existed at Bois d' Arc, he said. Hillview settlers were beneficiaries of the milk pooling policy but in general, Hillview was managed no differently than Bois d' Arc, with the same criticisms applying.[44] Osage Farms was among the resettlement communities selected for the study because relatively good data were available. The local problems were typical rather than unique.

Still, despite regimentation and lack of control, many settlers undoubtedly shared the view of Jerry Vardeman, who was 28 years old when he moved into one of the new houses at Bois d' Arc in the spring of 1938: "Bois d' Arc was good. If it hadn't come along, I don't know what I'd have done...I didn't have nothin', my folks didn't have nothin'," Vardeman told The Sedalia Democrat in 1981. When the cooperatives were dissolved and the surplus sold, Vardeman's share enabled him to purchase one of the government farmsteads.[45]

Liquidation of Osage Farms was announced in mid-August of 1943. This came as no surprise, considering the years of criticism of the RA/FSA and the farm communities. Congress, increasingly sensitive to what some saw as Communist tendencies in government, cut off funding and ordered the FSA to get out of the real estate business. Lengthy Congressional hearings were conducted in 1944 in an atmosphere of hostility. Testimony emphasized the financial losses and allegations of waste and mismanagement on the projects, and the "impropriety" of collectivized pockets within a capitalistic system.[46] Edward A. O'Neal, president of the American Farm Bureau Federation which opposed the FSA, testified that the government could best help farmers by permitting them to gain fair prices in the marketplace rather than supporting New Deal farm communities.[47] Although Congress acquiesced in funding resettlement communities during the 1930s, it never specifically authorized their creation.[48]

When liquidation was announced, roughly half of the individual government farmsteads already had been purchased by their increasingly affluent occupants. The other units were to be sold "as rapidly as possible under existing conditions."[49] Initially, the FSA tried to sell Bois d' Arc and Hillview to their respective corporations but there was little interest. By the end of 1946, the dairy centers and most remaining outlying

farms had been sold to private buyers. The government moved some of its farmhouses during this period, seeking to improve the value of some of its holdings. In some cases, tenants wanted to buy but considered the FSA's price of approximately $55/acre (based on "productive worth") too high. But even at the asking price, the government would recover only $483,577 of $807,427 spent for land and buildings at Osage Farms, according to Beck.[50]

Divestment continued as the FSA itself was abolished (in 1946) and its functions transferred to a new federal agency, the Farmers Home Administration. The FmHA completed the phaseout.[51]

In 1962, Philip S. Brown summarized the pros and cons of the resettlement experiment for the Yearbook of Agriculture in this way:

> In broad terms, the allegations of the critics were that the projects cost too much and that certain developments were wildly impractical if not absolutely contrary to the accepted way of doing things. The proponents' main points were that they helped many families make a better living and that they laid the groundwork for real advances in various phases of supervised credit, farmhousing, better rural schools, family-farm management, farm cooperatives, and land settlement policies in general.[52]

Actually, all of these things were true. The utopian experiment ended on a semi-sour note at best but not until after it had subtly changed many landscapes, both physically and culturally. As New Deal historian Paul K. Conkin put it, "America remained largely unchanged, but not quite."[53] The rural landscape of northern Pettis County certainly would never be quite the same. Osage Farms had its share of detractors but today the mood seems slightly warmer.

Endnotes

[1]Kansas City Historical Company. History of Pettis County, Missouri. F. A. North, ed. Kansas City, Missouri, 1882, p. 277.

[2]Ibid., p. 429.

[3]The Houstonia Leader, October 20, 1932.

[4]Conkin, Paul K. Tomorrow a New World: The New Deal Community Program. New York: Cornell University Press, 1959, pp. 332-337. Conkin's "100 percent" listing of New Deal communities may be incomplete, however. For example, a large resettlement

community in North Dakota known as Red River Valley Farms is inexplicably omitted.

[5]Ibid., pp. 146-181.

[6]Baker, Oliver E., Ralph Borsodi and Milburn L. Wilson. Agriculture in Modern Life. New York: Harper Brothers, 1939, p. 211.

[7]Conkin, op cit., pp. 43-58.

[8]Ibid., pp. 114-115; 237-249.

[9]U.S. Department of Agriculture. Report of the Administrator of the Resettlement Administration, 1937. Washington: Government Printing Office, 1938, p. 1.

[10]Conkin, op cit., pp. 143-149.

[11]Ibid., p. 170.

[12]The Sedalia Democrat, October 30, 1936. The FSA--which inherited resettlement projects from the Resettlement Administration--was not authorized to purchase land after September 1, 1937, but apparently continued doing so by subterfuge, as was brought out in Congressional hearings in 1944 (Footnote 48).

[13]Ibid., June 7, 1937.

[14]Ibid.

[15]Ibid., October 28, 1938.

[16]Clawson, Marion. "Resettlement Experience on Nine Selected Resettlement Projects," Agricultural History, January 1978, pp. 18-19. (Clawson's report was originally prepared in 1943 for the U.S. Department of Agriculture's Bureau of Agricultural Economics.)

[17]Brown, Philip S. "Experiments in Survival," in U.S. Department of Agriculture, After a Hundred Years: Yearbook of Agriculture. Washington, D. C.: Government Printing Office, 1962, p. 526.

[18]Meyer, Duane. The Heritage of Missouri. St. Louis, Mo.: State Publishing Co., Inc., 1963, p. 637.

[19]The Sedalia Democrat, October 2, 1936; October 30, 1936; January 22, 1937; March 25, 1937; September 23, 1937.

[20]Conkin, op cit., pp. 171-172.

[21]Black, John D., R. H. Allan, and O. A. Negaard. "The Scale of Agricultural Production in the United States," Quarterly Journal of Economics, May 1939, p. 330.

[22]The Sedalia Democrat, October 2, 1936.

[23]The preparer experienced the "communism-in-our-backyard" syndrome while conducting research in Sedalia. The most common lingering impression seems to be that the theory behind resettlement communities was "against the American grain." As for the tenants themselves, their complaint was that there was too much supervision of their "daily lives."

[24]Leuchtenburg, William E. Franklin D. Roosevelt and the New Deal: 1932-1940. New York: Harper & Row, 1963, pp. 140-141.

[25]Clawson, op cit., pp. 37-38.

[26]Conkin, op cit., pp. 332-337.

[27]The Sedalia Democrat, September 13, 1981.

[28]Ibid., January 22, 1937.

[29]Deed Records. Pettis County Courthouse, Sedalia, Missouri.

[30]The Kansas City Star, December 11, 1943.

[31]The Sedalia Democrat, July 1, 1937; July 28, 1937.

[32]Ibid., July 1, 1937.

[33]Ibid., September 13, 1981.

[34]Eaton, Joseph W. Exploring Tomorrow's Agriculture. New York: Harper & Brothers, 1943, p. 95.

[35]Holley, Donald. "The Negro in the New Deal Resettlement Program." Agricultural History, July 1971, p. 184.

[36]The Sedalia Democrat, June 7, 1937.

[37]Ibid., March 4, 1938.

[38]Ibid., August 14, 1938.

[39]The Kansas City Star, December 11, 1943.

[40]Clawson, op cit., pp. 32-34.

[41]Ibid., p. 78.

[42]Ibid., pp. 56-61.

[43]Ibid., pp. 70-74.

[44]Ibid., p. 73.

[45]The Sedalia Democrat, September 13, 1981.

[46]Hearings Before the Select Committee of the House Committee on Agriculture, to Investigate the Activities of the Farm Security Administration, 78th Congress, 1st Session, 1944, pts. 1-4.

[47]"Farm Security Act of 1937." 75th Congress, 1st Session, House Reports, No.1065, p. 9.

[48]Campbell, Christiana McFadyen. The Farm Bureau and the New Deal, Urbana, Ill.: University of Illinois Press, 1962, p. 11.

[49]The Sedalia Democrat, August 14, 1943.

[50]The Kansas City Star, op cit.

[51]Farm loans from FmHA still involve a certain amount of "government supervision" including preparation of and adherence to farm plans and home plans--but the amount of regimentation is said to be much less today.

[52]Brown, op cit., p. 526.

[53]Conkin, op cit., p. 185.

F. Associated Property Types

I. Name of Property Type GOVERNMENT FARMHOUSE

II. Description

The Osage Farms government farmhouse is an austere, relatively small frame structure which was built in three basic forms in northern Pettis County, Missouri, primarily during the summer and fall of 1937. The builder was the Resettlement Administration, a federal agency under President Franklin Roosevelt which developed agricultural communities in several states in response to the Depression-era farm crisis. Before the local project was occupied and in full operation, the Resettlement Administration was replaced by the Farm Security Administration, the immediate predecessor of today's Farmers Home Administration.

Virtually devoid of ornamentation, the 1½-story government farmhouse was painted white which emphasized its starkness and angularity. The utilitarian dwellings were constructed in four townships, but farmsteads were paired or grouped and in some cases

(Continued on F3)

III. Significance

The center of farm and family life at Osage Farms--a New Deal farm community in northern Pettis County--was the government farmhouse. Government farmhouses are eligible for listing under Criterion A in the areas of Social History and Agriculture if they were constructed or reconditioned for the local 1937-1943 Resettlement Administration/Farm Security Administration project. They are eligible under Criterion C in the area of Architecture if they are relatively intact, recognizable examples of the three house types constructed from blueprints by the RA/FSA at Osage Farms. To be significant, unless specified, government farmhouses also must retain integrity of design, materials, workmanship, location, setting and association.

Under Criterion A, the Osage Farms government farmhouse is significant for its role in the RA/FSA effort to provide a fresh start for thousands of distressed, low-income American households during the Great Depression. During its seven years of operation, the Osage Farms resettlement community accommodated scores of families from throughout Missouri as well as several already living within the project boundaries. Many families

(Continued on F5)

IV. Registration Requirements

Government farmhouses are eligible for listing under Criterion A in the areas of Social History and Agriculture if they were constructed or reconditioned for the 1937-43 Resettlement Administration/Farm Security Administration Osage Farms project in northern Pettis County. Government farmhouses are eligible under Criterion C in the area of Architecture if they are relatively intact, recognizable examples of any one of the three house types constructed from blueprints by the RA/FSA for Osage Farms. Unless noted, government farmhouses must also retain integrity of design, materials, workmanship, location, setting and association.

The three house forms (basic types) are: side-gabled (designated as Type 315:11); front-gabled (Type 315:12); and gambrel-roofed (Type 315:13). Type 315:11 is a boxy, 20' x 22' frame building with a two-bay facade. A pair of eyebrow windows at the second floor level is a hallmark. Type 315:12 is a 22' x 28' frame building with a moderately-pitched gable roof and a distinctive postwar look. Type 315:13 is a 22' x 30' frame building easily recognized by its gambrel roof.

Most government farmhouses have been altered and enlarged to some degree, often to accommodate growing families during the relatively affluent years after World War Two. But even a severely altered farmhouse is recognizable to someone familiar with

(Continued on F6) [X] See continuation sheet

[X] See continuation sheet for additional property types

Property types and subtypes in this section are arranged as follows:

GOVERNMENT FARMHOUSE....F0-F7
Description....F0; F3-F5
Significance....F0; F5-F6
Registration Requirements....F0; F6-F7
Reconditioned Properties....F7
Relocated Properties....F7

GOVERNMENT OUTBUILDINGS....F8-F19
Description....F8-F12
Individual Farmsteads: Government Barns....F8-F9
Individual Farmsteads: Government Poultry Houses....F9
Individual Farmsteads and Outlying Cooperative Farmsteads: Food Storage Buildings....F10
Individual Farmsteads, Dairy Centers and Outlying Cooperative Farmsteads: Government Privies....F10
Cooperative Farm Centers: Government Barns....F10-F11
Cooperative Farm Centers: Government Silos....F11
Cooperative Farm Centers: Government Granary Building....F11-F12
Cooperative Farm Centers: Government Poultry Houses....F12
Cooperative Farm Centers & Outlying Cooperative Farm-Steads: Other Outbuildings....F12
Significance....F13-F15
Government Outbuildings: Individual Farmsteads....F13
Government Outbuildings: Cooperative Farm Centers and Outlying Cooperative Farmsteads....F14-F15
Registration Requirements....F15-F19
Government Outbuildings: Individual Farmsteads....F16-F17
Government Outbuildings: Cooperative Farm Centers and Outlying Cooperative Farmsteads....F17-F18
Reconditioned Properties....F18
Relocated Government Outbuildings....F18-F19

CONTIGUOUS FARMSTEAD HISTORIC DISTRICTS.....F19-F20
Description.....F19
Significance.....F19
Registration Requirements.....F20

DAIRY NUCLEUS HISTORIC DISTRICTS.....F20-F21
Description.....F20
Significance.....F21
Registration Requirements.....F21

II. Description, continued

houses were in close proximity, particularly at two dairy centers. Approximately 56 farmhouses were built and approximately 35 are extant.

From 1937-43, their period of significance, all of the government farmhouses were lived in by depression-stricken farm families or other needy families relocated by the government from various parts of Missouri. The properties are significant under Criterion A in the areas of Social History and Agriculture and under Criterion C in the area of Architecture.

Government farmhouses were designated as Type 315:11 (side-gabled); 315:12 (front-gabled); and 315:13 (gambrel-roofed).

Distinctive features shared by all three types include clapboard siding, cantilevered rooflets above entrances, pairs of double-hung windows in the gables, concrete block foundations, off-center chimneys, an absence of porches and a lack of stylistic detailing which created an impression of austerity. The government farmhouses also lack eaves, a particularly telling feature. Full-sized original windows are 6/6. In terms of overall size and austerity, they are somewhat reminiscent of tenant or sharecropper houses from an earlier era. The government farmhouse contained from four to six relatively small rooms.

Type 315:11 is a boxy, 20' x 22' building with a two-bay facade made distinctive by a pair of eyebrow windows at the upper level. This is the only type with a basement. Its appearance is not unlike that of a diminutive I-House with a postwar aura. Twenty-five were built, a project map indicates--making it the most numerous type at Osage Farms. Normally, entrances are in the between-gable facades.

Type 315:12 is a 22' x 28' building with a moderately-pitched gable roof. It is perhaps the most post-war looking of the three forms. Most examples have entrances in two adjoining facades but a version with entrances in the gable ends also was built. In this variation, only entrances in the gable ends have cantilevered rooflets. Approximately 21 were built.

Type 315:13 is a 22' x 30' building easily recognized by its barn-like gambrel roof. Entrances may be in the gable ends, which are three-bay, or between gables. Type 315:13 was the largest of the three government farmhouse types, and the only type not found at the dairy centers. Apparently, only 10 were built.

Today after more than 50 years of attrition, Type 315:11 remains the most common and Type 315:13 is still the rarest of the government farmhouses at Osage Farms.

Each type was constructed in two basic forms. Apparently, the alternate form for each type was created by simply inverting the floor plan, thereby shifting the placement of entrances and stairways as in a mirror image. Individual variations also existed, such as regarding the placement of entrances in Type 315:12. At Bois d' Arc, one of two cooperative dairy farms at Osage Farms, two extant Type 315:11 houses have an entrance in a gable end instead of in the facade with eyebrow windows. Another variation may be seen in the two Type 315:11 houses at the site of adjacent units

No. 5 and 6. In this case, the farmhouses have a simple form of bracing, ostensibly for decoration, in their gables. Other variations are probable.

The government farmhouses were constructed under supervision of the Resettlement Administration's Construction Division, which utilized private contractors and possibly Works Progress Administration crews for the labor.[1] According to all reports, the houses were solidly built of good quality oak and pine lumber. Although siding is common clapboard, the exterior walls and floors consist of relatively expensive tongue-and-groove pine boards. Lumber is said to have been purchased from Looney-Bloess Lumber Co., Sedalia.[2]

All government farmhouses had at least a kitchen, a living room/dining room and a utility area on the first floor. Type 315:12 and Type 315:13 houses also had a small room which could be used as a bedroom on the first floor. Two upstairs rooms in all three types served as bedrooms. Storage space varied, but each type had at two or more closets. Kitchens contained built-in cabinets and a sink. Stairways were central or nearly so in Type 315:12 and Type 315:13 houses and along a gable end in Type 315:11 houses. Interior walls were plastered and painted. Interior woodwork was stained or painted. The farmhouses were wired for electricity and the tenants installed refrigerators. A wood stove on the first floor provided heat. Water came from wells.

Government farmhouses cost an average of $2,940.[3] This was approximately $840 more than had been anticipated.[4]

The government farmhouse was the center of the government farmstead at Osage Farms. In addition to the dwelling, the typical individual farmstead consisted of a poultry house, a privy and perhaps a food storage building, all in fairly close proximity although the layout varied. The government farmhouse also was constructed on the project's two dairy farms and on outlying farmsteads associated with the dairy farms, which were organized as cooperatives.

There were approximately 37 individual farmsteads, a few of which contained older buildings including dwellings which were reconditioned as deemed necessary by the RA/FSA. Reconditioned buildings cannot be described as a type since their appearance was not changed in any specific way. Individual government farmsteads averaged 80 acres. The cooperative farms (Bois d' Arc and Hillview) accounted for approximately 29 dwellings, most of which were government farmhouses. Concentrations of Type 315:11 and Type 315:12 farmhouses were erected at the dairy centers or "main farms." All three government farmhouse types were built for the outlying or satellite cooperative farmsteads. Outlying farmsteads apparently lacked government-built barns and poultry houses in most cases but often utilized existing outbuildings. Some outlying farmsteads had government-built machinery sheds. Outlying farmsteads raised feed to supply the dairy centers and of course were operated collectively with tenants sharing labor and income.

Agricultural economist Marion Clawson noted that most "settlers" found the government housing "very satisfactory, often...nearly perfect." Although some families criticized the limited amount of space and the room arrangements, most were "perfectly satisfied...and frequently were at a loss to suggest any way in which a satisfactory house could have been built at a lower cost."[5] Presumably, the lack of a porch was considered inconvenient.

Original satisfaction notwithstanding, owners soon began modifying their government houses. Some shed-roof and flat-roof additions of a room or enclosed porch seem nearly as old as the original buildings. Much of the early work was probably done by the owners themselves, farmers whose carpentry skills varied greatly; subsequent alterations are generally of higher quality. Most alterations appear to have been of a practical nature, to make the houses more livable rather than for stylishness per se. Still, the burgeoning ranch style could at least be suggested by merely adding a room on the side or attaching a garage. Some houses were extended rearward without changing their appearance as viewed from the county or state roads on which most of them front. A few owners found relatively simple ways to individualize and perhaps brighten the stark government facades, adding shutters or other trimwork.

When Osage Farms was abolished by Congress in 1943, following years of criticism on the ground that cooperative or collective farming was un-American, perhaps a few owners sought to camouflage their government houses to disassociate them from the project.

It is virtually impossible, however, to camouflage a government farmhouse short of totally submerging it within the facades of another building. Even a severely altered government farmhouse is recognizable through its angularity and details of its distinctive fenestration, once the type has been learned. The fact that they retain their identity despite alterations is a tribute to the durability and persistence of the design.

III. Significance, continued

with next to nothing when they came to Osage Farms survived the lean depression years and ended up with money saved. Some ultimately purchased government farmhouses, either with low interest government loans or for cash. Although all were Missourians, some families--such as those who were relocated from the Ozark Mountains when the national forest system was being developed--came from somewhat different cultural groups. The resettlement of families from other areas of the state undoubtedly affected the cultural makeup of northern Pettis County.

Like uniforms in the sense that they were immediately recognizable to anyone familiar with the project, the Osage Farms government farmhouse (Type 315:11, 315:12

and 315:13) is significant under Criterion C because it represents a distinctive type of government architecture from the period. New Deal historian Paul K. Conkin has suggested that rural home design was advanced by the government's utilitarian architecture of the 1930s. Although the designs varied subtly or greatly from one resettlement community to another, most apparently shared the austerity and angularity of the government farmhouses at Osage Farms. Later, plans and specifications for government housing were widely disseminated among building contractors and architects. Much subsequent residential architecture certainly became more functional, reflecting the Spartan government designs rather than forms from the past. The resettlement experience also could be seen as a step toward the implementation of rural public housing.[6]

Evaluation for significance should probably be local, pending further research. But in another sense, the RA/FSA's farm communities were all more or less unique, architectural similarities notwithstanding. Other than Osage Farms, Missouri's only resettlement project operated cooperatively was La Forge Farms in New Madrid County. (Osage Farms was a combination of individual government farmsteads and two large cooperative farms.) La Forge is equally worthy of recognition for its role in the New Deal experiment and may be the subject of a future nomination, but it was a cooperative cotton farm rather than a cooperative dairy farm and its buildings--while austere--were different from those at Osage Farms. Government resettlement projects elsewhere in Missouri apparently did not involve collective farming and probably were of smaller scope.

The period of significance for the Osage Farms government farmhouses extends from 1937 to 1943 and encompasses the official life of the resettlement project. Although the end date is less than the fifty year time limit, the project inception was in 1937, which has allowed adequate time to assess the significance of the project. In addition, research on the impact and importance of the New Deal RA and FSA programs has been sufficient to provide the perspective necessary to establish the exceptional significance of the Osage Farms properties.

Gradually, the Osage Farms government farmhouses are being assimilated into the rural landscape, along with the remaining barns, poultry houses and other government outbuildings; the government privies already have virtually disappeared. The condition of extant government farmhouses varies considerably, but recognizable examples--perhaps more than any other government property type--are particularly evocative of the time when tenants raised dairy cattle and tilled the land to earn a government-supervised livelihood, from 1937 through 1943. While a government farmhouse is significant in its own right, the presence of one or more outbuildings--described below--will enhance any listing since the more complete the farmstead, the more fully it represents the government's vision of rural living during the Great Depression.

IV. Registration Requirements, continued

the form. Their design is characterized by austerity, a lack of ornamentation and angularity. All were painted white, which emphasized their starkness and uniformity. Some changes are simply too disruptive, but a government farmhouse to be listed need not have an unaltered clapboard exterior.

In general, if the original design of a government farmhouse is readily distinguishable despite alterations and additions, its association with the Osage Farms experiment is intact and it may be considered for listing under Criteria A and C. The typical farmhouse addition is an extra room or enclosed porch on the side or rear which does not obscure the form that characterizes the type. The application of non-historic siding also does not preclude listing if the significant form, features and detailing can be observed. The setting must also remain sufficiently evocative of the building's historic past as the center of family life on a government farm for the property to be eligible. Ideally, one or more government outbuildings, such as a barn or poultry house, will augment the farmstead.

Pending additional statewide research, the level of significance will be local.

Subtype: Reconditioned Properties

Older farmhouses and other properties already standing on the land when it was acquired by the government were frequently reconditioned or remodeled for the project. Most reconditioned properties (12 were farmhouses, according to a project map) can only be identified by their presence on a more or less intact farmstead since their appearance was not changed in any specific way and the extent of reconditioning apparently varied greatly. No reconditioned farmhouses were at the dairy centers, but they were used on satellite farms for Bois d' Arc and possibly Hillview. To be eligible under Criterion A, a reconditioned farmhouse should closely resemble its appearance during the project and be associated with one or more Osage Farms outbuildings of a known type.

Relocated Farmhouses

One characteristic of the government farmhouse was its extreme portability, but moved properties may be eligible under Criteria Consideration B (exceptions) if they are significant primarily for their architecture. In liquidating Osage Farms, the FSA made various tracts which lacked a quality dwelling more marketable by moving government farmhouses onto them. Government farmhouses also are said to have been moved from the dairy centers. Because of their susceptibility to relocation, moved government farmhouses which are exceptionally intact examples of a type may be eligible under Criterion C, provided that they meet other requirements. The most intact example of a Type 315:13 government house is in this category. It is not necessary for a government farmhouse to have been moved by the FSA, provided the relocation site is within the Osage Farms project area in an appropriate setting.

I. Name of Property Type: GOVERNMENT OUTBUILDINGS

II. Description

Several types of government outbuildings were constructed at Osage Farms during the summer and fall of 1937, some ubiquitous and others one-of-a-kind. Unlike government farmhouses which were distributed throughout the project landscape, the barns and most other outbuildings varied architecturally depending on whether they were part of a cooperative dairy farm nucleus or on an individual farmstead. The two cooperatives also utilized satellite farmsteads which resembled individual farmsteads, although they were more likely to contain reconditioned outbuildings than government-built barns and poultry houses. Like the government farmhouses, the government outbuildings were constructed by the Resettlement Administration under an experimental program intended to provide a new start for low income and no income farm families and other relocated Missourians. Seven years later, Congress abolished the resettlement program nationwide and properties not already being purchased by the tenants were offered on the private market. Examples of most types are extant today.

In addition to a government farmhouse, the typical individual farmstead consisted of a barn, a poultry house, a privy and perhaps a food storage building. Machinery storage buildings were constructed at some outlying Bois d' Arc farmsteads. In addition to groupings of government farmhouses, the cooperative farm centers had massive dairy barns with milking wings, horse barns, large poultry houses, granaries, machinery buildings, food storage buildings, silos, sheds and privies. Reconditioned outbuildings were mainly barns, poultry houses and garages.

Individual Farmsteads: Government Barns

Two types of government barn were constructed for individual farmsteads at Osage Farms, Type 411:12 and Type 411:5. Only one Type 411:5 barn was built, but the Type 411:12 government barn was widely used. The 411:12 is a frame, central passage, transverse crib type with a hay loft and a gambrel roof with a hay hood. This barn had six animal stalls along the central aisle and a grain bin across the entire rear end.

Exterior dimensions (30' wide x 36' long) are consistent with the compact nature of other buildings and the farmsteads themselves. The typical individual farmstead at Osage Farms covered approximately 80 acres and the family owned three horses and eight cows plus young stock.[7] In addition to a front entrance into the central aisle, Dutch doors are centered in the side facades and two granary entrances are in the rear. Vertical windows with six lights flank the side doors. Threshing windows are found beneath the hay door and in the rear gable end. Examples with atypical fenestration may lack threshing windows (for example) but it is difficult to distinguish between customization by owners and actual deviations from the "typical" plan, in some cases.

The Type 411:12 government barn has a rough-sawn oak frame with shiplap siding. Roofing is corrugated metal. Foundations are concrete. Interior supports are 6" x 6" oak posts on concrete bases. Floor beams consist of three 2" x 10" boards nailed together. Joists are 2" x 8" boards. Wall framing and rafters are 2" x 6" boards. The roof consists of 1" x 4" boards. In many examples, the framing is attached to the foundation with anchor bolts. At a few sites, sills simply rest on concrete blocks.

Numerous examples of the Type 411:12 government barn survive. Most if not all are on their original farmsteads. At some sites, only the government barn is extant.

The Type 411:5 government barn -- apparently the only other type constructed for individual farmsteads--is substantially larger than Type 411:12 (34' x 64'). Like the large barns constructed for the dairy centers, it has cinder block walls at the lower level and is side-passage rather than central-passage. The grain bin occupies nearly a quarter of the ground floor but is at one corner of the rear, rather than across the entire width as in the Type 411:12. As on the large barns at Hillview and Bois d' Arc, the hay door is shaped to fill the gable while on the Type 411:12 it is rectangular, leaving a triangular opening at the apex for ventilation. The 411:5 has windows for loft ventilation in both gable ends. In another departure, the 411:5 has a dormer entrance to the loft.

In addition to the central hay door and flanking vent windows, fenestration of the front consists of a central threshing window and, at ground level, vehicle entrances for two side aisles and a middle doorway. The rear facade contains loft vents, two mid-level doors into a sub-loft, an entrance into a side aisle, an opening into the granary and a central doorway. Each side facade contains six double windows and a doorway at the granary end. Interior supports and framing on the 411:5 is generally similar to that on the 411:12, described above. The only example of the Type 411:5 government barn was built on the site of Unit No. 41. It is extant.

Individual Farmsteads: Government Poultry Houses

Two types of government poultry house were built for individual farmsteads but only one was ubiquitous: Type 4110:14. This low-slung, front-gabled frame building sits on a foundation of concrete or concrete blocks. Its 20' x 20' dimensions are only slightly smaller than those of the Type 315:11 government farmhouse. Framing is 2" x 4" rough-sawn oak. Siding is shiplap.

The entrance is centered under the front gable. For improved summer ventilation, the front contains six small windows along the lower edge. Some examples have hay doors above the entrance so straw can be placed on a wire-mesh "ceiling" for insulation. Most poultry houses have lost their brooder racks and roosts and several have been converted into garages.

Type 4110:6 was an alternative type built for two paired individual farmsteads (Units No. 41-42 and 10-11). Since no examples were found by survey, only limited conclusions can be drawn about its form and size. But oak framing, shiplap siding and concrete foundations seem to have been universal for outbuildings on individual government farmsteads at Osage Farms.

Individual Farmsteads and Outlying Cooperative Farmsteads: Food Storage Buildings

The basic government food storage building at Osage Farms was a relatively small, windowless structure with walls of concrete blocks. The entrance is in a gable end of this 7' x 9' building. A vent pipe protrudes near the roofline but its exact location varies. Shelves line three walls. Original roofs are corrugated metal. For improved insulation, dirt was packed high around many food storage buildings. Some tenants called them "dog houses."

While many individual farmsteads and outlying cooperative farmsteads had government food storage buildings, others did not. Several examples are extant, including one at the Bois d' Arc dairy nucleus which is an unusual location. The type code for this building was not determined.

Two examples of another type of government food storage building (or utility building) were constructed for Units No. 43 and 44. These are frame, 8' x 12' structures with windowing on three sides and an entrance under a gable in the fourth. Siding is shiplap. No type code was determined.

Individual Farmsteads, Dairy Centers and Outlying Cooperative Farmsteads: Government Privies

Regardless of whether it was located on an individual government farmstead or on a cooperative or outlying farm, each living unit at Osage Farms had a simple wooden privy which the RA/FSA designated as Type 4111:1. More than 60 were built, but virtually all were razed when bathrooms were installed in the dwellings after World War Two. The Type 4111:1 government privy is a 4' x 4' frame structure with a shed roof sloping from front to back. Siding is shiplap. The only intact example located by survey is at the site of Unit No. 30.

Cooperative Farm Centers: Government Barns

The three massive government barns constructed at Hillview and Bois d' Arc are the most prominent Osage Farms buildings. Each cooperative farm had a long dairy barn which, at Hillview, was connected to a shorter barn at a right angle. At Bois d' Arc, a similar but separate shorter barn was used for bulls and horses. Milking wings are attached to the dairy barns at both locations. At Hillview, the connected barns and milking wings are shaped like the letter Z with the middle stroke straightened. At Bois d' Arc, the dairy barn and milking wing are T-shaped. The long barns are side-passage. The short barns are central-passage.

The ground floor walls are cinder block. The upper level walls are covered with shiplap siding. The gambrel roofs of these larger barns are flared at the eaves. Square cupolas are provided for loft and lower barn ventilation. Placement of ventilators and loft windows varies somewhat among these three buildings. Hay hoods are found at the gable ends. Roofing is smooth metal with standing seams, fabricated at the site and strapped and nailed into place.

All government barns at Osage Farms are longer than they are wide, but the large barns at the dairy centers are unusually long in proportion to their width. Noble's

description of the Wisconsin dairy barn as disproportionately long seems appropriate for the Bois d' Arc and Hillview barns.[8] The design of the lofts (with truss construction not unlike the ballon framing of houses) is very similar to "modern" barn plans such as were published by the Louden Machinery Co., Fairfield, Iowa, in 1917.[9] The lofts are commodious, unbroken along their length except for ventilator shafts and hay chutes. Like the Louden barns, the Osage Farms government barns are well-ventilated, well-lit by natural illumination (and electric lights on the cooperatives), and relatively economical to construct.

The main section of the Hillview dairy barn and the entire Bois d' Arc dairy barn are 34' wide x 170' long. The smaller wing of the Hillview barn and the detached, smaller bull and horse barn at Bois d' Arc are 34' wide x 82' long. The distance from the barnyard to the gable peak on these buildings is approximately 32 feet.

Interior supports consist of two rows of columns (typically three lengths of two-inch stock nailed together). Original windows on the ground floor are double with nine lights per unit. Loft windows are dormer-type triple units containing six lights per unit.

The large, two-part barn and milking wing complex at the Hillview site is identified on a project map as Type 411:2. At the Bois d' Arc site, the barns are identified as Type 411:20 and Type 411:27, but it was not determined which type code applies to which barn.

Cooperative Farm Centers: Government Silos

Two of five circular silos associated with the dairy centers are extant, both at the Hillview site. One is a 14' x 36' cement silo built for the project. The other is a 19' x 36' tile block silo which was part of the Shy-Mitchell Farm when the RA purchased the property in 1937. Both silos lack caps but are still semi-attached to the government barns. Originally, Bois d' Arc had three government-built silos including two which were centered parallel to the long axis of the larger barn. Although toppled recently, their bases remain. The third government silo at Bois d' Arc was razed several years ago and no trace was found.

The cement government silo which remains at the Hillview site is secured by circular metal stays with turnbuckles. Walls are slightly more than three inches thick. The project map identifies silos by size but not by type codes. A 50-foot metal silo with a hemisphere cover at the Bois d' Arc site (attached to one end of the barn) is nearly new.

Cooperative Farm Centers: Government Granary Building

At Hillview, a rectangular frame building apparently was constructed specifically for grain storage. This windowless 31' x 40' structure contains a central passage flanked by four grain bins on each side. The gable roof is metal-covered and the foundation is poured concrete. The absence of a granary building on the project map is of some concern, but the map has an early date (November 1937). Construction details and materials suggest that it was government-built, so perhaps it was omitted or erected later. It is also possible that for some reason, the RA/FSA described this as

a food storage building on its project map, a type otherwise unaccounted for at the Hillview site.

Cooperative Farm Centers: Government Poultry Houses

Six Type 4110:8 poultry houses were constructed, two at Hillview and four at Bois d' Arc. Only the Hillview buildings are extant although foundations can be seen at the Bois d' Arc site. The Type 4110:8 poultry house is a 20' x 90' frame structure resting on concrete. Roofs slope from front to rear and are metal-covered. Front windows are stationary vertical units of six lights. Rear windows are square with four lights. Siding is shiplap. Each poultry house was designed to accommodate 500 chickens.

Surviving examples have minor fenestration changes and altered interiors. Inner walls and ceilings are covered (with vertical boards). But mesh-covered framing and roosts have been removed from the extant buildings, one of which now contains animal pens.

Cooperative Farm Centers and Outlying Cooperative Farmsteads: Other Outbuildings

Other buildings and structures erected by the RA/FSA for the dairy centers and outlying farmsteads included 11 machinery buildings, two sheds, one crib and one food storage building, according to the 1937 project map. If examples are found, presumably they will be of oak frame construction with shiplap siding unless altered. Buildings or structures large enough to benefit were constructed on concrete foundations. Roofs presumably were shed or gable, with metal or wood shingle coverings. Machinery building type codes were 415:6, 415:7, 415:8 and 415:9. Shed type codes were 413:2 and 413:3. The crib type code was 4118:8.

At the Bois d' Arc site, two frame "garages" of undetermined origin and a food storage building similar to those constructed for individual farmsteads and outlying cooperative farmsteads are extant. The Hillview site has a well house constructed for the project. It is possible that the Boid d' Arc "garages" were actually small machinery buildings or they may be older garages which were reconditioned for the project. Several barns, poultry houses, garages, smoke houses, granaries and other outbuildings which were on the land when it was purchased by the government were incorporated into the project, after reconditioning as deemed necessary by the RA/FSA.

At the Hillview site, a ca. 1920s barn reportedly was reconditioned by the government for use as a horse barn. This frame, 44' x 50' gambrel-roofed building has an open passage beneath a sideward extension of the roof. Corrugated metal covers most of the exterior. The roof also is metal. Fenestration and the interior layout were changed in the early 1960s, when the building was converted into a granary.

Also at the Hillview site is a tile block silo, acquired by the RA when it acquired the land.

III. Significance

The period of significance for the Osage Farms government outbuildings extends from 1937 to 1943 and encompasses the official life of the resettlement project. Although the end date is less than the fifty year time limit, the project inception was in 1937, which has allowed adequate time to assess the significance of the project. In addition, research on the impact and importance of the New Deal RA and FSA programs has been sufficient to provide the perspective necessary to establish the exceptional significance of the Osage Farms properties.

Government Outbuildings: Individual Farmsteads

Government outbuildings complemented the government farmhouses and completed the individual farmsteads at Osage Farms. These properties are eligible under Criterion A in the areas of Social History and Agriculture if they were constructed or reconditioned between 1937-43 as part of the Resettlement Administration/Farm Security Administration project in northern Pettis County. If they are intact examples of the several building types constructed from blueprints by the RA/FSA, they are eligible under Criterion C in the area of Architecture, with local significance pending further research.

Government outbuildings are closely associated with the successes and failures of the New Deal experiment to promote the welfare of a particular stratum of society, namely farmers on relief. The barns, poultry houses, food storage buildings and privies were essential to the tenants' survival at Osage Farms, enabling them not only to weather the Great Depression but to earn money to buy their farms, in some cases. The typical individual government farmstead consisted of a dwelling, a Type 411:12 barn, a Type 4110:14 poultry house, a Type 4111:1 privy and (often) a government food storage building.

Government outbuildings housed farm animals and their feed, while FSA supervision helped assure that the farms were operated so as not to further deplete the soil or contribute unnecessarily to erosion. Much of the land was terraced by WPA crews early in the project, and crop rotation was stressed. Subsequent owners of the land undoubtedly found the soil on former government farms to be of higher quality than for the area in general, a direct result of the government's usually enlightened advice which the tenants were required to heed.

However, use of the project as an agricultural testing ground apparently had mixed results at best. Artificial insemination of dairy cows was unsuccessful as well as unpopular among the tenants. The growing of winter barley also failed, apparently because the Missouri winters were too harsh.[10] Although the failures were educational, it was usually at the expense of the tenants whose incomes were reduced by experiments that bombed. The older, more experienced farmers tended to think the government supervisors knew about agriculture mainly from books and that they lacked practical knowledge--an impression which was often confirmed.[11] But although some tenants failed to achieve financial independence, for whatever reasons, virtually everyone's living standard improved while on the project.

The government farmhouses are distinctive for their architecture but the government outbuildings which complement them are equally significant reminders of the New Deal project. Their architecture is perhaps less distinctive than that of the government farmhouses, but they are part of the same utilitarian context that profoundly influenced much residential architecture during the decades following World War Two. Too, the agricultural outbuildings certified and expanded the prevailing movement toward lighter structures which yet retained strength.

Government Outbuildings: Cooperative Farm Centers and Outlying Cooperative Farmsteads

Government outbuildings constructed or reconditioned for the cooperative farms and their satellite farmsteads at Osage Farms are eligible under Criterion A in the areas of Social History and Agriculture. They are also significant under Criterion C in the area of Architecture if they were constructed from blueprints by the Resettlement Administration/Farm Security Administration for use on the 1937-43 project in northern Pettis County.

In addition to their association with the overall resettlement project to aid needy families, the outbuildings of Hillview and Bois d' Arc are significant for their role in the most controversial aspect of Osage Farms: cooperative farming. The massive dairy barns and other properties constructed for the two cooperative dairy farms were used in a government-sponsored system in which member farmers shared equally (at least in theory) in the labors, successes and failures of their cooperatives. It was a social experiment that by many measures worked well enough, but was tainted by American attitudes against anything remotely "Soviet."

Evaluation of significance should be at the local level. Although statewide significance may apply, this can only be established by further research. Statewide significance is most likely to be found for the cooperative farm centers, since only one other New Deal resettlement project in Missouri with cooperative farming (La Forge Farms) is known.

While the government farmhouse was clearly the heart of the individual farmstead, the government outbuildings seem of central importance on the cooperative farms. The Hillview and Bois d' Arc tenants retired to their dwellings for meals and at the end of each day, but residence there was more temporary. (Many individual farm families were buying or trying to buy their government homes--an important distinction.) On the cooperatives, the more closely supervised, collective arrangement bound everyone closely to the outbuildings and of course the animals which were a focus of their endeavors during the project.

In general, farmers assigned to Hillview and Bois d'Arc were younger and less experienced than those placed on individual farmsteads. Families assigned to the cooperative farms also were less likely to be from the immediate area. Turnover was higher,[12] probably because profits were slow in coming and there was more regimentation than on the individual farmsteads. Too, people on the cooperatives were more likely to be labeled as socialists or Communists, a fact which could hardly escape their notice when they ventured into Hughesville or Houstonia. Not only were they willing participants in a system that promoted group rather than individual enterprise, but they were outsiders as well. Still, the vast majority of Pettis Countians gave them no trouble and many people went out of their way to make them welcome.

According to at least one authority, resettlement cooperative farms within RA/FSA Region III (Missouri and Indiana) were established explicitly to test the relative merits of their large-scale operation as compared with family-type farming on the individual government farmsteads.[13] Although average yields apparently were greater on the cooperative farms, management costs were higher, reducing the net income of members to below the net income of many individual farmsteaders. After three years, Bois d' Arc was essentially solvent but Hillview showed a deficit of over $900 per member.[14] By January 1942, however, both cooperatives were earning

money and reportedly continued doing so until the project was dismantled two years later.[15] Revenue from the sale of machinery, livestock and surplus was divided among the members according to their accumulated input, which must have gone far toward reducing the disparity. While the agricultural nature of the experiment is reflected in the outbuildings, certainly neither type of operation was convincingly superior.

Although the dairy centers had solvency problems early, this did not seem to affect production which remained high throughout the project. The Hillview herd of registered Jerseys was often the top butterfat-producing herd in Pettis County and the Bois d' Arc herd was not far behind. Perhaps this was to be expected, considering that the dairy barns were well-equipped and the operation was technologically advanced. Presumably there was a sense of competition as well, and later it became patriotic (during World War Two) to achieve high levels of production.[16] These fine results carried over into poultry production and other aspects. Not only in operation but physically, the cooperatives were relatively complex, as the elaborate barn-milking wing-silo combinations, the large poultry houses with extensive flocks, and the system of satellite farmsteads suggest. Plus the age of extreme mechanization had not arrived; there was only one tractor at Osage Farms.[17]

Architecturally, the outbuildings at Bois d' Arc and Hillview constitute an interesting recasting of traditional forms and materials in a government mold. The massive dairy barns are unique within Pettis County because of their unusual "Wisconsin style" length. The use of cinderblock at the ground floor level and relatively light-weight but sturdy construction throughout are among several common unifying elements.

Although it was and remains somewhat tainted in the public eye, Osage Farms should ultimately be remembered as a fascinating experiment in survival. Those who stayed, worked hard and cooperated with the farm managers were assured the basic essentials of life during a time of national hardship. Theoretically, any future "Osage Farms" could be operated with greater efficiency and harmony as a result of what was learned.[18] The outbuildings, in conjunction with the farmhouses, serve as important visual reminders of the resettlement experience in Missouri.

In addition to the government-built properties, some older outbuildings were reconditioned by the RA/FSA for use on the project. These consisted mainly of barns, poultry houses and garages. Reconditioned properties, which can only be identified through their physical association with intact government building types or by their presence at the site of an outlying government farmstead or on one of the cooperative centers, are significant under Criterion A.

IV. Registration Requirements

Regardless of whether they were associated with individual farmsteads or cooperative farm centers, government outbuildings are eligible for listing under Criterion A in the

areas of Social History and Agriculture if they were constructed or reconditioned for the 1937-43 Resettlement Administration/Farm Security Administration Osage Farms project in northern Pettis County. Government outbuildings are eligible under Criterion C in the area of architecture if they are relatively intact, recognizable examples of the various types constructed from blueprints by the RA/FSA for Osage Farms. Integrity of design, materials, workmanship, location, setting and association also must be retained unless specified. Government outbuildings were constructed in considerable variety and examples of most types survive.

Some outbuilding types were constructed only for individual farmsteads and outlying cooperative farmsteads, while other types were built only on the cooperative farm centers. Apparently, government farmhouses and government privies were the only building types normally constructed in essentially the same form for cooperatives as well as individual farmsteads.

Government Outbuildings: Individual Farmsteads

Type 411:12 is the basic government barn constructed for individual farmsteads throughout the Osage Farms project area. To be eligible, these transverse crib barns should retain most of their original form and materials. Fenestration changes were fairly common as owners gradually tailored several barns to their specific agricultural needs, but at least two facades should be relatively unaltered for a barn to be considered under both criteria. However, it is not necessary for Dutch doors to be retained in an otherwise intact facade.

Type 411:5 is a one-only government barn type constructed at the site of Unit No. 40. Because of its importance as the lone example of a unique type, this side-passage barn will be eligible under both criteria if its design is intact. Several windows are missing but original materials have not been replaced. As it stands, this is a relatively unaltered building.

Type 4110:14 is the basic government poultry house constructed for individual farmsteads. Type 4110:6 is an alternate form of government poultry house constructed for Units No. 10 and 41. Government poultry houses were an ideal size to shelter automobiles, and several have been converted into the garages that the RA/FSA failed to provide. Poultry houses will be eligible under Criteria A and C if the original form is recognizable and most of the historic materials are present, but only under Criterion A if more than two facades have been substantially altered.

Type 4111:1 is the government privy which was constructed throughout the project area and then dismantled almost en masse when indoor toilets replaced them. The only intact example found by survey (at the site of Unit No. 30) retains its original form and materials, which is essential for this resource to be considered for listing under both criteria.

No type code was determined for the government food storage building which was constructed on several individual farmsteads and some outlying cooperative farmsteads. Probably the least-altered of government buildings at Osage Farms, the food storage building is a small, windowless structure made primarily of concrete blocks. Another small building (frame) for which a type code was not determined was identified only at the sites of Units No. 43 and 44. To be eligible, their original form and materials must be intact.

While complete sites are desirable, it is not necessary for government outbuildings to be located in conjunction with a government farmhouse to be considered eligible if they are unique or exceptionally intact examples of their type.

Government Outbuildings: Cooperative Farm Centers and Outlying Cooperative Farmsteads

Types 411:2, 411:20 and 411:27 are the massive cattle barns constructed at Hillview and Bois d' Arc, the project map indicates. Only one example of each type was built, but 411:20 and 411:27 (at Bois d' Arc) are, in effect, a Type 411:2 barn in two sections. Their historic materials--including cinder block walls for the lower floor--should be relatively intact but these buildings are eligible under Criteria A and C if their general appearance evokes their period of significance as cooperative dairy centers during the 1937-43 Osage Farms project. While these are individually significant properties, their power to convey a sense of the government experiment in action would be greater within a district setting. This is true of all buildings and structures of government origin within the dairy centers.

Type 4110:8 is a relatively large poultry house (much larger than those found on individual government farmsteads) built for both cooperative centers but extant only at the Hillview site. Fenestration and other changes are permissible, but the essential form of these buildings with their front-to-back sloping roofs must be intact for them to be considered for registration.

Concrete silos were constructed by the government at both cooperative farm centers but apparently no type code existed. Only one government-built silo remains (at the Hillview site, where a reconditioned silo also is present). To be listed under Criterion A, a government silo need only be standing. However, the extant government silo is relatively unaltered and may also be considered under Criterion C.

A granary building at the Hillview site may have a property code but it was not determined. This building is not accounted for on an early project map but construction details, materials and its proximity to other government buildings at the dairy center all suggest that it was RA/FSA-built. It should retain its original design, but minor alterations--such as non-original siding in the gables--are permissible since the overall impact remains strong.

Government food storage buildings similar to those built for individual farmsteads are eligible under both criteria if their form and materials are intact.

Government machinery buildings were constructed in four forms (Type Nos. 415:6, 7, 8 and 9. Each dairy center had one and at least eight others were built on outlying cooperative farmsteads, particularly those around Bois d' Arc. Also erected on satellite Bois d' Arc farmsteads were Type Nos. 413:2 and 413:3 sheds. Identification may be a problem--no examples were located by survey--but oak framing, shiplap siding and low foundations of concrete were commonly used materials. If examples are found, they may be considered if their form appears intact.

Numerous Type 4111:1 government privies were constructed at the dairy centers and outlying cooperative farmsteads but the only good example was found at the site of an individual farmstead. As stated above, this resource must retain its original form and materials to be considered for listing.

In general, the design of government outbuildings was more generic than of the government farmhouse but they are readily distinguishable if their form is relatively intact. If their design is recognizable despite alterations and/or additions, their association with Osage Farms is preserved and they may be considered for listing under Criteria A and C. The setting must also retain the ambience of an individual government farmstead, a cooperative farm center or an outlying cooperative farm during the 1937-43 project. Ideally, one or more government dwellings will be associated with outbuildings but this is not a requirement if the outbuildings are unique types, i.e., the Type 411:5 barn, or if they are exceptional examples of a common type, such as the Type 411:12 barn.

Subtype: Reconditioned Properties

At least six older barns, eight poultry houses, five garages, one silo and various other secondary structures already standing on the land when it was purchased by the RA were reconditioned for the project. Ordinarily, reconditioned properties can only be identified by their association with or proximity to known government property types or sites. The amount of reconditioning varied and such properties did not end up looking any specific way. To be eligible under Criterion A, reconditioned resources should approximate their appearance during the project and be associated with other known Osage Farms properties. Two properties at the Hillview site fall into this category, a tile block silo and a converted horse barn.

Relocated Government Outbuildings

Relocated government outbuildings may be eligible under Criteria Consideration B (exceptions) if they are significant primarily for their architecture. Such properties

will be significant for their architecture under Criterion C if they are either exceptionally intact examples of any property type or relatively intact examples of an otherwise missing type. For example, a recognizable example of a Type 415:6 machinery building (none found by survey) could be listed. But the relocation site must be within the boundaries of the Osage Farms project in a setting which is evocative of the property's historic past.

I. Name of Property Type: CONTIGUOUS FARMSTEAD HISTORIC DISTRICTS

II. Description

Contiguous farmsteads were common at Osage Farms, and in a few cases the buildings of one farmstead were in especially close proximity to the buildings of a neighboring unit. There were exceptions, but contiguous farmsteads typically contained two examples of the Type 411:12 barn, two examples of the Type 4110:14 poultry house, two examples of the Type 4111:1 privy, and two government houses which were built in three basic forms--Type 315:11, Type 315:12 and Type 315:13. Concrete food storage buildings and other government-built or reconditioned structures also may be found on many contiguous farmsteads.

Contiguous government farmsteads with the buildings in close proximity may appear to be a single farmstead today, particularly if only one farmhouse is extant. What all of the government buildings have in common is their association with the RA/FSA resettlement community in northern Pettis County, as well as similarities of materials, location, color, austerity, setting and workmanship. Buildings constructed for contiguous farmsteads are similar to those described above, under "Name of Property Type: Government Farmhouse" and "Name of Property Type: Government Outbuildings." Although original farmsteads averaged 80 acres, the properties on contiguous farmsteads occupy an area of less than one acre.

III. Significance

Contiguous government farmsteads are eligible as historic districts under National Register Criteria A and C. Under Criterion A, their significance in Social History and Agriculture is contingent upon their component buildings having been constructed or reconditioned for the 1937-43 Osage Farms resettlement project in northern Pettis County. Contiguous farmsteads are eligible under Criterion C, with architectural significance, if the individual buildings are reasonably intact, relatively unaltered, recognizable examples of properties built from blueprints for the project. Ordinarily, reconditioned properties will not be significant under Criterion C.

The period of significance for the Osage Farms contiguous farmsteads historic districts extends from 1937 to 1943 and encompasses the official life of the resettlement project. Although the end date is less than the fifty year time limit, the project inception was in 1937, which has allowed adequate time to assess the significance of the project. In addition, research on the impact and importance of the New Deal RA and FSA programs has been sufficient to provide the perspective necessary to establish the exceptional significance of the Osage Farms properties.

The local level of significance is assured but additional research may suggest broadening the level to statewide.

IV. Registration Requirements

To qualify for listing as a historic district under Criterion A in the areas of Social History and Agriculture, a contiguous government farmstead must consist primarily of buildings or structures constructed or reconditioned by the RA/FSA for the 1937 Osage Farms project, and they must be contributing. For a resource to be individually contributing, it must be relatively unaltered or, if altered, be a recognizable example of its type. To qualify under Criterion C, in the area of Architecture, a majority of district buildings must be relatively intact examples of types built from blueprints for the project. Such properties will retain integrity of design, materials, workmanship, location, setting and association.

The properties must be in sufficiently close proximity to be viewed as an ensemble, thereby suggesting the quality of "neighborliness" which the government undoubtedly envisioned. Although most contiguous government farmsteads were originally contiguous individual farmsteads, side-by-side farmsteads also existed among outlying cooperative farmsteads, particularly those of Bois d' Arc. The proximity of the resources (most building groups were far apart even on contiguous farmsteads) and their evocative power as a group is important, but whether they were individual or cooperative farmsteads is of course irrelevant.

I. Name of Property Type: DAIRY NUCLEUS HISTORIC DISTRICTS

II. Description

Each of the two cooperative farm centers at Osage Farms had a dairy nucleus containing a cohesive mixture of large barns, silos and other outbuildings plus dwellings where the tenants who operated the complex lived. Most outbuildings at the dairy centers were unique at Osage Farms, while the dwellings were essentially Type 315:11 and Type 315:12 government farmhouses such as were built throughout the resettlement community. Both Hillview and Bois d' Arc (the two cooperatives) retain representative groupings of government outbuildings and dwellings today. At Hillview, two of the extant properties were reconditioned rather than built from blueprints by the RA/FSA. At each of the former centers, the resources occupy approximately seven acres within a setting which is richly reminiscent of their historic past. The properties are obviously linked by their architecture as well as geographically, sharing such characteristics as materials, colors, decoration (minimal) and workmanship. A few buildings which might not be individually eligible nonetheless enhance the overall effect, which is strong, at each site.

Significance

Dairy nucleus historic districts contain buildings and structures which, like individual properties at Osage Farms, are eligible under National Register criteria A and C with significance in the areas of Social History, Agriculture and Architecture. Each dairy nucleus was in effect a local laboratory for the RA/FSA's unique experiments in collective farming during the late 1930s and early 1940s. There were many individual government farmsteads at Osage Farms, but only the dairy centers and their satellite farmsteads were operated collectively. The largest and most significant buildings at each cooperative were at the dairy centers, along with dwellings for the tenants who operated them. Today, the extant properties at Hillview and Bois d' Arc are like a tapestry in which many details of life on a government cooperative farm are still visible. Local evaluation for significance is most appropriate at this time, but state level significance may be applicable after further research.

The period of significance for the Osage Farms dairy nucleus historic districts extends from 1937 to 1943 and encompasses the official life of the resettlement project. Although the end date is less than the fifty year time limit, the project inception was in 1937, which has allowed adequate time to assess the significance of the project. In addition, research on the impact and importance of the New Deal RA and FSA programs has been sufficient to provide the perspective necessary to establish the exceptional significance of the Osage Farms properties.

Registration Requirements

Dairy nucleus historic districts are significant under Criterion A in the areas of Social History and Agriculture if more than half of the properties were constructed for the 1937-43 RA/FSA Osage Farms project, and are contributing. For a resource to be individually contributing, it must be relatively unaltered or, if altered, be a recognizable example of its type. Districts are significant under Criterion C in the area of Architecture if some resources are relatively intact examples of types built by the government for the dairy centers. Such properties will retain integrity of design, materials, workmanship, location, setting and association. Non-government properties within the assemblage can be considered under Criterion A if they were reconditioned by the government for use on the project.

For the government farmhouse, which was particularly susceptible to additions and alterations, a property is contributing if it "reads" as a government farmhouse. For example, the two government farmhouses at the Hillview site may be listed despite the application of vinyl siding because they are otherwise excellent properties, with their significant form, features and detailing readily observed. Most of the other dairy nucleus properties are unique at Osage Farms and must be evaluated without reference to other examples of the type. In general, if the property was constructed for the project, it will be contributing unless alterations have obscured the original design. If the property was reconditioned rather than constructed from blueprints, it will be contributing if its present appearance resembles that of its period of significance.

Elements of the dairy centers will automatically be linked by association, function and concentration, but the fact that they share a common past must also be obvious.

Endnotes:

[1]The Sedalia Democrat, July 1, 1937; July 28, 1937.

[2]Interview, Mr. and Mrs. Walter Olson, November 14, 1989.

[3]Clawson, Marion. "Resettlement Experience on Nine Selected Resettlement Projects," Agricultural History, January 1978, pp.18-19. (Clawson's article was written in 1943 in the form of a report for the Bureau of Agricultural Economics, U. S. Department of Agriculture.)

[4]U.S. Department of Agriculture, Report of the Administrator of the Resettlement Administration, 1937. Washington, D.C.: Government Printing Office, 1938, p. 15.

[5]Clawson, op cit., pp. 39-40.

[6]Conkin, Paul K. Tomorrow a New World: The New Deal Community Program. New York: Cornell University Press, 1959, p. 172.

[7]Clawson, op cit., p. 26.

[8]Noble, Allen G. Wood, Brick and Stone: The North American Settlement Landscape, Volume 2: Barns and Farm Structures. Amherst, The University of Massachusetts Press, 1984, pp. 45-46.

[9]Rawson, Richard. Old Barn Plans. New York: Bonanza Books, 1982, p. 136.

[10]Clawson, op cit., p. 26.

[11]Interview, Mr. and Mrs. Walter Olson, November 14, 1989.

[12]Clawson, op cit., pp. 52-54.

[13]Eaton, Joseph W. Exploring Tomorrow's Agriculture. New York: Harper & Brothers, 1943, p. 70.

[14]Clawson, op cit., p. 46.

[15]Eaton, op cit., p. 163.

[16]The Sedalia Democrat, June 24, 1938; September 30, 1938; November 20, 1942.

[17]Clawson, op cit., p. 26.

[18]Ibid., pp. 78-92.

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

In 1986, the Missouri Historic Preservation Program funded an architectural survey of Pettis County with the exception of previously surveyed Sedalia. The survey was conducted by Show-Me Regional Planning Commission, Warrensburg, Mo., which was awarded a matching Historic Preservation Fund grant to partially finance the project.

Many extant Osage Farms resources were identified during the countywide survey, and a map was prepared. When additional research confirmed the unique nature of the resources as the remains of a government resettlement community, it was obvious that a multiple property format would be an effective means of documenting the properties and their significance. From the outset, the state historic preservation staff recognized the value of the resources and offered encouragement and support. Meanwhile, contact with potential sources within the project area was maintained.

In 1988, Show-Me Regional Planning Commission applied for a matching Historic Preservation Fund grant to prepare a Multiple Property Documentation Form and several individual and district nominations for the Osage Farms resources. In 1989, a grant was awarded by the Missouri Historic Preservation Program.

An intensive research phase began in the spring of 1989. This included examination of microfilm copies of The Sedalia Democrat and The Houstonia Leader to help establish

[X] See continuation sheet

H. Major Bibliographical References

Baker, Oliver Edwin, Ralph Borsodi and M. L. Wilson. Agriculture in Modern Life. New York: Harper Brothers, 1939.

Brown, Philip S. "Experiments in Survival." After a Hundred Years: The Yearbook of Agriculture 1962. Washington, D. C.: U.S. Government Printing Office, 1962.

Clawson, Marion. "Resettlement Experience on Nine Selected Resettlement Projects." Agricultural History, Vol. 52, No. 1 (January 1978).

Conkin, Paul K. Tomorrow a New World: The New Deal Community Program. New York: Cornell University Press, 1959.

Eaton, Joseph W. Exploring Tomorrow's Agriculture. New York: Harper & Brothers, 1943.

Garraty, John A. The Great Depression. New York: Harcourt Brace Jovanovich, 1986.

Hearings Before the Select Committee of the House Committee on Agriculture, to Investigate the Activities of the Farm Security Administration, 78th Congress, 1st Session, Parts 1-4. Washington, D.C.: U.S. Government Printing Office, 1944.

[X] See continuation sheet

Primary location of additional documentation:

- [X] State historic preservation office
- [ ] Other State agency
- [X] Federal agency
- [ ] Local government
- [ ] University
- [X] Other

Specify repository: Missouri Office of Historic Preservation; National Archives, Kansas City and Great Lakes Branches; Show-Me Regional Planning Commission.

I. Form Prepared By

name/title J. Roger Maserang Historian

organization Show-Me Regional Planning Commission date August 14, 1990

street & number 113 N. Holden St., P.O. Box 348 telephone 816-747-2294

city or town Warrensburg state Missouri zip code 64093

Summary of Identification and Evaluation Methods (continued)

a chronology for Osage Farms. Pertinent records were consulted at the Sedalia Public Library, Pettis County Courthouse, University of Missouri--Columbia Library, University of Kansas--Lawrence Library, Central Missouri State University Library, and the Kansas City and Great Lakes Regions of the National Archives. Most of the archival research was done by Paul H. Nieder of State Fair Community College, Sedalia. During a period of additional research by the preparer, various individuals with knowledge of the project were interviewed. Dr. Joy Stevenson, an archaeologist with extensive historic preservation experience, served as consultant. The historic context and property type statements were based on a review of survey data, relevant literature and interviews.

Identification of properties was accomplished by a combination of approaches. Published photographs enabled several to be identified during the countywide survey which involved driving every public road. Additional properties which had been greatly altered in some cases were pointed out by local sources. Finally, a few additional properties were identified with the assistance of a project map obtained from the National Archives, Great Lakes Region. Prepared by or for the Farm Security Administration, this map shows the distribution of units and the structures at each site in November 1937. By this time, nearly all of the structures had been completed.

Current photographs were taken of each resource and Missouri Inventory Survey Forms were prepared for the most promising properties in September 1989. These photos and forms were reviewed by the Missouri Historic Preservation Program staff, primarily for preliminary evaluation of integrity. After evaluation, tentative decisions were made concerning properties to be nominated. Meanwhile, building owners were informed of the project and of the implications of National Register listing. Permission letters were circulated at an early stage. With few exceptions, owners were willing to allow their properties to be nominated if they were found potentially eligible by the state staff and the Missouri Advisory Council on Historic Preservation.

A single historic context was considered sufficient to encompass all of the property types constructed during the relatively brief period of the project. The period of significance begins with the year most construction occurred (1937). It includes the six years of operation (1938-43). Although this is a logical timeframe, it is nonetheless somewhat arbitrary.

Geographic boundaries are broad enough to include all resources that are extant on their original sites.

The typology of significant types is based on function within the single context of a New Deal farm community, with separate discussions of farmhouses and outbuildings. Distinction is made between outbuildings associated with individual farmsteads and those associated with the dairy centers, which were operated collectively. Three house types and various outbuildings are described.

Because of the simplicity of the design of most buildings and the availability of historic photographs of some, integrity could be addressed fairly accurately. Integrity

Summary of Identification and Evaluation Methods (continued)

standards for listing properties generally follow the Secretary of the Interior's guidelines. Allowances are recommended for structures that have been moved in some cases because this was common for project buildings.

Major Bibliographical References (continued)

The Kansas City Star.

Leuchtenburg, William E. Franklin D. Roosevelt and the New Deal: 1932-1940. New York: Harper & Row, 1963.

Meyer, Duane. The Heritage of Missouri. St. Louis, Mo.: State Publishing Co., 1963.

National Archives, Great Lakes Region. Source of 1937 Osage Farms project map and historical photographs of Unit No. 1.

National Archives, Kansas City Region. Source of material pertaining to establishment of the Farm Security Administration.

Nieder, Paul H. "Osage Farms: A New Deal Farm Community." Unpublished manuscript, 1989.

Saloutos, Theodore. The American Farmer and the New Deal. Ames, Iowa: State University Press, 1982.

The Sedalia Democrat. (1936-1946).

Show-Me Regional Planning Commission. "Architectural Resources of Rural Pettis County, Missouri." Survey, conducted by Roger Maserang and Warren T. Christopher; numerous Osage Farms properties identified, 1987-88.

Tugwell, Rexford G. "The New Deal in Retrospect." Western Political Quarterly, Vol. 1, No. 1 (December 1948).

Wehrwein, G. S. "An Appraisal of Resettlement." Journal of Farm Economics, Vol. 19 (February 1937)

Interview, Mrs. Karen Chamberlin, Nov. 9, 1989.

Interview, Mr. and Mrs. Walter Olson, Nov. 14, 1989.

Interview, Mr. and Mrs. Everett Vannoy, Nov. 14, 1989.

2. Steve Mitchell
National Register Historian and State Contact Person
Historic Preservation Program
Division of Parks, Recreation and Historic Preservation
Missouri Department of Natural Resources
P.O. Box 176
Jefferson City, Missouri 65102
Date:
Phone: 314-751-5376