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United States Department of the Interior
National Park Service

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Nat. Register of Historic Places
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Oltjenbruns Farm

other names/site number Welper Farm / 5PL.163

2. Location

street & number CR 49 between Hwy 23 and CR 34 | N/A | not for publication

city or town Amherst | x | vicinity

state Colorado code CO county Phillips code 095 zip code 80734

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ nomination __ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _X_ meets __ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

__ **national** __ **statewide** _X_ **local**

Deputy State Historic Preservation Officer 9/18/15
Signature of certifying official/Title Date

History Colorado
State or Federal agency/bureau or Tribal Government

In my opinion, the property __ meets __ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

X entered in the National Register

__ determined eligible for the National Register

__ determined not eligible for the National Register

__ removed from the National Register

__ other (explain:)

Barbara Wyatt 2-2-16
Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

X	private
	public - Local
	public - State
	public - Federal

Category of Property
(Check only **one** box.)

	building(s)
X	district
	site
	structure
	object

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

Contributing	Noncontributing	
10	2	buildings
		district
1	0	site
3		structure
1		object
15	2	**Total**

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

Historic Resources of Phillips County, Colorado 1889 - 1965

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: Single Dwelling
DOMESTIC: Secondary Structure
AGRICULTURE: Agricultural Outbuilding
AGRICULTURE: Animal Facility
AGRICULTURE: Agricultural Field

Current Functions
(Enter categories from instructions.)

AGRICULTURE: Agricultural Field
AGRICULTURE: Agricultural Outbuilding

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19th and EARLY 20th CENTURY AMERICAN MOVEMENTS
LATE 19th and 20th CENTURY REVIVALS: DUTCH COLONIAL REVIVAL

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: WOOD: Horizontal Siding
METAL
roof: ASPHALT: Composition Shingles
METAL
other:

Narrative Description

Summary Paragraph

The Oltjenbruns Farm Rural Historic Landscape District occupies the east half of Section 13 in Township 8N Range 44W. The northern half of the district was originally purchased from the federal government by Jacob Berkes in 1890, while the southern half was homesteaded by Anson Hanway in 1910. August Welper, a German immigrant who had been farming in Nebraska, purchased both quarters in 1917, establishing the current farm. August Welper was one of many Nebraska residents who moved to Phillips County in the early twentieth century in search of affordable and productive farmland. He chose a farm near Amherst, an area with many other farmers of German descent. August Welper planted dryland wheat and kept some chickens, horses, and cows. In the 1920s, he started operating the farm in partnership with his son Herbert. During the Depression, the Welpers had a dairy operation, selling milk, cream, and butter for additional income. In 1939, the farm was sold within the family to August's daughter Amelia and her husband Harry Oltjenbruns. In 1947, their son Milton Oltjenbruns took over the farm. Reflecting midcentury trends, he added a feeder cattle operation, expanded the farm's grain storage with the construction of a grain elevator, and added a machine storage building to house his new farm machinery. The family incorporated the farm in 1973 and it has been operated by Milton's son Kenneth since 1985.

Narrative Description

SETTING

The Oltjenbruns Farm is located approximately two and a half miles southeast of the incorporated community of Amherst in Phillips County, Colorado. The farmstead complex is located on the west side of County Road 49, between County Road 34 and State Highway 23. Located in northeastern Colorado, Sedgwick County borders Phillips County to the north, Logan County lies to the west, and Yuma County to the south. Chase and Perkins Counties in Nebraska border it to the east. Part of the high plains, the climate of Phillips County is semi-arid with an average annual rainfall of around 18". The elevation of the Oltjenbruns Farm is 3,707'. There is very little surface water in the county. The only waterway through the county is Frenchman Creek which forms a rough border between farmland to the north and the grazing land to the southeast. The northern part of the county is characterized by rolling plains covered with fields of wheat and corn while the southeastern portion is part of the Sand Hills region and utilized primarily for livestock operations, both cattle grazing and commercial hog farms. Agriculture is the primary industry in the county. Though a relatively small county (688 square miles), the land is intensively used with 432,154 acres in farms as of the 2007 agricultural census. Phillips County ranks eighth in Colorado in the total value of agricultural products sold, with profits divided almost equally between crop and livestock sales. Its top products are corn for grain (with 109,900 acres harvested in 2010), winter wheat (with 105,600 acres harvested in 2010), and cattle (with 33,000 head in the county in 2010). Grain storage is an important part of the agricultural economy as well as the visual landscape with 15,716,110 bushels of grain storage in the county.

A countywide reconnaissance survey of Phillips County was completed in 2011, providing a context for evaluating the Oltjenbruns Farm. The survey recorded 270 farmstead complexes with historic elements. The characteristic Phillips County farmstead is modest, neatly organized, and Midwestern in character. Most buildings are frame, painted white or red. The typical farm includes a one or one-and-a-half story house, a gable-roofed or gambrel-roofed barn, a garage, metal grain bins, a corral, a Quonset hut, a machine storage shed, a workshop, a chicken coop and one or more large windbreaks. Though once a feature of every farm, tankhouses, windmills, and outhouses are rapidly disappearing from farmsteads with only twenty-one tankhouses, twenty-six windmills, and twenty outhouses located during the survey. Compared to other farms in Phillips County, the Oltjenbruns Farm retains a higher than average number of original resources with a less than average amount of modern alterations.

CULTURAL LANDSCAPE FEATURES

Land Use Activities: Originally rolling prairie, Phillips County's native grasses were home to large herds of buffalo, antelope, and deer. The nomadic Arapaho and Kiowa utilized the area as a hunting ground. These Native American tribes were moved to reservations in Oklahoma and Wyoming in the late 1860s and were replaced by cowboys trailing cattle through the region. Homesteaders arrived in Colorado in the mid-1880s, breaking up the sod and converting prairie land to farm land. The soils in Phillips County are sandy loams and silt loams. The sandier soils are well-suited to corn and the silt loams to wheat production. The primary land uses at the Oltjenbruns Farm have been dryland farming and livestock raising. The chief crop has been winter wheat; this has been rotated with alfalfa, sorghum, millet, oats, and corn at various times. During the early decades of the farm, the Welpers and then the Oltjenbruns practiced general or diversified farming, supplementing crop income variously with chickens, hogs, dairy cows, and beef cows. The farm district included both crop and pasture land. At the mid-twentieth century, the farm evolved to more intensive crop production along with a feeder cow operation (which continued till around 1965). The entire district, except for the farm complex, is currently under crop production.

Boundary Demarcations: The district boundaries reflect the Public Land Survey System (PLSS) created by the federal government to administrate the survey, sale, and settlement of lands west of the original colonies. Used to subdivide and describe land parcels, the PLSS established a grid across the western U.S. based on 6-mile-square townships, which are then subdivided into 36 one-mile-square sections. The Oltjenbruns Farm occupies the east half of Section 13 of Township 8N, Range 44W. The land was initially acquired under from the federal government in 160 acre parcels by two separate individuals, one purchasing the land for $1.25 an acre and the other acquiring the land under the Homestead Act of 1862.
The Oltjenbruns Farm, like most farms in Phillips County, has grown from these original quarter sections to cover multiple sections, but the checkerboard pattern created by the PLSS still evident in the arrangement of fields and is easily visible in aerial photographs. Most of the county roads in Phillips County follow section lines, reinforcing the grid pattern. County Road 49 forms the eastern boundary of the farm and County 34 forms the northern boundary. The primary demarcation within the farm is between the farmstead complex and the surrounding crop land. There are no internal divisions or fences within the crop area. The horizontal crop rows extend to all edges of the quarter section. The fields can be accessed from the farmstead complex or from anywhere along County Road 49 or County 34; no fencing separates the fields from the farmstead complex or the roads.

Patterns of Spatial Organization: The layout of the Oltjenbruns Farm is typical of farms in Phillips County. The farmstead buildings are clustered close to County Road 49. The house is closest to the road. A driveway leads from the road to the house and then through a central work yard, which widens next to the shop and machine shed. All major buildings are clustered around the work area, with domestic features (garage, well pit, clothesline, outhouse, and cob house) clustered around the house on the east and agricultural features clustered to the west. Most commonly the barn is at the center of the agricultural cluster, but on the Oltjenbruns Farm the grain elevator is the central feature. Large windbreaks shelter the farmstead complex from the frequent high winds on the plains. The windbreaks are situated on the north and west sides, the direction of prevailing winds. The windbreaks also form a partial boundary around the farmstead complex. Due to the flat topography, windbreaks are highly visible from a distance, indicating the location of farm complexes.

Response to the Natural Environment and Vegetation Related to Land Use: Tree planting was an essential part of farmstead development on the plains. The flat, treeless topography of the plains offered no shade or relief from high winds. Trees made the farmstead much more pleasant, providing shade and blocking winds. They also provide habitat for wildlife and helped define the boundaries of the farmstead complex. During the Dust Bowl of the 1930s, the Soil Conservation Service promoted windbreaks as a method for fighting soil erosion. The design of windbreaks became more formalized, following recommended designs. The Oltjenbruns Farm windbreaks consist of neat rows of trees, predominantly coniferous (cedars and ponderosa pines) with some deciduous trees. The ponderosa pines came from Evergreen Corner (5PL.217; NRIS 13000961) in the late 1940s. Landscaping has also been used to define the domestic area of the farm, with trees clustered around the house. The primary crop on the farm has been dryland winter wheat,

which is well-suited to the region's climate. Planted in the fall and harvested in early summer, winter wheat requires a cold period to produce grain. Dryland crops are those grown without irrigation, depending solely on rainfall. The climate of Phillips County is semi-arid with an average annual rainfall of around 18". The soil is a mix of sandy and silt loams.

Cultural Traditions: The history of the Oltjenbruns Farm illustrates the important role of immigrants in the development of Phillips County agriculture, particularly the role of farmers of German descent who moved to the region from Nebraska. The community of Amherst in the northeast corner of the county was the center of the German community, including a German Lutheran Church with services and confirmation classes in German. This was likely a strong draw for German immigrant August Welper when he was choosing a farm. The German community around Amherst may also have been a draw for August's son-in-law Harry Oltjenbruns (the son of German immigrants) and daughter Amelia when they purchased the farm. However, it is impossible to explicitly tie any of the features of Oltjenbruns Farm to this German heritage. The more clear influence is the agricultural traditions of Nebraska. Both August Welper and Harry Oltjenbruns farmed in Nebraska before moving to Phillips County. Many farmers moved from Nebraska to Phillips County in search of affordable farmland in a familiar climate. Located on the Nebraska border, Phillips County seems to have much more in common with Nebraska than the rest of Colorado. The farm buildings of Phillips County share materials, design, use, and common placement with those of Nebraska. Key features that early twentieth-century Phillips County shared with Nebraska were the large scale production of non-irrigated wheat and corn along with the production of hogs and dairy products. The farm buildings and layout reflected the transplanted agricultural practices with the typical farm including a modest farmhouse located close to the road and surrounded by one or more large, multi-level barns as well as a chicken coop, granary, workshop, and garage. Unlike other areas of Colorado where agricultural complexes featured buildings constructed of locally available materials such as sandstone, log, and adobe blocks, Phillips County farmsteads were built of milled lumber shipped by rail. Due to the flat topography of the county, they also tended to follow a more standard pattern and placement as opposed to the more organic design and placement of buildings in other areas of the state which were adapted to best suit local variations in topography. Nebraskans also seem to have brought values commonly associated with the Midwestern states, with historical publications variously describing Phillips County residents as progressive, industrious, civic-minded, moral, and spiritual.

Circulation Network: The farm is located at the intersection of County Road 49 and County Road 34. Traveling south on County Road 49, it is roughly half a mile from the entrance to the farm to State Highway 23. The highway runs diagonally from Amherst to Holyoke and provides easy access to these communities. Both communities offer large grain elevator facilities. A dirt drive (roughly 12' wide) runs diagonally across the farmstead complex from the house to the machine storage buildings. The drive expands into dirt work yards south of the shop and east of the machine storage buildings. The work yards are large enough to temporarily hold livestock, machinery, equipment, and vehicles, facilitating the movement of grain and livestock within and out of the farm complex. The work area also provided an area large enough for tractors, trailers, and other large vehicles to turn around. A concrete sidewalk runs along the west and south sides of the house connecting the dirt drive, the entrance of the house, and the garage.

Clusters and small-scale elements: The farm district includes several key functional groups. On a large scale, there is the cluster of buildings, structures, and objects that comprise the farm headquarters, grouped together near the center of the farm. Within the farmstead complex, features are clustered by function. The domestic or residential area on the east side of the complex includes the house, well pit, garage, cob house, and outhouse. The agricultural functions on the farm are clustered to the west of the domestic area. The agricultural cluster includes work areas, a grain elevator, a barn, a feeder barn, and a granary. There are also smaller clusters within the agricultural cluster. Small-scale elements within the domestic cluster include deciduous trees clustered around the house, the concrete sidewalk, and the clothesline. Small-scale elements in the agricultural cluster include the row of farm equipment lined up along the north side of complex.

CONTRIBUTING RESOURCES

Site (est. 1917): The Oltjenbruns Farm Rural Historic Landscape District encompasses half of a section (320 acres). The farmstead complex is located on the east side of the district, located on the boundary between the NE ¼ and the SE ¼ of the section. Dryland crop fields cover the rest of the district. The district includes seventeen buildings, structures, and objects. In addition to the site, there are fourteen contributing resources. Constructed between 1915 (predating the initial formation of the farm by August Welper) and 1965 the contributing resources include the house, barn, machine storage, feeder barn, calf shed, shop, garage, cob house, outhouse, brooder house, grain elevator, granary, well pit, and clothesline. The non-contributing resources were added to the complex less than fifty years ago and include a storage shed and machine shed. The site also includes significant landscape features such as extensive windbreaks and landscaping around the domestic area.

Buildings

House (built 1915; 33' x 35'; photos 4, 5, and 6): Constructed by Robert Buchholz, the two-story frame house is located on the east end of the farm and was designed in a simplified Dutch Colonial Revival style. The house has a concrete foundation and is covered in horizontal wood siding. The rectangular plan building has a front-facing gambrel roof and is covered with asphalt shingles. The building is painted white, with red accents. The facade (south side) has a simple fenestration that is mostly symmetrical. There are two three-pane basement windows, one on either side of the entrance steps. Three concrete steps lead to the main entrance of the house. There was originally a small porch located here. The front door is a half-glazed panel door and is covered with a non-historic metal storm door. The door is surrounded by wood casing and a decorative crown. To the west of the entrance is a large, single-pane, fixed wood window. To the east is a one-over-one wood sash window covered with a storm window painted red. The window has a wood casing and decorative crown similar to the front entrance. The second level contains a central half-glazed wood panel door, similar to that on the first level, flanked by one-over-one wood sash windows with red storm windows. The gambrel roof features boxed eaves and gable returns still covered with their original wood shingles.

A flat-roof addition, measuring 21' x 5', is attached to the north end of the west side. A half-glazed panel door covered with a storm door is located on the addition. A single, one-over-one wood sash window with a red storm window is located to the north of the door and a band of three, one-over-one wood sash windows is located to the south of the door. A single one-over-over wood sash window is located south of the addition.

The north side contains a wood-framed horizontal window covered with a two-light red painted storm window on the first level. The second level contains two, one-over-one wood sash windows. The windows are located off center and lack the storm windows seen elsewhere on the house. The north side also features gable returns with wood shingles. The east side has a large, single-pane, fixed wood window on the south end and two one-over-one wood sash windows on the north end.

Barn (built circa 1922; 20' x 60'; photos 14, 16, and 17): The barn is located on the south side of the farm building complex. Entrances are located on the east and south sides of the building. The gable roof building features a single story with a small attic space, a relatively unusual barn design for the county where two-story gable or gambrel barns are the most common types. The barn originally held a series of mangers for horses with a hay mow above. It was later adapted for a milking operation with a milking parlor added. The rectangular frame building sits on a concrete foundation. It is covered with horizontal wood siding and a gabled roof sheathed in asphalt shingles. The floor is dirt except for the milking area. The building has been painted white. All of the building's doors and windows are typical with vertical wood dutch doors and two-over-two fixed, wood-framed windows. The south side contains two doors, one on either side, as well as a single window slightly off-center to the right. There is a horizontal wood opening, probably used for hay, beneath a single window centered under the gable. The west side is simple with two evenly spaced windows. The north side is identical to the south side with the exception of only a single door, on the right side. The east side has three evenly spaced windows with two doors. The doors are located between the windows.

Machine Storage (moved 1960; 34' x 60'; photos 14 and 15): The machine storage building is located on the west end of the farm. It was moved to the farm from Amherst in 1960. The building was originally used for grain storage and measured 260' in length. The building was divided into three sections and the middle section of the building was moved to this farm. The two remaining sections were moved to other farms in the area (5PL.162 and 5PL.145). New walls were added to the front and rear. The rectangular plan, frame building faces east and sits on a concrete foundation with horizontal wood siding and a metal gable roof. The north, west, and south sides have been covered with wide sheets of corrugated metal. The fenestration is simple with a small six-light fixed window in the west gable end. There is a set of large sliding doors, constructed of vertical wood planks on the east side. The facade of the building has been painted white.

Feeder Barn (built circa 1950; 35' x 17'; photo 17): The feeder barn is located on the south end of the farm, adjacent to the barn. It was constructed for feeding cattle. The rectangular plan building has a saltbox roof and sits on a concrete foundation. The building walls are covered with wide sheets of corrugated metal and the roof is sheathed in asphalt shingles. The building is designed with a loafing shed form with three enclosed sides, and one open to the elements. The south side is open with a single beam for support at the center, and exposed rafters at the eave. The west and north sides are devoid of fenestration, while the east side has a single two-over-two fixed window beneath the gable. Livestock pens used to be attached to the building. A drag elevator dumped feed into the building; the feed was then scooped up into the feed bunk. The building was used for feeding until c.1960 when the Oltjenbruns switched to fence line feed bunks, which allowed the farmer to drive along the fence line to mix and dump the feed. The building is now used for storage.

Calf Shed (built circa 1920; 34' x 12'; photo 18): The calf shed is located at the southeast corner of the farm complex. It was constructed as a chicken coop in 1920 and expanded in 1943. It could hold around 150 chickens. It was converted to a calf shed and moved to its current location in the farm around 1965 (it was originally located near the grain elevator). A pen was attached to the south side of the building; it has been removed. The rectangular plan, frame building has a saltbox roof with exposed rafter tails. The building sits on a tall concrete foundation and is covered in horizontal wood siding. The roof is sheathed in asphalt shingles. The building originally had a gable roof, an addition on the north side created the current shape. The south side has a large overhung sliding door composed of vertical boards on the eastern end and two window openings infilled with horizontal wood siding on the western end. Two window openings are located on the west side; one holds a single four-light fixed wood-framed window and the other taller opening contains two four-light fixed windows placed vertically. The north and east sides are devoid of fenestration. The building has been painted white.

Shop (built circa 1943; 32' x 24'; photo 10): The shop is located east of the grain elevator. It was constructed by Harry Oltjenbruns as a general workshop. It also contained a forge used for blacksmithing by Harry and his son Milton. The rectangular plan, frame building has a gable roof and runs east to west. The building sits on a concrete foundation with horizontal wood siding. The west, north, and east sides have been covered with wide sheets of corrugated metal, and the roof was recently re-shingled with asphalt shingles. The south side has an overhung sliding door composed of two panels of vertical wood boards on the western end and a single four-light fixed, wood-framed window on the eastern end. The west and north sides are devoid of fenestration. The east side has a wood panel door with two horizontal lights. There are also paired six-light, fixed, wood-framed windows at the center of the east side. The building has been painted white.

Garage (built circa 1917; 12' x 23'; photo 5): The garage is located on the east side of the farm, west of the house. The building originally functioned as a summer kitchen/ washhouse and contained a cook stove. It was later also used for hog rendering. Milton Oltjenbruns expanded the building and converted it to a garage in 1968. The rectangular plan building has a gable roof and runs east to west. The building sits on a concrete foundation and is covered with horizontal masonite siding. The roof is sheathed in asphalt shingles. An overhead, wood garage door is located on the west side. The south side contains a single two-over-four, wood-framed sash window. The north side is devoid of fenestration. The east side has a wood panel door in the center and a small single pane fixed window on the right side. The building was once painted white.

Cob House (built 1928; 14' x 18'; photos 7 and 8): The cob house is located on the east side of the farm with the outhouse to the north and the garage to the south. The name suggests that it was originally used for corn cob storage, likely dried cobs to be used as fuel. It has also been used for grain storage. The rectangular plan, frame building has a gable roof and runs east to west. The building sits on a concrete foundation and is covered in horizontal wood siding. It has a concrete floor. The roof was recently re-shingled with asphalt shingles. The south side has a single door opening on the eastern end; the door is composed of horizontal wood boards matching the siding. The west side has a similar door in the center with a four-light fixed wood-framed window beneath the gable. The north side is devoid of fenestration and the east side has a four-light, fixed, wood-framed window at the center. The building has been painted white.

WPA Outhouse (built circa 1930s; 4' x 4'; photo 9): The Outhouse is located on the east side of the farm, north of the cob house. It was constructed by the Works Progress Administration (WPA) in the 1930s as part of a program to provide more sanitary outhouses to rural households. The square building sits on a concrete foundation and is covered with horizontal wood siding. The original wood shingles still top the building. The south side contains a single vertical wood door on the right side. The door has a small opening with a single pane of glass. There is a small, square, wood vent stack on the roof above the north side. The building has been painted white. The outhouse is no longer in use.

Brooder House (moved 1939; 10' x 12'; photo 8): The Brooder House is located at the northeast corner of the farm, east of the Outbuilding, and runs east to west. It was moved to the farm in 1939. After the chicken operation was downsized and the chicken house was converted to a calf shed, the brooder house became a chicken house. The rectangular plan, frame building has no foundation and is covered in horizontal wood siding. The roof is sheathed in corrugated metal. The south side has a door composed of horizontal boards on the eastern end and two large six-light, fixed, wood-framed windows on the western end. The west and north sides are simple with no fenestration. The east side had a window opening that has been filled in with horizontal wood siding. A small vent is located at the east end of the roof; a heating stove was located inside to keep the chicks warm. The building has been painted white.

Structures

Grain Elevator (built 1953; 30' x 37'; photos 19 and 22): Constructed by Milton Oltjenbruns, the grain elevator is located at the center of the farm. Milton served as the engineer for the project. The elevator leg came from the Denver Elevator in Amherst. The elevator consists of a tall, frame, gabled-roof building resting on a concrete foundation. The elevator is topped with a gable roofed headhouse, located on the south end of the roof. There is a gabled addition on the south side of the elevator; this contains the truck driveway (which runs east to west through the addition). A dump pit is located beneath the truck ramp. Grain is dumped from trucks into the pit from which the elevator leg carries it up into the storage bins. There are two large metal grain bins flanking the elevator on the east and west sides that are used for excess grain storage; these were added around 1960. The grain elevator is covered in metal siding. All of the roof surfaces are covered in metal, with the exception of the headhouse roof which is covered with wood shingles.

Three bands extend across the north, west, and east sides of the elevator; these provide additional structural support when the grain bins are full. There are only three windows on the grain elevator; they are all four-light, wood-framed, fixed windows. One window is located beneath the gable on the north side. The two remaining windows are located on the headhouse, one on the west side and one on the east. The south side of the driveway addition is simple with a single wood panel door at the center, and a large metal pipe extending perpendicular from the south wall above the door. This pipe appears to be connected to the elevator's storage bins, providing a way to fill over-sized trucks that do not fit into the covered truck ramp. Tall, double doors composed of vertical wood boards, fill the east and west sides. The heights of the door openings have been raised to accommodate larger trucks.

Granary (built 1945; 30' x 15'; photos 12 and 15): The granary is located at the northwest corner of the farm. There was a driveway in the middle with grain bins on either side. The bins were used to store wheat, oats, and barley to be used on the farm as cattle feed. There were openings in the roof for filling the building with grain; it was emptied with a drag elevator. The rectangular plan, frame building has a gable roof and rests on a concrete foundation. The south and north

sides are identical featuring a single overhung sliding doors composed of vertical wood boards located at the central driveway section. The east and west sides have no fenestration. The building was painted white in the past, but most of the paint has worn off. The building was last used for grain in the early 1950s; it is currently used for general farm storage.

Well (built circa 1915; photo 5): The well is located west of the house. It is covered by a concrete pad; a hatch provides access to the well. A windmill and tankhouse used to be located adjacent to the well. The windmill has been replaced by an electric pump. The exact construction date of the well is unknown, but it was likely built around the same time as the house. The well has also been used as a cellar for food storage.

Objects

Clothesline (built circa 1940s-1950s; photo 7): The clothesline is located north of the house. The clothesline consists of three U-shaped metal posts. The exact construction date is unknown, but the clothesline was likely added in the 1940s or 1950s. The clothesline is roughly 50' long. The wires connecting the posts are no longer intact.

NON-CONTRIBUTING RESOURCES

Buildings

Storage Shed (built circa 1970s; 11' x 11'; photo 8): The outbuilding is located on the east side of the farm, west of the brooder house. The small rectangular outbuilding consists of a small concrete foundation, three metal walls, and a flat metal roof. The foundation has a smaller footprint than the metal walls. The south side is open, the west side has a single one-over-one vinyl window on the right side. The north side has a large two-over-two fixed vinyl window in the center. The west side is simple with only a small door opening on the southern end.

Machine Shed (built 2012; 60' x 120'; photo 14): The machine shed is located south of the machine storage building, providing additional storage space for ever larger farm equipment. The rectangular plan, steel building is covered with a gable roof and rests on a concrete foundation. It does not have a clear primary orientation with large overhead garage doors paired with half-glazed pedestrian doors located on both the south and east sides. There are no windows.

INTEGRITY

The Oltjenbruns Farm Rural Historic Landscape District is a working landscape that has evolved to meet changing farm needs. Changes reflect Phillips County farming trends, including adapting and remodeling buildings, moving buildings onto the farm, adding machine and grain storage at the mid-twentieth century, and eventually ending livestock production. The historic layout and building relationships are intact. The built features of the farm demonstrate farmers' adaptions to the natural environment (windbreaks), knowledge of wider farmstead types and trends (Dutch Colonial house, shop, chicken coop, and farmstead arrangement) as well as the evolution of farming practices (grain elevator, machine storage, facilities for feeder cattle). Though some alterations have occurred (such as the removal of a porch from the house), overall the farm buildings retain their overall historic appearance and form. Most alterations have occurred during the district's period of significance, which extends from 1915 to 1965. The farm as it appears today contains a mix of resources representing both the early development of the farm (house, barn, garage, cob house, outhouse, and brooder house) and the mid-twentieth century evolution of the farm (machine storage, feeder barn, calf shed, grain elevator, and granary). Some historic resources have been removed, including the windmill, tankhouse, and corrals for the feeder cattle. Two resources have been added after the period of significance, the storage shed and machine shed. The storage shed is small and has minimal visual impact. The machine shed is very large, but is located at the west end of the farm complex and fits within the character of the farm.

With view sheds of the surrounding agricultural landscape hardly altered since 1917, the district retains a high degree of integrity of setting and feeling. The surrounding agricultural fields are unchanged except for modifications in farming

practices. The district also retains a high integrity of association, having been continuously in operation by the same family since 1917. Changes to building use somewhat impact the integrity of setting, feeling, and association, but not significantly. Several of the farm buildings no longer serve their original function and have been converted to storage; however, this is true of farmsteads across the county.

The integrity of design, workmanship, and materials is good, with the layout and plan of buildings largely intact. The majority of buildings retain their original wood siding (house, barn, machine storage, calf shed, cob house, outhouse, and granary). Other buildings have been covered with corrugated sheet metal (feeder barn, shop, and elevator). However, it is difficult to determine whether this was done during or after the period of significance since this has been a common building treatment since midcentury. Most of the sheet metal likely dates to the 1950s and early 1960s when the farm complex was undergoing major alteration and expansion. The garage was covered with Masonite siding at an unknown date; likely in 1968. The house has undergone some alterations including removal of the original porch and replacement of some windows; however, these alterations appear to have occurred during the period of significance. Asphalt shingles have replaced wood shingles on farm buildings. However, these changes are minimal when considering the integrity of the overall complex.

Resource Count

District Resources	**construction date**	**contributing**	**non-contributing**
Site			
Farm	esta.1917	1	
Buildings			
House	1915	1	
Barn	c.1922	1	
Machine Storage	moved to farm in 1960	1	
Feeder Barn	c.1950	1	
Calf Shed	c.1920, moved within farm 1965	1	
Shop	c.1943	1	
Garage	c.1917	1	
Cob House	1928	1	
Outhouse	c.1930s	1	
Brooder House	moved to farm in 1939	1	
Machine Shed	2012		1
Storage Shed	c.1970s		1
Structures			
Grain Elevator	1953	1	
Granary	1945	1	
Well pit	c.1915	1	
Objects			
Clothesline	c.1940s-1950s	1	
Totals		15	2

8. Statement of Significance

Applicable National Register Criteria

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

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

AGRICULTURE
ARCHITECTURE

Period of Significance

1917-1965
1915-1965

Significant Dates

1917

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Buchholz, Robert

Period of Significance (justification): The period of significance for Agriculture begins in 1917 when August Welper purchased the current farming operation and extends to 1965, when the last major historic alteration to the farmstead complex was completed—the movement of the chicken coop to the south end of the farm complex and its conversion to a calf shed. The period of significance for Architecture begins in 1915 with the construction of the house (the oldest building on the site) and ends with creation of the calf shed in 1965.

Criteria Considerations (explanation, if necessary) N/A

Statement of Significance Summary Paragraph

The Oltjenbruns Farm Rural Historic Landscape is locally significant under **Criterion A** for *agriculture* for its long association with the development of dryland farming and livestock production in Phillips County. It is also locally significant under **Criterion C** for *architecture* for being an excellent example of a mid-twentieth century farming complex. The farm buildings within the complex are of a type, period or method of construction representative of the mid-century evolution of farm complexes in Phillips County.[1]

Narrative Statement of Significance

Criterion A (Agriculture): The Oltjenbruns Farm is significant as an excellent example of a Phillips County family farming operation, associated with both the farming boom of the 1910s and the dramatic changes in farming practices at the mid-twentieth century. The NE ¼ of the property was purchased from the federal government in 1890; the SE ¼ of the property was homesteaded in 1910. The two sections were joined in a single farm when August Welper purchased them in 1917; the farm has remained in production by the same family since 1917. A German immigrant who operated several farms in Nebraska before moving to Phillips County, August Welper was a general farmer who planted dryland wheat and alfalfa and kept horses, cows, and chickens. In 1924, August began operating the farm in partnership with his son Herbert. The proceeds from supplying butter, cream, and milk to the Amherst community helped the family make it through the Depression. In 1939, August's son-in-law Harry Oltjenbruns and daughter Amelia took over the farm. Harry and Amelia planted wheat and barley as well as pastures for their cows and hogs. In 1947, they passed the farm on to their son Milton and his wife Leona. They planted wheat, sorghum, and oats and maintained a feeder cattle operation. They also expanded the grain storage capacity of the farm with the construction of the grain elevator and built a machine storage building to accommodate the new, larger equipment that was an essential to the success and survival of farms at midcentury. The Oltjenbruns incorporated the farm in 1971. Milton and Leona's son Kenneth currently manages the farm.

Criterion C (Architecture): The Oltjenbruns Farm is also significant as an excellent example of a Phillips County farmstead complex representing common construction methods and materials as well as agricultural building types. The collection of neatly ordered frame buildings sheltered by a large windbreak of trees is common in Phillips County. Farmsteads are working landscapes that evolve to reflect changes in the agricultural economy. The Oltjenbruns Farm retains a collection of buildings from 1915 to 1965 constructed to fulfill a variety of farm functions including raising livestock, storing feed and grain, and housing farm equipment. The complex also includes building moved from elsewhere or buildings altered to serve new functions, both common farm practices. The farmstead complex includes several characteristic Phillips County farm types including a barn, outhouse, chicken coop, shop, machine storage, and granary. The farmstead also has a freestanding, purpose-built grain elevator, a more usual feature. Many farmers added grain storage to their farms at midcentury but the construction of grain elevators within existing barns or the construction of grain bins within existing buildings was more common. Except for the house which includes a gambrel roof with gable returns and wood window surrounds, the farm buildings have no decorative features. The most prominent visual feature of the farm is the mix of white, horizontal wood siding and corrugated metal siding.

Character Defining Features: Land Use, Boundary Demarcations, Topography, Vegetation, Patterns of Spatial Organization, Circulation Networks, Buildings, Structures and Objects

The resource is significant for its overall intact rural landscape. It is an excellent example of a High Plains rural farm landscape in northeastern Colorado. The rolling plains surrounding the Oltjenbruns Farm Rural Historic Landscape have

[1]The Oltjenbruns Farm may also be eligible under Criterion D for historic non-aboriginal archaeology, but additional investigation beyond the scope of this nomination preparation is needed. No surveys specifically focusing on non-aboriginal historic archaeology have been conducted at this property, so it is unknown if the farm has potential to yield important information regarding historic archaeology for the period of significance covered by this nomination.

changed very little since August Welper established the farm in 1917. The wide-open view shed of adjacent farmlands exists much as it did ninety six years ago. The built features developed by the Welpers and Oltjenbruns continue to exist in harmony with the natural landscape features. According to the Guidelines for Evaluating and Documenting Rural Historic Landscapes National Register Bulletin, the significant components of a rural landscape include spatial organization, response to environment, circulation networks, boundary demarcations, building, structures, objects, land use and cultural traditions. The Oltjenbruns Farm Rural Historic Landscape includes all of these components. Overall, the resource retains a high degree of integrity regarding location, feeling, setting, association, and design.

Developmental history/additional historic context information (if appropriate)

Initial Settlement: 1890s-1917

The settlement of the northeastern corner of Colorado began in the 1880s, as the lure of open lands drew land seekers from states to the east as well as European immigrants. Initially the absence of wood and water in the region was seen as a barrier to settlement, but as lands further east were filled, homesteaders began to reconsider the farming potential of the High Plains. The settlers acquired land in a variety of ways: The Homestead Act of 1862 granted 160 acres to anyone willing to build a residence, farm the land, and live there for five years. Under the Timber Culture Act of 1873, homesteaders could increase their land holdings by planting and maintaining groves of trees. Those who didn't want to wait the five years needed to "prove up" a claim could purchase land at reasonable prices from the U.S. government or from railroad companies, which received large tracts of land to help fund construction and encourage settlement along the new rail lines. The Burlington Railroad built a line through northeastern Colorado in 1887. The Burlington's land division, the Lincoln Land Company, platted towns along the route. Railroad companies feverishly promoted these new communities, enticing settlers by running emigrant trains with special rates and encouraging immigration by advertising in European publications. Successful settlement meant more business for the railroads, creating a market for commercial goods as well as a shipping point for crops and livestock. During the 1880s the population of northeastern Colorado grew rapidly, and in 1889 Phillips County was one of thirteen new counties created by the state legislature. The region's new residents were popularly dubbed "sodbusters" since the first task on a new farm was "breaking" the land, using a large plow to turn over the thick prairie sod. The thick sod was also cut and used as a building material on the largely treeless prairie.

The following decade saw many farm failures. Too many homesteaders "started in an arid climate, penniless, without any knowledge of the methods needed, and with seed, feed and family supplies to be purchased for six months to two years before any revenue could be expected" (Cottrell 1910, 4). There were large delinquent tax lists during the 1890s. The challenges of settlement were exacerbated by the Panic of 1893, followed by a drought in 1894 during which few farmers succeeded in growing anything. Many gave up their claims and left the region. The population fell from 2,642 in 1890 to 1,583 in 1900. The number of cattle rose from 3,701 to 23,633 during the same period as farm land was turned over to grazing land and the region was promoted for ranching rather than farming.

Jacob Berkes received the patent to the NE ¼ of Section 13 of Township 8N Range 44W in 1890. The transaction was recorded in General Land Office records as a sale cash entry, and was likely either a commuted homestead or Pre-Emption Act claim. The child of German immigrants, Jacob Berkes was born in Wisconsin 1862. Though Jacob kept the property until his death in 1914 (and claimed an additional quarter of land in Section 10 under the Homestead Act in 1893), he appears to have left the farm by 1900, likely driven out by the drought and depression of the 1890s. The 1900 census recorded Jacob Berkes as lodging in Denver and working as a driver. By 1910, he was married to Ella Berkes and working as a merchant for a coal office. Ella Berkes inherited the property upon her husband's death and in 1916 she sold the land to Michael Mahoney for $1600. The price seems to indicate that limited improvements had been made to the

property, which is consistent with the Berkes not living on the property for more than a decade. According to the Oltjenbruns the sod in this quarter had not been broken, indicating it may have just been used as pasture. In 1917, Mahoney sold the property to August Welper for $3040.

Anson B. Hanway received the patent to the SE ¼ of Section 13 of Township 8N Range 44W in 1910 under the Homestead Act of 1862. Since the homestead law required that settlers live on the land for five years before receiving the title, Hanway would have been on the land since at least 1905. The 1910 census records Anson Hanway living on the farm with his wife Luella. Anson and Luella were both from Indiana. They both lived in Nebraska before moving to Colorado, marrying there in 1899 and listed as farming in Cheyenne County in the 1900 census. In 1913, Anson and Luella Hanway sold their Phillips County farm to Robert and Anna Buchholz for $4,000. Based on census records, the couple appear to have been German immigrants who lived in Nebraska before buying the farm in Phillips County. Robert Buchholz improved the property, constructing the current house in 1915. He decided to return to Nebraska in 1917, selling the property to August Welper for $10,500.

The Welpers: 1917-1939

During the 1910s, a new wave of farmers was drawn to Phillips County. The land was fertile and relatively inexpensive compared to areas further east, attracting large number of farmers from bordering Nebraska. Federal experiment stations and state extension agencies were developing strains of crops better suited to the arid plains. As they had in the nineteenth century, local boosters worked hard to entice more farmers to Phillips County. Land companies advertised their bargains in newspapers in Nebraska and other states to the east. The railroads also publicized the region, with promotional brochures lauding the productivity of the land, healthy climate, and industrious farmers. Farming was extolled as a wholesome occupation that offered independence and opportunity without sacrificing modern conveniences.

The many farmers coming to Phillips County from western Nebraska had an advantage since they were already familiar with farming in drier conditions as well as with growing the winter wheat suited to this climate. Limited public lands remained in Phillips County and most of the new arrivals were buying farms rather than homesteading. Prices depended on the quality of the land, the distance from town, and the value of the buildings and improvements. The late 1910s were a good time to be a farmer, with a huge demand for crops created by World War I. The United States sought maximum production from its farmers and 1917 achieved the largest crop acreage in the country's history. The production of staple foods, especially wheat and hogs, was particularly encouraged (USDA 1918).

By the early twentieth century, most Phillips County farmers had abandoned their soddies for frame houses. Lumber, along with building plans, could now be obtained from local lumber yards. Farmers also had the option of ordering a new house, barn, or other outbuilding from a catalog, to be delivered as a kit via the railroad. Farmsteads expanded and modernized as farming took hold. A typical farmstead included a house, general barn, tank house, chicken coop, granaries, cellar, garage, outhouse, and corral. In addition, many included specialized structures such as milk houses or hog barns. Trees were also an essential feature of the farmstead; farmers planted dense windbreaks to block the stiff prairie winds and to prevent erosion.

August Welper was born in the Duchy of Hanover (Germany) in 1862. As a youth August worked in a brewery and as a farm laborer. In 1866, Hanover had been conquered by Prussia, which started conscripting men into the army at age eighteen. Wanting to avoid their older brothers' fate of being conscripted to serve a conquering nation, August and his brother John decided to immigrate to the United States (other family members followed later). They traveled to Holland and from there boarded an emigrant ship to New York. August and John arrived in 1881 and sought out other German

immigrants, living and working in the neighboring communities of Eitzen, Minnesota and New Albin, Iowa for the next three years. In 1884, August went to work laying track for the railroad.

In 1892, August married Emma Riesche in Lyons, Nebraska. The daughter of German immigrants, Emma Reische was born in Newport, Kentucky in 1864. She worked as an engraver for the Elgin Watch Company in Cincinnati, Ohio before moving to Nebraska in the late 1880s, likely joining a brother and uncle living there. From 1889-1892, Emma worked by teaching housekeeping to Sioux children on the Rosebud Reservation in South Dakota.

August Welper filed for a homestead in Dawes County, Nebraska in 1892. After marriage, August and Emma moved to a sod house on the homestead. August's brother George and Emma's brothers William and Louis also homesteaded in the county. August and Emma's daughter Amelia was born in 1894. The 1890s were a difficult period with drought in the region and many farmers left. In 1897, August sold the homestead and the family moved to Lyons, Nebraska, where daughter Mathilda was born. August rented a farm in Lyons for a few years then purchased a farm in 1900 where Herbert (1900), Etta (1904), and Irma (1908) were born. In 1910, August Welper moved the family to a farm in Pierce County, Nebraska. The Welpers lived on the same section as the Oltjenbruns family and sold the farm to them in 1917 when August, Emma, and their three youngest children moved to Colorado. Amelia stayed in Nebraska, marrying Harry Oltjenbruns from the neighboring farm.

August Welper purchased 320 acres approximately two and a half miles southwest of the community of Amherst, Colorado in northeast Phillips County. The soil in this part of the county was ideal for wheat farming and had attracted many families of German descent. This was probably a large draw for August Welper. A German Lutheran, August had sent his children to confirmation classes taught in German in Nebraska. Amherst offered St. Paul's Lutheran Church, established by nine German immigrants in 1910. The congregation was incorporated in 1914 and completed construction of frame church in 1916 (5PL.53). Living in a community of other Germans was likely especially reassuring in 1917 as many Americans became suspicious of the loyalties of German-Americans during World War I. When established, services and classes at St. Paul were conducted in German. However, in 1917, confirmation classes ceased to be taught in the native tongue due to American's anti-German feelings. In 1918, the church started conducting services in English every other Sunday.

August expanded the farm complex, building a wash house (now the garage), barn, and chicken coop (now the calf shed). He grew wheat and alfalfa on the southern half of the farm and used the northern half of the farm as pasture for horses and cattle. He also expanded the size of the farm, growing it to 800 acres. Emma Welper died in 1924. Herbert also married this year and moved with his bride onto the farm to run the farm in partnership with August. Herbert's wife was Meta Leben, who Herbert met at the Amherst grocery where she worked as a clerk. The cob house was added to the farm in 1928.

Wheat continued to be the major crop on the farm and, in 1932, the sod in the north half of the farm (NE ¼ of Section 13) was broken out for the first time. During the Great Depression, the Welpers supplemented their crop income by selling dairy products from their Holstein cows. They used a Model T to deliver dairy products to customers around Amherst, selling milk for a nickel a quart, cream for ten cents a pint, and butter for fifteen cents a pound. The Welpers also took advantage of a New Deal WPA program to get a new outhouse for the farm. During the 1930s, Herbert was diagnosed with diabetes. Farm labor was deemed too strenuous, and he sought out other enterprises. In 1936, he purchased the Mattson Brother Pool Hall in Amherst and moved his family into town. In 1943, Herbert sold the pool hall and decided to move to Holyoke. He built a liquor store, which he managed until 1948.

The Oltjenbruns: 1939-present

The child of German immigrants, Harry Oltjenbruns was born near Utica, Nebraska. In 1900, his family moved to Madison, Nebraska and then in 1903 to farm near Osmond, Nebraska. After Harry and Amelia married in 1917, they took over Harry's parents' farm and Harry's parents moved across the field to the old Welper farm. Daughter Clara was born in 1918. In 1919, Harry and Amelia Oltjenbruns moved to Colorado, relocating to a farm five miles west and five and a quarter miles south of Holyoke. They moved by emigrant train, paying $50 for a freight car to hold their furniture, two horses, five Holstein heifers, a bull, 280 chickens, and the family dog. Twins Milton and Elton were born in 1920, followed by Evelyn in 1925 and Glendora in 1930. The children attended the one-room Lakeside School.

In 1939, seeking better land, Harry and Amelia decided left their farm southwest of Holyoke to take over the Welper farm. August and Herbert Welper sold the east ½ of Section 13 to Harry and Amelia for $15,000. (Amelia later inherited the SW ¼ of Section 13 and they eventually purchased the NW ¼ as well.) Harry and Amelia constructed the shop, brooder house, and granary. They raised chickens, hogs, and eight to ten dairy cows and grew wheat and barley. In 1941, the northern end of the farm was planted with crested wheat grass for pasture. They fenced the area with barbed wire and later constructed a fenced lane leading from the farm complex to the pasture to facilitate the movement of livestock. They also planted a 35-acre pasture directly south of the farm complex, used by hogs and dairy cows.

In 1947, Milton married Leona Schmidt, who grew up on a farm in the Amherst area. Elton married Eunice Krueger who was born in Nebraska, but moved with her family to a farm in the Amherst area in 1930. Harry and Amelia retired from farming and passed their farming operation to their sons. They moved into Amherst. They divided management of their farm between their twin sons, giving management of this property to Milton and a farm in Section 13 of Township 8N Range 43W purchased in 1945 (located on the opposite side of County Road 49) to Elton (5PL.162). The land title was officially transferred from Harry and Amelia to Milton and Leona in 1961.

Milton and Leona Oltjenbruns were farming at a time of dramatic change. Many people were leaving rural areas for cities and towns, and farming was no longer the predominant occupation in the United States. At the same time, farms became dramatically more productive, with fewer farmers working larger, more specialized farms. Crop yields increased dramatically due to the introduction of new herbicides, pesticides, fertilizers, and crop varieties, as well as new machinery that changed the ways crops were planted including planting methods such as narrower rows. The machinery was an expensive investment, and farmers needed to plant more acres to get a return on their equipment. The new machinery also contributed to the development of more specialized farms since most crops required specific equipment. But the machinery also reduced labor costs and the need for extra labor at harvest. With new combines, a couple people could complete harvest in a fraction of the time it once took a large crew. The improved yields and quicker harvests also created an increased demand on grain elevators. Though the co-op elevators in Phillips County rapidly expanded during the 1950s, they could not always keep up with demand. As a result, many farmers started to add more on-farm grain storage as well as drying systems. Then if the elevator was full, a farmer could store the crop in his own bins, dry it, and store the crop until the market was high. Previously, farmers had generally been anxious to get their grain to market as soon as possible in order to cover farm expenses. However, in the late 1930s the government initiated the Commodity Credit Corporation, which lent money to farmers with grain stored in approved granaries or grain bins as collateral. Goals of the program included stabilizing crop prices and ensuring against future crop prices.

The mid-twentieth century evolution of the Oltjenbruns Farm reflected changes common throughout the farms of the Great Plains. Farmers began to transition from general (diversified) farming, with crops supplemented by chickens, dairy cows, and hogs, to focus on expanded crop production or crops and feeder cattle, reflecting a demand for grain fed beef. Milton and Leona stopped raising dairy cows in 1952 and instead focused on feeder cows. Milton added a feeder barn and converted the chicken coop (no longer in use) to a calf shed. He took out the crested wheat pasture at the north end of the

farm in 1956 and removed the fenced lane. The pasture south of the farmstead was removed soon after. Milton planted wheat, sorghum, and oats. He dramatically increased the grain storage capacity on the farm with the construction of a free-standing grain elevator at the center of the farm complex. A new machine storage building was also added. The size of the farm grew, expanding to 2070 acres (this included 400 irrigated acres, though these are outside of the district boundaries). The Oltjenbruns incorporated the farm in 1973. This was also becoming increasingly common, both for tax reasons and estate planning. As farm values increased, the impact of estate taxes could jeopardize the continuation of the farm from one generation to the next. Incorporation provided an ideal solution if a farmer had several children that may inherit the farm. Dividing land and machinery among the children could destroy the economic viability of the farm. Dividing stock among family members is much simpler.

Milton and Leona had three children—Cheryl, Kenneth and Nolan. They retired to Holyoke in 1986 and their son Kenneth took over operation of the farm. The size of the farm has continued to increase, with the purchase of an additional 1280 acres (160 of them irrigated) bringing the total size to 3350 acres. In an average year, Kenneth plants around 900 acres of wheat, 900 acres of dryland corn, and 560 acres of irrigated corn. Technological innovations have dramatically improved the productivity of the farm. August Welper produced 20 to 30 bushels of dryland wheat per acre compared to 40 to 60 bushels per acre of dryland wheat today.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

_X_State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: History Colorado

Historic Resources Survey Number (if assigned): 5PL.163

10. Geographical Data

Acreage of Property 320
(Do not include previously listed resource acreage.)

The UTM reference point was derived from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U.S. Bureau of Land Management.

UTM References
(Place additional UTM references on a continuation sheet.) (NAD 83)

Zone	1	3	;	7	3	6	3	5	7	mE	4	5	0	6	0	8	4	mN
Zone	1	3	;	7	3	6	3	4	4	mE	4	5	0	4	4	8	7	mN
Zone	1	3	;	7	3	5	5	4	0	mE	4	5	0	4	4	7	0	mN
Zone	1	3	;	7	3	5	5	6	5	mE	4	5	0	6	0	6	9	mN

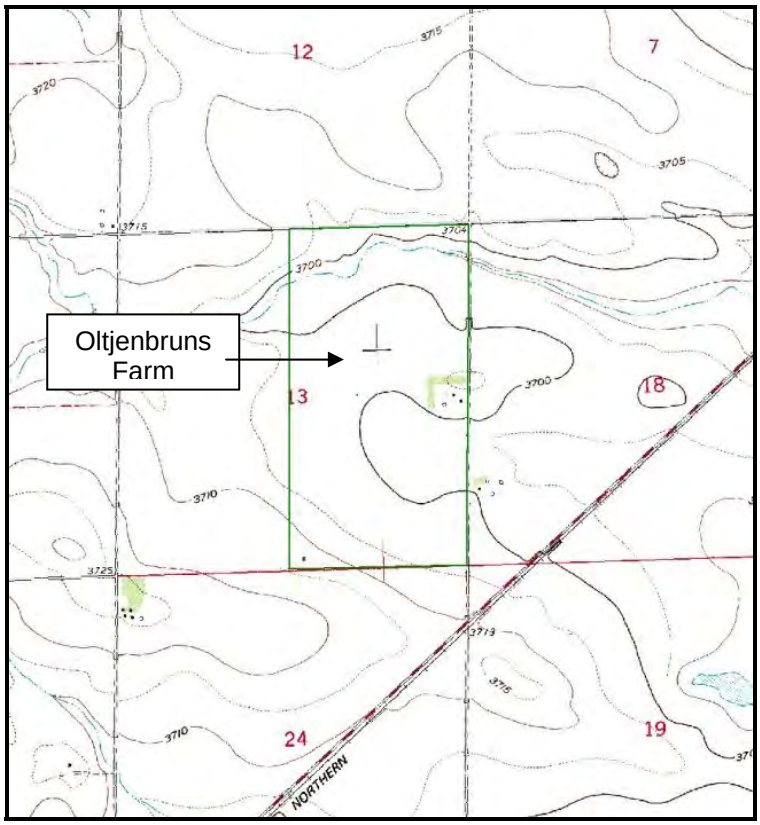
Verbal Boundary Description

The district boundary east half of Section 13 of Township 8N Range 44W, Amherst vicinity, Phillips County, Colorado.

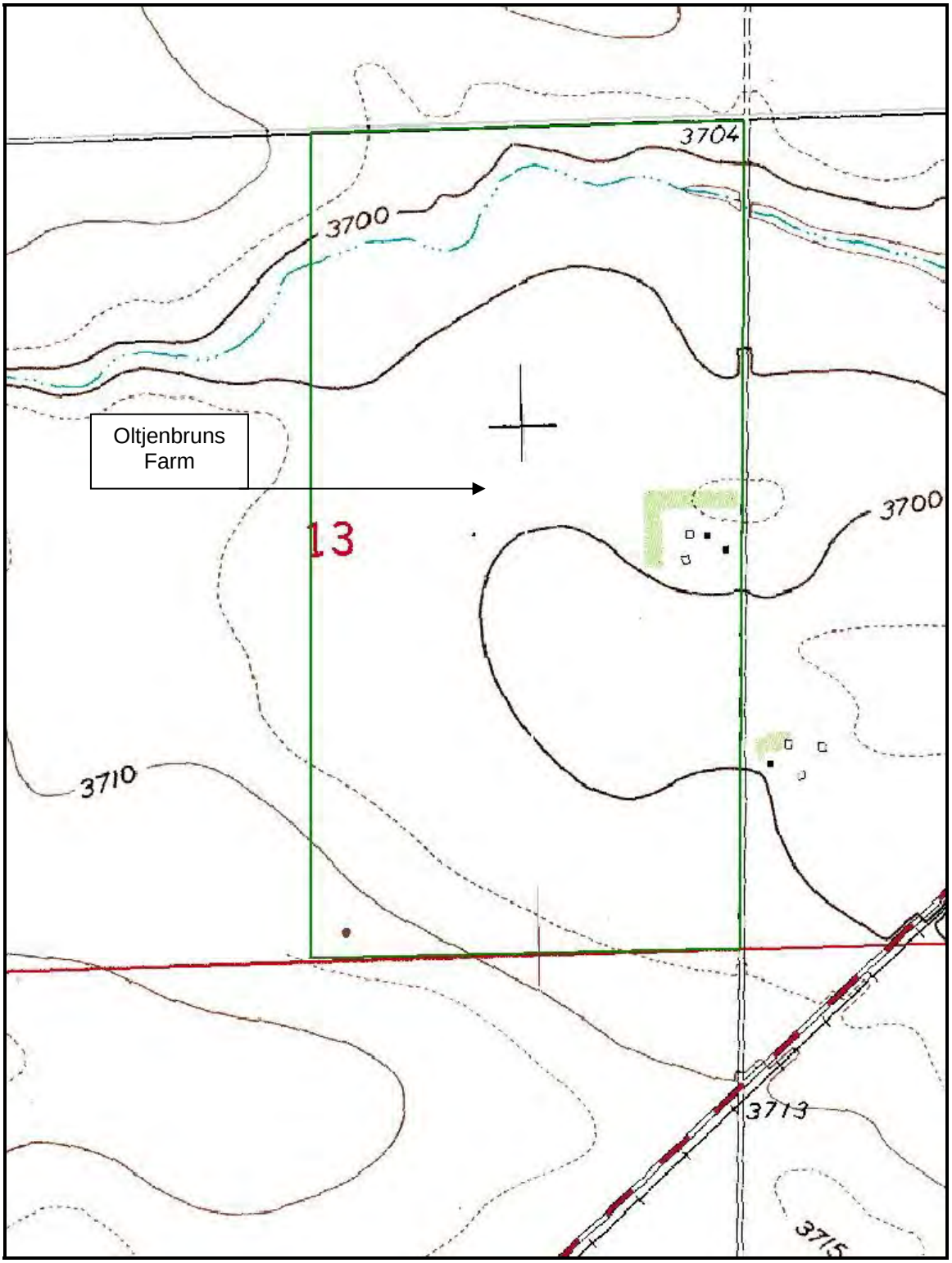
Boundary Justification

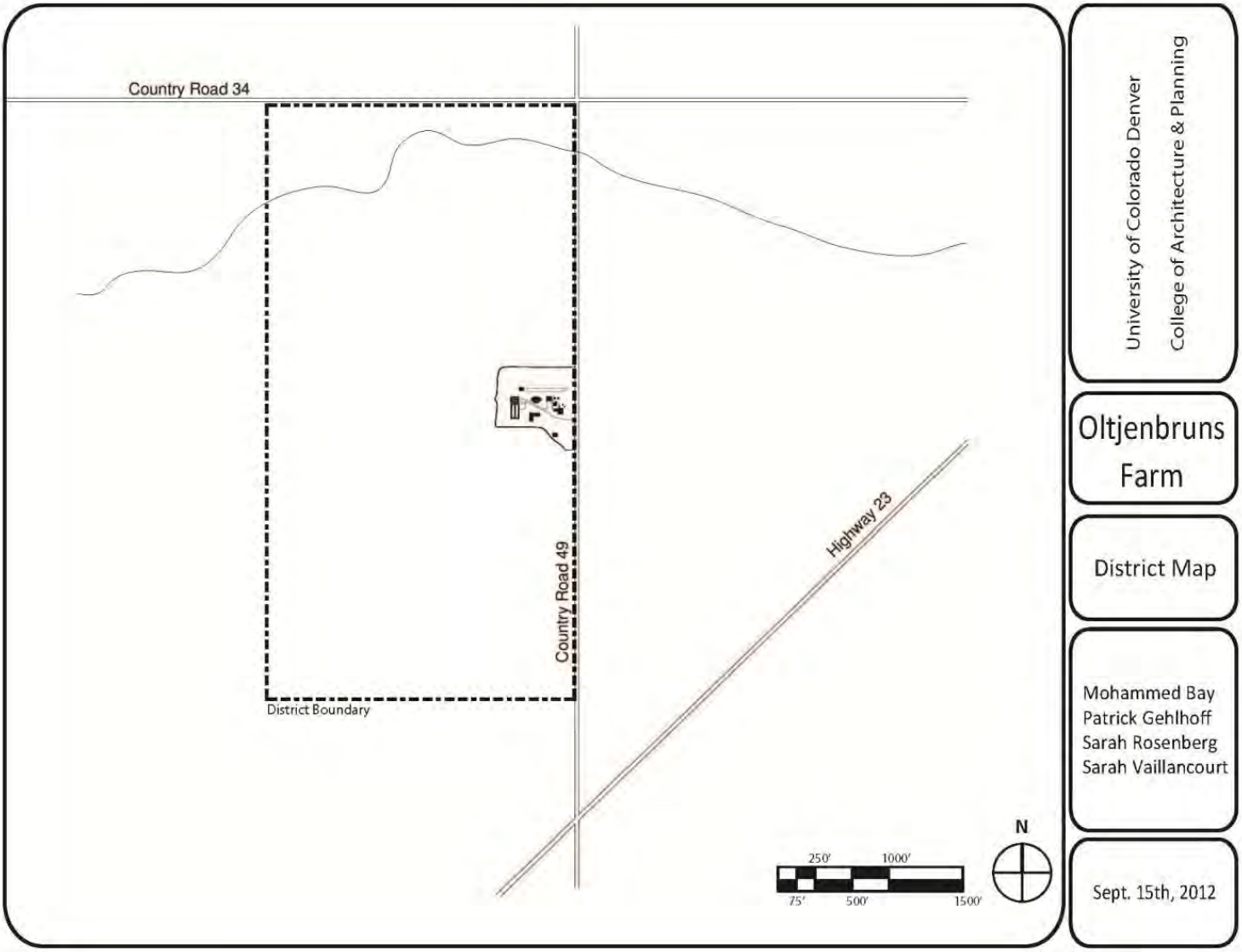
The boundaries encompass the land purchased by August Welper in 1917 when he established the farm. Though the farm has been expanded beyond these boundaries over time, this half section remains the center of farm operations and includes all buildings and structures historically associated with the farm operation.

USGS Topographic Map – Regional Perspective Amherst quadrangle, 7.5 minute series



USGS Topographic Map – Close-up Perspective




Country Road 34
Country Road 49
Highway 23
District Boundary
N
250'
1000'
75'
500'
1500'
University of Colorado Denver
College of Architecture & Planning
Oltjenbruns Farm
District Map
Mohammed Bay
Patrick Gehlhoff
Sarah Rosenberg
Sarah Vaillancourt
Sept. 15th, 2012

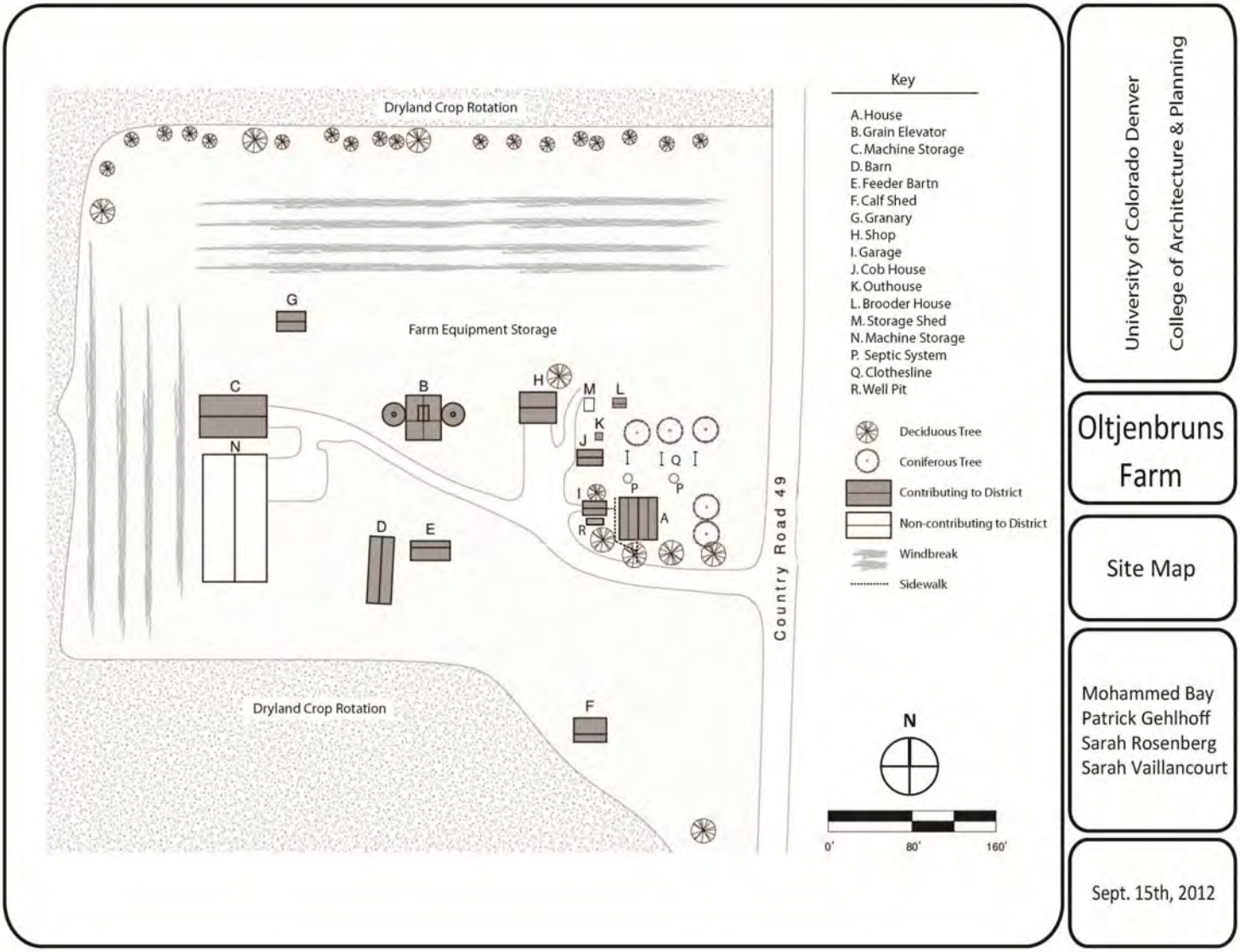

Dryland Crop Rotation
Farm Equipment Storage
Dryland Crop Rotation
Country Road 49
Key
A. House
B. Grain Elevator
C. Machine Storage
D. Barn
E. Feeder Bartn
F. Calf Shed
G. Granary
H. Shop
I. Garage
J. Cob House
K. Outhouse
L. Brooder House
M. Storage Shed
N. Machine Storage
P. Septic System
Q. Clothesline
R. Well Pit
Deciduous Tree
Coniferous Tree
Contributing to District
Non-contributing to District
Windbreak
Sidewalk
N
0'
80'
160'
University of Colorado Denver
College of Architecture & Planning
Oltjenbruns Farm
Site Map
Mohammed Bay
Patrick Gehlhoff
Sarah Rosenberg
Sarah Vaillancourt
Sept. 15th, 2012

Photo Key to District Map

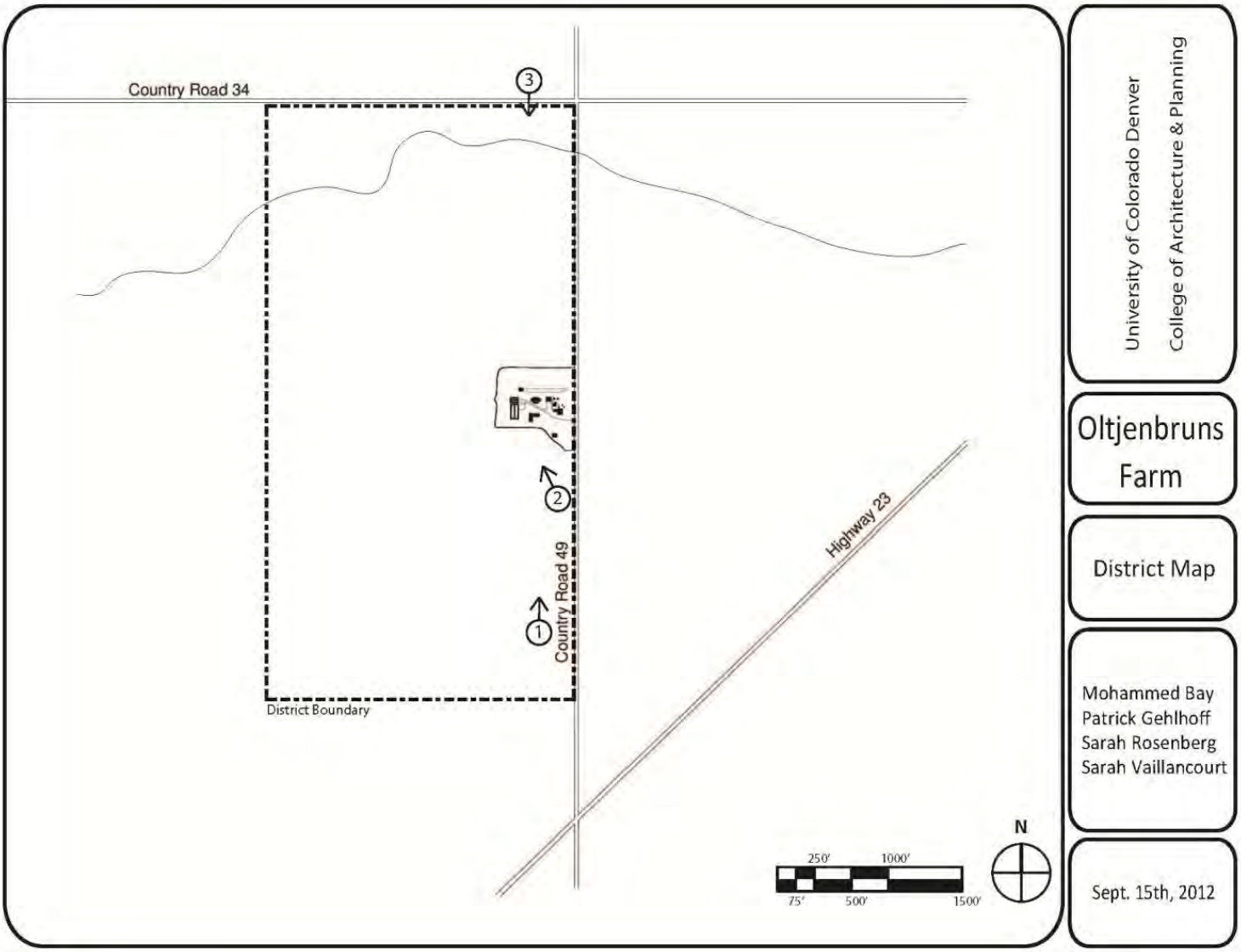
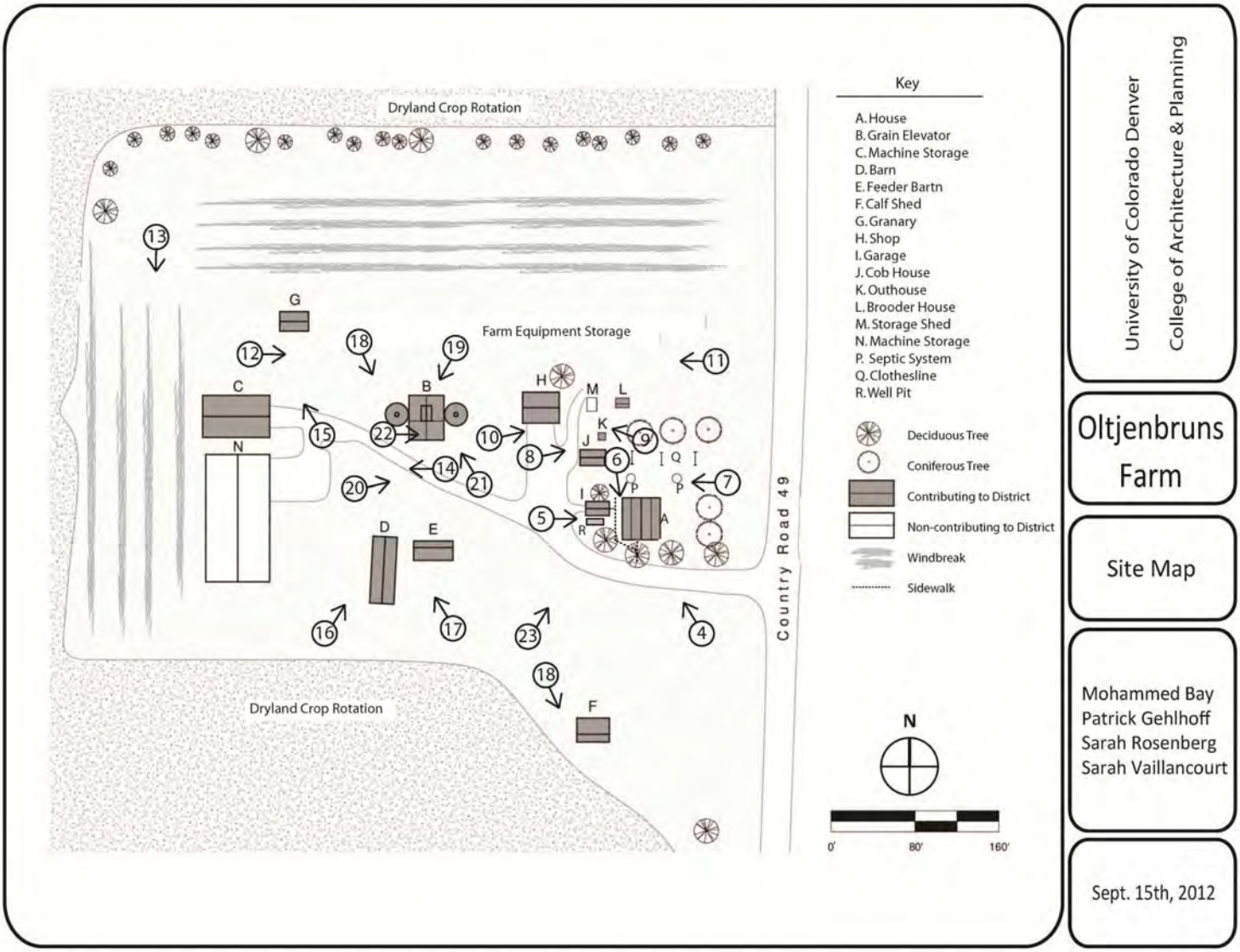


Photo Key to Site Map



11. Form Prepared By

name/title Abigail Christman (for the property owner)

organization Center of Preservation Research/ College of Architecture and Planning / University of Colorado - Denver Date June 2013

street & number Campus Box 126, PO Box 173364 telephone 303.315.5323

city or town Denver state CO zip code 80217

e-mail Abigail.christman@ucdenver.edu

Additional Documentation

Submit the following items with the completed form:

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

  A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Name of Property: Oltjenbruns Farm
City or Vicinity: Holyoke
County: Phillips County
State: Colorado
Name of Photographer: Abigail Christman

Photo #1
Site overview, camera facing north towards farm (11/08/2012)

Photo #2
Site overview, camera facing northwest towards farm (11/08/2012)

Photo #3
Site overview, camera facing south towards farm (11/08/2012)

Photo #4
Southeast corner of site, camera facing northwest (10/09/2010)

Photo #5
Garage west elevation and Well Pit, camera facing east (10/09/2010)

Photo #6
House northwest corner, camera facing southeast (10/09/2010)

Photo #7
Cob House east elevation and Septic System, camera facing west (09/15/2012)

Photo #8
East side of farm, camera facing northeast (09/15/2012)

Photo #9
Inside Outhouse, camera facing northwest (07/14/2011)

Photo #10
Shop southwest corner, camera facing northeast (10/09/2010)

Photo #11
North side of site near farm equipment, camera facing west (09/15/2012)

Photo #12
North side of site near farm equipment, camera facing east (09/15/2012)

Photo #13
Windbreak on east side of site, camera facing south (09/15/2012)

Photo #14
West side of site, camera facing west (09/15/2012)

Photo #15
Machine Storage and Granary, camera facing northwest (10/08/2010)

Photo #16
Barn southwest corner, camera facing northeast (10/08/2010)

Photo #17
Barn and Feeder Barn, camera facing northwest (09/15/2012)

Photo #18
Grain Elevator and Barn, camera facing southeast (09/15/2012)

Photo #19
Grain Elevator northeast corner, camera facing southwest (10/08/2010)

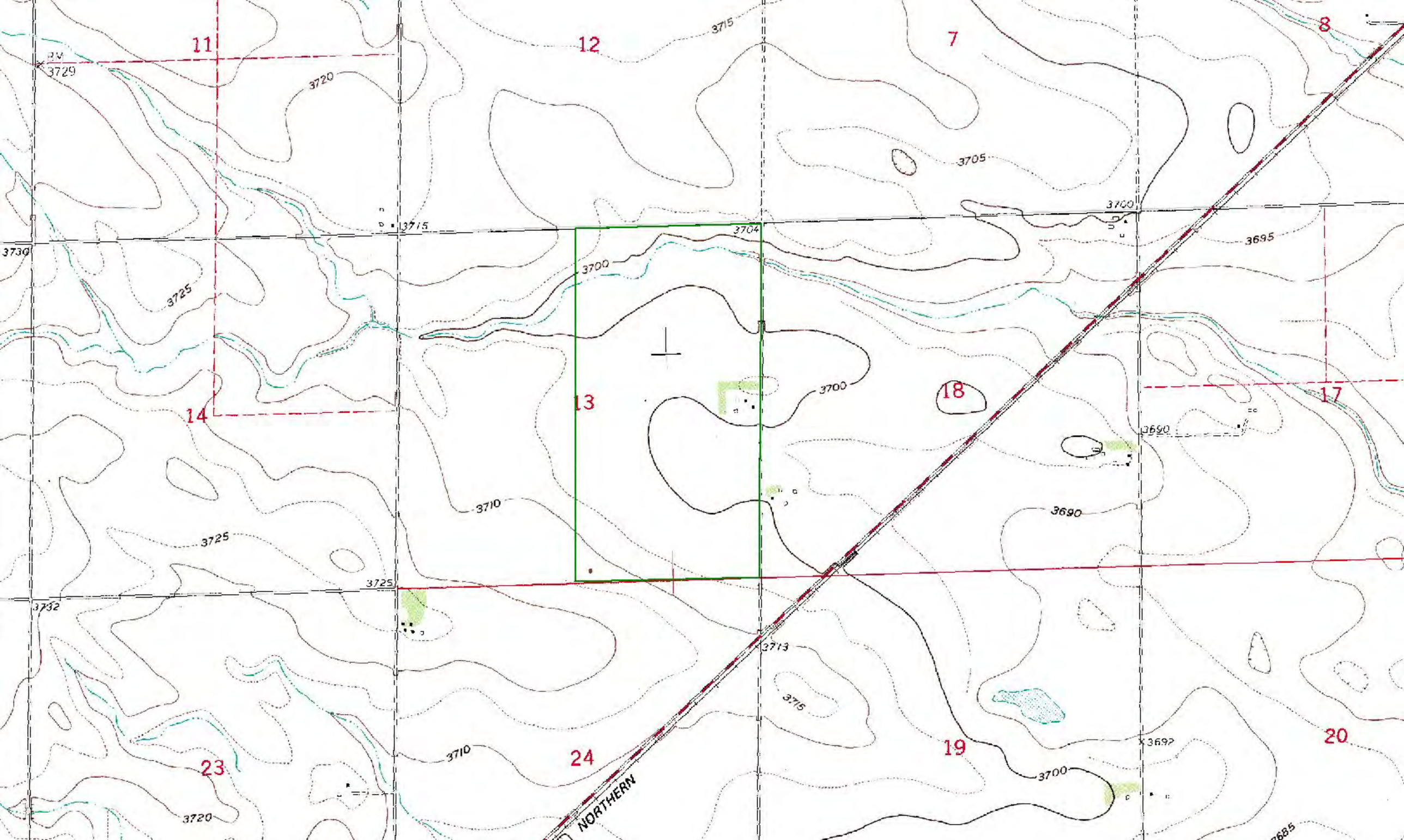
Photo #20
Center of farm, camera facing east (10/08/2010)

Photo #21
Grain Elevator southeast corner, camera facing northwest (10/08/2010)

Photo #22
Inside of Grain Elevator, camera facing east (09/15/2012)

Photo #23
East side of site, camera facing northeast (09/15/2012)

Photo #24
Calf Shed northwest corner, camera facing southeast (09/15/2012)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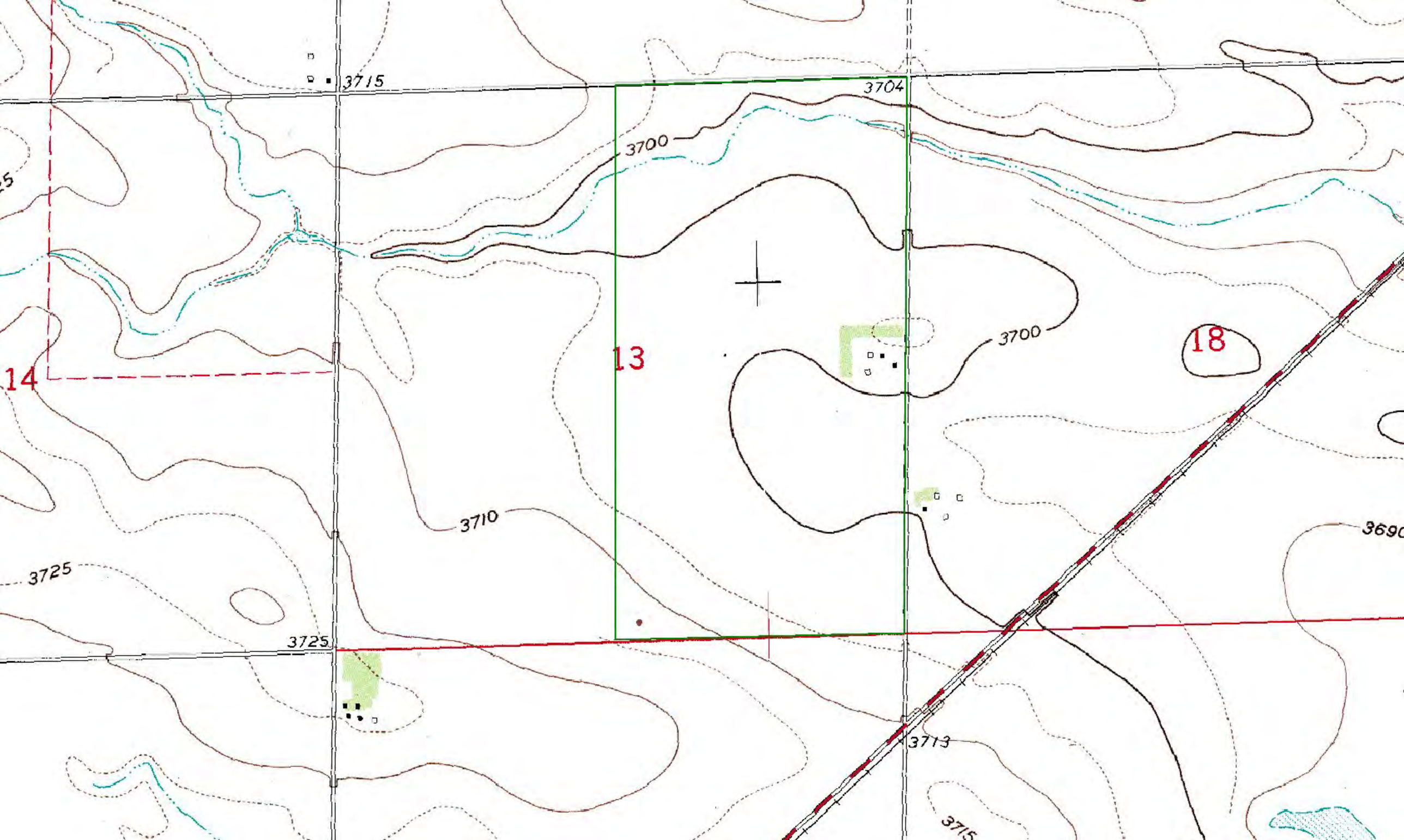
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STERLING
WALLSET
STERLING