

1840

RECEIVED

United States Department of the Interior
National Park Service

DEC 23 1992

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Milne Farm

other names/site number 5WL1189

2. Location

street & number 18457 Colorado State Hwy. 392 N/A not for publication

city or town Lucerne vicinity

state Colorado code CO county Weld code 123 zip code 80646

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] December 15, 1992
Signature of certifying official/Title Date

State Historic Preservation Officer
State of Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register.
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Signature of the Keeper

**Entered in the
National Register**

Date of Action

[Signature]

2/3/93

Milne Farm
Name of Property

Weld County, Colorado
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 8 | 2 | buildings |
| 0 | 0 | sites |
| 2 | 0 | structures |
| 0 | 0 | objects |
| 10 | 2 | Total |

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

Historic Farms and Ranches in Weld County, Colorado

Number of contributing resources previously listed
in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

AGRICULTURE/animal facility

AGRICULTURE/agricultural outbuilding

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

AGRICULTURE/storage

AGRICULTURE/agricultural outbuilding

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH CENTURY REVIVAL

NO STYLE

Materials
(Enter categories from instructions)

foundation STONE

walls BRICK

WOOD

roof WOOD

other CONCRETE

SYNTHETICS/vinyl

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

AGRICULTURE
ARCHITECTURE

Period of Significance

1892-1942

Significant Dates

1892

1934

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Gordon, Frank

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

OAHP

Milne Farm
Name of Property

Weld County, Colorado
County and State

10. Geographical Data

Acreeage of Property 2.6 acres

UTM References

(Place additional UTM references on a continuation sheet.)

| | | | |
|---|-------|-------------|---------------|
| 1 | 1 1 3 | 5 2 4 8 8 0 | 4 4 8 1 0 2 0 |
| | Zone | Easting | Northing |
| 2 | | | |

| | | | |
|---|------|---------|----------|
| 3 | | | |
| | Zone | Easting | Northing |
| 4 | | | |

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Thomas H. Simmons and R. Laurie Simmons

organization Front Range Research Associates, Inc. date 31 August 1992

street & number 3635 W. 46th Avenue telephone (303)-477-7597

city or town Denver state CO zip code 80211-1101

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative **black and white photographs** of the property.

Additional Items

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

Property Owner

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

name James G. Milne, III

street & number 33998 WCR #37, P.O. Box 22 telephone (303)-356-1385

city or town Lucerne state CO zip code 80646

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 7 Page 1

Milne Farm, Weld County, Colorado

Introduction

The Milne Farm is an historic agricultural complex which meets the registration requirements specified in the Multiple Property Documentation Form "Historic Farms and Ranches in Weld County, Colorado." Eleven, or ninety-two percent of the twelve resources within the district are associated with the historic context "Irrigated Farming in Weld County, 1870-1940." The property type represented is the farm. Of the total number of resources within the district, ten, or eighty-three percent, are contributing, while two, or seventeen percent, are noncontributing. Within the district are ten buildings and two structures. The inset sketch map accompanying this form identifies the location of buildings and structures on the farm and their contributing or noncontributing status. The registration requirements listed in the related Multiple Property Documentation Form were utilized to determine the contributing or noncontributing status of each resource. Among the criteria utilized for evaluating contributing structures were historic associations, date of construction, and integrity of materials, design, workmanship, feeling, and setting.

The Milne Farm is located in north central Weld County, approximately one-half mile west of the small, unincorporated community of Lucerne. The Union Pacific Railroad tracks and four-lane U.S. Highway 85 follow a north-south orientation through the western edge of Lucerne, while Colorado Highway 392 extends through the community on an east-west axis. The historic farm encompasses a farmhouse, agricultural buildings, and irrigated fields, of which the area comprising the highest concentration of historic farm buildings is being nominated. The nominated resources are located in the east half of the west half of Section 18, Township 6 North, Range 65 West, Sixth Principal Meridian.

The surrounding countryside is composed primarily of irrigated cropland and other farmsteads. The Larimer and Weld Ditch, popularly known as the Eaton Ditch, runs in an east-west direction north of the farm and the Town-Boyd Lateral from that ditch provides water for the fields of the Milne Farm. The farm buildings lie immediately north of Colorado Highway 392, with the farmhouse occupying the southeast corner of the property, and a row

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 7 Page 2

Milne Farm, Weld County, Colorado

of coniferous trees planted in the 1930s extending from the southeast corner northward to the bunkhouse and in an east-west row behind the house. The house is surrounded by a landscaped area planted with grass, bushes, and hackberry, oak, and honey locust trees. West of the house are garages and the barn, while the potato cellar, machine shop, chicken houses, and other outbuildings lie to the northwest. The farm buildings are in excellent condition and most have had very few nonhistoric alterations. The most common alteration to the farm buildings has been the addition of vinyl siding to frame buildings in 1989 and 1990.* Extending northward from the built area are agricultural fields historically associated with the farm.

Contributing Buildings

Farmhouse

The large, two-story red brick farmhouse is of Edwardian Vernacular style and asymmetrical in plan, with a flat hipped roof intersected by projecting gabled bays (see Building A, inset map and Photograph 1). The wood shingle roof has overhanging eaves, round metal ridge caps, and rain gutters supported by decorative brackets. Upper gable ends have wood shingles and small rectangular windows with wooden surrounds. The facade of the house features an off-center, one-story, enclosed, frame porch which is topped by a classical balustrade with square corner posts. The flat roof of the porch is supported by squared classical columns atop solid walls which have been covered with lap vinyl siding. The porch is enclosed with multi-light windows. The balcony is accessed by a paneled and glazed door adjacent to a tapered brick facade chimney topped by a clay pot. The entrance to the house from the porch features two sets of double doors which form an airlock. Both pairs of doors have small panes of stained decorative glass surrounding large panels of etched glass, the exterior set featuring a bird motif and the interior pair a floral motif (see photograph 2). A secondary enclosed porch on the western elevation is similar in design to that of the southern. Both porches feature wrought iron lanterns and stone steps. Windows on the first and second stories are one-over-one light double-hung sash, with heavy, rusticated, slightly

* See endnote.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 7 Page 3

Milne Farm, Weld County, Colorado

arched, stone lintels and rusticated stone sills (see photograph 3). The foundation is composed of evenly coursed small pieces of stone topped by a projecting water table of large rusticated blocks of stone. Rectangular stone window wells surround basement level windows.

The original farmhouse, erected in 1892 by James Milne, was a one-and-a-half story brick dwelling with two bedrooms, a living room, dining room, an attic, and a small storage cellar. The walls of the dwelling were a substantial three bricks thick, the foundation was stone, and window sills and lintels were also stone. In 1934, a second story was added to the original building. Greeley contractor Frank Gordon sketched plans to meet James Milne, Jr.'s, specifications, including the goal that both the interior and exterior of the second floor replicate the design details of the original first floor of the dwelling. To add the second story, the roof was detached from the house, set on screw jacks, and slowly raised. The roof was anchored to large trees surrounding the house so it would not blow away in the event of high winds and was reattached to the house when the second story walls were completed. Nine feet were added to the top of the house by jacking the roof up and building the walls underneath a couple of feet at a time. All materials were brought to the upper story through the outside so that the interior of the first floor was not disrupted. The original staircase to the attic was extended and the balusters of the staircase were matched. The Hallack and Howard Lumber Company of Denver duplicated the woodwork of the first floor for the second. The upstairs contained bedrooms, a sitting room with fireplace, and a bathroom which featured the first square bathtub installed in the area. Upon completion, the second story so nearly matched the first that few people today recognize the second story as an addition.

The two porches of the farmhouse were enclosed by 1935 and vinyl siding on the porch walls was added in 1990. Flagstone steps to the porches were originally parts of the sidewalk around the house. The interior of the original first floor remains much the same as it did when constructed, with high ceilings, the original staircase, and extensive ornamental woodwork. Of the original portion of the house, only the kitchen has been remodeled. In 1946, Milne, Jr., began excavating under the house to create a full

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 7 Page 4

Milne Farm, Weld County, Colorado

basement, a process which took approximately a year.

Bunkhouse

In 1897, James Milne built a red brick bunkhouse to provide sleeping quarters for the hired workers on the farm (see Building B, inset map and Photograph 4). The simple, one-story, side gable roofed building has a wood shingle roof with overhanging eaves and a rounded ridge cap. The off-center entrance has a paneled door covered by a small gabled hood supported by triangular knee braces and a stone door step. Flanking the door are two two-over-two light double-hung windows with narrow stone sills. The building has a corbelled brick chimney and a narrow stone foundation.

Pumphouse

Joseph Fraver's homestead improvements in 1881 included a well, which may be the structure covered by this pumphouse. The pumphouse, erected circa 1892, (see Building C, inset map and Photograph 5) is a small brick structure atop a narrow stone foundation. The pumphouse has a gabled, wood shingle roof with overhanging eaves and rounded metal ridge cap. The off-center door on the eastern elevation is composed of vertical boards. A hand operated pump is at the northwest corner of the building and a windmill tower stands atop the building. The windmill wheel has been removed and replaced with a mercury vapor light. Vinyl siding has been attached under the eave overhang. The pumphouse is attached to a brick garage.

Garage

This rather unusual L-shaped garage constructed of tile with brick veneer is an example of the ingenuity of James Milne, Jr. (see Building D, inset map and Photograph 6). The Milnes wanted a two-car garage, but also wanted to keep the area occupied by the building to a minimum. This garage was erected around the pumphouse in 1935 to solve the problem. The wire-drawn brick building atop a rusticated stone foundation with raised mortar joints is composed of intersecting gabled bays facing east and north. The wood shingle roof has overhanging eaves and rounded

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 7 Page 5

Milne Farm, Weld County, Colorado

metal ridge cap. Gable ends of the building are shingled and have paneled and glazed overhead garage doors. A pedestrian door is located on the east elevation of the northern bay. The southern elevation of the building has two one-over-one light double-hung windows with arched stone lintels and stone sills. The building has a brick chimney with corbelled top and clay pot at the southwest corner. The garage has vinyl siding under the eaves and is attached to the southern elevation of the pumphouse.

Potato Cellar

Potatoes have been a primary crop of the farm since its inception and potato cellars or dugouts were erected on most of the farms in the vicinity. This potato cellar was built about 1910. The low structure with gabled, wood shingle roof with rounded metal ridge cap covers the entrance to the underground potato storage area (See Building E, inset map and Photograph 7). The structure is built into the ground and the lower two-thirds of the eastern and western walls are composed of concrete blocks cast to resemble stone, while the upper third of those walls has drop siding, now covered with vinyl siding. On the southern elevation are central, vertical board doors level with grade that open inward onto the slanting floor leading to the cellar area. The building is attached on the north to the machine shed, which rests on top of the actual potato storage area. To facilitate modern vehicle access, the roof of the building was raised in 1940.

Machine Shed

The machine shed (Building F, inset map and Photograph 7) was erected in approximately 1930 for the storage and service of farm machinery and vehicles. The frame building is situated behind the potato cellar on the north and was built atop the potato storage area of the cellar. The building has a gabled roof which flares toward the ground, with wood shingles and overhanging eaves. A corbelled brick chimney and metal vent are atop the roof. Small, raised, gabled vents at the northeast and northwest corners are associated with the ventilation for the potato cellar. The frame building has drop-sided walls now covered with vinyl siding atop a concrete foundation. On the northern elevation is a large overhead garage door and a four-over-four light double-hung window with wood

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 7 Page 6

Milne Farm, Weld County, Colorado

surround. On the southern elevation is a paneled pedestrian door and a four-over-four light double-hung window with wood surround.

Brick Chicken House

Chickens were a vital part of the farm economy, particularly during the depressed economic period of the 1930s, when eggs could be sold in town to obtain money for other groceries and supplies. The brick chicken house erected in 1935 reflected another example of Milne, Jr.'s, creativity (see Building G, inset map and Photograph 8). The chickenhouse had a system by which water was piped into the building so that water did not have to be carried in, thus simplifying chicken care. The building has a gabled roof with wood shingles, rounded metal ridge cap, and overhanging eaves. A metal vent is on the southeast. The building has wire drawn brick walls atop a concrete foundation. A paneled and glazed pedestrian door is on the west elevation. Windows and crawl holes for chickens have been bricked over on the northern elevation and two overhead garage doors have replaced the original windows on the southern elevation.

Frame Chicken House

This frame chicken house was built in 1937, reflecting an expansion in the profitable activity of selling eggs. The one-story, gabled building has a wood shingle roof with overhanging eaves, a rounded metal ridge cap, and a metal vent on the southeast (see Building H, inset map and Photograph 8). The walls have drop siding covered with vinyl siding atop a concrete foundation. Entrances include a vertical board pedestrian door on the western elevation and an overhead garage door replacing windows on the southern elevation.

Horse Shed

This circa 1920s frame structure is L-shaped, extending outward from the western elevation of the barn and partially enclosing the barnyard on the west. The shed has drop sided walls covered with vinyl siding and is open toward the barnyard on the south and east (see Structure I, inset map and Photograph 9). The shed has a saltbox roofline and the roofing is corrugated metal. The roof is supported in the open sections with metal poles set in concrete

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 7 Page 7

Milne Farm, Weld County, Colorado

bases. A sliding, vertical board door is on the northern elevation.

W.P.A. Outhouse

As part of its effort to assist farmers through upgrading agricultural facilities during the 1930s, the Works Progress Administration offered them pre-built outhouses. These buildings are found on farms and ranches throughout northeastern Colorado. The small frame building has a shed roofline with wood shingle roofing and a metal vent (see Building J, inset map and Photograph 10). The walls have drop siding with corner boards and a vertical board door with drip cap is on the southern elevation. The base of the outhouse is concrete and the toilet is concrete with a wooden seat. The building has been moved to the rear of the farm yard and is not permanently fixed in place at the present time.

Noncontributing Buildings

Barn

This barn, the second barn erected on the farm, was built about 1910 (see Building K, inset map and Photograph 11). The barn was dramatically altered in the 1940s, when the roof was raised and the building was enlarged. In 1973-1974, the barn was further remodeled with the addition of a new south wall which was five feet further away than the original wall. Other alterations include the addition of vertical metal siding and five overhead garage doors. The barn has a gabled roof with metal roofing and overhanging eaves. The eastern elevation has a plain pedestrian door, three double-hung windows, and an overhead garage door. The southern elevation has four large overhead garage doors opening onto a concrete apron. The western elevation has a single pedestrian door. The building has a concrete foundation.

Garage

A second garage was erected on the farm in 1950 (see Building L, inset map). The building has a gabled roof with wood shingles and

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 7 Page 8

Milne Farm, Weld County, Colorado

overhanging eaves. The drop sided walls have vinyl siding. The foundation of the garage is constructed of stone with raised mortar joints. The building has one-over-one double-hung windows on the west, south, and east, and a paneled and glazed overhead garage door on the north.

* Because of the harsh weather conditions on the plains that necessitates re-painting every other year, the owners decided to use vinyl siding on several of the buildings to reduce their maintenance. This siding covers the original historic building material and the vinyl is the same width and similar in appearance to the horizontal wood siding underneath. The form, features and detailing of the building have not been obscured.

**National Register of Historic Places
Continuation Sheet**

Section Number 8 Page 1

Milne Farm, Weld County, Colorado

Statement of Significance

The Milne Farm is representative of the history of irrigated farming and stockraising in Weld County, Colorado, and is significant under criterion A, for its association with the development of agriculture in the area and under criterion C for its architecture. The farm was originally established as a homestead in 1881, as part of the agricultural settlement stimulated by the creation of an agricultural colony in Greeley, the building of railroads, and the development of irrigation systems. In 1888, the farm was acquired by James G. Milne, whose descendants have continued to own and operate the property for more than a century. During that time, the farm has reflected the history of agriculture on Colorado's eastern plains through its diversified production, expanding technology, and application of irrigation to increase productivity. In 1988, the Milne Farm was designated a Centennial Farm by the Colorado Historical Society. The farm buildings are representative of the variety of functions required of a successful farm complex and reflect the changes in tastes, lifestyles, and building materials which have evolved since the late nineteenth century. The built environment of the farm is also representative of the pattern of adaptation and reuse of buildings and materials common to long-lived agricultural operations and reflects the ingenuity of the owners in expanding and recycling existing facilities.

This nomination is an addition to the multiple property submission, "Historic Farms and Ranches in Weld County, Colorado." The property is associated with the historic context, "Irrigated Farming in Weld County, 1870-1940." The period of significance reflects the period of development represented by the existing buildings within the district. Of the twelve resources within the district, eleven were constructed during the period of significance, 1892-1940, and are associated with the agricultural development of Weld County.

Historic Context

In November 1881, Joseph F. Fraver filed an application for a

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section Number 8 Page 2

Milne Farm, Weld County, Colorado

homestead entry on 160 acres of prairie land located about four miles north of Greeley, an agricultural colony founded in 1870. Fraver, who was born in Ohio in 1859 and was unmarried at the time of his application, had settled on the undeveloped land in October and immediately built a three-room frame house. After the standard five years of improving and residing on the land, Fraver submitted final proof and applied for a patent on his acreage. He reported that his farm buildings included the house, a granary, a well, a cellar, and ditches. Fraver's land was within the enclosure of a fence which had been erected in 1871, mainly by Greeley Union Colony members to keep out the cattle of the open range. Fraver possessed two horses, a cow and calf, cats, a dog, seventy-five chickens, and farm equipment. His land was fully cultivated and he had raised wheat, corn, oats, potatoes, and hay on the homestead. Fraver's final certificate for the land was issued in 1890, after a delay due to the misspelling of his name.¹

In 1888, James Grant Milne purchased the farm from Fraver. Milne was born in Scotland in 1857 and his father was a farmer and an authority on sheep raising. As a young man, Milne managed his family's cattle and sheep interests. Milne was one of a number of young men from Scotland who established farms and ranches on Colorado's eastern plains during the 1880s. Like many young British men, Milne decided to move to the United States to seek his fortune since the system of entail prevented him from inheriting land in Scotland. In 1881, he emigrated to the United States, settling at Greeley. In Colorado, Milne worked for David Boyd, one of the officers of the colony and superintendent of Weld County schools, who had a large farm near Fraver's homestead. Many of the men who came to establish farms worked for others to gain experience before setting out on their own. In time, Milne attempted to start his own farm, but became seriously ill and was hospitalized for a lengthy period. Following his recovery, he

¹Greeley Tribune, 17 May 1871; National Archives, U.S. Department of the Interior, General Land Office, Denver, Homestead Case File, Certificate No. 2186; and Genealogy Society of Weld County, *The 1885 State Census of Weld County, Colorado, With Index* (Greeley, Colo.: N.p., 1984).

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section Number 8 Page 3

Milne Farm, Weld County, Colorado

worked for a variety of persons until he was able to purchase his own acreage. He investigated several agricultural areas, including land in Idaho, before buying Fraver's homestead for five thousand dollars.²

After his acquisition of the farm, Milne continued Fraver's successful production of grain and potatoes and added alfalfa to the farm's products. Potatoes and alfalfa were generally grown together in Weld County. The Union Colonists had raised potatoes as early as 1870, but later it was discovered that planting potatoes on fields previously cultivated with alfalfa increased their yield significantly. Accordingly, farmers expanded their potato acreage, ditches and reservoirs were added to water potato fields, potato cellars or dugouts became standard farm facilities, and out of state markets were sought. Like other farms in its vicinity, the Milne farm had its own potato storage cellar. By 1909, Weld County was producing more than five million bushels of potatoes a year.³

In 1892, Milne erected a one-and-a-half story brick farmhouse which was cited in an 1898 publication which described Milne's farm as "one of the best places in Weld County." In 1896, Milne married Julia Montgomery, daughter of John Montgomery, a pioneer of the Eaton area of Weld County. In 1905, the couple's only child, James G. Milne, Jr., was born on the farm. Milne added to the farm facilities, building a pumphouse, a large barn later demolished and

²C.L. Swords and W. C. Edwards, *Sketches and Portraits of the State Officers and Members of the Ninth General Assembly of Colorado* (Denver: Carson, Hurst & Harper, 1893; Pauline Allison, *The History of Eaton, Colorado* (Eaton, Colo: Eaton Herald, 1942, 1963 reprint), 17; and Weld County Abstract and Investment Company, Greeley, Colo., "Abstract of Title, East Half of Northwest Quarter and East Half of Southwest Quarter, Section 18, Township 6 North, Range 65 West," 20 November 1928.

³Great Western Sugar Company, *Through the Leaves*, (Denver: Great Western Sugar, 1923-1971), A173-174.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section Number 8 Page 4

Milne Farm, Weld County, Colorado

replaced by a circa 1910 barn, and an 1897 brick bunkhouse to house hired workers. After about ten years of farming, Milne hired a tenant to perform much of the farm labor under his direction.⁴

Milne's experience with sheep raising in Scotland enabled him to become one of the area's earliest sheep feeders. In 1888, the first lambs from Weld County were marketed in Denver, initiating what was to become one of the prime components of the farm economy in southwestern Weld County. The climate and the irrigated lands on which alfalfa grew in abundance made the area around Greeley one of the major sheep feeding centers of the county. Beginning in 1890, Milne fed large numbers of sheep during the winter months to send to the Chicago market in the spring. Milne's knowledge of the sheep industry led to the farm's leadership role in the development of the sheep feeding industry in Weld County and Milne traveled to New Mexico and Mexico many times to obtain sheep.⁵

During the early twentieth century, sugar beets became one of the major cash crops of irrigated farms in Weld County. Grand Junction erected the first sugar beet factory in Colorado in 1899, and other towns across the state quickly planned their own sugar beet industries. In 1902, both Eaton and Greeley opened sugar factories, providing a ready market for local farmers, and by 1909, Colorado had become the leading sugar beet producer in the nation. Sugar beets thrived in Weld County's climate, altitude, and controlled irrigation and they became a mainstay of the Milne Farm production. The beets were sold to the factory at Eaton and beet

⁴Portrait and Biographical Record of Denver and Vicinity, Colorado (Chicago: Chapman Publishing Co., 1898), 460; and James G. Milne, III, Lucerne, Colo., Telephone Interview, 30 August 1992.

⁵N.H. Sutherland, "Lamb Feeding in Northern Colorado," in John Clay, *The Story of a Carload* (Chicago: James H. Rock Co., 1918), 17; *Portrait and Biographical Record*, 460-461; and "Eaton, Colorado: A Ten-Year-Old City," in *Eaton (Colo.) Herald*, 1902.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section Number 8 Page 5

Milne Farm, Weld County, Colorado

pulp was also fed to sheep on the farm.⁶

James Milne became a leader in irrigation activities in northeastern Colorado through his active involvement with a number of irrigation ventures which advanced farming in the region. From the beginning, irrigation had been regarded as a necessity for successful agricultural production. The Larimer and Weld Irrigation Company was organized in 1879 to build and operate a ditch supplying water to agricultural sectors of the two counties. The ditch company was part of an ambitious plan conceived by Benjamin H. Eaton to stimulate the settlement and agricultural development of a large area north of Greeley. Through the involvement of the Kansas Pacific railroad and the Colorado Mortgage and Investment Company, the region was publicized as a desirable agricultural area. Farmers poured into the region, buying land which the Kansas Pacific sold at reduced rates to those who would invest in the ditch construction and the remainder of the acreage was taken up by homesteaders. The Larimer and Weld Ditch, popularly known as the Eaton Ditch, was operated by the Larimer and Weld Irrigation Company, which James Milne served as a board member for eighteen years. He was president of the Larimer and Weld Reservoir Company, organized in 1909 to operate a large storage reservoir and supply ditch associated with the Larimer and Weld Ditch. Milne was vice president of the Windsor Reservoir and Canal Company, which operated the Windsor Reservoir under the Larimer and Weld irrigation system. Milne was instrumental in the construction of the Boyd Lateral (now known as the Town-Boyd Lateral) from the Larimer and Weld Ditch, which supplies water to the Milne Farm.⁷

As one of the area's most successful farmers, Milne was also

⁶Carl Ubbelohde, Maxine Benson, and Duane A. Smith, *A Colorado History* (Boulder, Colo.: Pruett Publishing, 1976), 267-268; and Dena Markoff, "A Thematic Inventory: The Beet Sugar Industry in Colorado," Boulder, Colo., May 1978.

⁷Allison, 196-206; *Denver Times*, 15 December 1901; *Rocky Mountain News*, 13 March 1879 and 24 April 1879; and Norris, 119-127.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section Number 8 Page 6

Milne Farm, Weld County, Colorado

considered a leader in civic and business affairs of the community. He was instrumental in securing the construction of a railroad siding at Lucerne, four miles north of Greeley in 1892. The Union Pacific railroad established a post office there, naming the site after a term for alfalfa. The siding was utilized by local farmers for shipping potatoes, sheep, alfalfa, and other farm products, saving much time over wagon trips to Greeley. In time, a small supply center developed at the location, which continues today to be a focus of community activities for farmers in the area. Milne was also associated with the Farmer's Mercantile Company of Greeley and became president of the Northern Greeley Produce and Storage Company.⁸

When Milne died in 1927, his son took over the operation of the farm. James Milne, Jr., was born on the family farm in 1905 and attended the rural Buell School near the farm and Greeley High School before entering the University of Colorado. At Boulder, Milne studied business administration, graduating in 1927, shortly before the death of his father. James Milne, Jr., married Mildred Elizabeth McFerran of Denver in 1928. The Milnes had a daughter, Barbara Eleanor, born in 1931 and a son, James Grant Milne, III, born in 1934. James Milne, Jr., expanded the farm facilities to accommodate the changing demands of agricultural production and changes in the family's lifestyle. In 1934, a second floor was added to the farmhouse to provide more spacious quarters for Milne's growing family. The second floor of the dwelling closely matched the late nineteenth century details of the original portion of the house. An L-shaped, two-car, brick garage was built in 1935, reflecting the growing popularity of the automobile. During the 1930s, a machine shed was erected to facilitate service and storage of farm machinery and vehicles.

Crops grown on the farm did not vary greatly from year to year and profits followed the economic cycles of the industry. During the 1920s, the farm grew potatoes, alfalfa, and beans, as well as

⁸Portrait and Biographical Record, 461; and George R. Eichler, Colorado Place Names, (Boulder, Colo.: Johnson Publishing Co., 1977).

**National Register of Historic Places
Continuation Sheet**

Section Number 8 Page 7

Milne Farm, Weld County, Colorado

feeding sheep. The 1930s saw the production of barley, wheat, pinto beans, alfalfa, potatoes, and cabbage. From the early 1900s on, sugar beets were a major cash crop. During the Depression years, dust storms plagued the area and farm prices were off, but according to Mildred Milne, most farmers were glad they could at least raise their own food. Two chicken houses were erected in the 1930s to accommodate the poultry raised on the farm. Chicken eggs were taken to town to sell for money to buy groceries and supplies. The Milnes also made cream from their milk cows to sell in town. One influence of the New Deal represented on the farm was the ubiquitous W.P.A. outhouse.⁹

The advent of World War II stimulated new economic activity in the county and farm prices rose, bringing prosperity back to the agricultural sector. Potatoes, long a mainstay of farm production, were a major crop of the 1940s, as were sugar beets. In addition, pinto beans, barley, and hay were raised. German prisoners of war, held at various Weld County locations beginning in late 1943, helped offset the wartime shortage of farm labor. The POWs performed a variety of tasks around the farm, including digging trenches for pipe laid to the chickenhouse. During the 1940s, Milne made improvements to the ditches on the farm by lining them with concrete. Beginning in the 1940s, cattle were fed along with sheep. Sheep and cattle feeding were continued until 1978.¹⁰

In 1939, Milne, Jr., added to the acreage of the original farm, known by the family as the Home Place, with his purchase of the adjacent Pearson Farm encompassing eighty acres. Like his father, Milne, Jr., was a leader in developing new agricultural techniques and maintaining a diversity of interests. He was a pioneer in the

⁹Mildred McFerran Milne, Lucerne, Colo. Interview, 23 June 1992.

¹⁰Janet E. Worrall, "Prisoners on the Home Front," *Colorado Heritage* (1990):32; James G. Milne, III, Lucerne, Colo., Telephone Interview, 30 August 1992; Mildred McFerran Milne, Lucerne, Colo. Interview, 23 June 1992; and James G. Milne, III, Lucerne, Colo., Interview, 23 June 1992.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section Number 8 Page 8

Milne Farm, Weld County, Colorado

drilling of irrigation wells during the 1930s, connecting the wells to the high point of his property by a pipeline.¹¹

During Milne, Jr.'s, tenure, the land was farmed by a tenant farmer and the owner oversaw the farming and irrigation, as well as supervising the sheep feeding during the winter. Like his father, Milne, Jr., was a prominent businessman. He became president of the Larimer and Weld Irrigation Company and of the Larimer Reservoir Company and served as a director of the Windsor Reservoir and Canal Company and the Town-Boyd Lateral Company.¹²

In 1937, Milne, Jr., became an organizer of the Eaton Bank in an effort to insure that the community had a bank despite the financial problems of the time. Milne, Jr., was vice president and on the board of directors of the Eaton Bank for thirty-five years. James Milne, Jr., also maintained the ties he had developed within the Boulder business community as a college student. He served as a director of the First National Bank of Boulder for over twenty years and as a director of the University of Colorado Development Foundation. In 1947, he and a fraternity brother started a concrete and paving business in Boulder which evolved into the Flatiron Companies, one of Boulder's largest industries during the 1950s and 1960s.¹³

Following the death of James G. Milne, Jr., in 1989, his son, James G. Milne, III, and his wife, Joan Marie, took over the management

¹¹James G. Milne, III, Lucerne, Colo., Interview, 23 June 1992; and James Grant Milne III, "James G. Milne, Jr." Unpublished Manuscript.

¹²James G. Milne, III, Interview, 23 June 1992; James G. Milne, III, "James G. Milne, Jr."; *Boulder Daily Camera*, 23 July 1989; and *Greeley (Colo.) Tribune*, 23 July 1989.

¹³James G. Milne, III, "James G. Milne, Jr."; and *Boulder Daily Camera*, 22 July 1989.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section Number 8 Page 9

Milne Farm, Weld County, Colorado

of the farm. James G. Milne, III, substantially increased the acreage of the operation with the acquisition of several historic farms. Today, James G. Milne, III, directs the activities of the farm with the assistance of his two sons. Like his father and grandfather, James G. Milne, III, continues the family's involvement in local irrigation matters. A variety of crops are grown, including corn, onions, pinto beans, sugar beets, small grains, alfalfa, and cucumbers. The Milne family carefully maintains and continues to take pride in the successful operation of its historic farm.¹⁴

¹⁴James G. Milne, III, Lucerne, Colo., Telephone Interview, 30 August 1992.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section Number 9 Page 1

Milne Farm, Weld County, Colorado

Bibliography

Allison, Pauline. **The History of Eaton, Colorado.** Eaton, Colo.:
Eaton Herald, 1942, reprint 1963.

Boulder (Colo.) **Daily Camera.** Boulder, Colo. Biographical Files.

Colorado Historical Society. Office of Archaeology and Historic
Preservation. Denver, Colo. Centennial Farm Files.

Dugan, John. **Greeley and Weld County.** Norfolk, Va.: The Donning
Co., 1986.

Eaton (Colo.) **Herald.** "Eaton Colorado: A Ten-Year-Old City." 1902.

Eichler, George R. **Colorado Place Names.** Boulder, Colo.: Johnson
Publishing Co., 1977.

Genealogy Society of Weld County. **The 1885 State Census of Weld
County, Colorado, With Index.** Greeley, Colo.: N.p., 1984.

Great Western Sugar Company. **Through the Leaves.** Denver: Great
Western Sugar Co., 1923-1971.

Markoff, Dena. "A Thematic Inventory: The Sugar Beet Industry in
Colorado." Boulder, Colo., May 1978.

Milne, James Grant, III. Lucerne, Colo. Interviews, 18 May, 23
June, and 30 August 1992.

_____. "James G. Milne, Jr." Unpublished Manuscript.

Milne, Mildred McFerran. Lucerne, Colo. Interview, 23 June 1992.

National Archives. U.S. Department of Interior. General Land
Office, Denver, Colo. Record Group 49, "Homestead Case File,
Certificate No. 2186."

Norris, Jane E. and Lee G. **Written in Water: The Life of Benjamin
Harrison Eaton.** Athens: Swallow Press, 1990.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section Number 9 Page 2

Milne Farm, Weld County, Colorado

Portrait and Biographical Record of Denver and Vicinity, Colorado.
Chicago: Chapman Publishing Company, 1898.

Simmons, R. Laurie and Simmons, Thomas H. "Weld County Farm and
Ranch Survey, 1990-91, Survey Report." 30 August 1991.

Sutherland, N.H. "Lamb Feeding in Northern Colorado" in Clay,
John. **The Story of a Carload.** Chicago: James H. Rock
Company, 1918.

Swords, C.L. and Edwards, W.C. **Sketches and Portraits of the
State Officers and Members of the Ninth General Assembly of
Colorado.** Denver: Carson, Hurst & Harper, 1893.

Ubbelohde, Carl; Benson, Maxine; and Smith, Duane A. **A Colorado
History.** Boulder, Colo.: Pruett Publishing, 1976.

U.S. Department of Agriculture. Soil Conservation Survey. Aerial
Photograph, Township 6 North, Range 65 West, Section 18, Weld
County, Colo. July 1991.

Weld County Abstract and Investment Company. "Abstract of Title
for East Half of Northwest Quarter and East Half of Southwest
Quarter, Section 18, Township 6 North, Range 65 West."

Worrall, Janet E. "Prisoners on the Home Front." **Colorado
Heritage** (1990):32-47.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section Number 10 Page 1

Milne Farm, Weld County, Colorado

Boundary Description

Beginning at the southeast corner of the property (which is the center point of the south line of Section 18, Township 6 North, Range 65 West): thence approximately 430 feet west along the south boundary line of the property; thence northward approximately 265 feet (passing to the west of the Horse Shed and to the east of the three sheep waterers) to a board fence; thence east approximately 430 along the board fence and continuing east from its end to the east property line of the property (which is the north-south center line of Section 18); and thence southward approximately 265 feet along the north-south center line of Section 18 to the point of beginning. The boundary forms a rectangle, approximately 430 feet in length on its north and south sides and 265 feet on its east and west sides.

Boundary Justification

The boundary was drawn to include the highest concentration of buildings and structures associated with the historical development of the farm.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section Number Photographs Page 1

Milne Farm, Weld County, Colorado

Photographic Log

The following items are the same for all photographs:

2. Property Location: Weld County, Colorado
3. Photographer: Thomas H. Simmons
5. Location of Original Negatives: Colorado Historical Society, Denver, Colorado

Information which differs for each photograph appears below:

1. Resource: Farmhouse (A)
4. Date: July 1992
6. Camera Direction: NE
7. Photograph Number: 1

1. Resource: Farmhouse (A), Front double doors
4. Date: July 1992
6. Camera Direction: N
7. Photograph Number: 2

1. Resource: Farmhouse (A)
4. Date: June 1992
6. Camera Direction: ENE
7. Photograph Number: 3

1. Resource: Bunkhouse (B)
4. Date: June 1992
6. Camera Direction: NE
7. Photograph Number: 4

1. Resource: Pumphouse (C)
4. Date: June 1992
6. Camera Direction: SW
7. Photograph Number: 5

1. Resource: L-Shaped Garage (D)
4. Date: June 1992
6. Camera Direction: WNW
7. Photograph Number: 6

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section Number Photographs Page 2

Milne Farm, Weld County, Colorado

1. Resource: Potato Shed and Machine Shed (E and F)
4. Date: June 1992
6. Camera Direction: NW
7. Photograph Number: 7

1. Resource: Brick and Frame Chickenhouses (G and H)
4. Date: June 1992
6. Camera Direction: NE
7. Photograph Number: 8

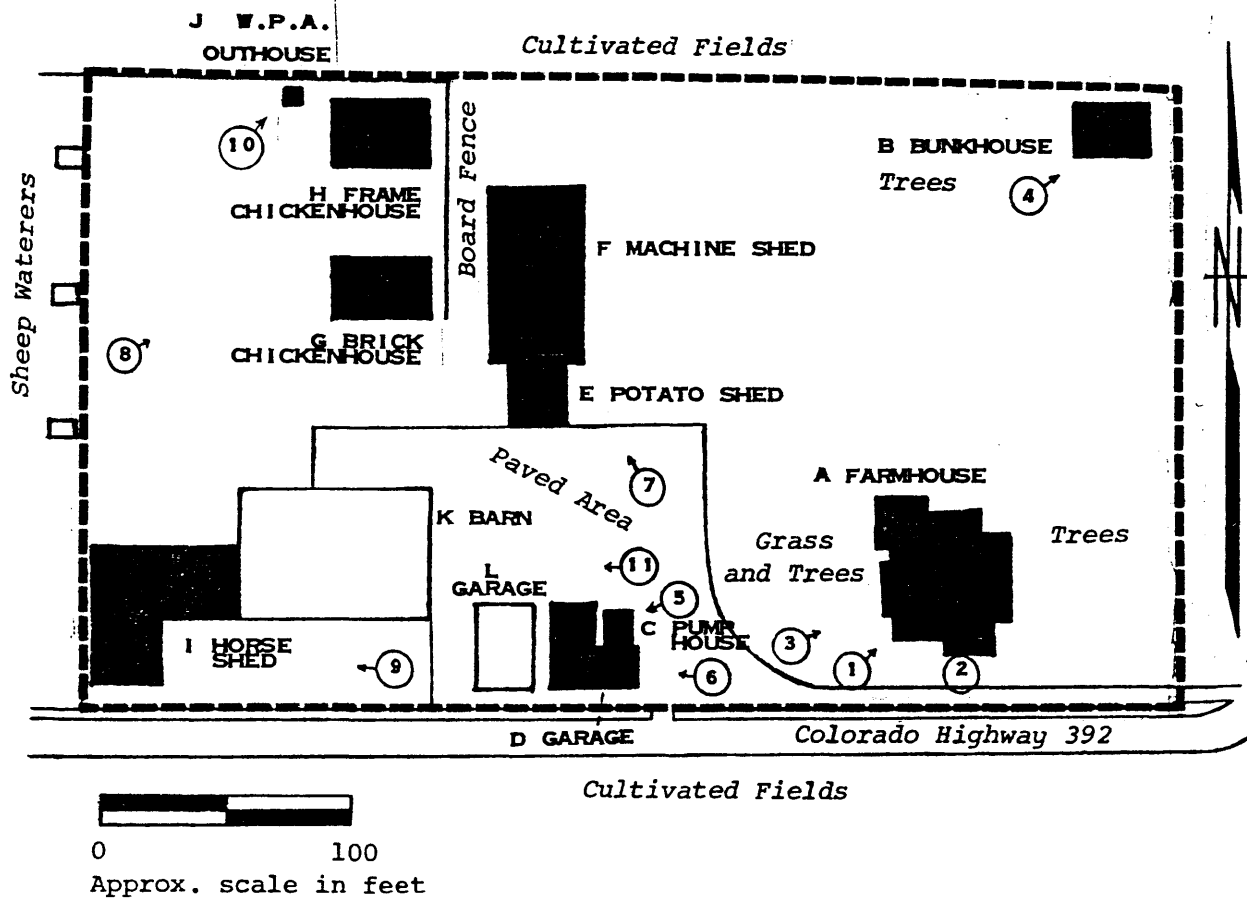
1. Resource: Horse Shed (I)
4. Date: June 1992
6. Camera Direction: W
7. Photograph Number: 9

1. Resource: W.P.A. Outhouse (J)
4. Date: June 1992
6. Camera Direction: NE
7. Photograph Number: 10

1. Resource: Barn (K)
4. Date: July 1992
6. Camera Direction: W
7. Photograph Number: 11

MILNE FARM WELD COUNTY, COLORADO

Sketch Map



Dashed line indicates the boundary of the historic district. Within the district, shaded buildings and structures are contributing and unshaded ones are noncontributing. Numbers in circles identify photographs referenced in the narrative of the nomination.