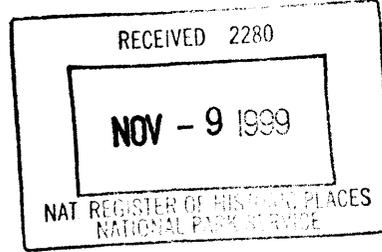


United States Department of the Interior  
National Park Service



1542

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction 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 Paulsen Farm

other names/site number 5PW98

### 2. Location

street & number 39035 Road 7 [N/A] not for publication

city or town Lamar [X] vicinity

state Colorado code CO county Prowers code 099 zip code 81052

### 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 [ ] nationally [ ] statewide [X] locally. ([ ] See continuation sheet for additional comments.)

Georganna Cortright State Historic Preservation Officer October 29, 1999  
Signature of certifying official/Title Date

State Historic Preservation Office, Colorado Historical Society  
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

### 4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other, explain

Edson H. Beall Signature of the Keeper 12/19/99 Date of Action

[ ] See continuation sheet.

Paulsen Farm  
Name of Property

Prowers, Colorado  
County/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 count previously listed resources.)

Contributing                      Noncontributing

<u>3</u>	<u>1</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>1</u>	<u>1</u>	structures
<u>0</u>	<u>0</u>	objects
<u>5</u>	<u>2</u>	Total

**Name of related multiple property listing.**

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

N/A

**Number of contributing resources previously listed in the National Register.**

0

**6. Function or Use**

**Historic Function**

(Enter categories from instructions)

AGRICULTURE: agricultural field  
AGRICULTURE: agricultural outbuilding  
DOMESTIC: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions)

AGRICULTURE: agricultural field  
AGRICULTURE: agricultural outbuilding  
DOMESTIC: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY  
AMERICAN MOVEMENTS  
OTHER: Foursquare  
OTHER: Gambrel Roofed Barn  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**

(Enter categories from instructions)

foundation CONCRETE  
walls WOOD: weatherboard  
\_\_\_\_\_  
roof WOOD: shingle  
ASPHALT  
METAL  
other \_\_\_\_\_

**Narrative Description**

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

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**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 1

Paulsen Farm  
Prowers County, Colorado

**DESCRIPTION**

The Paulsen Farm consists of a 240-acre irrigated farm containing a house, barn, granary and privy on Prowers County Road 7 approximately eight miles north of Lamar and one mile south of Thurston Reservoir. The topography slopes gently from west to east at an elevation of approximately 3800 feet above sea level. The Fort Lyon Canal flows northerly about a half-mile west of the farm.

The Paulsen Farm consists of open agricultural fields on both sides on County Road 7. The road is of bladed dirt and gravel construction with shallow shoulder drainage ditches. The fields are used for the production of livestock feed. The farm's buildings and structures occupy the southeast corner of the property at the junction of County Roads 7 and RR and consist of a house, barn, granary, privy and garage, along with a small gas stand and storm cellar. The buildings are surrounded with mature cottonwood and mulberry trees and smaller deciduous and evergreen bushes and shrubs. Additional evergreen trees were added to the landscape around 1944.

Changes to the agricultural fields have been minimal. One field was leveled after 1915 to allow for irrigation. The irrigation ditches remain but were lined with concrete in 1987.

**HOUSE**

In 1889, Charles and Annie Heaton received a homestead patent for part of the land that would later become the Paulsen Farm. They erected a house which remained on the property when Paulsen purchased the property. In 1906 the house was moved into Lamar, where it still stands, so the existing farm house could be constructed.

The 1906 woodframe house sits on a concrete foundation and is sided with 4 in.-wide wood horizontal lap siding. The Foursquare-type, two-story, rectangular plan building is painted white with black trim. A wrap-around porch crosses the full-width of the east and two-thirds of the south elevations. The porch is supported by square Tuscan columns. The balustrade is of board and batten construction and the floor and ceiling are of wood. The house contains approximately 2,000 sq. ft. The flared hipped roof on the house and porch are covered with asphalt shingles. The majority of the windows are original and of wood frame, one-over-one, double-hung sash design. The upper story contains three evenly spaced windows each on the west and south elevations and two each on the north elevation and east facade. Two large, square, red brick chimneys pierce the roof on the north and south elevations.

The east facade contains the primary entrance, a paneled wood door slightly offset to the south between two evenly spaced windows. The south elevation contains another first-story entry and three windows. The west elevation contains a kitchen addition with a half-light door and large window. In addition to the two second-story windows, the north elevation contains three first-story windows.

The interior retains much of its original woodwork, including doors, door surrounds, and window trim. The west porch was enclosed as a kitchen over 50 years ago and one bedroom was changed to a bathroom.

**BARN**

The barn was constructed starting in 1901. The two-story, rectangular plan (approximately 3,000sq. ft), gambrel-roofed, woodframe barn is sided with wood horizontal lap siding. The barn is painted red with white trim. The

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**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 2

Paulsen Farm  
Prowers County, Colorado

east elevation contains a centered double door with diagonal bracing. The gable end contains a loft door with small flanking diamond-shaped window openings beneath the hay hood. A large sliding door provides accesses to the shed-roofed north elevation addition. The south elevation consists of a full-width shed-roofed addition with a single square window opening. The west elevation contains large sliding doors for the barn and the addition and an opening into the loft. The north elevation contains one square, glazed window opening and three boarded over window openings. The gambrel roof is covered with cut wood shingles while the roof of the shed addition is covered with metal sheeting. There is no record of the original wood shingles ever having been replaced.

The interior of the barn is of post and beam construction. Two wood grain bins with small bottom dispenser doors flank the east entrance. The lower level contains horse stalls and cow stanchions. The stalls were once occupied by Bob and Doc, famous draft horses of the Paulsen Horse Pulling Team. A hay loft fills the entire area beneath the gambrel roof.

**GRANARY**

The granary is believed to be the oldest structure on the farm, dating to 1889. The rectangular plan, gable-roofed, woodframe structure is covered by horizontal wood siding of various widths. The roof is covered with irregular sheets of corrugated metal over wood shingles. The structure sits on a slightly raised wood frame without a foundation. Fenestration consists of two door openings and a small window on the east elevation and small window openings in the gable ends. Alterations are believed to consist of the metal roof and the likely replacement of some exterior siding.

**PRIVY**

The original privy remains on the property. The traditional rectangular plan, gable-roofed, woodframe and horizontal wood sided structure contains a single door on the gable end. The roof is covered with asphalt shingles. The privy does not appear to have been altered, although it most likely has been moved from time to time during its century of service.

**GARAGE**

The garage building was originally a chicken coop which was converted after 1949. The rectangular plan, woodframe building is clapboard sided with an asphalt covered shed roof. The south elevation contains a four-panel wood door and two slider type windows. The east elevation contains a horizontal wood plank, rolling door suspended from a track which extends beyond the south elevation. The north elevation contains a single window opening covered by a wood panel. Due to its alterations, the building is considered to be noncontributing.

**RESOURCE SUMMARY**

Contributing Buildings (3)  
House  
Barn  
Privy

Contributing Structures (1)  
Granary  
Contributing Sites (1)  
Agricultural Fields

Noncontributing Buildings (1)  
Garage  
Noncontributing Structures (1)  
County Road 7

Paulsen Farm  
Name of Property

Prowers, Colorado  
County/State

**8. Statement of Significance**

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

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

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

Property is:

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

**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
- # \_\_\_\_\_

**Areas of Significance**  
(Enter categories from instructions)

EXPLORATION AND SETTLEMENT  
AGRICULTURE  
ARCHITECTURE

**Periods of Significance**

1901 – 1915

**Significant Dates**

1915

**Significant Person(s)**  
(Complete if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Paulsen family and hired hands

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:  
Colorado Historical Society

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

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 3

Paulsen Farm  
Prowers County, Colorado

**STATEMENT OF SIGNIFICANCE**

The Paulsen Farm is eligible for the National Register under Criterion A in the area of Agriculture. Claus Paulsen and his family settled north of Lamar in 1901. The early twentieth century was a time of renewed economic prosperity in the area following the depression of the 1890s and a time when ranching and dryland farming gave way to irrigated agriculture. The Paulsen farm grew beyond its original 320 acres to encompass 630 acres by 1915. Of the 1915 acreage, 240 acres remain intact and have been operated continuously under the ownership of the Paulsen family. Claus Paulsen was an agricultural innovator who established a number of firsts on his farm. In 1910 he purchased one of only three 100 horsepower Hart Parr tractors ever manufactured. The machine was the biggest internal combustion engine tractor ever built. The following year he established what may have been the first portable alfalfa meal grinding operation in Colorado.

The Paulsen Farm is eligible under Criterion A in the area of Exploration and Settlement. Between 1910 and 1915 Claus Paulsen represented the Payne Investment Company of Omaha, Nebraska, and in this capacity escorted several caravans of would-be homesteaders from the Midwest to new homes in southeast Colorado.

Finally, the Paulsen Farm is eligible under Criterion C for its architectural significance. The house is a good local example of the Foursquare-type of dwelling, a form of residential design popular during the first three decades of the twentieth century. The barn is an important surviving example of a once popular but increasingly rare type of woodframe gambrel-roofed barn. Popular during the early twentieth century, such barns have often been replaced by more modern agricultural buildings or have been lost with the transformation of agricultural lands to other uses.

**AGRICULTURE**

The Paulsen Farm in northwest Prowers County played an important part of the agricultural growth and development of the area. In 1901, the original owner, Claus Paulsen, a husky son of a German immigrant, settled on 320 acres of irrigated land eight miles north of Lamar and one mile south of Thurston Lake. He moved from Nebraska to Prowers County with his wife, Maria, and seven children—an eighth child was born at the new home. Claus soon added 150 acres to his farm and followed with the purchase of two additional 160-acre farms. Paulsen began work on the barn in 1901 assisted by his family and five hired hands. They erected the current house in 1906. The farm has been owned continuously by the same family. The barn, currently used for general storage, historically provided loft space for alfalfa and sheltered milking operations below.

During the 1901-1915 period when Claus Paulsen owned and operated the farm, he grew sugar beets, alfalfa, corn, wheat, and milo-sorghum and maintained a fruit orchard. He also planted cottonwood and mulberry trees for beauty and to serve as windbreaks around the house and barn.

By 1910 Paulsen was a prosperous farmer able to invest in new agricultural technology. One such investment was a 100-horsepower Hart Parr tractor. The railway-locomotive-sized tractor reportedly weighed more than 50,000 lbs. These largest ever internal combustion tractors could be used in the field and as a power source for other farm operations. Unfortunately for the manufacturer, the tractor proved to be too large and expensive for the average farmer, and the machine appeared only in the 1911 and 1912 Hart Parr catalogs. According to Claus's son Rudy, only three of the tractors were ever sold. One went to the Paulsen Farm, another went to Montana and a third to another state. The Hart Parr Company—later to become the Oliver Company—sent an

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Section number 8 Page 4

Paulsen Farm  
Prowers County, Colorado

engineer out to the Paulsen Farm in the winter of 1910-11 to instruct Claus Paulsen's son, Henry, in the new tractor's maintenance and repair, there being no service of that kind in Lamar.

Rudy Paulsen also recorded that Claus invested in what in 1911 was the first portable alfalfa meal grinding operation in Colorado and, Rudy adds, possibly the first in the world. The Hart Parr tractor would have been an ideal source of power for such an operation. The grinder and the tractor were purchased through the C.C. Huddleston Hardware Company in Lamar. Anecdotal reports indicate that other Lamar area farmers may have been influenced to devote acreage to alfalfa production based at least in part on Paulsen's demonstrated success in raising and processing the feed crop.

**SETTLEMENT**

Between 1910 and 1915, Claus Paulsen represented the Payne Investment Company of Omaha, Nebraska. He escorted several caravans of would-be homesteaders from the Midwest to the Lamar area. In 1904, Paulsen invested \$4,500 gained from the sale of his Nebraska possessions on farmland in Prowers County at \$30 an acre. A 1910 publication of the Payne Co., *How One Man Made Good: the Story of Claus of Paulsen*, presents a five year report on 22 acres of his property as an example of how, Paulsen is quoted as saying, "any young man with a little ambition, and perhaps a little money, can establish himself there now, in five years be independent, and in ten years wealthy." The acreage was obviously irrigated, a fact the brochure fails to mention. He continues, "In 1906 this land produced an average of 69 bushels and three pecks of wheat per acre and ten bushels of alfalfa seeds, all in the same year. The way I came to have the ten bushels of alfalfa seed per acre was that I turned under a crop of alfalfa in the fall of 1905, before sowing the wheat."

**ARCHITECTURE**

The farmhouse is a good local example of the Foursquare-type of residential architecture. The Foursquare is the most commonly constructed Colorado residential building type in the three decades immediately after 1900 and is easily recognized by its square plan and overall simplicity. The typical Foursquare is a two-story hipped roof structure with central dormer, minimal decoration, broad overhanging eaves with brackets or modillions, classical frieze with dentils, and a porch with hipped roof supported by simple Doric columns or square posts. Occasionally, a Foursquare will feature a shaped gable or will be considerably larger with more elaborate ornamentation. The basic square plan is predominant in all cases.

The Paulsen house represents one of the many local variations of the type, omitting the use of dormers but incorporating a wrap-around porch. The flared eaves are also a commonly found design variation. It is believed that the house was the first in the area with built in closets.

The barn is an example of a typical eastern Colorado gambrel-roofed barn associated with hay, livestock, and dairy operations. The gambrel roof offered larger loft space than a gable roof barn, making it ideal for the storage of hay for winter livestock feed. The hay hood, an extension of the gable ridge over the loft door, contained some form of rope hoisting mechanism to facilitate the raising of hay bales into the loft for storage.

The woodframe construction of the barn is typical of the Colorado plains where railroads shipped milled lumber to local lumberyards for their construction. The full-width, shed-roofed, side addition is also very typical of the method used to expand the floor space of these types of barns. Barn additions on one or both sides were equally

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Section number 8/9 Page 5

Paulsen Farm  
Prowers County, Colorado

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common. Although these barns could once be found throughout eastern Colorado, intact examples are becoming increasingly rare. Modern farm operations have seen the replacement of many such barns with metal Quonset-type or other prefabricated storage structures. Other barns have been lost as agricultural land has been transferred to non-agricultural uses. The Paulsen barn is a good, intact example of this rapidly disappearing type of agricultural building.

**BIBLIOGRAPHY**

Betz, Alva. *A Prower's Family History*. Lamar, CO: Prowers County Historical Society, 1986.

Leffingwell, Randy. *The American Farm Tractor*. Osceola, WI.: Motorbooks International, 1991.

Noble, Allen G. and Richard K. Cleek. *The Old Barn Book: A Field Guide to North American Barns and Other Farm Structures*. New Brunswick, NJ: Rutgers University Press, 1995.

Paulsen, Claus Henry. Interviewed by Linda Paulsen and Judy Thorneczek in Lamar, Colorado, on May 1, 1999.

Paulsen, Rudolf Frederick. Interviewed by Claus Henry Paulsen and Linda Paulsen in Lamar, Colorado, January, 1984.

Pearce, Sarah J. *A Guide to Colorado Architecture*. Denver: Colorado Historical Society, 1983.

Paulsen Farm

Prowers, Colorado

Name of Property

County/State

**10. Geographical Data**

**Acreege of Property** 240

**UTM References**

(Place additional UTM references on a continuation sheet.)

1. 13 706680 4231760  
Zone Easting Northing

3. 13 708250 4231380  
Zone Easting Northing

2. 13 708250 4231750  
Zone Easting Northing

4. 13 707450 4231360  
Zone Easting Northing

[X] 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 J. Thomeczek and C. Henry Paulsen

organization Supporters of Colorado preservation

date 4/18/1999

street & number PO Box 387

telephone 719-456-1296

city or town Las Animas

state Colorado

zip code 81054

**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 see continuation sheet

street & number \_\_\_\_\_

telephone \_\_\_\_\_

city or town \_\_\_\_\_

state \_\_\_\_\_

zip code \_\_\_\_\_

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

**National Register of Historic Places  
Continuation Sheet**

Section number 10 Page 6

Paulsen Farm  
Prowers County, Colorado

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**GEOGRAPHICAL DATA**

**UTM References (cont.)**

5.	13	707470	4230970	6.	13	706700	4230960
	Zone	Easting	Northing		Zone	Easting	Northing

**VERBAL BOUNDARY DESCRIPTION**

SE Quarter of Section 24, Township 21S, Range 47W, and N1/2 of the SW Quarter of Section 19, Township 21S, Range 46W, Prowers County, Colorado. The nominated property also includes that portion of Prowers County Road 7 which lies between the nominated portions of Sections 24 and 19.

**BOUNDARY JUSTIFICATION**

The nomination includes all the land historically associated with the Paulsen Farm during the period of significance which remains under the ownership of the Paulsen family.

**PROPERTY OWNERS**

C. Henry Paulsen  
39035 Road 7  
Lamar, CO 81052  
719-336-7059

Prowers County  
c/o John Stulp  
Prowers County Commission Chairperson  
PO Box 1046  
Lamar, CO 81052

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Section number \_\_\_ Page 7

Paulsen Farm  
Prowers County, Colorado

**PHOTOGRAPH LOG**

The following information pertains to photograph numbers 1-19 except as noted:

Name of Property: Paulsen Farm  
Location: Prowers County, Colorado  
Photographer: Linda Paulsen  
Date of Photographs: May 1999  
Negatives: Possession of the photographer

<u>Photo No.</u>	<u>Photographic Information</u>
1	House, south and elevations, view to the northwest.
2	House, west elevation, view to the east.
3	House, south elevation, view to the north.
4	Barn, east elevation, view to the northwest.
5	Barn, south elevation, view to the north.
6	Barn, west elevation, view to the east.
7	Barn, south elevation, view to the north.
8	Granary, south and east elevations, view to the northwest.
9	Granary, south and east elevations, view to the northwest.
10	Privy, north and west elevations, view to the southeast.
11	Agricultural fields, view to the southwest.
12	Agricultural fields, view to the south.
13	Garage (Chicken Coop), north and west elevations, view to the southeast. Photo date: August 1999.
14	Garage (Chicken Coop), west and south elevations, view to the northeast. Photo date: August 1999.
15	Garage (Chicken Coop), south and east elevations, view to the southwest. Photo date: August 1999.
16	Barn, interior. Photo date: August 1999.
17	Barn, interior. Photo date: August 1999.
18	Barn, interior. Photo date: August 1999.
19	Barn, interior. Photo date: August 1999.

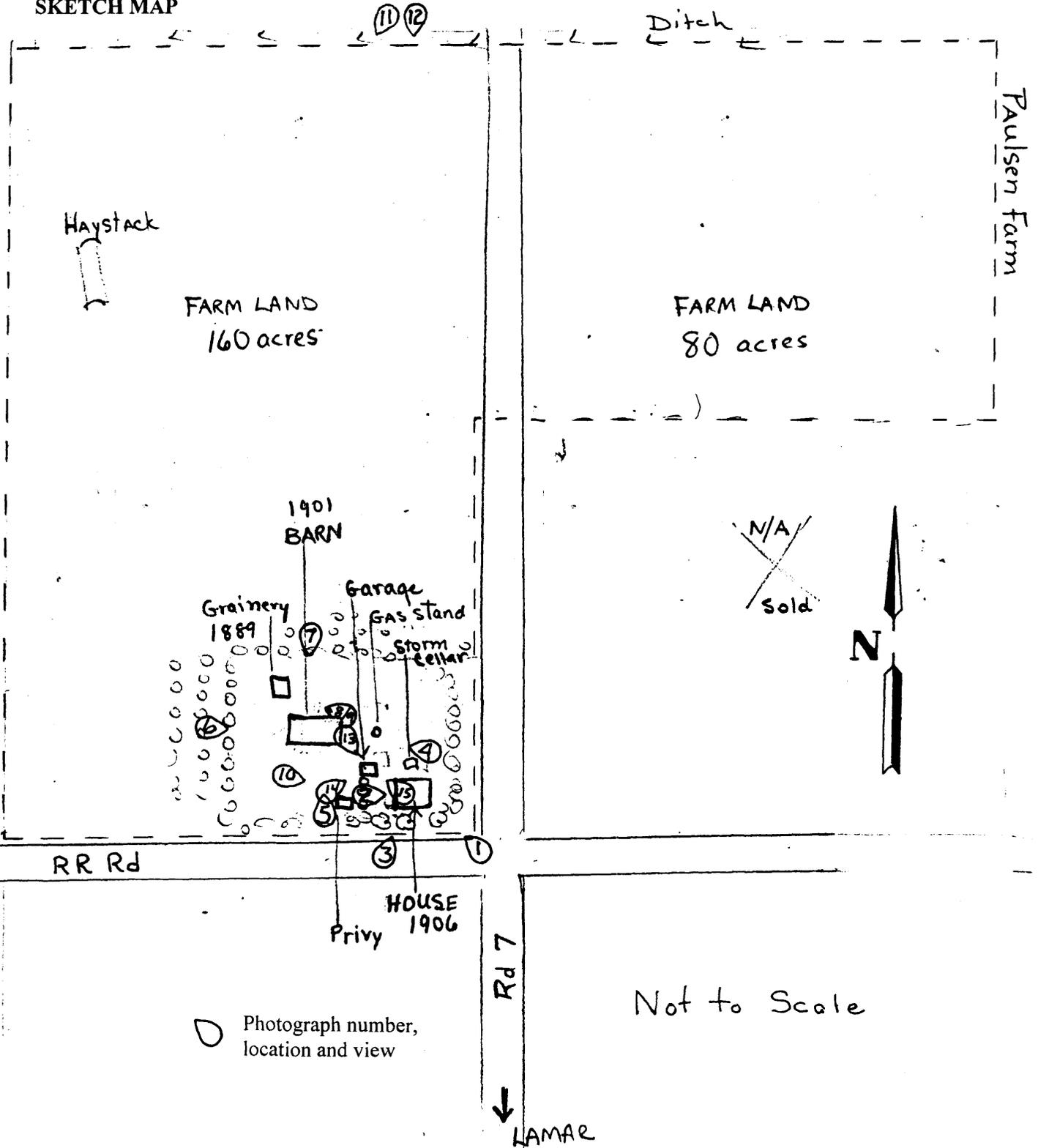
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Continuation Sheet

Section number \_\_\_ Page 8

Paulsen Farm  
Prowers County, Colorado

SKETCH MAP



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_ Page 9

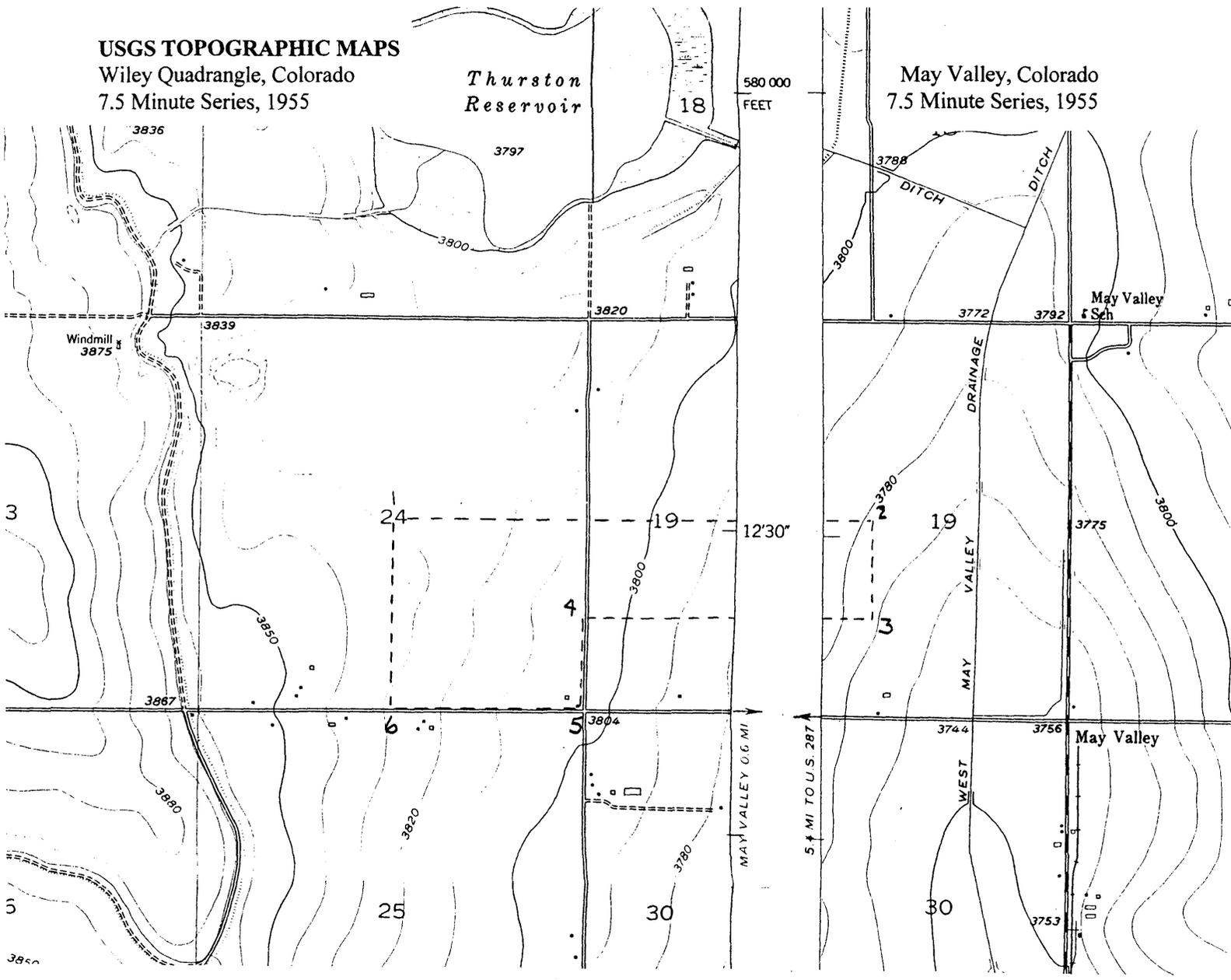
Paulsen Farm  
Prowers County, Colorado

USGS TOPOGRAPHIC MAPS  
Wiley Quadrangle, Colorado  
7.5 Minute Series, 1955

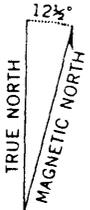
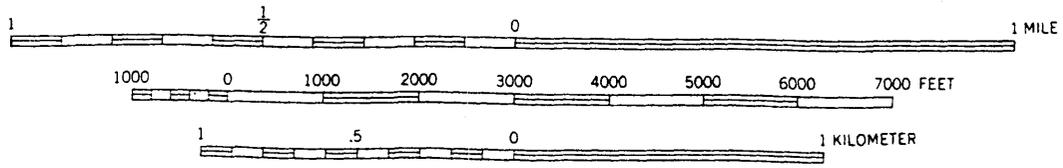
Thurston  
Reservoir

580 000  
FEET

May Valley, Colorado  
7.5 Minute Series, 1955



SCALE 1:24 000



APPROXIMATE MEAN  
DECLINATION, 1955

CONTOUR INTERVAL 10 FEET  
DATUM IS MEAN SEA LEVEL