



Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

**4. National Park Service Certification**

I hereby certify that this 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:)

  
Signature of the Keeper

3-22-10  
Date of Action

**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



Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

---

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Craftsman

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements

No Style

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property:

Foundations: CONCRETE; STONE; BRICK

Walls: WOOD

Roofs: COMPOSITION

Other: OTHER: concrete daubing

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

---

### Summary Paragraph

The Artesia Farm outside of Greeley, Colorado was established in 1910 with irrigated crop fields and a dairy operation. An artesian well provided an ample water supply for watering livestock and other needs. Buildings, structures, and sites were developed on the farm between 1910 and 1943, including a Craftsman-style main house and a Midwest Three Portal Barn. Today these resources still contribute to the farm's success with its irrigated crop and Angus beef production. Overall the approximately 90-acre farm has a high degree of historic integrity.

### General Description

Artesia Farm is in the settlement of Bracewell, which is about six miles northwest of the city of Greeley and three miles east of the town of Windsor, in rural Weld County. It lies one-half mile north of the Cache La Poudre River in the Poudre Valley as formed by bluffs to the south. An unobstructed view to the west of the pasture area is of the twin peaks of Longs Peak and Mount Meeker. Across County Road 64¾ west of the farmyard is a portion of Vestas Blades Company's blade storage area; however, most of this cannot be seen from the Artesia Farm. The Great Western Railway (formerly Colorado and Southern Railway) tracks run diagonally about a half mile north of the property. Weld County Road 64½ runs just outside the northern boundary of the property and Weld County Road 25 runs just outside the eastern boundary of the property. A total of 17 contributing resources exist on the farm property.

The spatial organization of the farm was designed to maximize the size of the crop fields and pasture land by placing the building complex and farmyard in the northwest corner of the

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

property. The main house is in the northwesternmost portion of the building complex, next to County Road 64½. This afforded the farmer easy access to the road from his house and also provided visitors the view of the house and yard rather than having corrals, animal shelters, and the farmyard near the road. The buildings primarily used by the family's immediate needs, such as the garage and chicken houses, are in closer proximity to the main family residences. Animal shelters are farther from the main residences. The farm worker's house is closer to the resources that the farm workers tended: the livestock pens, barn, and crop fields. The spatial organization of the farm is typical of a northeastern Colorado farm established in the early twentieth century.

The main house (resource 2) sits in the northwest corner of the property and faces east. To the south of the house are the chicken house no. 1 and a root cellar. Across the front lawn, east of the main house, is a historic concrete entryway that runs in a north-south direction from the county road to a small one-car garage. This entryway is no longer used, but running parallel to it, about 10' to the east, is a larger main dirt driveway and access from County Road 64½. This main driveway is west of a small farmhouse (resource 6), which faces west. Chicken house no. 2 and a small outbuilding are south of the small farmhouse. Southwest of the main house is an artesian well house. A wood granary and barn with a corral system and loading chute are south of the garage. Southeast of the barn are the foundations of a round silo and probable calf barn, both which collapsed in 1938. Another small house, which was historically used as a farm worker's house (resource 14), sits at the southwest corner of the farmyard area, south of the corral system, with a round metal grain bin nearby.

Extending from the southwest corner of the farmyard south towards the pasture area is an alleyway (feature 17) that was used for letting the dairy cattle out to graze and then bringing them back into the barn for milking. Irrigated farmland lies to the east and south of the farmyard; south of the farmland is a pasture area still used today to graze cattle. Wood and barbed wire fences separate the pasture and farmland and also exist on the south, east, and parts of the west boundaries of the farm. Three unnamed lateral irrigation ditches run along the edge of the farmland/crop fields.<sup>1</sup> The main entrance driveway splits near the south end of the garage on the west and chicken house no. 2 on the east. It then continues through the farmyard in a westerly direction, widening in front of the granary and barn. The driveway then turns south, beyond the corral system, and continues south toward the farm worker's house and metal grain bin. At the division near chicken house no. 2, the driveway travels east and then turns south running along the west side of crop fields. The two sections of the driveway join and narrow continuing south toward the pasture and southeast of the metal grain bin as one driveway.

Two Juniper windbreaks (feature 21) are along the edge of two crop fields. The main farmyard area contains many large, mature trees including maples, ash, green ash, and spruce trees. Additionally, more recently planted (ca. 2010) Austrian pines are along the driveway, which replaced historic spruce trees that died. Several historic lilacs grow in the yard of the main farmhouse (resource 2), whereas several historic Peking cotoneaster grow along the north yard of the small farmhouse (resource 6). Newer plantings of Peking cotoneaster grow along the west boundary line, south of one of the windbreaks.

---

<sup>1</sup> The water rights in these laterals are solely owned by the Artesia Farm property owner. Only real property, not water rights, is included in the nomination boundary per 36CFR60.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

## Narrative Description

The district contains seventeen contributing resources, which have undergone very few alterations and all, but one, remain in their original locations.

Although at least one outhouse existed when the Artesia Farm was established in 1910, none of the outhouses currently exist and the location of covered privy pits is unknown. Additionally, there may have been a trash pit associated with the early farming, ranching, and human occupation; however, there is no surface evidence to indicate the existence of a trash pit. There is potential for future research for historical archaeology (non-aboriginal) to find these buried deposits.

### Contributing Buildings

#### **Main Farmhouse, 1910; addition ca. 1920 (resource 2, photographs 4-7)**

The main farmhouse faces east toward the original entryway and driveway. A manicured lawn surrounds the house on the east, north, and west sides. A historic narrow concrete sidewalk extends west from the original entryway to four concrete steps that access the main entrance. A wrought-iron handrail is on the south end of the staircase. The historic sidewalk extends south past the house and joins a newer (ca. 1960s) concrete pad that measures approximately 24' (n-s) x 20' (e-w) for additional parking. The sidewalk also extends to the south side of the house. A newer post and wire fence extends from the northeast corner of the house to the north edge of the yard and again from the southwest corner of the house to chicken house no. 1. A newer 8'-tall vertical wood privacy fence is on the west and north edges of the lawn, which is about 10' east of County Road 64<sup>3/4</sup>.

The main farmhouse is a one-story Craftsman-style frame house that sits on a concrete foundation. It has an irregular-shaped plan and roughly measures 54' x 38'. A small cellar with an exterior entrance exists under the southwest portion of the house. Narrow horizontal lap siding covers the exterior with corner boards extending to wide overhanging boxed eaves. Decorative scrolled brackets accent the eaves' underside. A composition shingle roof covers the moderately-pitched hipped roof. All of the doors and windows are original and wood, unless otherwise indicated.

#### ***East-facing (main) façade***

A hipped roof enclosed porch projects from the house roof, just left of center. The porch is approximately 16' wide x 5' deep. A tapered concrete foundation, which rises approximately 4' above ground, supports six square half posts. The posts are on the front corners of the porch. The concrete staircase, measuring 8' wide, is right of center with a newer screened aluminum storm door that enters the porch. A group of three one-over-one single-hung windows are to the left of the door and a narrow one-over-one single-hung window is to the right of the door. Narrow fixed lights (approximately 8" wide) are between the front and side corner posts. To the west of the posts, on both sides, are one-over-one single-hung windows. The porch interior has its original narrow wood floor and bead board ceiling. Within the porch is the original front entry door to the house, in line with the porch entrance, which has a wood and glass panel door with

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

two vertical lights flanking a centered wood panel. An original brass door knocker is mounted on the door. To the left of the door is a pair of one-over-one single-hung windows with leaded glass in the upper sash.

South of the porch is a one-over-one single-hung window with leaded glass in the upper sash. North of the porch is a group of three one-over-one single-hung windows with leaded glass in the upper sash and a single one-over-one single-hung windows with leaded glass in the upper sash toward the north end of this side. A shed roof dormer is above the group of three windows. Two ten-light awning windows are centered in the dormers east-facing wall. Narrow clapboard covers the dormer sides. Decorative brackets, matching those on the rest of the house, extend from eaves of the shed roof. The peak of the roof extends upward by about 4' on the north half of the house, where an attic/upper level exists. Visible from the east-facing side is a buff brick chimney that rises approximately 8' above the west-sloping side of the roof.

### ***North-facing side***

The north-facing side has a set of one-over-one single-hung windows with leaded glass in the upper sash toward the east end. A small fixed window is near the middle and a single one-over-one single-hung window is toward the west end, which is part of an early rear addition. Two vertical divisions on the clapboard (or ghost markings) exist just east of where the early rear addition attaches to the original house. It is unknown what existed between the markings, but is only 2' wide, so it was likely not a door. It may have been where a second chimney originally existed.

### ***West-facing side***

The west-facing side has two sections: the northernmost section is the early rear addition, projects west from the original house by 20' (east to west), and is 44' wide (north to south); and the southernmost section is part of the original house and extends south beyond the addition by 14'. The northern section has two replacement one-by-one aluminum sliders along with a replacement wood and glass panel door protected by a ca. 2007 aluminum storm door. The southernmost section has a fixed window at the basement level toward the southern end and a closed coal chute just south of the rear entrance door. No other fenestration exists on the west-facing side. Three concrete steps angle toward the south that access the rear entrance door and connect to a historic concrete sidewalk that leads south to chicken house no. 1.

### ***South-facing side***

The south-facing side of the early rear addition has a centered narrow one-over-one single-hung wood window. Flanking the centered window is a small one-by-one aluminum slider on the west and a pair of small one-by-one aluminum sliders on the east. These windows all have recent storm windows added to the exterior. The basement access, covered by a wood door, is at the foundation level. A replacement one-by-one aluminum slider is centered in the south-facing wall of the original portion of the house. About 5' south of this wall is an approximate 10' x 10' concrete patio area.

### ***Interior:***

The interior is much the same as when it was built and then modified with the early addition. It has three bedrooms and two bathrooms with the original hardwood floors, pocket doors, and many other original hardware and other elements. A ca. 1930s porch ceiling light continues to provide light in the enclosed porch.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

Alterations:

During the 1920s, the owner had a 20' x 44' rear addition constructed on the house, which was originally 18' (e-w) x 58' (n-s); the addition nearly doubled the size of the home. The addition provided room for an indoor bathroom and a larger kitchen area. The narrow clapboard continued onto the addition; however, the addition did not include any leaded glass windows as in the original section. It is unknown when the porch may have been enclosed; however, based on the windows, this was an early change as well, likely prior to the 1940s. A second bathroom was added at an unknown date. The aluminum replacement windows and wood door on the west- and south-facing sides appear to date from the 1960s to 1970s. Storm windows were added to these windows in the last 10 years and at the same time a new storm door was added to the front porch. Although the house likely had wood shingles originally, at an unknown date asphalt shingles replaced them. Composition shingles replaced the asphalt shingles after a 2013 damaging hail storm. No other alterations are known to exist.

**Chicken House No. 1, ca. 1920; (resource 3, Photograph 8)**

Chicken house no. 1 is about 20' south of the main farmhouse and faces north into the backyard of the main farmhouse. The front-gabled building sits on a concrete pad, measures 12' x 8', has shiplap siding, and corner boards extending to the eaves. A composition roof now covers the building. On the north façade, the original door and entry is on the east end and contains the original raised panel wood door (two vertical panels in the top portion and two vertical panels in the lower portion). The lower portion of the door now has plywood covering the two lower panels due to damage.

The east-facing side has a small window that is covered with an awning type opening that may have provided the farmer access to the feeding area without going through the main door. An original small casement wood window, with a simple wood surround, is in the gable end of the south-facing side. The west-facing side does not have fenestration. The chickens in this chicken house supplied the family living in the main farmhouse with eggs, with surplus eggs sold locally. Currently it is used for hay storage.

Alterations: The building likely had wood shingles originally; however, asphalt shingles replaced the wood shingles at an unknown date. Composition shingles now cover the roof after a 2013 hail storm damaged the shingles. No other alterations are known to exist.

**Garage, 1925 (resource 5, Photographs 10-13)**

A one-story, one-car garage, measuring 18' x 12', is at the south end of the entryway, on the southeast corner of main farmhouses' front yard. The garage faces north and is a front gabled building with narrow clapboard siding, a concrete foundation and floor, and corner boards extending to the eaves. The original double hinged wood doors are on the north-facing façade. The double doors are made from wood pieces placed at an angle so that when the doors are closed a "V" forms from the angled wood in the right door with the angled wood from the left door. The only other fenestration is a pair of six-light fixed wood windows on the south-facing side. Composition shingles cover the roof. Remnants of the concrete entryway extending from the main front gate to the garage are still visible.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

**Alterations:** The building likely had wood shingles originally; however, asphalt shingles replaced the wood shingles at an unknown date. Composition shingles now cover the roof. No other alterations are known to exist.

**Small Farmhouse, 1916; moved ca. 1943, (resource 6, Photographs 14-16)**

The small farmhouse has a cross-gabled roof, rectangular plan, and measures 26' x 49'. It sits on a concrete foundation and has asbestos siding, which was the siding it had when it was moved to the Artesia Farm ca. 1943. Composition shingles cover the roof. It appears that it may be two houses joined together, as the rear section foundation height is not the same as the front section's foundation. The rear section is just east of the cross gable. The farmhouse faces west, is about 10' east of the main driveway, and about 30' south of County Road 64½. A mature lawn surrounds the house with the south portion enclosed with a newer post-and-wire fence. A gravel parking area, large enough for one vehicle, is about 8' from the south side of the house.

***West-facing (main) façade***

Stone veneer covers the foundation and sidewalls that flank four off-centered concrete steps. The steps lead to a small concrete landing that accesses the front door. A slightly off center main (front) door is wood with three small stepped down rectangular lights in the upper one-third. An aluminum storm door provides protection to the door. On either end of the west-facing side are single one-over-one double-hung replacement vinyl windows. Newer shake shingles accent the gable end, which has angled half-timbering under the gable peak.

***North-facing side***

The stone veneer covered foundation extends westward about half way along the north-facing foundation. Farther east, the remainder of the north-facing side does not have a raised foundation. Two large vinyl fixed picture windows are in the west section of this side and two vinyl one-by-one sliders are in the east section of this side. Between the west and east sections is the gable end of the cross gable (running north to south) accented with the same materials as the front gable, which is newer shake shingles and half timber under the gable peak.

***East-facing side***

A rear entrance door covered in asbestos siding is under the center gable. A small one-over-one single-hung vinyl window is in the upper portion of the door. An elevated deck or landing with stairs likely provided access to the door; however, neither remains, leaving the door elevated approximately 4' above the ground. A vinyl one-by-one slider is toward the north end of this side.

***South-facing side***

The south-facing side matches the north with regard to the gable end decoration at the north-south cross gable and the stone veneer on the west end of the foundation. Fenestration consists of a one-over-one double-hung vinyl window toward the west end, a fixed vinyl picture window under the gable, and a one-by-one vinyl slider toward the east end.

**Alterations:** This house was originally located in Windsor and moved to the Artesia Farm ca. 1943. It is unknown whether it was two houses combined to make one at Artesia or if the building was joined prior to its move. The current rear slider windows replaced historic windows prior to 1999 and the other windows were replaced with insulated vinyl windows about 2013 in the same size and configuration that they were historically. The current owner had stone

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

vener added to the foundation and steps in about 2014. Historically, the roof likely had wood shingles, it then had asphalt shingles. After a 2013 hail storm damaged the shingles, composition shingles replaced them. It is unknown when the rear deck or staircase was removed. No other alterations are known to exist.

### **Small Outbuilding, 1925, (resource 7, Photograph 17)**

A small front-gabled outbuilding sits on a concrete pad approximately 15' south of the small farmhouse (resource 6). It measures 12' x 10', has a rectangular plan, and a composition roof with exposed rafter tails. Shiplap siding covers the building. The building faces north and has an entrance door covered in shiplap siding on the east end of the north side. A small window that has been covered with shiplap siding is on the west side. No other fenestration exists.

Alterations: This building likely had wood shingles originally; however, asphalt shingles replaced the wood shingles at an unknown date. Composition shingles now cover the roof, which were added after a 2013 damaging hail storm. No other alterations are known to exist.

### **Chicken House No. 2, 1925 (resource 8, Photographs 18-20)**

About 20' south of the outbuilding (resource 7) sits chicken house No. 2. This building was most likely used by the family who lived in the small farm house. The house measures 12' x 8', sits on a concrete pad, and has a shed roof with exposed rafter tails. Shiplap siding covers the building and corner boards extend to the roofline. The building faces south with a pair of original six-light fixed wood windows on the south-facing side. One of the windows has been covered with plywood, as some of the glazing is missing. On the easternmost end is a solid wood door with a simple latch. The area to the east and north of the chicken house was previously the chicken yard; however, because the chicken house has not been used for at least twenty years, grass now covers the chicken yard. The outbuilding is now used for storage.

Alterations: This building likely had wood shingles originally; however, asphalt shingles replaced the wood shingles at an unknown date. Composition shingles now cover the roof, which replaced the asphalt shingles after a 2013 damaging hail storm. No other alterations are known to exist.

### **Barn, 1925 (resource 12, Photographs 32-39)**

The barn is about 25' west of the granary (resource 9) and separated by a contemporary 8'-tall vertical wood fence. This Midwest Three Portal barn faces north, sits on a concrete and stone foundation, and measures 52' x 46' and approximately 25' tall at the ridge. Original narrow horizontal wood siding covers the exterior and composition shingles cover the roof. The barn has three bays; the center bay is 1½ story and the bays on either side are one story. A symmetrical broken gable roof has a front-gabled vented cupola at the center of the ridgeline. The south-facing (rear) side has a hipped roof over the first floor, which extends about 16' beyond the plane of the upper hayloft. Wood soffits and fascia cover the eaves. The farm was originally a dairy and continued to be a dairy for many years. Cows were milked in the east side of the barn.

#### ***North-facing (main) side***

The center bay is the largest; it has a large wagon/truck opening right of center with a top-hanging, sliding vertical board door. East of the wagon/truck opening is an original ten-light

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

fixed wood window. Centered below the gable peak is a hayloft door comprised of vertical wood with decorative trim. Above the hayloft door is an original four-light fixed diamond window.

The east bay has a pair of four-light fixed wood windows with a single four-light fixed wood window above the paired windows. A historic recessed panel wood pedestrian door is toward the east end. In the west bay, a newer raised panel wood pedestrian door is under the broken gable and a replacement one-by-one slider is near the west end.

### ***West-facing side***

A large top-hung entrance door is centered on the west side. Vertical wood covers the door, which has similar decorative trim as the hayloft door. A group of four, original four-light fixed wood windows are toward the south end of this side.

### ***South-facing (rear) side***

The south-facing (rear) side opens to a corral. A hipped roof covers the first story, which extends approximately 16' south of the wall plane of the upper story/hayloft. The roof joins the gable roofs of the one-story bays. Toward the west end of the first story is a group of three original four-light fixed wood windows. East of the windows is an original vertical wood pedestrian door, which is approximately 4' wide, that opens into the corral. Centered on the south-facing side is a group of eight original four-light fixed wood windows. A metal gate east of the eight windows provides an animal access point, which has a newer six-bar metal gate. East of the animal entry are two original four-light fixed wood windows. At the easternmost end of this side is another historic solid wood pedestrian door. A small concrete pad, about 4' x 2', is in front of the door.

Centered under the gable peak are two four-light fixed wood windows that flank a single-light fixed window; these three windows were added to the barn in 2005 to provide light to the hayloft.

### ***East-facing side***

Toward the south end of this side is a bank of eight original four-light fixed wood windows matching those on the south-facing side. North of the windows a front-gabled roof dormer projects outward from the roof to meet the plane of the south wall. A hay loft access door extends from the upper portion of the south wall, beneath the gable, up to the base of the gable roof. Toward the north end of this side is a group of four original four-light fixed wood windows.

### ***Interior***

The interior has its original plan divided between three bays. In the large central bay toward the front is the original narrow staircase to the hayloft. Toward the south end of the central bay is a wider, more substantial staircase providing easier access to the hayloft. Swinging doors with latches provide access between the central bay and the east and west bays. The barn provides shelter for cattle and storage. Toward the front of the east bay of the barn, is a floor drain and other remnants from when it was a dairy.

Alterations: During the 1960s-1970s, an aluminum slider (one-by-one) replaced an original window in the west bay on the north-facing (main) façade. A replacement pedestrian door in the same bay was also installed about the same time. In 2005 windows were added to the hayloft,

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

on the south-facing (rear) side. Also in 2005, new corner boards replaced deteriorated corner boards. The interior retains its original plan; however, the milking stanchions in the east bay, from when it was a dairy, were removed sometime between the early 1980s and 1999. An additional, more substantial, staircase was added in 2005 to provide easier access to the hayloft. This building likely had wood shingles originally; however, asphalt shingles replaced the wood shingles at an unknown date. Composition shingles now cover the roof, which occurred in 2013 after a damaging hail storm.

**Artesian Well House/Bunkhouse, 1920, additions ca. 1922-1930 (resource 10, Photographs 29-31)**

Northwest of the barn is the artesian well house/bunkhouse, which faces east. It measures 38' x 12', sits on a concrete foundation, and is covered with shiplap siding. It has a side-gabled roof, exposed rafter tails, and corner boards extending to the eaves on each corner. It currently has composition shingles. The building appears to have started as one small building with two additions, with the northernmost section constructed last, as each section is self-contained and the exterior shows signs of where it was joined to the other section(s). It is unclear if the southernmost or middle section was constructed first.

The southernmost section is approximately 12' x 12' and has three one-over-one single-hung original wood windows, one each on the on the south and west facing-sides and one on the main (east-facing) façade. An original recessed two-panel wood door is toward the south end of this section with a 3' x 3' concrete pad in front of the door. The interior has original narrow wood floors. It was likely a small farm laborer house originally.

The middle section also measures approximately 12' x 12' and has similar fenestration as the southernmost section with a one-over-one single-hung original wood window to the right of an original recessed five-panel wood door. A concrete floor is present on the interior that still has an original one-over-one single-hung original wood window in its north wall, which was an exterior wall prior to the northernmost addition. Remnants of a brick chimney extend from the upper area of the south wall, reflecting that the southernmost section was heated and, thus, providing indication of residential use.

The northernmost section measures approximately 14' x 12' and has two one-over-one single-hung original wood windows, one on the north-facing side and one on the east-facing (main) façade to the left of a original centered recessed five-panel wood door. The interior has a concrete floor and the artesian well in the northeast corner. A cover for the well was added by the current owner ca. 2000, as it was freely flowing into the building when the current owner purchased it.

This building has served multiple purposes over the years with an area for cooling milk in the center section, living quarters in the southern end, and the well operations serviced in the northern end. A decorative water feature with a re-circulating pond/tank was added by the current owner in front of the well house/bunkhouse. However, the water is from a garden hose and not from the well.

Alterations: This building likely had wood shingles originally; however, asphalt shingles replaced the wood shingles at an unknown date. Composition shingles replaced the asphalt

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

shingles after a 2013 damaging hail storm. The early additions and covering at the well opening are the only other alterations known to exist.

### **Farm Worker House, 1930; additions ca. 1935-1950 (resource 14, Photographs 41-46)**

The third house on the property sits at the southwestern edge of the farm building complex. It faces east, has an irregular plan, and measures roughly 40' x 26'. A side-gabled roof covers the majority of the house, a large front-gabled projection extends toward the east, on the north end. Also on the east, toward the south end and in the middle, are two shed roof projections. Composition shingles cover the roof, with the exception of the southernmost shed roof projection, which has a corrugated metal roof. The house has a concrete foundation, shiplap siding, and corner boards extending to the eaves on all corners. Exposed rafter tails extend from the eaves and in the north-south gabled ends are wood shingles and decorative half timbers matching those on the small farmhouse (resource 6). All of the doors and windows were replaced in the last twenty years, as the building did not have doors or windows when the current owner purchased the property in 1999, only door and window openings. This house began with one room in 1930 and was added onto four times, eventually creating a five-room house that was historically used as living quarters for a farm worker and his family.

#### ***East-facing (main) façade***

Three newer concrete steps approach the front entrance stoop, which is just off center in the front-gabled projection. A small corrugated metal, shed roof overhang, supported by triangular wood brackets, covers the wood-and-glass panel entrance door.<sup>2</sup> A one-over-one single-hung vinyl window is north of the door. South of the front-gabled projection is a shed roof extension that is stepped back from the projection by about 8'. Centered in this extension is a one-over-one single-hung vinyl window. About 6' east of this section of the house is a concrete patio that measures approximately 12' x 12'. At the south end of the east-facing side is another shed roof extension, lower in height than the middle extension. This extension provides a small garage, open on the south-facing side. Stone veneer covers the foundation on the south side of the gabled projection. A metal stovepipe extends from the north end of this side.

#### ***South-facing side***

The south-facing side has a one-over-one single-hung vinyl window centered within the gable portion. East of the gabled portion is the small shed roof extension that provides a small garage area open on the south side. Stone veneer covers the foundation on the south side.

#### ***West-facing side***

The west-facing side has a concrete deck (measuring approximately 18' x 10') in front of a rear entrance door covered by a small corrugated metal shed roof overhang supported by triangular wood brackets. The ten-light door has one-over-one single-hung vinyl windows on either side of it. Another one-over-one single-hung vinyl window is toward the south end of this side.

#### ***North-facing side***

A one-over-one single-hung vinyl window with a wood arch hood is in the gabled section of the north-facing side. Toward the east end of this side is another one-over-one single-hung vinyl window.

---

<sup>2</sup> Although this door dates to ca. 1930, it was not originally associated with this house or the Artesia Farm.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

**Alterations:** This building began as a one-room house, which is now the southernmost gabled section and likely used for a single farmhand. A second room was added to the north early in its history along with a third room, north of the second that became the kitchen. A bathroom was added, which is the shed roof extension from the center of the east-facing side. Later the front gabled projection was added as was the small shelter used as a garage. The exact dates of these additions is not known, but likely occurred between 1935 and 1950. This house reflects the changes of the farmhand from a single person to one with a family and with needs for more space and a kitchen. When the current owner purchased the Artesia Farm in 1999, doors and windows were absent from this house and the goats of the farm were utilizing it as shelter. Due to damage of the floors and walls from the animals, the current owner replaced the floors with new wood floors and replaced the damaged lath and plaster walls with new drywall. Although window and door openings existed, the owner had to install new windows (using the existing openings) and doors, because they were all missing. In addition, the concrete patios were added around the same time, which was all completed ca. 2007. It is now used as a secondary residence for the owner. This building likely had wood shingles originally; however, asphalt shingles replaced the wood shingles at an unknown date. Composition shingles replaced the asphalt shingles in 2013 after a damaging hail storm. The garage shelter has a corrugated metal roof, which appears to date to the time this section was added.

### **Contributing Structures**

#### **Stone Gateway, ca. 1910, addition ca. 2007; (resource 1, Photographs 1-3) (map 7)**

Two large concrete pillars flank the original entrance drive to the property from County Road 64½. Wording on the large square pillar on the west side reads, "Artesia Farm" and a non-historic metal sign hangs between the large main pillars (each large pillar is 4'-9" high), that reads "Artesia." A round-based urn (about 18" in diameter by 8" tall) sits on top of each of the square pillars. Three additional smaller pillars flank the two main pillars, two on the east and one on the west, with a 2'-high concrete wall between the pillars. Between the easternmost small pillars is a small gate where a pedestrian walkway once existed. This entryway was most likely created when the home was built in 1910 and the original gateway remains. The original portion measures 42½' long (see map 7). Ca. 2000 a similar wall with pillars was constructed on the east side of the driveway and measures 17'-10". It has two small pillars (3' high) with a concrete wall between; a small wall on the west side tapers downward toward the driveway.

**Alterations:** No alterations except the ca. 1999 metal sign and the ca. 2000 shorter wall on the east side of the driveway are known to exist.

#### **Root Cellar, ca. 1910; (resource 4, Photograph 9)**

The root cellar is just south of chicken house no. 1 and measures 8' x 8' underground. A concrete staircase provides access and is south of an arched, vented, concrete roof that covers the cellar. The staircase descends toward the north to an original wood panel door. Concrete covers the floor and walls.

**Alterations:** No alterations are known to exist.

#### **Wood Granary, 1930 (resource 9, Photographs 21-28)**

The wood granary sits east of the barn by about 20' and south of chicken house no. 2. It faces north, sits on a brick foundation, and measures 50' x 16'. It has a rectangular plan, shiplap

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

siding, and a small rear lean-to that is open on the south side into the corral. The granary has a front-gabled roof, exposed rafter tails, and corner boards extending to the eaves on each corner. Two ventilators are centered on the ridgeline.

The north-facing (main) façade has a large original side-hinged double wood door and a 2' x 14' concrete pad is in front of the door. The west-facing side has an original large top-hung sliding wood door toward the south end with an original four-light fixed light wood window toward the north end. The east-facing side has two original wood fixed lights. The rear (south-facing side) lean-to has a corrugated metal shed roof that extends from the about 1' below the gable. A west extension to the lean-to continues toward the barn. The structure was historically used to store grain, but today is used as a shop.

Alterations: This building likely had wood shingles originally; however, asphalt shingles replaced the wood shingles at an unknown date. Composition shingles now cover the roof, which replaced the asphalt shingles in 2013 after a damaging hail storm. No other alterations are known to exist.

#### **Metal Grain Bin, ca. 1940 (resource 15, Photograph 47)**

South of the corral and northeast of the farm worker's house is a round metal grain bin that is approximately 15' in diameter. A conical standing-seam metal roof has a vent at the very top. Above the door opening is a sign that reads: "Member Texas & Southwestern Cattle Raisers;" the door is no longer attached. A small (3' x 2') concrete pad is in front of the door opening.

Alterations: No alterations are known to exist.

#### **Loading Chute and Corral system, ca. 1920 (resource 16, Photographs 48-54) (map 6)**

The loading chute exists on the northwest corner of the corral, west of the barn. It is made from wood, most of which is original. Extending south from the barn, is a corral system with three distinct areas: the main corral, directly south of the granary and barn; the east corral, which is southeast of the granary; and the south corral that is southeast of the granary and east of the farm worker's house. Gates provide access between each corral. Additionally, one exterior gate to each corral provides access from the farm driveway. All of the corrals are comprised of wood posts attached to four evenly spaced horizontal wood planks that rise to approximately 48" high. The exterior gates are newer metal with six evenly spaced horizontal bars. Within the main corral are the ca. 1950s wood feeding bunks, which extend along the southeast fence in a northeast-southwest direction for about 40'. The wood corrals are original material. The current owner reuses wood, when possible, to repair the corral when needed. The chute and corrals were used to load and unload livestock into trucks and served as an area for housing livestock.

The main corral roughly measures 96' (n-s) x 118' (e-w), the east corral measures 54' (e-w) x 130' (n-s), and the south corral measures roughly 100' (nw-se) x 77' (ne-sw).

Alterations: Ca. 2000, the current owner moved the main corral exterior gate east and angled it, so as to provide easier turning of large trucks into the corral. Originally, the exterior gate was flush with the west boundary of the corral. No other alterations are known to exist.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

### **Contributing Site**

#### **Farm complex, 1910 – 1950s, (resource 22)**

The farm complex, including the windbreaks and other plantings, alleyway, pastures, farmland, irrigation ditch laterals, and foundations, is considered one site. The following are features of the site:

##### **Clay Silo Foundation, ca. 1918 (feature 13, Photographs 25, 40, and 52)**

Between the wood granary and the barn, south of the corral gate is a circular foundation for a silo that collapsed in 1938. From a 1938 letter, the silo was described as being constructed of “clay tile [likely hollow clay tile] without hoops and the wires had rusted in two.”<sup>3</sup>

##### **Possible Calf Barn Foundation, ca. 1918 (feature 11, Photographs 35 – 38, and 52)**

Directly west of the silo foundation (resource 13) and southeast of the barn (resource 12), is a large concrete foundation that measures approximately 25' (e-w) x 15' (n-s). An irregular extension of the concrete continues west for about 15'. The 1938 letter that described the collapsing of the silo (resource 13) indicated that there was a cow barn that was also “partly crushed” when the silo collapsed with two calves hurt or killed.<sup>4</sup>

##### **Alleyway, ca. 1910 (feature 17, Photographs 55-56)**

Beginning ca. 1910, the dairy cattle grazed in southernmost pasture of the nomination boundary. At milking time, the cattle were brought back to the barn through the alleyway and milked at the barn, then led back to the pasture. Over the years cattle wore a trail where they traveled at least twice per day. This continued until 1960, when the then owner/dairy farmer retired from dairy farming. The alleyway measures roughly 40' wide x 1500' long with a maximum depth of approximately 15' in places. The width varies, as it is wider toward the southern portion and narrows as it approaches the farmyard toward the barn.

##### **Windbreaks, ca. 1930 – 1950s, (feature 21, in background of Photograph 67)**

Between the 1930s and the 1950s, the then owner A. B. Owen planted two windbreaks. The first is just east of the small farmhouse between the county road and the crop field. Junipers comprise the windbreak, which is about 270' long (east to west). The second windbreak is on the west edge of the farmland south and southeast of the farmyard/building complex. It is also comprised of junipers and measures approximately 445' long (north to south).

##### **Pasture, 1910 (feature 18, Photographs 57-61)**

Cattle grazed in the pasture in the southernmost area of the nominated boundary. The area consists of about 19 acres of pasture land with ponds from natural springs and drainage. A portion of the pasture lies in the Cache La Poudre River floodplain making it part of the Cache La Poudre River National Heritage Area.

<sup>3</sup> Lucy Tigges, letter to Marie Etter, August 15, 1938. On file with preparer.

<sup>4</sup> Ibid.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

The pasture also contains a noncontributing element that is a small frame barn at the pasture's southern tip. The barn, constructed in 2007 by the current owner, is 1 ½ story, has a rectangular plan, shed roof, and a cupola resembling that of the main 1925 barn (resource 12). A one-story smaller section is on the west end. A top-hung sliding wood door is on the north-facing (main) side with four-light fixed windows on west, south, and east-facing sides. The small barn is used for additional storage for supplies for the cattle operation and cattle that graze in the pasture. A small corral, constructed ca. 2007, extends to the west and south of the barn and a windmill sits on the east side of the barn.<sup>5</sup> Because of the construction dates, these are considered noncontributing elements.

### **Irrigated Farmland/Crop Fields, 1910 (feature 19, Photographs 62-66)**

Approximately 62 acres of the Artesia Farm has historically been farmed and irrigated with water from laterals fed by a nearby irrigation ditch. The crop fields are east and southeast of the building complex. Crops grown since the farm was established include corn, beans, sugar beets, barley, and alfalfa. Currently corn and alfalfa are grown in the farmland.

### **Unnamed Irrigation Ditch Laterals (3) (feature 20, Photographs 67-70)**

Throughout the history of the farm, crops were irrigated with water from a nearby irrigation ditch. Three concrete-lined laterals that are still used today run from the main ditch throughout the property, carrying water to different fields within the property. Two carry water in a north-south direction along the west edge of the crop fields east of the farmyard (see photograph 68). The third lateral carries water from the first two and extends in an east-west direction along the north edge of the crop field that is southeast of the building complex. The three laterals are roughly the same width, 5' with a depth of about 2'. The laterals were lined with concrete at an unknown date, but likely prior to the 1970s. The main ditch is outside the nomination boundary. The unnamed laterals all contain water solely owned by the Artesia Farm.<sup>6</sup>

## **Integrity**

Artesia Farm possesses a high degree of integrity in regard to location, setting, materials, design, workmanship, feeling, and association.

## **Location**

The farm is in its original location and retains good integrity for location. Although one resource, the small farmhouse (resource 6), was moved to the farm ca. 1943 from Windsor, it was within the period of significance. No other resources have been moved within, to, or from the farm.

## **Setting**

The setting retains good integrity with most of the surrounding land still in irrigated farm fields and pastures. Although a small low-density residential development was established in the last

<sup>5</sup> Although the windmill dates to the early twentieth century, it was not originally associated with the Artesia Farm and not included in the resource count. It was moved to the farm ca. 2007.

<sup>6</sup> Per 36 CFR 60, only real property, not water rights, is included in the nomination boundary; Per the Whitney Irrigation Ditch Company secretary, water rights on the Artesia Farm in the laterals are solely owned by the Artesia Farm, phone conversation with Heather Peterson, October 2017.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

ten years to the north, it is over one-half mile away and does not detract from the farm setting. In 2007 Vestas Blades America Company purchased land northwest and west of Artesia Farm. Although the majority of its manufacturing facility is over one-third of a mile to the northwest of County Road 64½, it does use a small parcel of land directly west of County Road 64½, west of the Artesia farmyard, for the storage of its blades. Because of the windbreak on the west side of the farm and the 8'-high privacy fence, the storage facility only diminishes the setting slightly. Additionally, Vestas added an 8'-tall earthen beam on the east edge of its property and has planted evergreen trees making this development hardly visible from the Artesia Farm. The remaining west portion of the farm has open views to other farms and Longs Peak in the distance. The south, east, and immediate north views remain as they have for many years, with farm pastures and fields.

### **Design**

The design of the farm in terms of the overall layout of the building complex, farmyard, crop fields and pastures retains a high degree of integrity. When the Artesia Farm was established, careful planning was made in siting the resources to maximize the crop and pasture land, utilizing the natural springs in the pasture for the cattle, and positioning the farmyard and building complex in the northwestern most section of the farm. The alignment of irrigation laterals ditches to carry water to distant parts of the farm also required careful planning.

### **Materials**

Original materials of most of the farm buildings are extant and visible. All of the roofs likely had wood shingles and were replaced with asphalt shingles, likely between the 1940s and 1960s. In the last ten years, they have been re-clad with composition shingles to withstand climatic conditions without the fire hazard of wood shingles. Beyond this, the farm has excellent integrity in regard to materials. Although some custom and non-custom vinyl replacement windows have been installed on the farm worker's house and small farmhouse, these are minor changes to the overall design. The main farmhouse and barn also received a few replacement aluminum windows ca. late 1960s to early 1970s; however, these were on the rear or side of the house and only in one place on the barn. Four new windows were added to the barn's hayloft in 2013 to allow light into that area, however, they are similar in design to the other windows of the barn and do not diminish the integrity.

### **Workmanship**

The details in the main house, such as woodwork details and pocket doors, along with the barn's construction with V-angled beam supports represents some of the skilled workmanship. The other farm buildings have details matching the barn, such as corner boards, exposed rafter tails, and multi-pane windows. The farm has a high degree of workmanship.

### **Feeling**

The farm maintains a high level of integrity of feeling as an early twentieth-century crop and livestock farm with the variety of buildings, structures, and lands necessary for a successful operation. The sense of farm life is supported by the relatively unaltered setting, sweeping vistas, productive crop fields, irrigation laterals carrying water, grazing livestock, and

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

representative collection of farm buildings. The farm is situated in an area that provides an appreciation of the self-sufficiency and knowledge required to maintain this type of agricultural enterprise.

### **Association**

Growing crops and raising cattle have been the principal uses at the farm since its establishment in 1910 by James Dean. The current owner, since 1999, continues to operate the farm, growing various crops through irrigation and raising Angus beef cattle. Other aspects of the farm's integrity support its integrity of association.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and 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.)

- 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

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

**Areas of Significance**

(Enter categories from instructions.)

Agriculture  
Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1910 - 1960  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1910  
1925  
1943  
1960

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Artesia Farm is locally significant under Criterion A in the area of **Agriculture** for its long association with the development of irrigated farming and livestock feeding in Weld County. From early in its development it has been irrigated from three irrigation laterals through the property and raised dairy cattle from ca. 1910 to 1960. Today crops are grown with the irrigation laterals and beef cattle are raised on the farm.

Artesia Farm is also locally significant under Criterion C in the area of **Architecture** with a good example of a Craftsman-style house and a locally constructed Midwest Three Portal-type barn. Most of the other farm buildings and structures are good examples of the Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements style with rectangular plans, gabled roofs, corner boards, and exposed rafter tails. The property also represents an intact early twentieth-century farm complex with farm buildings and structures completed between 1910 and 1930.

The property meets the registration requirements as specified in *Historic Farms and Ranches of Weld County Multiple Property Documentation Form (MPDF)*. The farm is associated with two property types listed in the MPDF: *Irrigated Farming in Weld County, 1870-1940* and *Farms and Farming Facilities, 1870 - 1940* with the farm property type represented. Extant resources represent over 100 years of European settlement in the Bracewell area. The 17 contributing resources directly correlate to the stages of technological and economic development of agriculture in northeastern Colorado, the most important being irrigation and sugar beet cultivation, both critical to the development of Greeley and Weld County.

One of the farm buildings, the small farmhouse (resource 6), was moved from the nearby town of Windsor to the Artesia Farm ca. 1943. As noted in the MPDF, moving buildings within a farm or to another farm was a common practice during the late nineteenth and early twentieth century. This reflects a pattern popular in rural Colorado farms where materials were recycled and buildings relocated and reused. According to the National Register Bulletin, *How to Apply the National Register Criteria for Evaluation*, a farm building "significant only as an example of a method of construction peculiar to the local area is still eligible if it is moved within that local area and the new setting is similar to that of the original location." The bulletin also notes:

Examples of Properties that DO NOT Need to Meet Criterion Consideration B:

Moved Properties: A district in which only a small percentage of typical buildings in a district are moved<sup>7</sup>

The small farmhouse is a contributing resource and as the only building in the farm district that was moved, it represents a small percentage of typical buildings in the district. The nomination, therefore, does not need to meet Criterion Consideration B for moved buildings.

The period of significance begins in 1910, the date the main farmhouse was constructed, and ends in 1960, when the farm discontinued the dairy operations.

<sup>7</sup> National Register Bulletin "How to Apply the National Register Criteria for Evaluation," Washington, D. C., 1997, pp 29-30.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

**Criterion A – Agriculture**

James Dean established the Artesia Farm in 1910 with irrigated crops and a dairy operation. Although he only owned the farm for seven years, he started what later owners continued for over a century, with the irrigated crop production still in effect today. Since its beginning, farmers of the Artesia Farm have grown various irrigated crops including corn, alfalfa, sugar beets, beans, and barley. The A. B. Owen family purchased the farm from Dean in 1917 and enlarged the dairy operation on the farm. Milk was stored in cold water in part of the well house after it was separated for cream and butter. It was put into 100 pound cans and hauled in an old farm truck to Johnstown at the Johnstown Condensory, about twelve miles south of the farm; the Timnath area, about eight miles from the farm; and Estes Park, about sixty miles from the farm.<sup>8</sup> Florence Owen, along with her daughters, Mary and Corabelle, raised chickens and turkeys. They sold eggs for extra cash. The farm operated as a dairy until 1960. Other livestock raised on the farm included goats and beef cattle. Currently, the owner grows alfalfa and corn in the irrigated crop fields and raises Angus beef cattle in the pastureland.

**Criterion C - Architecture**

The 1910 main house (resource 2) is a good example of a Craftsman style house. Character-defining features include a rectangular plan, gabled roof, overhanging eaves, exposed rafter tails, square porch posts, leaded glass windows, and decorative scrolled brackets under the eaves. The main barn on the farm (resource 12) was constructed in 1925 and is a good example of a locally constructed Midwest Three Portal-type barn. Character-defining features found on the Artesia Farm barn include a broken gable roof, three bays with a large two-story central bay flanked by two smaller one-story bays, and timber framing. Other buildings and structures on the Artesia Farm are mainly in the Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements style with character-defining features of a rectangular plan, gabled roof, exposed rafter tails, overhanging eaves, and corner boards. Construction of the buildings and structures occurred primarily between 1910 and 1930, with some additions to the farm worker's house possibly into the 1930s. The buildings represent the evolution of the farm as it grew and expanded with economical and technological changes of the farming and dairy industry.

In 1943 when the Owens' son, Charles, married, A. B. Owen likely had the small farmhouse (resource 6) moved from a nearby Windsor property to the Artesia Farm so that Charles and his new wife had a place to live on the farm, as Charles worked on the farm with his father. Moving buildings to farms was a common practice and it represents farmers' practicality and extent to which the area's farmers could make do by adapting and reusing buildings and structures and applying do-it-yourself techniques that met restricted budgets while adjusting to changing economic and technological circumstances.

<sup>8</sup> Virginia Goetzl, granddaughter of A.B. Owen. Personal interview by Judy Firestien, 26 September 2017, Greeley CO. Transcript on file with preparer.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

## **Historic Context**

### **Irrigation and Sugar Beet History**

As noted in the article, "The Irrigated Farms of Northern Colorado, 1915":

History of Greeley and in fact of all Weld County....is inseparably bound up with the development of irrigation....Beginnings of irrigation on the Poudre preceded the founding of Greeley by the Union Colony by approximately 10 years.<sup>9</sup>

Early miners in Colorado built small ditches to divert water needed to wash sand and gravel from gold while mining. Many miners soon realized that growing crops to supply food to prospectors was quite lucrative. Some of these men came to the river bottoms of northeastern Colorado to build ditches and raise crops. The first ditch to divert water from the Poudre River was established in 1860, ten years before the establishment of the City of Greeley in 1870. The first task after settling Greeley was to build ditches to irrigate along the Cache La Poudre. The largest ditch constructed, with a length of 35 miles was the Greeley No. 2 which was sold to its users a year after it was completed in 1871. The users organized themselves as the Cache La Poudre Irrigation Company. Reference is made to water rights to the canals of the Union Colony in the early warranty deeds of Artesia Farm. A 1915 map of the Irrigated Farms in Northern Colorado indicates James C. Dean as one of the owners of irrigated farm land.<sup>10</sup>

Water law and management in the western states have their beginning in Colorado with the Cache La Poudre River. As further explained by Michael Holleran in *Historic Context for Irrigation and Water Supply, Ditches and Canals in Colorado*:

Colorado developed its own distinctive system of water law, which became a prototype for most of the other western states. The 'Colorado Doctrine' refers, in short, to prior appropriation rights together with a system of government administration. Prior appropriation is the basis for water rights in Colorado and most of the West, and is often called 'First in time, first in right.' The person who first takes water from a stream and puts it to use gains the right to continue doing so. Later arrivals may appropriate only from what remains in the stream.<sup>11</sup>

The sugar beet was a major cash crop in northeastern Colorado from about 1900 through the mid 1960s, with Great Western Sugar Company factories built in many northeastern Colorado towns including one in Greeley in 1901, one in Windsor in 1903, and a beet dump (beet collection facility) near the Bracewell railroad tracks. During the early twentieth century when sugar beet production was at its peak, Artesia Farm often grew sugar beets along with other crops.

<sup>9</sup> "Development of Weld County and Greeley Tightly Bound up with Irrigation Progress," *Greeley Tribune*. 10 October 1930.

<sup>10</sup> "The Irrigated Farms of Northern Colorado, 1915." Retrieved from <http://library.ci.fortcollins.co.us> on 1 December 2008.

<sup>11</sup> Michael Holleran. *Historic Context for Irrigation and Water Supply, Ditches and Canals in Colorado. Colony Ditch Systems*. Colorado Center for Preservation Research, 2005.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

## Land History

The Artesia Farm currently includes portions of Section 25, (Township 6 north, Range 67 West), section 30 (Township 6 north, Range 66 West), and Section 36 (Township 6 north, Range 67 West). The land history below discusses the origins of those portions and how the current farm boundary evolved.

**Part 1** - The land patent for all of Section 25 (Township 6N, Range 67W) went to the Union Pacific Railway Company.<sup>12</sup> In 1871, the portion of the property in Section 25, the east half of the SE ¼ of Section 25, was transferred from the Union Colony of Colorado to Bryant S. LaGrange by a Colony Warranty Deed.<sup>13</sup>

In 1878, the property was sold to Mr. Sharon Atkinson (1839-1923). Atkinson was one of the original pioneers of the Union Colony. He served as Weld County Clerk and Recorder from 1899 to 1901 and was secretary to the chairman of the Weld County Republican Committee around 1902.<sup>14</sup> In 1885, this portion of property was sold to Mary Bracewell. When Mary passed away in 1891, the property transferred to her son, C.W. Bracewell.<sup>15</sup>

**Part 2** - The land patent for the west half of the southwest quarter of Section 30 (Township 6N, Range 66W) went to Charlotte Atkinson, relative of Sharon Atkinson. A tract of land on the west side of Section 30 became part of the farm property.<sup>16</sup>

**Part 3** - The land patent for all of Section 36 (Township 6N, Range 67W) went to the Union Pacific Railway Company.<sup>17</sup> In 1914, James Dean purchased the northeast quarter of Section 36 through a state land patent. This quarter Section then became part of the original farm property.<sup>18</sup>

**Part 4** – In 1941, a portion of land in the west half of the northwest quarter of Section 31 (Township 6N, Range 66W) was purchased from Von Trotha Land Company and added to the original farm property.<sup>19</sup>

In 1901, James C. Dean purchased the property in Sections 25 and 30 (part 1 and 2 above) from C.W. Bracewell. In 1914, he purchased the portion of property in Section 36 (part 3 above) through a state land patent. Dean then sold this combined property to David Bliss and Florence (Bliss) Owen.<sup>5</sup> David was Florence's brother and Florence married A. B. Owen.<sup>20</sup> A. B. Owen later purchased the portion in Section 31 (part 4 from above) from Von Trotha Land Company. These four portions made up the original farm property (see figure 2).<sup>21</sup>

<sup>12</sup> "Development of Weld County and Greeley Tightly Bound up with Irrigation Progress"

<sup>13</sup> The Irrigated Farms of Northern Colorado, 1915.

<sup>14</sup> "Sharon Atkinson Dies at His Home in Denver" *Greeley Tribune*, 2 March 1923.

<sup>15</sup> Weld County Clerk and Recorder, grantor/grantee property records for land transfers. Retrieved from <https://searchicris.co.weld.co.us/recorder/web/> in 2017.

<sup>16</sup> Bureau of Land Management General Land Office Records. Retrieved from [www.glorerecords.blm.gov](http://www.glorerecords.blm.gov) in 2017.

<sup>17</sup> Ibid.

<sup>18</sup> Weld County Clerk and Recorder, grantor/grantee property records for land transfers.

<sup>19</sup> Ibid.

<sup>20</sup> Cora Darling Bliss, Public Forum – The Blissess, *Greeley Tribune*, 7 November 1944.

<sup>21</sup> Weld County Clerk and Recorder, grantor/grantee property records for land transfers.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

The property remained with the Owen Family until the early 1980s before it was sold. In 1993, the property was divided and some portions in Section 36 and all of Section 31 were sold, as was a lot in the very northwest corner of Section 30. The remaining farm property in Sections 25, 30, and 36 passed through several more owners before Tom Livingston of Livingston Leigh Livestock purchased the property in 1999.<sup>22</sup>

### **Bracewell Settlement**

Artesia Farm is in the settlement of Bracewell, northwest of Greeley, Colorado. In 1885, Mary Bracewell (1827–1891), wife of Christopher Bracewell (1818-1904), purchased the property in Sections 25 and 30 from Sharon Atkinson. This was part of a total land purchase by Mary Bracewell of 440 acres in the area. Christopher Bracewell held the land patent for an adjacent property in Section 30.<sup>23</sup>

The Bracewell family and Atkinson family had evidently known each other in England where they were all involved in the textile industry. Christopher, Mary and their son, Christopher William (C. W.), immigrated to Colorado in 1885 from the United Kingdom.<sup>24</sup>

Located about a mile and a half northeast of the property, the Bracewell siding was originally called Hotchkiss, probably named after land owner and 1889 County Judge, Arthur Hotchkiss.<sup>25</sup> Around 1900, the name was changed to honor the Bracewell family. The settlement included the Bracewell School, which was established around 1893 and closed in the 1960s, the Bracewell sugar beet dump (beet collection facility), which was operational from about 1913 to 1985, and several businesses, including the Bracewell Store offering essentials to the community starting in the 1930s and remaining in business until the 1970s.

Proximity to the railroad was important to area farmers and ranchers. The sugar beet dump was next to the railroad tracks at Bracewell siding. Some farmers and ranchers shipped or received cattle and sheep via the rail at the Bracewell rail station. When the Artesia Farm received cattle, they were then unloaded and the herd was driven by truck or, earlier, by cowboys on horses down the road to the farm. County Road 64½ as it travels from Greeley through Bracewell and on to Windsor was once the stagecoach road.

### **James Alexander Cumming Dean (1873-1957)**

James Dean was born to John and Jane Dean in Cromdale, Morayshire, Scotland.<sup>26</sup> James immigrated to America in 1894 and eventually made his way to Colorado settling in Weld County by 1901. He farmed and raised dairy cattle, promoting the milk as being “pure” because the cattle drank water from the artesian well on the farm. The farm was named for the artesian

---

<sup>22</sup> Ibid.

<sup>23</sup> Bureau of Land Management General Land Office Records; Weld County Clerk and Recorder, grantor/grantee property records for land transfers.

<sup>24</sup> “Bracewell History in Barlick.” From “Bracewell Story in Barnoldswick,” Information about the Bracewell family. Retrieved from <https://oneguyfrombarlick.co.uk/>. Last accessed between 2006 and 2008.

<sup>25</sup> Bureau of Land Management General Land Office Records

<sup>26</sup> Jane Dean was Jane Robina Dunbar Cumming prior to her marriage to John Dean. James Cumming Dean in Ancestry.com, and last accessed July 2017.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

well on the farm.<sup>27</sup> In 1914, James Dean filed with the Weld County Clerk and Recorder and registered the farm under the name of "Artesia Farm." This was recorded in the records of Weld County in the Register of Farm Names.<sup>28</sup> Artesian water is defined as water confined in an aquifer containing groundwater under positive pressure. This causes the water level in an artesian well to rise naturally or without any kind of pump to a point where hydrostatic equilibrium has been reached. If water reaches the ground surface under the natural pressure of the aquifer, the well is called a flowing artesian well.<sup>29</sup>

James Dean sold the property in 1917 and appears to have purchased property near Milliken, a town about ten miles south of the Artesia Farm. A 1918 draft registration card indicated his occupation was farming and cattle raising in the Milliken area. By 1920, he was living in Fort Collins with wife, Alma, and two children, Elsie L. and Roy J., and continued to be involved in farming.<sup>30</sup>

### **Owen Family**

A 1910 U.S. Census listed A. B. Owen as a laborer in the household for David and Ruth Bliss who were living in Pleasant Valley northeast of Greeley. It also indicated A. B. Owen was born in Kentucky, as were his parents. Florence Bliss, David's sister, was born in Colorado and, in 1910, was living in Greeley with her widowed mother and her uncle.<sup>31</sup>

The Bliss family had originally lived in Union County, Iowa. In 1885, David and Florence Bliss's father, W. H. H. Bliss, and uncle, Stephen Pitkin, moved their families to Colorado. This was after an exploratory trip by W. H. H. in 1883. The families lived in Colorado Springs for a couple of years, then moved northeast of Greeley where the men purchased adjoining farms on what later became known as Bliss Road.<sup>32</sup>

When Artesia Farm was sold in 1917, the purchasers were brother and sister, David Bliss and Florence (Bliss) Owen with ownership later passing to A. B. and Florence Owen. The Bliss family seemed to be fairly wealthy so this might have been a way to help Florence and A. B. get started in their married life. Achilles Ballinger Brown Owen (1881-1970), known as A. B. Owen married Florence Bliss (1885-1954) in 1915. They had three children: Charles, Mary, and Corabelle.<sup>33</sup>

The Owen family extended the dairy that James Dean began. During their ownership they had the Midwest Three Portal barn constructed in 1925 and installed the dairy operations on the east side of the barn. Fresh milk was stored in cold water after it was separated for cream and butter. Then it was put into 100-pound cans and hauled in a farm truck to the Johnstown

<sup>27</sup> Virginia Goetzel, granddaughter of A.B. Owen. Personal interview by Judy Firestien, 26 September 2017, Greeley CO. Transcript on file with preparer.

<sup>28</sup> Artesia Farm, Register of Farm Names Certificate. Weld County Recorder, dated 5 June 1914. On file with Tom Livingston, Property Owner

<sup>29</sup> Tom Livingston. Interview with preparer, 25 October 2017; "Artesian water and artesian wells," from [water.usgs.gov/edu/gwartesian](http://water.usgs.gov/edu/gwartesian) accessed October 2017.

<sup>30</sup> Weld County Clerk and Recorder, grantor/grantee property records for land transfers; James Cumming Dean in Ancestry.com.

<sup>31</sup> James Cumming Dean in Ancestry.com.

<sup>32</sup> Bliss.

<sup>33</sup> Achilles B. Owen, obituary. *Greeley Tribune*, 20 November 1970.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

Condensory in Johnstown, a creamery in the Timnath area, and Estes Park.<sup>34</sup> The family also had an ample supply for themselves and often extra was provided to the farm workers and their families.

Florence and her daughters, Mary and Corabelle, raised chickens and turkeys. They sold eggs for extra cash. The girls also helped bring in the hay on sleds. The women made jams, jellies, and pies from a green apple tree (no longer extant) and rhubarb, which they stored in their pantry. As children, Charles, Mary, and Corabelle would occasionally wait by the stone gateway for the bread delivery man, so that they could have homemade jam and jelly on bread.<sup>35</sup>

Charles (1921-1999) lived on the property, farmed, and raised dairy cattle with his father, A. B. It was while delivering milk that Charles "spotted a beautiful woman named Beverly Bates. She would become his bride."<sup>36</sup> Charles and wife, Beverly (1924-2003), married in January 1943. Anecdotal information indicated that the small farmhouse (resource 6) was moved to the Artesia Farm property from Windsor as the new couple's residence. They lived there for many years and raised their four children (Judy, Barbara, Jerald or Jerry, and Robert) at the farm.<sup>37</sup>

Beverly Owen and neighbor, Mary Tigges, formed the Bracewell Women's Club, which was made up of Bracewell area neighborhood women. The club met for over thirty years and became a service organization that, through fundraising, furnished a new room at Weld County General Hospital in addition to other projects.<sup>38</sup>

Corabelle Owen (1919-2009) earned her teaching degree and then married Lester Goetzel (1914-2001) on February 28, 1948. They were married in A. B. and Florence Owen's house, the main house (resource 2), "in the parlor by candlelight." Lester farmed, and the family made their home about two miles east of Artesia Farm. Lester and Corabelle had five children (James, David, Virginia, Ruth, and Margaret).

Virginia Goetzel, Corabelle and Lester's daughter, remembered when she and her brothers would go to the Cache La Poudre River with their cousin Judy and play. She also remembered having a picnic with her mom by the river. Gravel was sold off from a portion of the farm near the river. This formed a good-sized gravel pit that served as a swimming area and fishing area for the Owen grandchildren and great grandchildren (although this is still extant, it is no longer part of the property owned by the Artesia Farm).<sup>39</sup>

A. B. hired farm hands who worked on the farm with the various tasks involved with the dairy operations and crop production. Often the hired hands had families of their own. Many of these farm hands and their families worked on the farm for many years, living in the farm worker's house (resource 14) and became friends with the Owen family.<sup>40</sup> The George and Cora Hessler

<sup>34</sup> Virginia Goetzel interview.

<sup>35</sup> Ibid.

<sup>36</sup> Ibid.

<sup>37</sup> Ibid.

<sup>38</sup> Nancy Traver, "Club meets for 30 years: We Like to be Good Friends with our Neighbors," *Windsor Beacon*, 27 October 1977.

<sup>39</sup> Virginia Goetzel interview.

<sup>40</sup> David Goetzel, grandson of A.B. Owen. Personal interview by Judy Firestien, 26 September 2017. Transcript on file with preparer.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

family was one of the families who lived in the farm worker's house during the 1930s with their three young daughters. Also during harvest, other help was hired, and neighbors often helped one another getting their crops harvested and stored. During corn harvest in August 1938, a tragedy occurred at the Artesia Farm.

Lucy Tigges, a neighbor east of the Artesia Farm, described the tragedy in a letter to her daughter two days after the accident occurred on August 20, 1938:

This carries up to 3 P. M. Saturday we all sat about visiting when I head [sic] Mrs. Own [sic] say their silo had collapsed and there were three men buried beneath it. They were running the cutter night and day filling the silo with waste from the sweet corn at the factory. And Mr. Owen had just got out of the silo to phone to tell them to not bring any more and also call the doctor for Mrs. Hessler the hired mans wife [who was expecting a baby at any time]. The hired man took Mr. Owens place up in the silo.

He [George Hessler] was not buried so deep but hurt his shoulder loosened teeth and had cuts and bruises. He expects to be back from the hospital Wednesday. They had a little daughter that came at noon Sunday.

They [There're] about 50 men dug for the other bodies. These men were unloading and tending the cutter. They tried to revive one boy that got out in half or  $\frac{3}{4}$  of an hour. They used the pulmonary but were not able to save him. The other two were probably killed instantly and any way it was  $1\frac{1}{2}$  hours before they found the last one.

...I had reached the scene just at [as] the ambulance was leaving the yard and the place was a mess. I watched them work on the boy but I had no hopes when I saw him but they thot [sic] his heart beat yet. I went to see Mrs. Hessler. The doctor was with her but as soon as Mary Owen and I went in he left. Mrs. Hessler had gone into the silage to be with her husband and was dirty from that so we helped her clean up....

The silo was a clay tile without hoops and the wires had rusted in two. It gave a queer sound bulged at the bottom and then dropped giving almost no warning. The men all started to clear themselves only two made it. The silo was about 20 years old. It has sickened many of their silos.

Mr. Owen had a drag line in early yesterday morning and they will finish putting up the corn into a trench silo tomorrow some time. Phil Robert and the two boys are helping with truck and tractor. They use the tractor to pull the trucks out again. Beside silo the cow barn was partly crushed and two calves were hurt or killed. The contractor had the cutter and brand new truck completely demolished. I hope none of us ever see such a mess again.<sup>41</sup>

---

<sup>41</sup> Tigges, August 22, 1938, p. 2.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

Three men, George Janssen, 22, of Greeley; Paul Frausto, 37, of Gill; and Willie Gonzales, 22, of Gill were killed in the accident. Three others, including Geoge Hessler, Marion Harmon, and Reuben Geisek heard an “ominous, cracking sound” and jumped to safety.<sup>42</sup> *The Poudre Valley* newspaper reported that there was at least 300 tons of wet ensilage in the 50'-tall silo when it collapsed. Approximately 200 volunteers from Windsor and Greeley were quickly summoned along with the police officers, fire fighters, the ambulance crew, and the county road crew who brought large trucks and tractors to move the wreckage. It was the first accident of its kind in Weld County, which had “hundreds of silos of similar type...many of which were built before the Owens silo, which was considered to be one of the best.”<sup>43</sup> In response, several area farmers indicated that they would be reinforcing their silos as a precautionary measure. The newspaper article indicated that the accident may result in the use of pit silos (ensilage pits) instead of the tall tile silos.<sup>44</sup> It is unknown what, if any, effect the accident had on the area farmers' future use of the tall silos.

Several neighbors helped the Owens family and hired workers clean up the destroyed silo and calf barn Saturday night and into Sunday. A fundraiser was also held by the surrounding neighbors to help the families of those individuals who died in the tragic accident. George and Cora's daughter who was born at noon on Sunday, after the accident, was named Margaret Hessler (later Adkisson).<sup>45</sup>

A. B. and Florence's grandchildren visited the farm often. David Goetzel, Corabelle's son, remembered the pasture land down by the river and the many experiences they had there. He recalled that Corabelle had a white horse named Prince that she would ride down to the pasture to herd the cattle up to the corral. One day she had the hired hand's daughter riding behind her on the horse. The horse spooked and started to run full out. Corabelle tried everything to stop or slow the horse with no avail. Corabelle told the young girl to “hang on tight!”<sup>46</sup> The horse didn't slow or stop until it got to the barn. A. B. had been kicked by a horse when he was a young man and had been almost killed. It caused him some health problems, especially as he got older.<sup>47</sup>

After losing the tile silo and smaller barn (probable calving barn, feature 23) in 1938, the Owen family nearly lost the wood granary (resource 9) in 1955. According to the *Windsor Beacon*:

Mr. Owen was burning leaves when the wind began to rise. He soaked the embers thoroughly with water hosed from the old well.

Some time later he was busy in the dairy barn when he felt heat coming through the wall, and on looking out, discovered that the wind had revived the flames and they were threatening the corral, containing a number of calves, and a granary filled with 1200 bushels of barley.<sup>48</sup>

<sup>42</sup> “Collapse of Silo Kills Three And Injures One Saturday at the A.B. Owen Farm,” *The Poudre Valley*, 25 August 1938.

<sup>43</sup> Ibid.

<sup>44</sup> Ibid.

<sup>45</sup> Tigges; George, Cora, and Margaret Hessler via Ancestry.com last accessed October 2017.

<sup>46</sup> David Goetzel, interview.

<sup>47</sup> Virginia Goetzel interview; David Goetzel, interview.

<sup>48</sup> “Fire, High Winds Menace Buildings on Artesia Farm.” *Windsor Beacon*. 3 November 1955.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

The Owens family along with their hired help attached hoses to their two wells and was able to control the fire until the fire fighters arrived. The corral and both nearby buildings, the barn and wood granary, were saved. The granary walls and corral fence suffered some charring and the Owens family repaired them as needed.<sup>49</sup>

Charles farmed with his father A. B., and when Charles' son, Jerry, was old enough, he also worked on the farm. A. B. continued raising dairy cattle and registered bulls for over 35 years. A notice of a 1960 livestock auction for Owen reads as follows:

We will sell at public auction Tuesday evening at Weld County Livestock Commission Co. Sales Pavilion for A. B., Charles and Jerry Owens the following:

35 lbs Denver Milk Base  
60 head High Grade Hol. Cows and Hfrs.  
1 3-yr old Hol. Bull  
1 400-gal Dari-Kool Bulk Tank  
3 unit DeLaval Pipe Line Milker for stanchion barn  
1 Single DeLaval Bucket

This is one of the outstanding Herds in the Country. Mr. Owens has kept Registered bulls the 35 years he has been in the Dairy Business. This is a high producing herd of Hol. Cows.

Some of these cows and heifers are offspring of the famous Archie Allison herd at Cheyenne, Wyo., Matador Segis Armsby breeding.

Mr. Owens' advanced age and shortage of help is the reason for this sale.<sup>50</sup>

Charles eventually became a partner with A. B. in the dairy and farm business. A. B. sold the dairy cattle in 1960, but worked and lived on the farm until he died in 1970. Ownership of Artesia Farm passed on to the Owen children in the 1950s with son, Charles, and wife, Beverly, living on the property. Charlie and Beverly farmed for 37 years before retiring to Greeley, which led to the sale of the farm in the 1980s. The Owen family owned and farmed the property from 1917 to around 1981; during that time the farm made its greatest contributions to livestock raising and irrigated farming.<sup>51</sup>

The current owner purchased the property in 1999 and has made repairs to the buildings to maintain the look and feel of the original buildings and structures and hopes to eventually obtain a preservation easement to preserve the farm for many years to come.

---

<sup>49</sup> Ibid.

<sup>50</sup> Notice of Livestock Auction, *Greeley Tribune*, 14 August 1960.

<sup>51</sup> Virginia Goetzl interview.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

---

## 9. Major Bibliographical References

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

Ancestry.com for the James Dean family, A. B. Owen family, and George Hessler family, September – November 1917.

“Artesia Farm.” Register of Farm Names Certificate. Weld County Clerk and Recorder, dated 5 June 1914. On file with Tom Livingston, property owner.

“Artesian water and artesian wells,” from [water.usgs.gov/edu/gwartesian](http://water.usgs.gov/edu/gwartesian) accessed October 2017.

“The Bracewells, Barlick and Earby.” From “Bracewell Story in Barnoldswick,” Information about the Bracewell family. Retrieved from <https://oneguyfrombarlick.co.uk/> last accessed in 2008.

Bureau of Land Management General Land Office Records. Retrieved from [www.glorerecords.blm.gov](http://www.glorerecords.blm.gov) in 2017.

“Christopher Bracewell and his Families.” From “Bracewell Story in Barnoldswick,” Information about the Bracewell family. Retrieved from <https://oneguyfrombarlick.co.uk/> last accessed in 2008.

“The Earby Bracewells (2).” From “Bracewell Story in Barnoldswick,” Information about the Bracewell family. Retrieved from <https://oneguyfrombarlick.co.uk/> last accessed in 2008.

Goetzel, David, grandson of A. B. Owen. Interview by Judy Firestien, 26 September 2017, Greeley, CO. Transcript on file with preparer.

Goetzel, Virginia, granddaughter of A. B. Owen. Interview by Judy Firestien, 26 September 2017, Greeley CO. Transcript on file with preparer.

Holleran, Michael. *Historic Context for Irrigation and Water Supply, Ditches and Canals in Colorado. Colony Ditch Systems*. Colorado Center for Preservation Research, 2005.

Livingston, Tom, Property Owner. Interview by Judy Firestien, 20 February 2017, and 25 October 2017, Greeley, CO. Transcript on file with preparer.

Map of Irrigated Farms of Northern Colorado, 1915. On file with the Fort Collins History Collection at: <http://database.history.fcgov.com/cdm/ref/collection/hm/id/736> , accessed September 2017.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

National Register Bulletin "How to Apply the National Register Criteria for Evaluation,"  
Washington, D. C., 1997, pp 29-30.

Peterson, Heather. Phone interview with Whitney Ditch corporate secretary. October 2017.  
Transcript on file with the Office of Archaeology and Historic Preservation, Denver, CO.

Tigges, Lucy. Letters to her daughter Marie Etter between 1935-1938. Transcribed by  
Virginia Schlepp. On file with Judy Firestien, preparer, Greeley, Colorado.

Weld County Assessor's Office, Property Records and Maps. For ownership records and  
property boundaries. Retrieved from <https://www.weldgov.com/departments/assessor> in  
2017.

Weld County Clerk and Recorder, grantor/grantee property records for land transfers.  
Retrieved from <https://searchicris.co.weld.co.us/recorder/web/> in 2017.

Whitacre, Christine and R. Laurie Simmons. *Historic Farms and Ranches of Weld County*.  
Multiple Property Documentation Form. October 1990. On file with the Office of  
Archaeology and Historic Preservation, Denver, CO.

#### Newspapers:

*Greeley Tribune*. Various articles. Retrieved from [www.greeleytribune.com](http://www.greeleytribune.com) and  
from [www.newspapers.com](http://www.newspapers.com) in 2017.

"Sharon Atkinson Dies at His Home in Denver" *Greeley Tribune*, 2 March 1923.

"Development of Weld County and Greeley Tightly Bound up with Irrigation Progress,"  
*Greeley Tribune*. 10 October 1930.

Bliss, Cora Darling. Public Forum: "The Blissess," *Greeley Tribune*, 7 November 1944.

Notice of Livestock Auction, *Greeley Tribune*, 14 August 1960.

Achilles B. Owen, obituary. *Greeley Tribune*. 20 November 1970.

*Windsor Beacon* (previously called the *Poudre Valley*). Various articles. Retrieved from  
[www.newspapers.com](http://www.newspapers.com) in 2017.

"Collapse of Silo Kills Three And Injures One Saturday at the A. B. Owen Farm," 25  
August 1938.

Fire, High Winds Menace Buildings on Artesia Farm." *Windsor Beacon*. 3 November  
1955.

Traver, Nancy. "Club meets for 30 years: We like to be good friends with our neighbors,"  
27 October 1977.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

**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:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other, Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** 5WL.8129

**10. Geographical Data**

**Acreeage of Property** 90

The UTM's were derived by the Office of Archaeology and Historic Preservation from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U.S. Bureau of Land Management.

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |              |                 |                   |
|--------------|-----------------|-------------------|
| 1. Zone: 13  | Easting: 513791 | Northing: 4478590 |
| 2. Zone: 13  | Easting: 514204 | Northing: 4478590 |
| 3. Zone: 13  | Easting: 514202 | Northing: 4478470 |
| 4. Zone: 13  | Easting: 514261 | Northing: 4478470 |
| 5. Zone: 13  | Easting: 514259 | Northing: 4477860 |
| 6. Zone: 13  | Easting: 514179 | Northing: 4477930 |
| 7. Zone: 13  | Easting: 514137 | Northing: 4477920 |
| 8. Zone: 13  | Easting: 514096 | Northing: 4477870 |
| 9. Zone: 13  | Easting: 514093 | Northing: 4477810 |
| 10. Zone: 13 | Easting: 514077 | Northing: 4477750 |
| 11. Zone: 13 | Easting: 513887 | Northing: 4477730 |
| 12. Zone: 13 | Easting: 513888 | Northing: 4477680 |
| 13. Zone: 13 | Easting: 513797 | Northing: 4477720 |
| 14. Zone: 13 | Easting: 513795 | Northing: 4477980 |

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

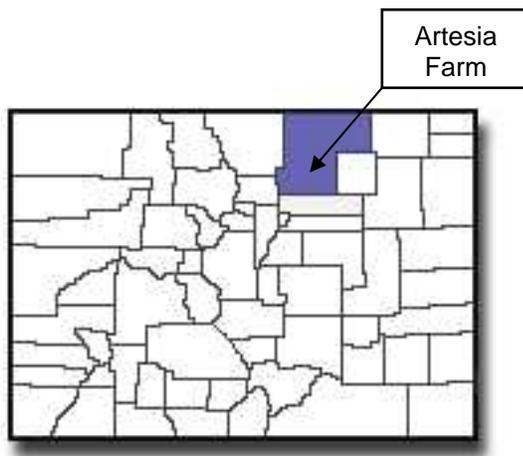
**Verbal Boundary Description** (Describe the boundaries of the property.)

The nominated area generally consists of the east half of the southeast quarter of Section 25, Township 6 North, Range 67 West except for a small portion on the very southeast corner of the property, a tract of land along the west side of the west half of the southwest quarter of Section 30, Township 6 North, Range 66 West, except for Lot A of Recorded Exemption RE-1089, the main irrigation ditch that runs in a east-west direction on the south side of County Road 64½, and a small portion of land in the northeast quarter of the northeast quarter of Section 36 Township 6 North, Range 67 West. The property is also known as Recorded Exemption 0805-30-3-RE 1089 and Parcel Numbers 080725000048 and 080530000069 as recorded with the Weld County Assessor.

More specifically, the boundary for the nominated area generally runs in line with the wood fence in the front of the property beginning on the northwest corner of the farmyard and continues to the east in line with the stone entryway. It then continues further east on the south side of County Road 64½ just south of the irrigation ditch, which is specifically excluded from the boundary, that runs parallel to the road until it reaches the boundary of Lot A of Recorded Exemption RE 1089. The boundary travels around this lot and then proceeds south along the property boundary located along the east side of County Road 25. It then turns in a northwesterly direction and, following some natural topography, next turns southwestwardly towards the western boundary of the property, east of County Road 64 3/4. It then follows the western boundary of the property north to the northwest corner of the farmyard.

**Boundary Justification** (Explain why the boundaries were selected.)

The nominated property includes the remaining 90 acres of the original parcels of land historically associated with the Artesia Farm and encompasses all of the intact buildings, structures, and site associated with the farm.



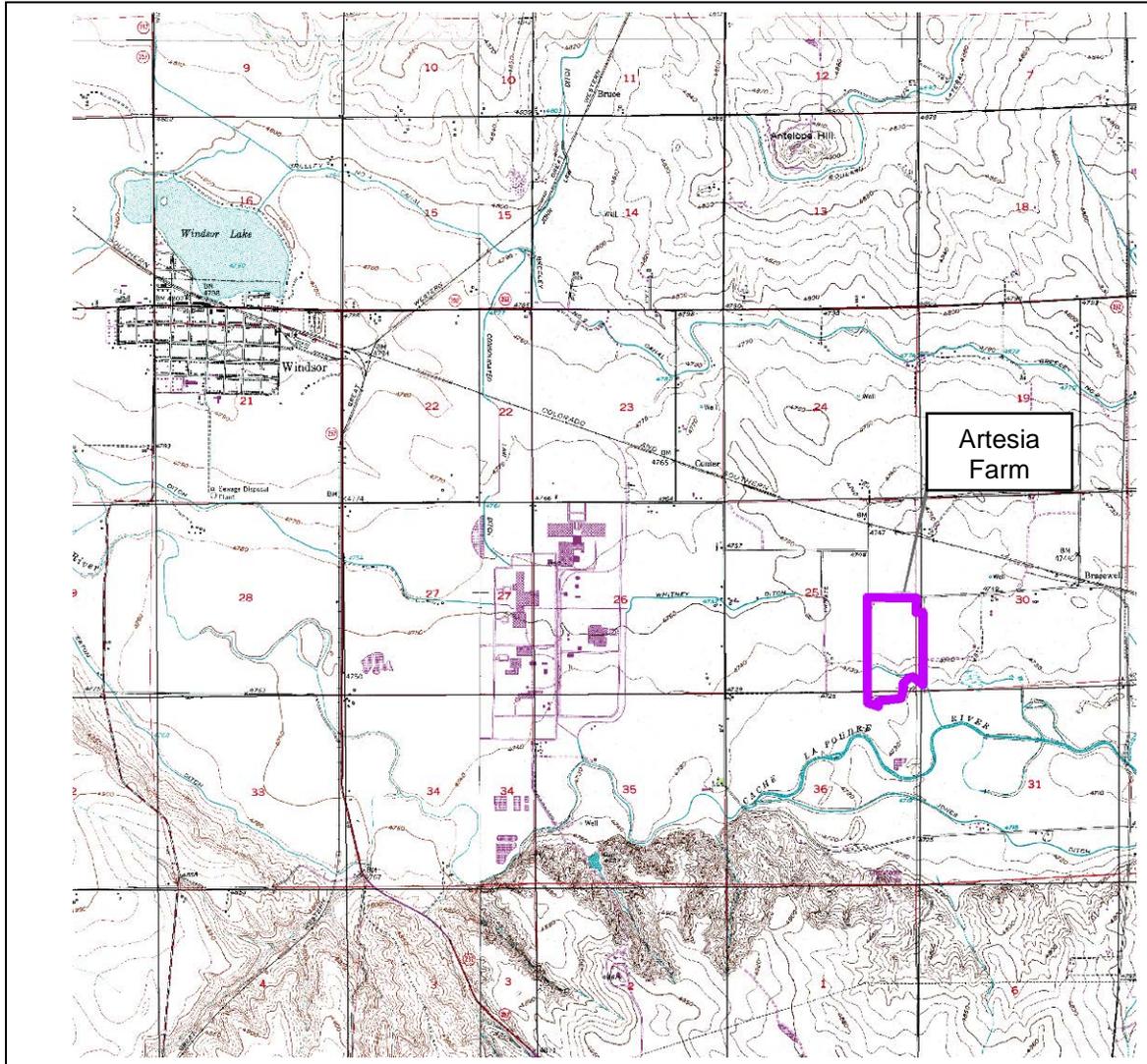
Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

**USGS TOPOGRAPHIC MAP- Regional Perspective**  
Bracewell Quadrangle  
7.5 Minute Series

Map 1  
Elevation: 4740'



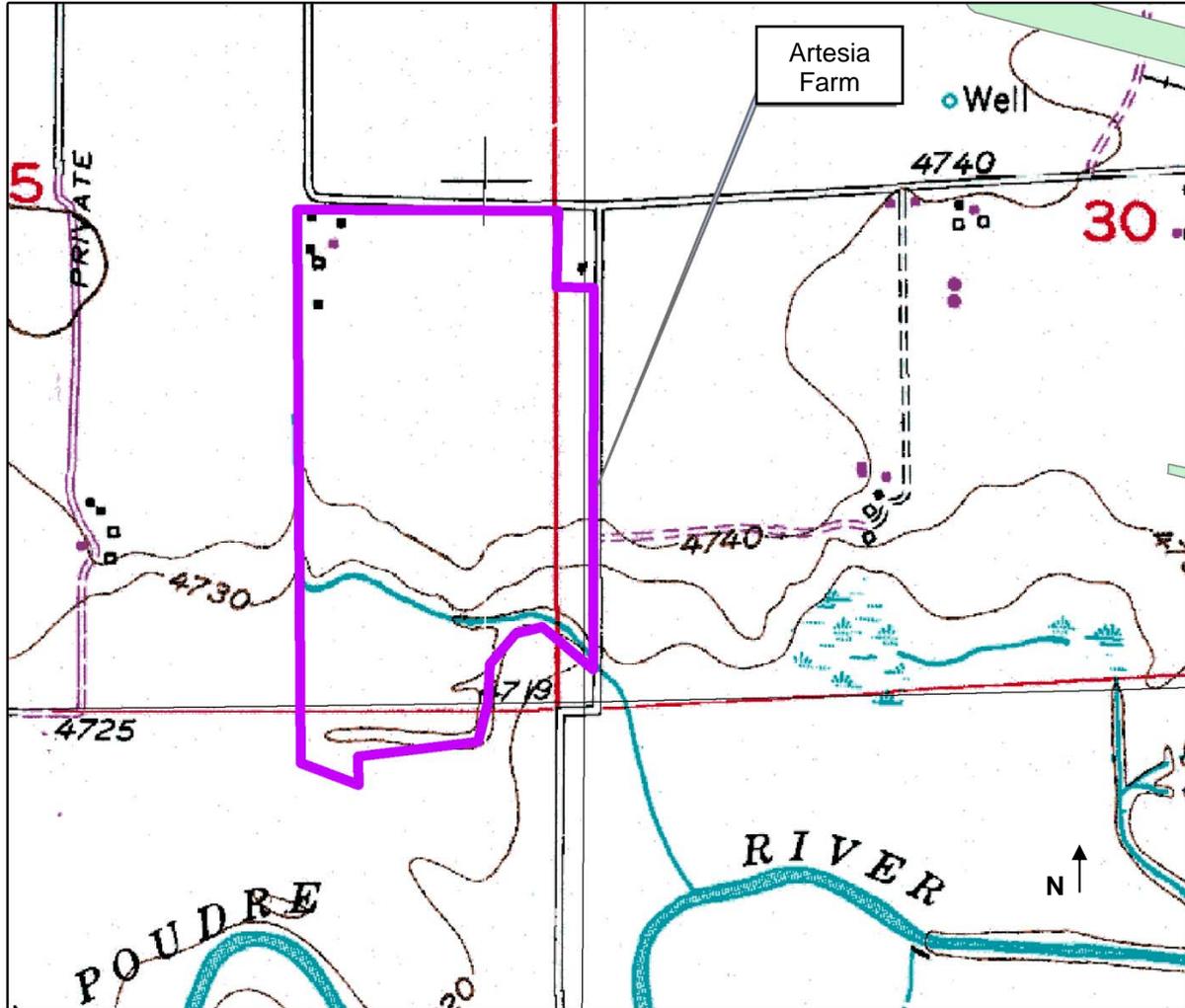
Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

USGS TOPOGRAPHIC MAP- Close-up Perspective

Map 2



Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

Aerial Map of the Artesia Farm – from Google Earth

Map 3



Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State



Nominated Area Boundary = 

Aerial view of farmyard area – from Google Earth  
Map 4

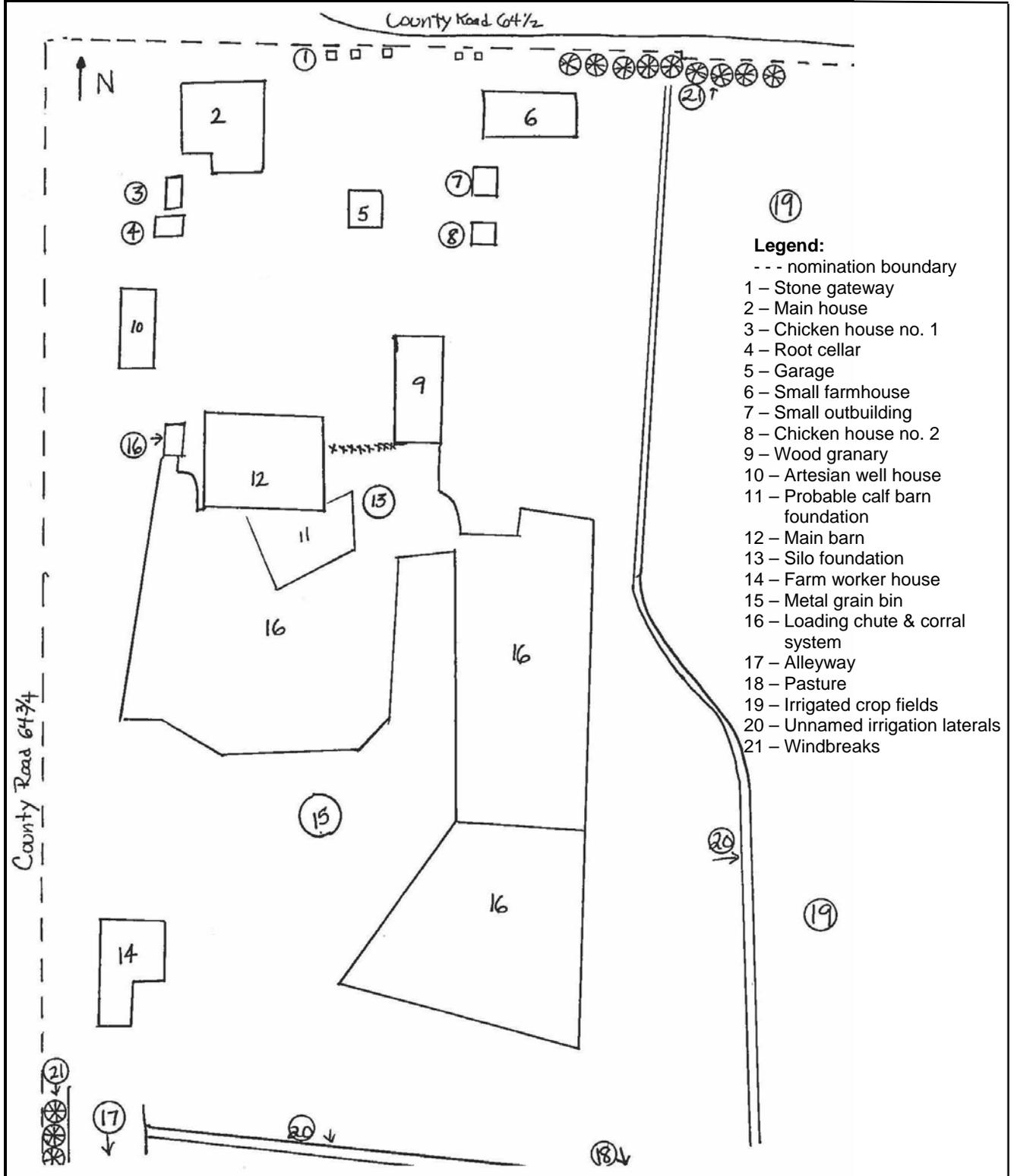
Artesia Farm  
 Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
 County and State

Sketch map – detail of farmyard (map drawn by preparer)

Map 5



Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

Corral Measurements

Map 6



Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

Gateway measurements

Map 7



From preparer, October 2017

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

### 11. Form Prepared By

name/title: Judy Firestien (for the property owner)  
organization: \_\_\_\_\_  
street & number: 30951 County Road 27  
city or town: Greeley state: CO zip code: 80631  
e-mail: judy.firestien@bracewellfarm.com  
date: 9-27-17

### Additional Documentation

Submit the following items with the completed form:

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

**Photographs** Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Artesia Farm  
City or Vicinity: Greeley  
County: Weld State: Colorado  
Photographer: Judy Firestien  
Date Photographed: October 14, 2016,  
February 20, 2017 (Photos 7, 8, 9, 55, 56, 61 taken on this date.)

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1: Close up view of north side of stone entryway from County Road 64½, camera facing south

Photo 2: North-facing side of property, full view of entrances and north side of property, camera facing south

Photo 3: North-facing side of property along County Road 64 ½, view from northwest corner, camera facing southeast

Photo 4: East-facing (main) side of Craftsman style house, camera facing west

Photo 5: Northeast corner of Craftsman style house, camera facing southwest

Photo 6: Southeast corner of Craftsman style house, camera facing northwest

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

Photo 7: Decorative wood trim and leaded stained glass on east side of house,  
camera facing northwest

Photo 8: East-facing side of chicken house no. 1, camera facing west

Photo 9: South side of root cellar, camera facing north

Photo 10: north side of one car garage, camera facing south

Photo 11: northwest corner of one car garage, camera facing southeast

Photo 12: northeast corner of one car garage, camera facing southwest

Photo 13: southeast corner of one car garage, camera facing northwest

Photo 14: west side of small farmhouse, camera facing east

Photo 15: northwest corner of small farmhouse, camera facing southeast

Photo 16: southwest corner of small farmhouse, camera facing northeast

Photo 17: northwest corner of small outbuilding, camera facing southeast

Photo 18: northwest corner of chicken house, camera facing southeast

Photo 19: southwest corner of chicken house, camera facing northeast

Photo 20: south side of chicken house, camera facing north

Photo 21: north side of wood granary, camera facing south

Photo 22: northwest corner of wood granary, camera facing southeast

Photo 23: west side of wood granary, camera facing east

Photo 24: southwest side of wood granary, camera facing northeast

Photo 25: south side of wood granary, camera facing north-northeast

Photo 26: south east corner of wood granary, camera facing northwest

Photo 27: east side of wood granary, camera facing west

Photo 28: northeast corner of wood granary, camera facing southwest

Photo 29: east side of bunkhouse, camera facing west

Photo 30: northeast corner of bunk house, camera facing southwest

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

- Photo 31: southeast corner of bunk house, camera facing northwest
- Photo 32: north side of barn, camera facing south
- Photo 33: northwest side of barn, camera facing south east
- Photo 34: west side of barn, camera facing east
- Photo 35: southwest corner of barn, camera facing northeast
- Photo 36: South-facing side of barn, camera facing north
- Photo 37: Southeast corner of barn, camera facing northwest
- Photo 38: East-facing side of barn, camera facing west
- Photo 39: Northeast side of barn, camera facing southwest
- Photo 40: South-facing side of granary where remnants of the silo are visible in the foreground, camera facing north east
- Photo 41: East-facing side of farm worker house, camera facing west
- Photo 42: North-facing side of farm worker house, camera facing south
- Photo 43: Northwest corner of farm worker house, camera facing southeast
- Photo 44: Southwest corner of farm worker house, camera facing northeast
- Photo 45: Southeast corner of farm worker house, camera facing northwest
- Photo 46: Northeast corner of farm worker house, camera facing southwest
- Photo 47: South-facing side of metal granary, camera facing north
- Photo 48: Northeast corner of loading chute for corral system, camera facing southwest
- Photo 49: Corral system as it extends south from loading chute, south side of loading chute, camera facing north
- Photo 50: Portion of gate and corral system located south of barn and granary, camera facing northeast
- Photo 51: Feed bunk and corral system, located further south of barn and wood granary, camera facing southwest
- Photo 52: Corral system located south of barn, camera facing northwest

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

- Photo 53: Corral system further south of barn and wood granary, camera facing northwest
- Photo 54: Corral system located south and to east of barn and granary, camera facing southwest
- Photo 55: Alleyway as it extends south from the farmyard, camera facing southwest
- Photo 56: Alleyway looking back towards the farmyard, camera facing northwest
- Photo 57: Separate entrance to pasture area from County Road 25, camera facing southwest
- Photo 58: View of pasture standing north of entrance and looking southwest towards bluffs, camera facing southwest
- Photo 59: View of pasture from County Road 25 looking to the northwest towards farmland, camera facing northwest
- Photo 60: View of pasture facing southwest with bluffs in the distance to the southwest and the twin peaks in the distance to the west
- Photo 61: View of pasture from south of farmyard and irrigated land looking south towards bluffs, alleyway also appears on the right hand side of photo, camera facing south
- Photo 62: View across the irrigated corn field of Twin Peaks to the west, camera facing west
- Photo 63: View across the irrigated corn and alfalfa fields with the farmyard in the background and more northerly peaks to the west, camera facing west, northwest
- Photo 64: View across the irrigated corn field toward the southwest and towards the bluffs, camera facing southwest
- Photo 65: View towards the west with the bluffs on the south and the twin peaks to the west, camera facing west, southwest
- Photo 66: View across the irrigated corn field to the east, camera facing east
- Photo 67: View to the south of the farmyard of irrigation lateral, camera facing south
- Photo 68: View looking north of irrigation lateral, camera facing north
- Photo 69: View looking west of irrigation lateral, camera facing west
- Photo 70: View looking southeast over irrigation lateral, camera facing southeast
- Photo 71: View of south pasture and 2013 small barn, camera facing south.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

## Historic Image Log

- Figure 1: Map of Irrigated Farms in Northern Colorado. Unknown author. From: "The Irrigated Farms of Northern Colorado, 1915." Retrieved from <http://library.ci.fortcollins.co.us> on 1 December 2008.
- Figure 2: Map of original parcels combined to form the Artesia Farm. Created from Weld County Assessor's online maps by preparer, September 2017.
- Figure 3: Florence Bliss with children from left to right: Charles, Mary, Florence, and Corabelle. ca. 1920s. Photo courtesy of Virginia Goetzel.
- Figure 4: Charles and Beverly Owen on wedding day at Artesia Farm, 1943.
- Figure 5: Charles and Beverly Owen with Lester and Corabelle (Owen) Goetzel and children.
- Figure 6: Bracewell Club on the occasion of its 30<sup>th</sup> anniversary, 1977. From the *Windsor Beacon*, 27 October 1977.
- Figure 7: Main farmhouse, camera facing west. From the Weld County Assessor's office, 1999.
- Figure 8: Small farmhouse (resource 6), camera facing northeast From the Weld County Assessor's office, 1999.
- Figure 9: Artesian Well house (resource 10), camera facing west. From the Weld County Assessor's office, 1999.
- Figure 10: Barn (resource 12), camera facing south. From the Weld County Assessor's office, 1999.
- Figure 11: Chicken house no. 2 (resource 8, camera facing northeast. From the Weld County Assessor's office, 1999.
- Figure 12: Farm worker's house (resource 14) camera facing west. From the Weld County Assessor's office, 1999.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

### Historic Images

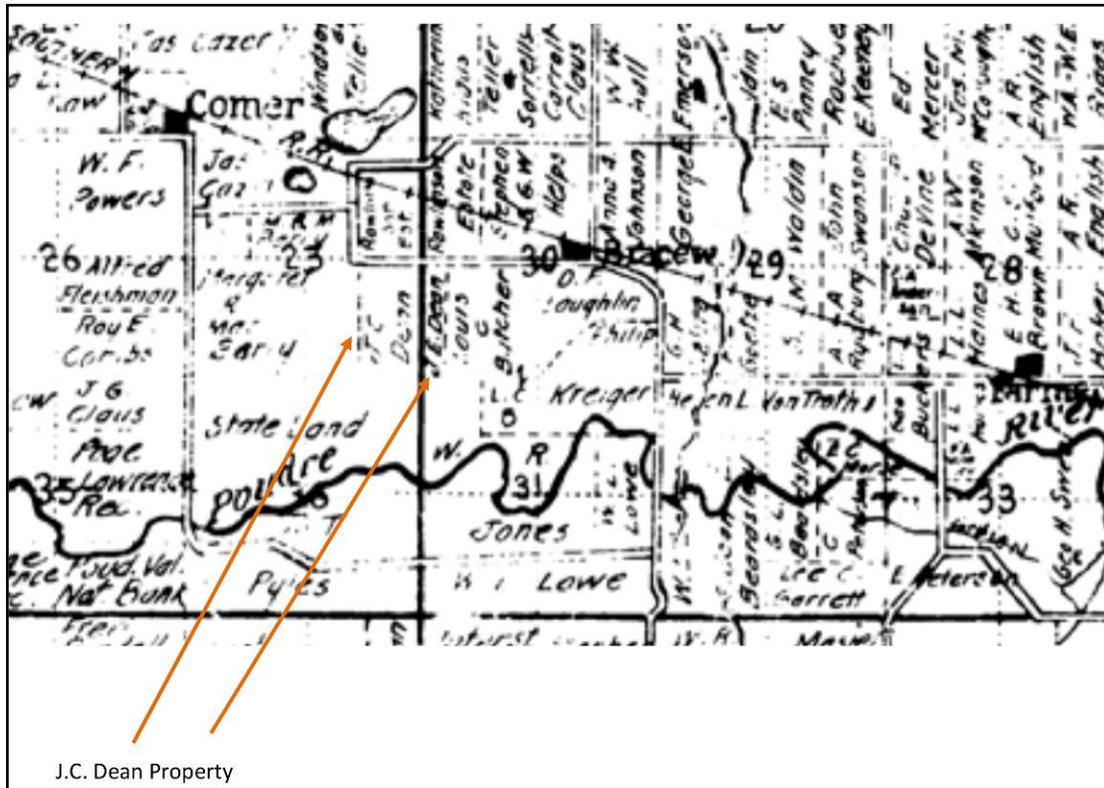


Figure 1: Map of Irrigated Farms in Northern Colorado. Unknown author. From: "The Irrigated Farms of Northern Colorado, 1915."

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State

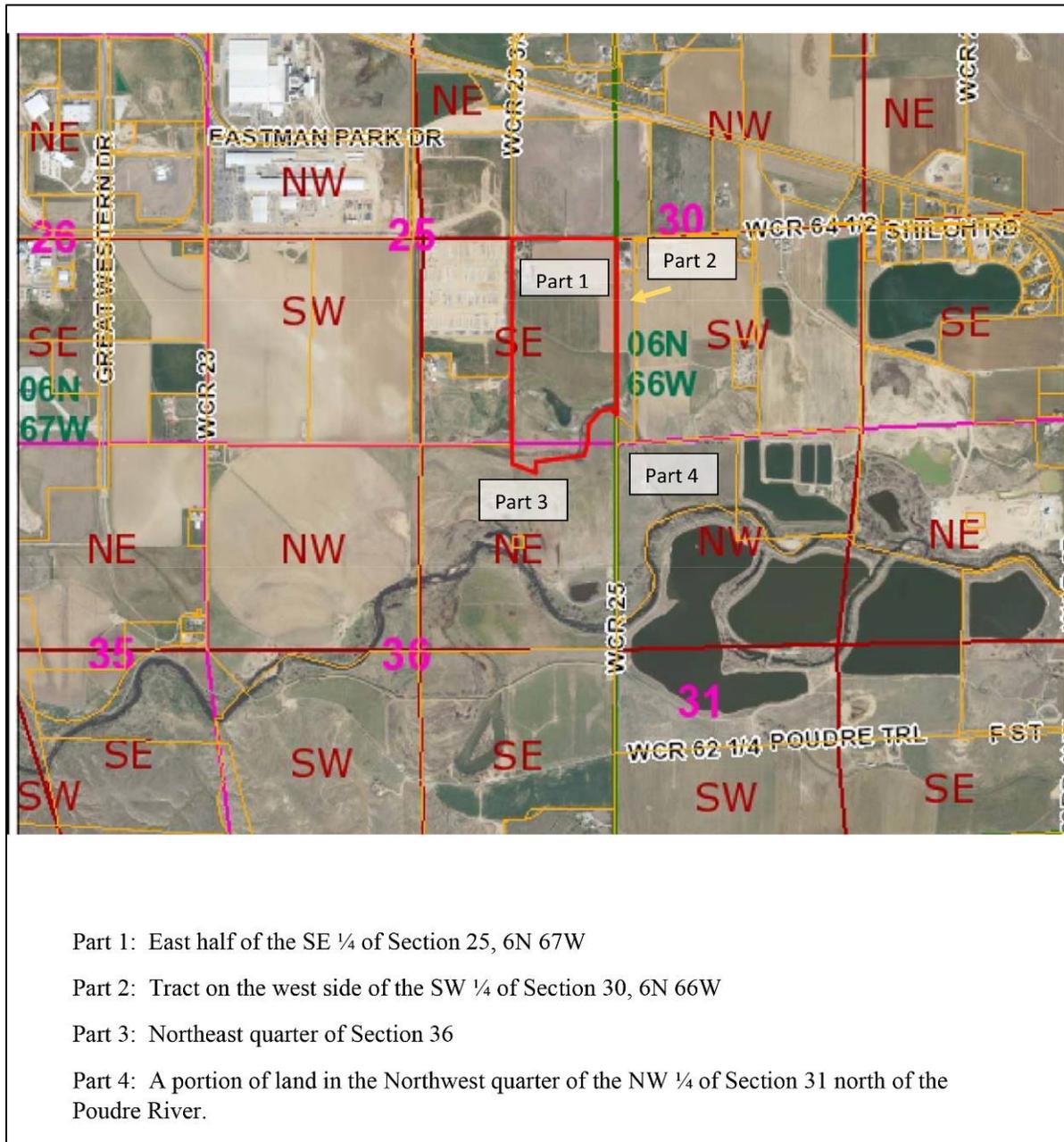


Figure 2: Map of original parcels combined to form the Artesia Farm. Created from Weld County Assessor's online maps by preparer, September 2017.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State



Figure 3: Florence Bliss with children, from left to right: Charles, Mary, Florence, and Corabelle. ca. 1920s. Photo courtesy of Virginia Goetzl.

Figure 4: Charles Owen and Beverly Bates wedding photo on A. B. Owen Ranch and Farm, 1943. Photo Courtesy of Virginia Goetzl.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State



Figure 5: Back row: Lester Goetzel, Corabelle (Owen) Goetzel, Beverly Owen, Charles Owen; front row: Judy Owen, Jimmy Goetzel, and unknown person, ca. 1950. Photo courtesy of Virginia Goetzel.

Figure 6: Bracewell Club on the occasion of its 30<sup>th</sup> anniversary, 1977. Back row: Ester Buderus, Corabelle (Owen) Goetzel, Beverly Owen, Emmy DeBay and Stella Tigges; Front row: Marie Etter, Mina Herbst and Mary Tigges. From the *Windsor Beacon*, 27 October 1977.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State



Figure 7: Main farmhouse (resource 2), camera facing west. From the Weld County Assessor's office, 1999.



Figure 8: Small farmhouse (resource 6), camera facing northeast. From the Weld County Assessor's office, 1999.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

Weld, Colorado  
County and State



Figure 9: Artesian Well house (resource 10), camera facing west. From the Weld County Assessor's office, 1999.



Figure 10: Barn (resource 12), camera facing south. From the Weld County Assessor's office, 1999.

Artesia Farm  
Name of Property

Historic Farms and Ranches of Weld County, MPS

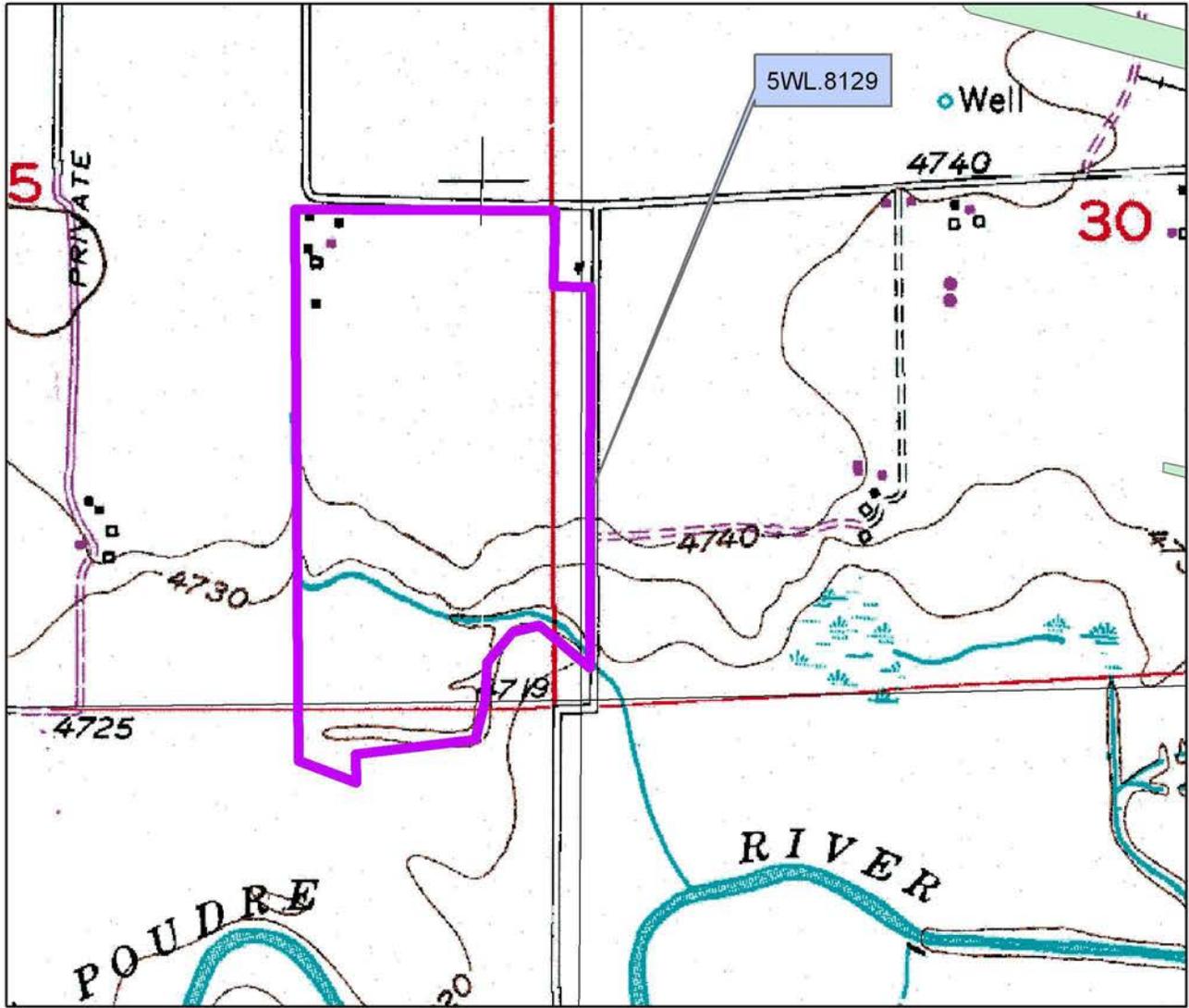
Weld, Colorado  
County and State



Figure 11: Chicken house no. 2 (resource 8), camera facing northeast. From the Weld County Assessor's office, 1999.



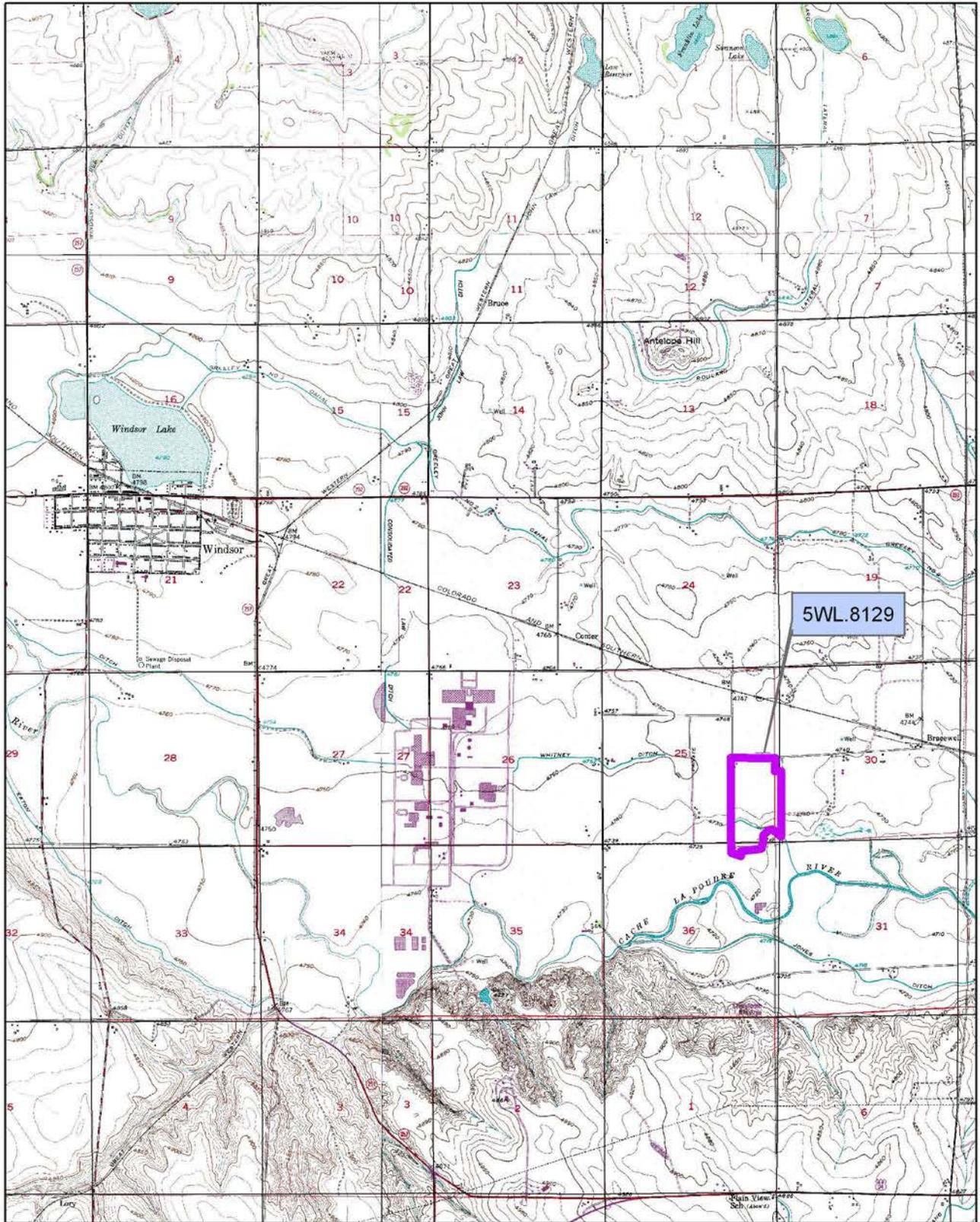
Figure 12: Farm worker's house (resource 14) camera facing west. From the Weld County Assessor's office, 1999.



Bracewell Quad

1:11,000 scale





Bracewell Quad

1:53,000 scale





*Artesia*

ARTESIA  
FARM



Artesia

ARTESIA  
FARM





17820



















PRIDE OF THE  
GO BY WITH THOUGHTS  
POST-OFFICE

1898







A single-story house with a gabled roof. The gable is finished with brown wood shingles, while the main walls are covered in light green horizontal siding. A satellite dish is mounted on the roof. The front entrance features a white door with a screen door, set on a stone-tiled porch. To the left of the door is a window with a white air conditioning unit. To the right are two more windows. The house is surrounded by trees, including a large evergreen on the left and deciduous trees with yellowing leaves on the right.

A silver sedan parked in a gravel driveway. The license plate is visible and reads "690-200". A black trailer is parked behind the car, and a blue tarp is visible in the background.

A stone-tiled porch with several steps leading up to the front door. There are potted plants, including some with white flowers, and several pumpkins on the porch. A small blue container is on the ground near the steps.



690-Z00  
COLORADO

Midway



ACCO SEED



ACCO SEED





LIVINGSTON  
LEIGH  
CL  
LIVESTOCKS



LIVINGSTON  
LEIGH  
L  
LIVESTOCK



JOHN DEERE



JOHN DEERE











**nc**  
**d**

NORTHERN  
COLORADO  
DISPOSAL, INC.  
353-4090  
Courtesy Owned & Operated







Murphy's  
FEEDS





Best  
Murphy's  
FEEDS  
FOR HEALTHY LIVESTOCK





























MEMBER  
TEXAS & SOUTHWESTERN  
CATTLE RAISERS  
EST. 1915  
POSTED







LIVINGSTON  
LEIGH  
LIVESTOCK















Artesia





























UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 2/6/2018      Date of Pending List: 2/28/2018      Date of 16th Day: 3/15/2018      Date of 45th Day: 3/23/2018      Date of Weekly List: 3/23/2018

Reference number:

Nominator:

Reason For Review:

Accept       Return       Reject      3/22/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Control Unit      Discipline \_\_\_\_\_

Telephone \_\_\_\_\_      Date \_\_\_\_\_

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



OFFICE of ARCHAEOLOGY and HISTORIC PRESERVATION

February 2, 2018



J. Paul Loether, Deputy Keeper and Chief,  
National Register and NHL Programs  
National Register of Historic Places  
Mail Stop 7228  
1849 C St, NW  
Washington, D.C. 20240

Re: National Register Nomination for the Artesia Farm, Greeley vicinity, Weld County, Colorado  
(5WL.8129)

Dear Mr. Loether:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the Artesia Farm, near Greeley, Colorado. In accordance with the digital submission policy, enclosed please find:

- CD with PDF of the nomination for the Artesia Farm. Note: **The enclosed disk contains the true and correct copy of the nomination for the Artesia Farm to the National Register of Historic Places.**
- CD with USGS Topo maps from ArcView GIS
- CDs (2) with TIF images
- Physical signature pages to the nomination (by SHPO and for NPS signature)

The State Review Board reviewed the nomination at its meeting on January 19, 2017. The board voted unanimously to recommend to the State Historic Preservation Officer that the nomination met the criteria for listing in the National Register.

We look forward to the listing of this nomination. If you have any questions, feel free to contact me at (303) 866-4684 or at [heather.peterson@state.co.us](mailto:heather.peterson@state.co.us).

Best regards,

Heather Peterson  
National & State Register Historian

Enclosures as above noted