

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

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

### 1. Name of Property

historic name Evergreen Corner Rural Historic Landscape

other names/site number Flaker Farm, Heermann Farm (5PL.217)

### 2. Location

street & number CR 30 and CR 17

|                                     |                     |
|-------------------------------------|---------------------|
| <input type="checkbox"/>            | not for publication |
| <input checked="" type="checkbox"/> | vicinity            |

city or town Haxtun

state Colorado code CO county Phillips code 095 zip code 80731

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
 I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  
 \_\_\_ national \_\_\_ statewide X local

[Signature] Deputy State Historic Preservation Officer Date 6/18/13

Office of Archaeology and Historic Preservation, History Colorado  
 State or Federal agency/bureau or Tribal Government

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

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

### 4. National Park Service Certification

I hereby certify that this property is:

\_\_\_ 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 \_\_\_\_\_ Date of Action \_\_\_\_\_

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**5. Classification**

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

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

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

|                                     |                  |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private          |
| <input type="checkbox"/>            | public - Local   |
| <input type="checkbox"/>            | public - State   |
| <input type="checkbox"/>            | public - Federal |

|                                     |             |
|-------------------------------------|-------------|
| <input type="checkbox"/>            | building(s) |
| <input checked="" type="checkbox"/> | district    |
| <input type="checkbox"/>            | site        |
| <input type="checkbox"/>            | structure   |
| <input type="checkbox"/>            | object      |

| <u>Contributing</u> | <u>Noncontributing</u> |              |
|---------------------|------------------------|--------------|
| 4                   | 1                      | buildings    |
|                     |                        | district     |
| 1                   |                        | site         |
| 11                  | 1                      | structure    |
| 2                   | 6                      | object       |
| 18                  | 8                      | <b>Total</b> |

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

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

N/A

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

**Current Functions**  
(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

AGRICULTURE: Agricultural Outbuilding

AGRICULTURE: Agricultural Outbuilding

AGRICULTURE: Animal Facility

AGRICULTURE: Agricultural Field

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

**Materials**  
(Enter categories from instructions.)

OTHER: Foursquare

foundation: CONCRETE

walls: SYNTHETIC: Masonite

roof: METAL

ASPHALT

other: \_\_\_\_\_

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## **Narrative Description**

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### **Summary Paragraph**

The Evergreen Corner Rural Historic Landscape District occupies the southwest quarter of Section 21 in Township 8N Range 46W in Phillips County. Swedish immigrant Gustav Lindholm, one of the county's early settlers, homesteaded the section in March 1887. Lindholm died in July 1887 and for the next three decades his farm passed through numerous, mostly absentee owners. During the 1890s, drought and crop failures diminished the initial enthusiasm for farming in Phillips County and the population declined. Farming surged again during the 1910s, fueled by high crop prices and comparably inexpensive farmland. Henry A. Flaker was one of many Nebraska residents who moved to Phillips County in search of affordable farmland. He purchased the quarter section of land homesteaded by Lindholm in 1917 and quickly constructed a barn, house, and tankhouse on the property. Flaker named his farm Evergreen Corner after the sheltering evergreens he planted around the farmstead complex. Farm production was focused on winter wheat and hogs. Flaker retired and sold the farm to Lawrence Heermann in 1946. Heermann continued wheat production but replaced hogs with beef cattle. Heermann added a Quonset hut, additional grain storage, and a corral to the farm complex by 1960. Today the farm is managed by Lawrence Heermann's son Lauren. The Evergreen Corner Rural Historic Landscape District is an excellent example of a Phillips County farmstead; a working landscape that illustrates the development of agriculture from the 1910s through the 1960s. The surrounding landscape is agricultural with scattered farmstead complexes visible in the distance.

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## **Narrative Description**

### **SETTING**

Evergreen Corner is located approximately six miles east of Haxtun and four miles northwest of Paoli in Phillips County, Colorado. The farmstead complex is located at the northeast corner of the intersection of County Road 30 and County Road 17. Located in northeastern Colorado, Sedgwick County borders Phillips County to the north, Logan County lies to the west, and Yuma County to the south. Chase and Perkins Counties in Nebraska border it to the east. Part of the high plains, the climate of Phillips County is semi-arid with an average annual rainfall of around eighteen inches. The elevation of Evergreen Corner is 3,933'. There is very little surface water in the county. The only waterway through the county is Frenchman Creek which forms a rough border between farmland to the north and the grazing land to the southeast. The northern part of the county is characterized by rolling plains covered with fields of wheat and corn while the southeastern portion is part of the Sand Hills region and utilized primarily for livestock operations, both cattle grazing and commercial hog farms. Agriculture is the primary industry in the county. Though a relatively small county (688 square miles), the land is intensively used with 432,154 acres in farms as of the 2007 agricultural census. Phillips County ranks eighth in Colorado in the total value of agricultural products sold, with profits divided almost equally between crop and livestock sales. Its top products are corn for grain (with 109,900 acres harvested in 2010), winter wheat (with 105,600 acres harvested in 2010), and cattle (with 33,000 head in the county in 2010). Grain storage is an important part of the agricultural economy as well as the visual landscape with 15,716,110 bushels of grain storage in the county.

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

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## CULTURAL LANDSCAPE FEATURES

**Land Use Activities:** Originally rolling prairie, Phillips County's native grasses were home to large herds of buffalo, antelope, and deer. The nomadic Arapaho and Kiowa utilized the area as a hunting ground. These Native American groups were moved to reservations in Oklahoma and Wyoming the late 1860s and were replaced by cowboys trailing cattle through the region. Homesteaders arrived in Colorado in the mid-1880s, breaking up the sod and converting prairie land to farm land. The soils are sandy loams and silt loams. The sandier soils are well-suited to corn and the silt loams to wheat production. The primary land use at Evergreen Corner has been dryland wheat farming. During the Flakers operation from the late 1910s through the mid-1940s, crop income was supplemented with hog raising. When Lawrence Heermann purchased the farm in 1946, he replaced hogs with beef cattle. The land is currently in the Conservation Reserve Program allowing the return of native prairie grasses.

**Boundary Demarcations:** The district boundaries reflect the Public Land Survey System (PLSS) created by the federal government to administrate the survey, sale, and settlement of lands west of the original colonies. Used to subdivide and describe land parcels, the PLSS established a grid across the western U.S. based on 6-mile-square townships, which are then subdivided into 36 one-mile-square sections. Evergreen Corner is located in the southwestern corner of Section 21 of Township 8N Range 46W. Gustav Lindholm acquired the property under the Homestead Act which awarded 160 acres of land to farmers who built a residence and put the land into agricultural production. Most farms in Phillips County have grown from their original quarter section to cover multiple sections, but the checkerboard pattern created by the PLSS still evident in the arrangement of fields and pastures and is easily visible in aerial photographs. Most of the county roads in Phillips County follow section lines, reinforcing the grid pattern. County Road 17 forms the western boundary of the district and County Road 30 forms the southern district boundary. Farm fields border the district on the north and east.

**Patterns of Spatial Organization:** The layout of Evergreen Corner is typical of farms in Phillips County. The farmstead buildings are clustered close to County Road 30. The house is closest to the road and faces south onto the road. A driveway leads from the road to the house and then widens into a central work yard. All major buildings are clustered around the work area, with domestic features clustered around the house and agricultural features clustered around the barn. Large windbreaks shelter the farmstead complex from the frequent high winds on the plains. Windbreaks are situated on the north and west sides, the direction of prevailing winds. The windbreaks also form a partial boundary around the farmstead complex. Due to the flat topography, windbreaks are highly visible from a distance, indicating the location of farm complexes. One of the windbreaks extends along County Road 17 and serves as a barrier between the road and the farm. The dense trees also provide some privacy.

**Response to the Natural Environment and Vegetation Related to Land Use:** Large, dense windbreaks composed of ponderosa pines surround the farm on the north and west sides. Tree planting was an essential part of farmstead development on the plains. The flat, treeless topography of the plains offered no shade or relief from high winds. Trees made the farmstead much more pleasant, providing shade and blocking winds. They also provide habitat for wildlife and helped define the boundaries of the farmstead complex. During the Dust Bowl of the 1930s, the Soil Conservation Service promoted windbreaks as a method for fighting soil erosion. The design of windbreaks became more formalized, following recommended designs. The Evergreen Corner windbreak is denser than most, without clearly defined rows of trees. The inclusion of more decorative, carefully shaped large evergreen shrubs is also atypical for Phillips County windbreaks which generally have a less groomed appearance. Landscaping has also been used to define the domestic area of the farm. A grass lawn surrounds the house. Manicured evergreen trees and shrubs have been planted around the house. Taller evergreen trees are located along the east side of the house, screening the house from a view of the corrals.

The primary crop on the farm has been winter wheat, which is well-suited to the region's climate. Planted in the fall and harvested in early summer, winter wheat requires a cold period to produce grain. The development of drought resistant winter wheat varieties was essential to the agricultural development of the High Plains. The acreage surrounding the farmstead is currently in the Conservation Reserve Program (CRP). Since the Dust Bowl, the federal government has taken on a much more active role in agricultural land management. Established in 1985, the CRP was designed to protect

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erosion-prone cropland. Farmers who join the program agree to take highly erodible land out of production, replacing crop fields with a permanent cover of grass. In exchange, they receive rental payments from the federal government. Under the CRP, native grasses have been allowed to take over the former farm fields.

**Cultural Traditions:** The history of Evergreen Corner illustrates the important role of immigrants in the development of Phillips County agriculture. Swedes and Germans were the two primary immigrant groups in the county. Gustaf Lindholm, who homesteaded the land in 1887, was a Swedish immigrant and several of the subsequent owners were also from Sweden. Henry Flaker and Lawrence Heermann were both the children of German immigrants. However, it is impossible to explicitly tie any of the features of Evergreen Corner to this German heritage. Lindholm, Flaker, and Heermann all lived in Nebraska before moving to Phillips County, which is located just west of the Colorado-Nebraska border. Many farmers moved from Nebraska to Phillips County in search of affordable farmland in a familiar climate.

**Circulation Networks:** The location of the farm at the intersection of County Road 17 and County Road 30 provides easy access to Paoli and Haxtun. Both communities offer large grain elevator facilities as well as access to Highway 6. An L-shaped dirt driveway, connecting to County Road 17 and County Road 30, runs through the farm complex. The drive separates the domestic area of the farmstead complex from the agricultural areas. In between the house and the barn, the drive expands to become a work yard. This space is large enough to temporarily hold horses, livestock, machinery, equipment, and vehicles, facilitating the movement of grain and livestock within and out of the farm complex. The work area also provided an area large enough for tractors, trailers, and other large vehicles to turn around.

**Clusters and small-scale elements:** The farm district includes several key functional groups. On a large scale, there is the cluster of buildings, structures, and objects that comprise the farm headquarters, grouped together at the southwest corner of the quarter section. Within the farmstead complex, features are clustered by function. The domestic or residential area on the south side of the complex includes the house, clothesline, tankhouse, and windmill. Trees, a manicured lawn, and a picket fence are used to help define the cluster. The agricultural functions on the farm are clustered to the rear of the domestic area, separated from it by a driveway and work yard. The agricultural cluster includes work areas, equipment storage, and grain storage with features centered on the barn. There are also smaller clusters within the agricultural cluster, such as the grouping of grain bins and feed storage bins behind the Quonset hut. Livestock areas, including the feed lot and loafing shed, are separated from the other farm functions and are located on the east side of the farmstead complex.

Numerous small-scale elements are located within the clusters and help to define their functions. Small-scale elements within the domestic cluster include concrete sidewalks, a concrete patio, the clothesline, and the white picket fences. Small-scale elements in the agricultural cluster include a wide variety of farm equipment and machinery that are key to understanding the farm as a working landscape. Other key small-scale features include the gas pumps, gas tanks, farm signage, and electrical poles and wiring.

## CONTRIBUTING RESOURCES

**Site (1918-circa1960):** The Evergreen Corner Rural Historic Landscape encompasses a quarter of a section. The farmstead complex is located at the southwestern corner of the district; agricultural fields cover the rest of the district. Historically, winter wheat was grown; today the land is in the Conservation Reserve Program. The district includes twenty-six buildings, structures, and objects. In addition to the site, there are seventeen contributing resources. Constructed between 1918 and circa1960 the contributing resources include the house, barn, Quonset hut, outhouse, tankhouse, windmill, corral, grain bins, feed storage bins, clothesline, and farm sign. The non-contributing resources were added to the complex less than fifty years ago and include the shop, loafing shed, gas tanks, gas pumps, picket fence, and solar panels. The site also includes significant landscape features such as extensive windbreaks and landscaping around the domestic area.

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### **Buildings**

**House (1919):** The house was the second building constructed by Henry Flaker, completed in 1919. It is a two-story, Foursquare type. Foursquare houses were popular in Colorado from circa 1900-1930, but relatively rare in Phillips County where smaller, single-story houses are more common. Character-defining features of the Foursquare type include a square plan, two-story height, hipped roof with overhanging eaves, front porch, and hipped dormer. The house sits on a raised concrete foundation with a basement. It is frame covered with Masonite siding painted white. The roof is hipped, with a south-facing dormer, and is covered in gray asphalt shingles. A red brick chimney extends from the roof.

The south-facing facade is symmetrical. An enclosed hipped-roof porch extends across the first story. The porch roof was originally supported by paired, square wooden columns resting on a frame wall. These columns remain intact and now appear as pilasters, with frame infill around each pair. The space between each pair of columns has been filled with single-light picture windows, with two windows on the front of the porch and a window on each side. Concrete steps flanked by a low concrete wall lead up to a wooden door covered by a glazed metal storm door. There are three window openings on the second story; a narrower 4/1 sash window at the center flanked by wider 6/1 and 4/1 sash windows. The large roof dormer contains three windows with a wider 5/1 window flanked by narrower 3/1 windows.

The west side of the house, the first story contains a three-part window (composed of a 4/1 sash window framed by 3/1 sash windows) and a bay window with three single-light fixed windows. Three 4/1 sash windows are located on the second story. On the north side of the house, a single-story, hipped-roof addition extends the width of the house. This addition replaced a hipped-roof rear porch. The addition contains two fixed windows on the north side, a 1/1 sash window on the west side, and door and 1/1 sash window on the east side. A concrete planter covers the raised foundation. Three 4/1 sash windows are located on the second story. The east side contains a three-part window (composed of a 4/1 sash window framed by 3/1 sash windows), a single-light fixed window, and a 4/1 sash window. Three 4/1 sash windows are located on the second story.

The interior shows the influence of Craftsman design. It retains many original finishes including wood room dividers, columns, moldings, and built-in cabinets. The level of finish is unusually high for a farm house.

Historic photographs show that the primary alterations to the house have been the enclosure of the front porch and the replacement of a rear porch with a single-story addition. The date of the porch enclosure is unknown; the back porch was replaced by the rear addition in the 1970s. The fenestration looks to be largely unchanged. The main alteration was at the southeast corner of the second story where bands of four windows on the facade and east sides were replaced with the current single windows (giving the facade its current symmetrical appearance). This may have originally been a sleeping porch. All multi-light windows appear to be original. The fixed light window on the east side is a replacement, but the opening appears to be original. The original wood siding was replaced with Masonite in the 1970s.

**Barn (1918):** The gambrel-roof barn was the first building Henry Flaker constructed on the farm, completed in 1918. The Flaker family lived in the barn while the house was under construction. The barn is centrally located on the farmstead, northeast of the house. It faces south onto the work yard. While survey results showed that gable-roof barns were the most common type in Phillips County, gambrel roofs were also very popular. The dual-pitch of the gambrel roof provided more loft storage space for hay, but was also more expensive to build since it was more complex. Historically, barns were the central feature of the farmstead and served a variety of functions. The Flaker barn was originally designed to hold horses, dairy cows, and hay along with some storage space for farm machinery. As horses and dairy cows disappeared from the farmsteads, farmers adapted barns to other uses. In the 1940s, Lawrence Heermann converted much of the barn interior to grain storage; the exterior bracing was also added at this time.

The barn is rectangular in plan and sits on a concrete foundation. The south, east, and west side are sheathed in white, horizontal Masonite siding (circa 1970s; standing seam metal siding covers the north side (circa 2010)). The original wood siding remains underneath. The gambrel barn, with flanking sheds, is topped with a metal roof and five, evenly-spaced

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lightning rods. The ground level of the south side contains two, wooden sliding doors suspended from overhead tracks. There is also a wooden pedestrian door and two pairs of four-light fixed windows. Above are strips of horizontal bracing and two square openings covered with hinged panels. The gambrel end features a hay hood with a large opening flanked by fixed, four-light windows. The west side has a dutch door near the center with three fixed, four-light windows to the north and one to the south. There are no doors on the north side. Two fixed, four-light windows are located at ground level. Above are square openings matching those on the south facade. Two fixed, four-light windows are located in the gambrel end. The east side has a dutch door near the center with fixed, four-light windows on either side.

Looking at historic photographs, it appears that some alterations have been made to the ground level entrances on the south facade. The windows at the gambrel end appear to be original. Other features are difficult to distinguish in the photographs.

**Quonset Hut (circa 1960):** A Quonset hut is located on the northwest corner of the farm, west of the shop. This Quonset hut has vent openings beneath the gable on either end, and a double sliding door on the south side. It is rectangular in plan, and constructed of corrugated metal. Quonset huts were added to many farms in the mid twentieth century as a place to store and maintain equipment. The Quonset hut was developed during World War II. A lightweight, prefabricated building, it could be easily shipped and erected without skilled labor. Constructed of corrugated galvanized steel, the buildings had a semicircular cross section. The support-free, open plan interior space was easily adaptable to a wide range of uses. After the war, the Quonset hut type was quickly adopted by farmers as all-purpose farm buildings. They were most often used as machine storage and workshop buildings, though they could also be adapted to grain storage. Quonset huts in Phillips County include both those ordered pre-fabricated and shipped to farms in pieces as well as locally produced examples. Interior support structures include wood as well as steel framing. Exterior coverings include steel and aluminum.

**Outhouse (1918, moved 1948):** The outhouse is located on the north side of the farm, north of the shop. The square building sits on a concrete pad. Asphalt shingles top the side-gable roof. The south side contains a glazed metal storm door. The outhouse was originally located closer to the house; it was moved to its current location in 1948. It has been covered with Masonite siding. The date is unknown, but this was likely done in the 1970s when the house and barn were resided.

### **Structures**

**Tankhouse and Windmill (circa 1918):** Tankhouses consist of a large water tank elevated on a wooden or metal frame. Raising the water tank created water pressure allowing for gravity flow of water to the house. Tankhouses were located adjacent to the well and windmill and stored the water pumped from the well. The tankhouse frames and tanks could be left exposed or enclosed within a walled and roofed enclosure as seen here. The tankhouse is square and sits on a concrete pad. The tankhouse is topped with a low-pitch pyramidal roof covered with asphalt shingles. The tankhouse has no windows. The only entrance is through a simple door on the east side. While the door appears to be a replacement, a decorative molding still surrounds the opening. The original wood siding was replaced with fiber cement siding around 2005. A windmill is anchored to the tankhouse on the north side. It is an all-metal, Chicago-made Aermotor design. Introduced in 1888, Aermotor was the most popular windmill manufacturer. It is likely a 602 Model, which were self-oiling and constructed between 1916 and 1933.

**Grain Bins and Feed Storage Bins (1948, 1959):** A collection of two round corrugated steel grain bins and six feed storage bins are located at the northwest corner of the farmstead. All have conical metal roofs. The feed storage bins likely stored grain for cattle. The bins are surrounded by a dense windbreak. Grain storage was an essential feature on most farms. This included both the storage of feed for livestock as well as the storage of grain for market, with the farmer waiting for the best price.

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**Corral (circa1940s):** Lawrence Heermann constructed the corral in the late 1940s when he added feeder cows to the farm operations. The corral fencing is constructed of steel poles. Around the mid-twentieth century many farmers added feedlots for beef cattle to their farmstead complexes. Corral areas were usually located to the rear or side of the farm complex. The corral was used until the 1990s when the Heermanns stopped raising cattle.

### **Objects**

**Clothesline (1947):** A clothesline is located behind the house, just north of the picket fence. It consists of wires suspended between two T-shaped metal posts.

**Farm Sign (circa1918):** A wooden farm sign with the words "Evergreen Corner" is located at the southwest corner of the farm, visible from County Road 17 and County Road 30.

### **NON-CONTRIBUTING RESOURCES**

**Shop (2005):** The shop is located east of the Quonset hut and south of the outhouse. The rectangular plan shop sits on a concrete foundation. The walls and roof are clad in metal. The south side is filled with four large fixed windows. The east side has the primary entrance with an overhead garage door and smaller window.

**Loafing Shed (1978):** The loafing shed is located on the west side of the farm within the corral. A small loafing shed has been placed at the division of two large pens. The loafing shed is covered in metal and faces south. The cattle feed lot and loafing shed replaced a hog barn and hog pens built by Henry Flaker.

**Gas Tanks and Pumps (1978; 1986):** Located adjacent to the Quonset hut and the shop, the gas tanks and pumps are located on a concrete pad.

**Picket Fence (2008):** A white picket fence is located north of the house. The fence runs a straight line and is 56' long. It does not enclose anything; instead it acts as a visual boundary between the lawn around the house and the rest of the farm yard.

**Solar Panels (1978):** Two solar panels are located at the southwest corner of the farm, adjacent to the Evergreen Corner farm sign. The panels are arranged diagonally, supported by metal posts on concrete footings.

### **INTEGRITY**

The Evergreen Corner Rural Historic Landscape District is a working landscape that has evolved to meet changing farm needs. The alterations have occurred during the district's period of significance which extends from 1918 to circa1960. Changes reflect Phillips County farming trends such as the removal a chicken coop, the replacement of hog facilities with a cattle feed lot, the conversion of much of the barn into grain bins, the construction of a Quonset hut, and the addition of grain and feed bins. Some changes have occurred after the period of significance including the construction of the loafing shed and shop and the addition of gas tanks and gas pumps. However, all of these features fit with the character of the farm and are small in scale in comparison to the overall size of the farmstead complex.

With view sheds of the surrounding agricultural landscape hardly altered since 1918, the district retains a high degree of integrity of setting and feeling. The district also retains integrity of association, having been developed by two farm families (the Flakers and the Heermanns), the second of which continues to operate the farm today. The fact that the acreage surrounding the house is currently in a conservation program rather than in crop production detracts somewhat from the integrity of setting, feeling, and association, but this is part of the evolution of farm operations. The land may return to crop production after the current CRP lease terminates. The integrity of materials has been negatively impacted by the Masonite siding added to the house, tankhouse, and barn. These features were all originally covered with wood



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siding. However, farmsteads without material replacements are very rare in Phillips County. The Masonite siding has less of an impact than the metal siding or other materials used to clad many buildings since from a distance it closely resembles wood siding. The Masonite is white, the original color of the building material. The original roofing has also been replaced with synthetic materials. The integrity of design for the farmstead as a whole, as well as most individual buildings, is high. The only significant design alterations have occurred on the house where the front porch has been enclosed and an addition constructed at the rear.

| <b>District Resources</b> | <b>Date</b>     | <b>Contributing</b> | <b>Non-contributing</b> |
|---------------------------|-----------------|---------------------|-------------------------|
| <b>Site</b>               |                 |                     |                         |
| Farm                      | 1918-circa 1960 | 1                   |                         |
| <b>Buildings</b>          |                 |                     |                         |
| House                     | 1919            | 1                   |                         |
| Barn                      | 1918            | 1                   |                         |
| Quonset hut               | circa 1960      | 1                   |                         |
| Shop                      | circa 2005      |                     | 1                       |
| Outhouse                  | 1918            | 1                   |                         |
| <b>Structures</b>         |                 |                     |                         |
| Tankhouse                 | 1918            | 1                   |                         |
| Windmill                  | 1918            | 1                   |                         |
| Corral                    | circa 1940s     | 1                   |                         |
| Loafing shed              | 1978            |                     | 1                       |
| Grain bins                | 1948; 1959      | 2                   |                         |
| Feed storage bins         | 1959            | 6                   |                         |
| <b>Objects</b>            |                 |                     |                         |
| Gas tanks and pumps       | 1978; 1986      |                     | 4                       |
| Clothesline               | 1947            | 1                   |                         |
| Picket fence              | 2008            |                     | 1                       |
| Solar panels              | 1978            |                     | 1                       |
| Farm sign                 | circa 1918      | 1                   |                         |

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**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.

**Areas of Significance**

(Enter categories from instructions.)

AGRICULTURE

ARCHITECTURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1918-circa1960

\_\_\_\_\_

**Significant Dates**

1918

1946

\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

\_\_\_\_\_

**Architect/Builder**

Henry Flaker

Ralph Voorhies

Lawrence Heermann

**Criteria Considerations**

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

Property is:

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

**Period of Significance (justification):** The period of significance for Evergreen Corner begins with the construction of the barn built by Henry Flaker in 1918. The farmstead continued to evolve over the following decades. The period of significance ends circa 1960 with the construction of the Quonset hut, the last major addition to the farm complex, as well as the physical development of the farmstead complex.

**Criteria Considerations (explanation, if necessary)** N/A

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### Statement of Significance Summary Paragraph

The Evergreen Corner Rural Historic Landscape District is significant for its association with the development agriculture in Phillips County from the farming boom of the 1910s through the agricultural changes of the mid-twentieth century. Though the land was originally homesteaded in 1887, it passed through a series of non-resident land owners for the next three decades until purchased by Henry Flaker in 1917. Flaker is responsible for establishing the farmstead as it appears today, constructing the house, barn, tankhouse, and outhouse. Flaker retired in 1946 and sold the farm to Lawrence Heermann. Heermann added the Quonset hut, expanded grain storage, and replaced Flaker's hog barn and pens with a cattle feed lot. The farm remains in the Heermann family and is currently operated by his son Lauren. Evergreen Corner is locally significant under **Criterion A** for *agriculture* for its association with the history of agriculture in Phillips County and locally significant under **Criterion C** for *architecture* as an excellent example of a Phillips County farmstead from the first half of the twentieth century. The white frame buildings clustered around a central farmyard are characteristic of early twentieth century Phillips County farms while the Quonset hut, metal bins, and corral are characteristic of mid twentieth century expansion.

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

**Criterion A (Agriculture):** Evergreen Corner is significant under Criterion A for Agriculture as an excellent example of a Phillips County family farming operation, associated with both the farming boom of the 1910s and the dramatic changes of the mid twentieth century. Two families have operated the farm since 1918—the Flakers and the Heermanns. These families illustrate the important role of immigrant families in agriculture and the close connections between Phillips County and neighboring Nebraska. Henry Flaker and Lawrence Heermann were both the children of German immigrants who moved to Phillips County from Nebraska, a common trend. Farmers arriving from Nebraska found a similar climate and landscape, but more affordable farm land. They constructed farms like the ones they left, creating an agricultural landscape similar to western Nebraska. Evergreen Corner has been in continuous operation since 1918 and reflects farming trends in Phillips County, including the evolution from early twentieth century diversified farming to more intensive crop and beef production at midcentury. As was common in the early twentieth century, Henry Flaker was a general farmer; he planted dryland wheat and other crops as well as keeping horses, dairy cows, chickens, and hogs. By midcentury, new machinery, fertilizers, and insecticides were revolutionizing farm production, leading to farm expansion and the end of general farming. Lawrence Heermann focused on wheat production along with feeder cattle. Horses, dairy cattle, chickens, and hogs all disappeared from the farm and much of the barn was converted to grain storage.

**Criterion C (Architecture):** Evergreen Corner is also eligible under Criterion C for Architecture as an excellent example of a Phillips County farmstead complex. The farmstead complex includes several characteristic Phillips County farm types including a gambrel-roof barn, outhouse, Quonset hut, and steel grain and feed bins. The farmstead also retains its original tankhouse and windmills, features that are rapidly disappearing from the Phillips County landscape. Older buildings are constructed of frame while midcentury additions are metal. The Foursquare residence reflects the influence of national style trends on rural construction in Phillips County, though the residence is larger and more elaborate than most of the county's farmhouses.

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

The resource is significant for its overall intact rural landscape. It is an excellent example of a High Plains rural farm landscape in northeastern Colorado. The rolling plains surrounding the Evergreen Corner Rural Historic Landscape have changed very little since Henry Flaker established the farm in 1918. The wide-open view shed of adjacent farmlands exists much as it did ninety five years ago. The built features developed during the Flaker farming period and the midcentury features added during the Heermann period continue to exist in harmony with the natural landscape features.

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According to the *Guidelines for Evaluating and Documenting Rural Historic Landscapes* National Register Bulletin, the significant components of a rural landscape include spatial organization, response to environment, circulation networks, boundary demarcations, building, structures, objects, land use and cultural traditions. The Evergreen Corner Rural Historic Landscape includes all of these components.

Overall, the resource retains a high degree of integrity regarding location, feeling, setting, association, and design. The historic layout and building relationships are intact. The built features of the farm demonstrate farmers' adaptations to the natural environment (windbreaks), knowledge of wider farmstead types and trends (Foursquare house, gambrel-roof barn, and farmstead arrangement) as well as the evolution of farming practices (barn, Quonset hut, grain and feeder bins, and corral). The integrity of materials and workmanship has been impacted by the replacement of original wood siding and shingle roofing as well as porch alterations on the house. However, the farm buildings retain their overall appearance and form as well as most of their original windows.

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### **Developmental history/additional historic context information**

#### *Settlement Boom and Bust*

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

Gustaf Adolf Lindholm homesteaded the southwest quarter of Section 21 in Township 8N Range 46W in 1887, arriving the same year as the railroad. Born in Sweden in 1852, his year of immigration is unknown. He followed his older brother, Sven August Lindholm to the United States. The Lindstrom brothers were part of a large group of Swedes who immigrated to the United States during the second half of the nineteenth century. The majority came in search of good, affordable farm land. They settled predominantly in the upper Midwest, but many also came to Nebraska and northeastern Colorado. The Lindstrom brothers settled in Nebraska, where Sven was a clergyman in a Swedish Lutheran Church and Gustaf worked as a farm laborer. Gustaf arrived on his homestead in Phillips County in March 1887 and constructed a sod house. The house had 7' high walls and measured 16' x 18'. The roof was constructed of boards, tar paper, and sod. Gustaf also dug a well and began constructing a barn. During the spring he broke and planted 23 acres of prairie. The initial crop was corn, potatoes, and vegetables, but most of it was destroyed by hail. The value of the crop produced was estimated to be \$25. Gustaf died in July 1887. His brother Sven acquired the property under the Preemption Act as Gustaf's heir. Preemption allowed those with an established residency claim on public lands to purchase them for a minimum of \$1.25 per acre. Sven paid \$200 for the farm, which was described as prairie land with sandy soil, good quality for farming. It is unclear if Sven ever lived on the farm. When he purchased the farm, he was still living in Nebraska.

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During the 1890s, Sven Lindholm may have rented the land for grazing. By 1900, he had moved to Minnesota where he continued to be employed as a Lutheran clergyman.

The initial wave of Phillips County settlement reached its peak around 1890. The following decade saw many farm failures. Too many homesteaders “started in an arid climate, penniless, without any knowledge of the methods needed, and with seed, feed and family supplies to be purchased for six months to two years before any revenue could be expected” (Cottrell 1910, 4). There were large delinquent tax lists during the 1890s. Land ownership records from the county’s early decades show landowners frequently losing their land due to an inability to pay taxes, often buying it back from the sheriff only to lose it again. The challenges of settlement were exacerbated by the Panic of 1893, followed by a drought in 1894 during which few farmers succeeded in growing anything. Many gave up their claims and left the region. The population fell from 2,642 in 1890 to 1,583 in 1900. The number of cattle rose from 3,701 to 23,633 during the same period as farm land was turned over to grazing land and the region was promoted for ranching rather than farming.

In 1900, Sven Lindholm sold the property to Samuel A. Linstrom, another Swedish immigrant, for \$100. The U.S. Census of 1900 records Linstrom as living in Phillips County, lodging with a farm family. His occupation is recorded as a livestock breeder. The history of the property between 1900 and 1906 is murky. It appears to have been lost to the county for back taxes at one point and passed through the hands of several lawyers. Linstrom died and in 1906, the probate court awarded the property to his widow, Charlotte Linstrom. It is unclear if Charlotte Linstrom ever lived on the property. She was living in Page, Iowa in 1909 when she sold the property to S.S. and Hanna Swenson of Phelps County, Nebraska. S.S. Swenson appears to be the same individual as Lars S. Swenson, who is listed in the U.S. Census of 1900 as a farmer in Phelps County, living with his wife Hanna and eight children. Census records indicate he emigrated to the U.S. from Sweden in 1882. A second deed in 1910 gave joint ownership to the Swensons and Ephriam S. and Emma L. Hendrickson, farmers from Harlan County, Nebraska; they were likely co-investors in the property. Neither the Swensons nor the Hendricksons appear to have ever lived on the property; census records show them continuing to reside in Nebraska. In 1913, they sold the property to Elmer E. Rosser, a farmer from Furnas County, Nebraska for \$3,000. Once again, Rosser appears to have been an absentee land owner.

#### *The Farming Boom of the 1910s and the Establishment of Evergreen Corner*

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

The many settlers arriving from western Nebraska had an advantage since they were already familiar with farming in drier conditions as well as with growing the winter wheat suited to this climate. Limited public lands remained in Phillips County and most of the new arrivals were buying farms rather than homesteading. Prices depended on the quality of the land, the distance from town, and the value of the buildings and improvements. The 1910s were a good time to be a farmer, with a huge demand for crops created by World War I. The United States sought maximum production from its farmers and 1917 achieved the largest crop acreage in the country’s history. The production of staple foods, especially wheat and hogs, was particularly encouraged (USDA 1918). On June 19, 1919, the *Haxtun Harvest* reported that “Phillips County, and especially the part of it immediately adjacent to Haxtun, seems to be coming in to its own in the way of land sales. And it would also seem that the people of our neighboring state of Nebraska are quite partial to this part of the world.”

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By the early 20<sup>th</sup> century, most Phillips County farmers had abandoned their soddies for frame houses. Lumber, along with building plans, could now be obtained from local lumber yards. Farmers could also order a new house, barn, or other outbuilding from a catalog, to be delivered as a kit via the railroad. Farmsteads expanded and modernized as farming took hold. A typical farmstead included a house, general barn, tank house, chicken coop, granaries, cellar, garage, outhouse, and corral. In addition, many included specialized structures such as milk houses or hog barns. Trees were also an essential feature of the farmstead; farmers planted dense windbreaks to block the stiff prairie winds and to prevent erosion. Barns were essential to working farmsteads, and so they were often the first building a farmer constructed. A farm family might even live in part of their barn while building themselves a residence. Barns generally included horse stalls, a tack room, and equipment storage on the main level with a loft for hay storage above. Barns might also be built to accommodate dairying, for many famers also kept a few milk cows. Milk products and eggs were additional sources of year-round income for farmers. Granaries were essential for storing grain for cattle and hogs.

In 1917, Elmer Rosser sold the farm to Henry A. Flaker for \$2,000. Henry Flaker was born in Ohio in 1867 to German emigrant parents. He left school after 6<sup>th</sup> grade and moved to Nebraska in the 1890s. He married Lena Albers, also the child of German emigrants, in 1899. Henry and Lena had three children while living in Nebraska: Ervin (1904), Minerva (1907), and Fern (1909). Henry was a merchant and operated a general store in Hallum, Nebraska. Though Flaker was one of many Nebraska residents to move to Phillips County in the 1910s, the vast majority were already farmers. Henry Flaker is unusual for deciding to give up a commercial business to take up farming, especially at the age of 50. Factors influencing Flaker may have included the many other Nebraskans moving to Phillips County, the progressive farming and back to the land movements of the 1910s, and the high crop prices during World War I.

There do not appear to have been any substantial buildings on the property when Flaker purchased it, supporting the appearance that the property was owned by a series of non-resident or out-of-state owners. Flaker hired Rex Voorhies of Haxtun to construct a barn and house on the property. According to census records, Voorhies was also from Nebraska and worked as a building contractor. Voorhies had previously worked on the construction of a concrete grain elevator in Haxtun. The barn was constructed first (completed in 1918), and the Flaker family lived in part of the barn during their first summer on the farm while the house was under construction. The original layout of the barn included horse stalls on the western side with a grain bin in the northwest corner, stanchions for dairy cows, and a garage in the southeast corner. Farm machinery was stored in the central part of the barn. A hay loft was located above. In the winter of 1918/1919, the Flakers moved into the basement of the house while it was still under construction. The house was a large Foursquare, much more elaborate than the typical farmhouse in Phillips County. The interior included a high degree of finish including decorative woodwork and crystal chandeliers. Flaker appears to have done well with his mercantile business and been able to invest a large amount into establishing his farm. A windmill and tankhouse were constructed behind the house to provide water. Flaker planted a windbreak of evergreen trees to shelter the farmstead and named his new farm Evergreen Corner. A Phillips County promotional brochure published by the Agricultural Development Department of the Burlington Railroad in the early 1920s featured a photograph of the Flaker farm, labeling it "an exceptionally well improved farmstead." The publication also lauded the county's farming success:

93.55 percent of the area of this county is adapted to agricultural uses, and in this respect it stands third among the 63 counties of Colorado. This fact, couple with good yields, gives Phillips County a predominance in agricultural production. In proportion to its size, Phillips County produces more hogs, corn, winter wheat, millet and sudan grass than any other county in Colorado, and ranks second in production of oats. It stands first again in number of farm tractors, and second in the number of miles of good gravel and sand clay roads. It ranks third in the total farm value of its crops. These facts and figures render undeniable evidence of the productivity of the land in Phillips County, and are a good index of the general wealth, prosperity and progressiveness of its people (4).

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The 1920 census lists Henry Flaker as a general farmer and the head of a household including his wife Lena, children Ervin, Minerva, and Fern, and mother-in-law Maggie Albers. Henry farmed dryland wheat along with raising hogs, chickens, and a few dairy cows. This mix of farming supplemented by livestock was typical of the period. Fern Flaker died in 1928 at age 20 and her mother Lena died in 1932. Lena Flaker's obituary describes her as the wife of a prominent farmer. The family apparently fell on hard times during the Depression, and the house received minimal upkeep during the 1930s. The Flakers primarily lived downstairs so as not to have to heat the upper levels, which led to the second floor registers freezing and breaking. At one point the Flakers also rented the attic space for use as a practice boxing ring. The 1940 census recorded Henry Flaker (age 72) and Minerva Flaker (age 34) living in the house. Henry's occupation was still listed as farming while Minerva was a school teacher. Henry Flaker sold the farm in 1946 and retired to California. He died in Los Angeles in 1955 and was buried in Posegate Cemetery in Phillips County.

### *Midcentury Farming and the Heermanns*

Lawrence and Clara Heermann purchased the farm from Henry Flaker in 1946. Lawrence Heermann was born on a farm in Buffalo County, Nebraska in 1909 to German emigrant parents. Looking for farm land without so many hills, Lawrence's father Henry Heermann purchased a farm in Phillips County in 1920. Farms could take several years to establish, so it was common for the men in a family to come ahead to begin farming operations and construct essential buildings before the entire family moved. Henry Heermann sent his sons out to break the sod and construct essential buildings. For the next three years, they came out to Phillips County in the summer to farm and moved back to Nebraska in the winter. The family finally moved to Phillips County in 1924. Lawrence Heermann farmed with his father Henry until 1940 when he married Clara Oltjenbruns, also of German descent. After their marriage, Lawrence and Clara rented a farm near Amherst and then a farm northeast of Haxtun. In 1946, they purchased Evergreen Corner. Since the Flakers raised hogs, Lawrence Heermann tried hog farming but quickly decided it was not for him. Lawrence sold the hogs after only a week. Instead, he constructed a small feedlot for cattle where the hogs were once located. Lawrence continued to farm dryland wheat.

American agriculture was changing dramatically during the mid-twentieth century. Many people were leaving rural areas for cities and towns, and farming was no longer the predominant occupation in the United States. At the same time, farms became dramatically more productive, with fewer farmers working larger, more specialized farms. Farmers depended on increasingly costly and complex machinery and needed to plant more acres to get a return on their investment in equipment. Farmers in Phillips County began to transition from general (diversified) farming, with crops supplemented by chickens, dairy cows, and hogs, to focus on single crop production or crops and feeder cattle. Increased crop yields and faster harvests pushed the development of on-farm grain storage. If the local elevator was full, on-farm grain bins allowed the farmer to store and then market his own grain. Government programs also encouraged grain storage. As a result, steel grain bins were added to farms across Phillips County. Since many barns were no longer being used for livestock, many farmers also created additional grain storage bins within their barns. With much of the new farm equipment too large to fit in the barns, farmers added Quonset huts to provide multi-functional storage and workshop space.

These trends can be seen in the development of Evergreen Corner by the Heermanns. The size of the farm expanded dramatically, with up to 2,000-3,000 acres under production, mostly on leased land. Lawrence Heermann added grain bins in the 1940s and 1950s as well as feed storage for cattle. The farm was wired for electricity in 1949. Around 1960, he erected a Quonset hut on the farm. He also expanded the windbreak established by Flaker, planting cedar and ponderosa trees and extending the windbreak across the north end of the farmstead. His obituary described nurturing and planting evergreen trees as one of his hobbies. Lawrence and Clara had four children: Anne, Janet, Celia, and Lauren. Lawrence and Clara retired and moved to Sterling in 1974. After attending CSU, serving in Vietnam, and selling real estate in Denver, Lauren Heermann returned to Phillips County to take over the farm upon his father's retirement. He married JoEllen Fichter in 1976, and they have two children, Jenna and William. Due to diminishing farm returns, Lauren

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Heermann decided to place the farm land in the Conservation Reserve Program (CRP). The federal government established the CRP to fight soil erosion. Land in the CRP program is planted in resource-conserving vegetation cover, which can also be beneficial for local wildlife. The program is voluntary and makes annual rental payments to farmers placing qualifying land in the program. CRP contracts last for ten to fifteen years.

**9. Major Bibliographical References**

**Bibliography**

- Agricultural Development Department of the Burlington Route. "Phillips County Colorado." Published circa 1920.
- BLM General Land Office records - [www.glorerecords.blm.gov](http://www.glorerecords.blm.gov)
- Conkin, Paul. *A Revolution Down on the Farm: The Transformation of American Agriculture Since 1929*. Lexington: The University Press of Kentucky, 2008.
- Cottrell, H.M. "Dry Land Farming in Eastern Colorado." Fort Collins: The Agricultural Experiment Station of the Colorado Agricultural College, 1910.
- Heerman, Lauren and Jody. Interviews with Abigail Christman, various dates.
- Land Patent file No. 8809, National Archives and Records Administration, Washington, D.C.
- Letters from Henry Flaker's daughter Minerva (Flaker) Brundage, Unpublished.
- Obituary for Lawrence Otto Heermann. *Holyoke Enterprise*, May 18, 1995.
- Obituary for Lena Albers Flaker. *Haxtun Harvest*, March 2, 1932.
- Those Were the Days: 1889-1989 Centennial History Phillips County Colorado*; compiled by The Phillips County Historical Society Book Committee. 1988. Phillips County Historical Society. Holyoke, Colorado.
- U.S. Census Records via [ancestry.com](http://ancestry.com)
- United States Department of Agriculture, "Agricultural Production for 1918." Washington, 1918.

**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: History Colorado

Historic Resources Survey Number (if assigned): 5PL.217

**10. Geographical Data**

**Acreage of Property** 160 acres  
 (Do not include previously listed resource acreage.)

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

**UTM References** (NAD 83)

Zone 13 ; 710285 mE 4502919 mN  
 Zone 13 ; 711080 mE 4502923 mN  
 Zone 13 ; 711184 mE 4502126 mN  
 Zone 13 ; 710303 mE 4502093 mN



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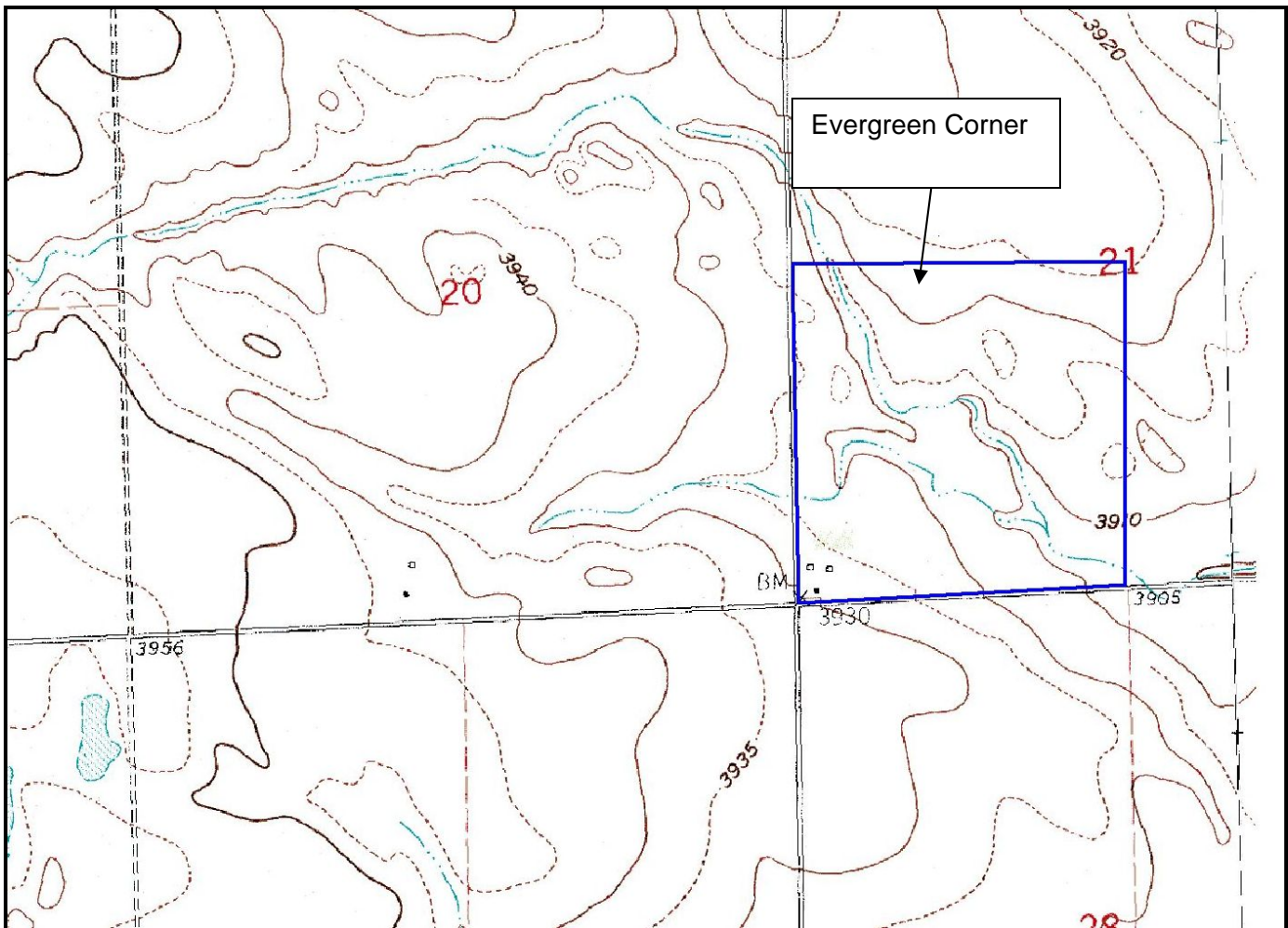
### Verbal Boundary Description

The Boundary consists of the southwest quarter of Township 8N Range 46W Section 21.

### Boundary Justification

The boundary encompasses the original quarter section of land purchased by Henry Flaker in 1917. Though the farm was later expanded, this quarter section remains the center of farm operation and includes all buildings and structures associated with the farm operation.

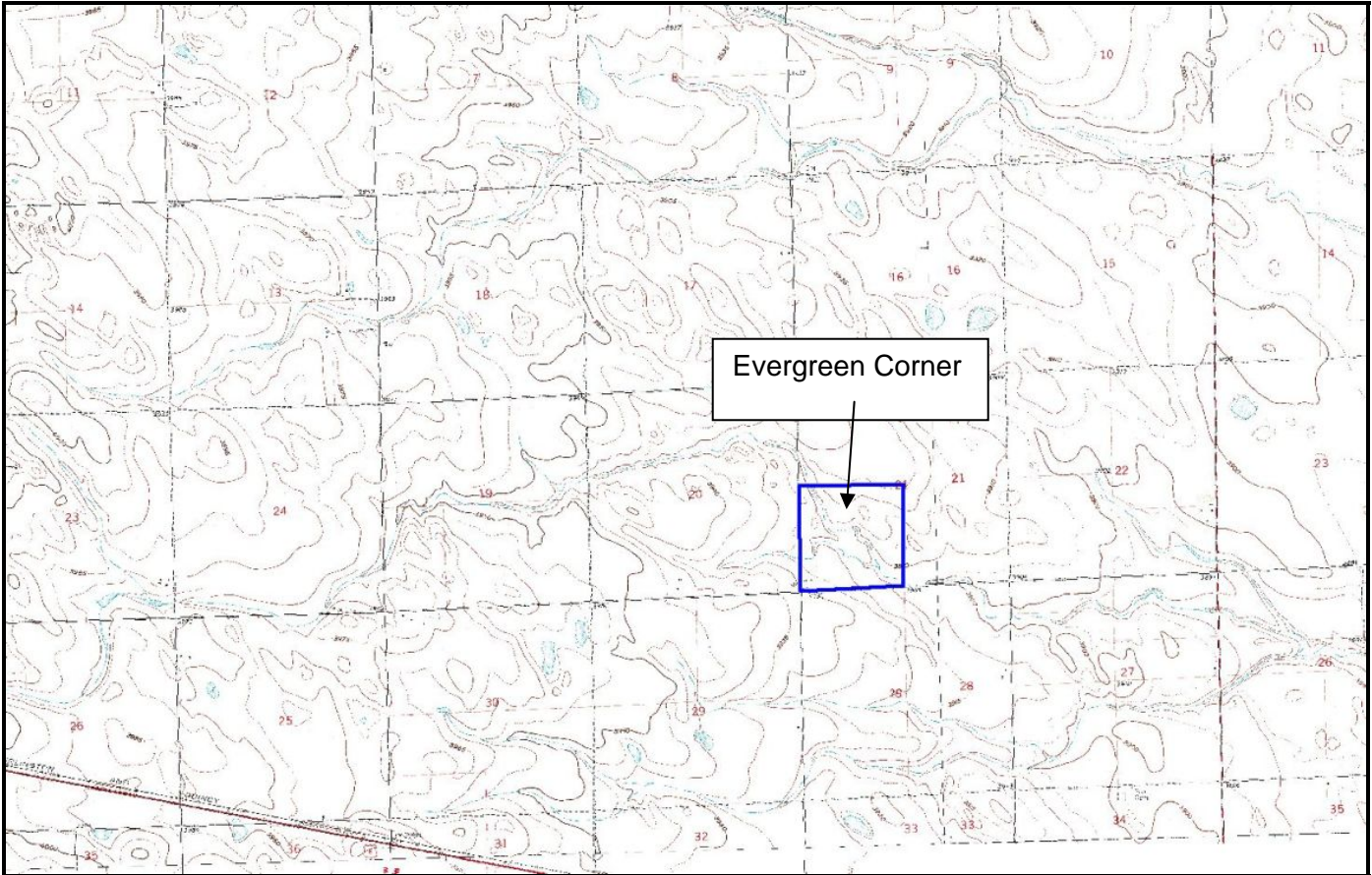
### USGS Topographic Section Haxtun East Quadrangle 7.5 minute series



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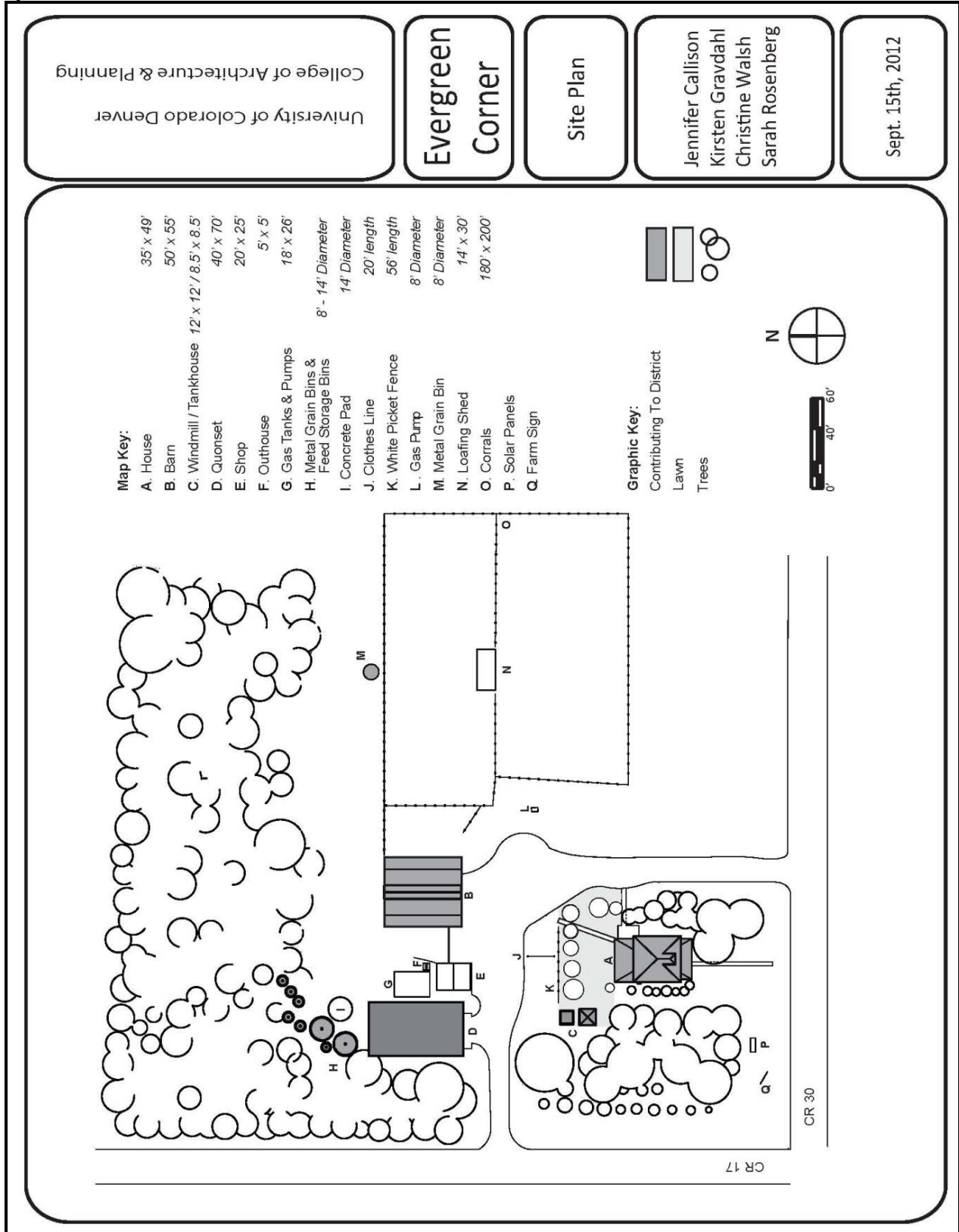
**USGS Topographic Section – Regional Perspective**  
**Haxtun East Quadrangle**  
**7.5 minute series**



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**Site Map**



University of Colorado Denver  
 College of Architecture & Planning

**Evergreen  
 Corner**

**Site Plan**

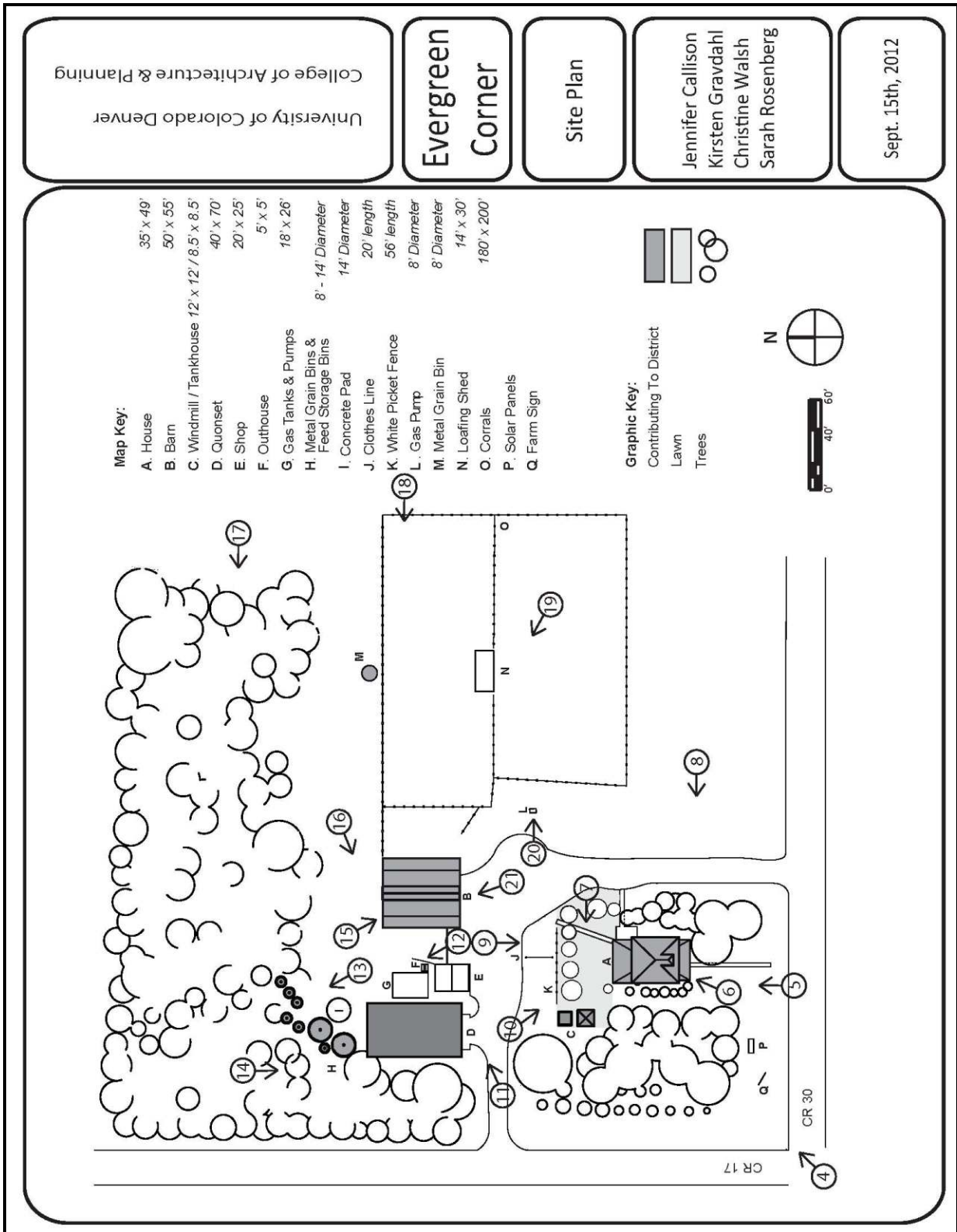
Jennifer Callison  
 Kirsten Gravidahl  
 Christine Walsh  
 Sarah Rosenberg

Sept. 15th, 2012

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**Site Map with Photo Locations**



University of Colorado Denver  
 College of Architecture & Planning

**Evergreen  
 Corner**

**Site Plan**

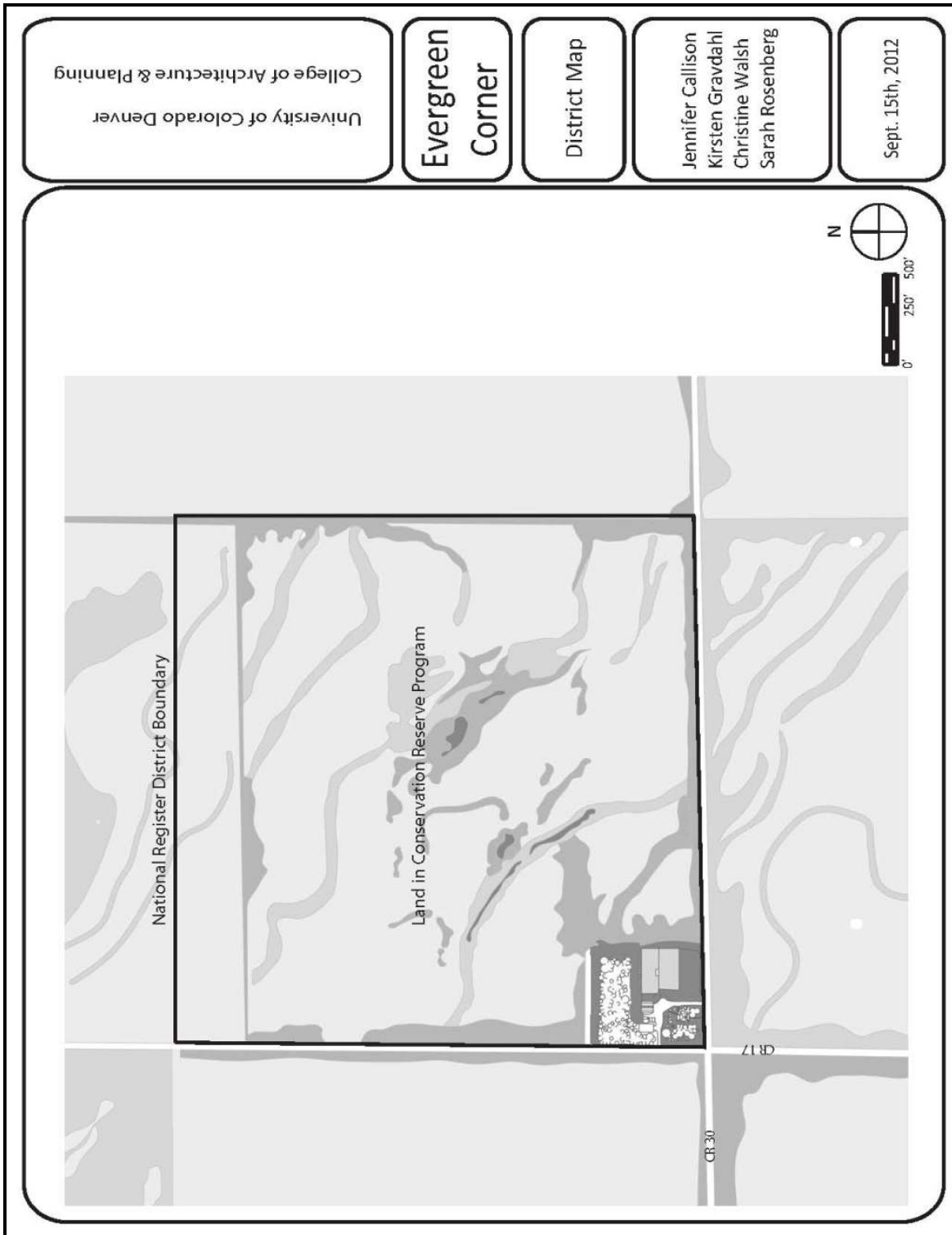
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 Christine Walsh  
 Sarah Rosenberg

Sept. 15th, 2012

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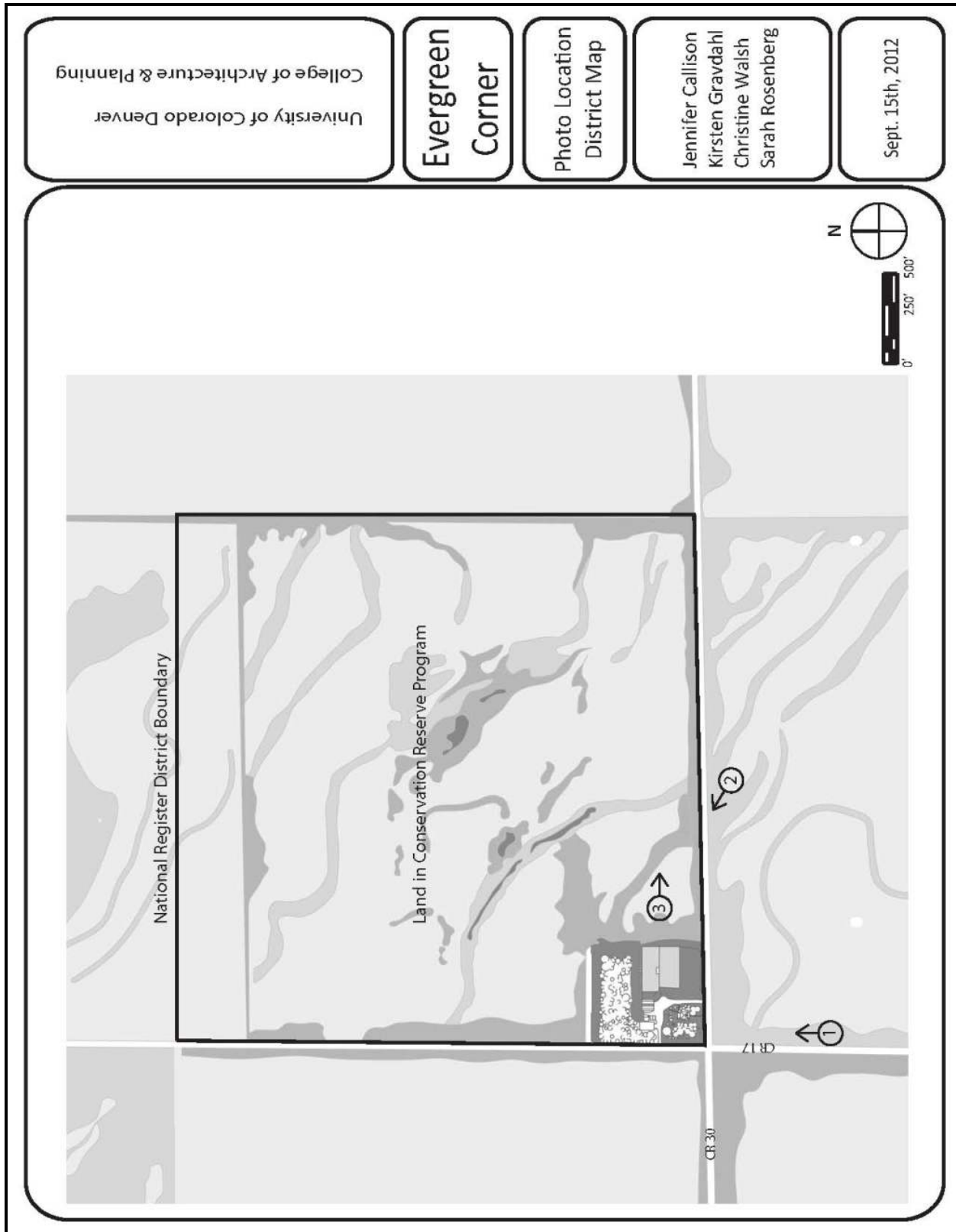
### District Map



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**District Map with Photo Locations**



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### 11. Form Prepared By

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name/title Abigail Christman  
organization Center of Preservation Research/ College of  
Architecture and Planning / University of Colorado –  
Denver (for property owner) Date January 2013  
street & number 1512 Larimer Street Suite 750 telephone 303.315.5323  
city or town Denver state CO zip code 80202  
e-mail Abigail.Christman@ucdenver.edu

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### Additional Documentation

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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### Photographs:

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#### CURRENT PHOTOGRAPHS

Name of Property: Evergreen Corner Rural Historic Landscape  
City or Vicinity: Holyoke  
County: Phillips County  
State: Colorado  
Name of Photographer: Abigail Christman

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

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

Photo #3  
Site overview, camera facing east towards field (09/15/2012)

Photo #4  
Southwest corner of site, camera facing northeast (10/09/2010)

Photo #5  
House on southwest corner of site, camera facing north (09/15/2012)

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Photo #6

House on southwest corner of site, camera facing northeast (09/15/2012)

Photo #7

Tankhouse and windmill on southwest corner of site, camera facing west (10/09/2010)

Photo #8

Southwest corner lot overview, camera facing west (10/09/2010))

Photo #9

Southwest corner lot overview, camera facing south (10/09/2010)

Photo #10

Tankhouse and windmill on southwest corner of site, camera facing southeast (09/15/2012)

Photo #11

Quonset hut, Shop, and Barn south elevation, camera facing northeast (09/15/2012)

Photo #12

Outhouse, Gas Tanks, and Pump, camera facing northwest (09/15/2012)

Photo #13

Metal Grain Bins and Feed Storage Bins northwest corner, camera facing northwest (09/15/2012)

Photo #14

Metal Grain Bins, Feed Storage Bins, and Quonset hut northwest corner, camera facing south (09/15/2012)

Photo #15

Northwest corner of Barn, camera facing southeast (09/15/2012)

Photo #16

Barn, Quonset hut, Metal Grain Bins, and Seed Mixers, camera facing southwest (09/15/2012)

Photo #17

Farm equipment and windbreak on north side of site, camera facing west (09/15/2012)

Photo #18

Site overview close-up, camera facing west (09/15/2012)

Photo #19

Barn, Corral, and Loafing Shed, camera facing northwest (09/15/2012)

Photo #20

Gas Pump, camera facing east (09/15/2012)

Photo #21

Barn south elevation, camera facing north (09/15/2012)

**HISTORIC PHOTOGRAPHS**

H1 Interior image of Henry Flaker's general merchandise store in Hallam, Nebraska.



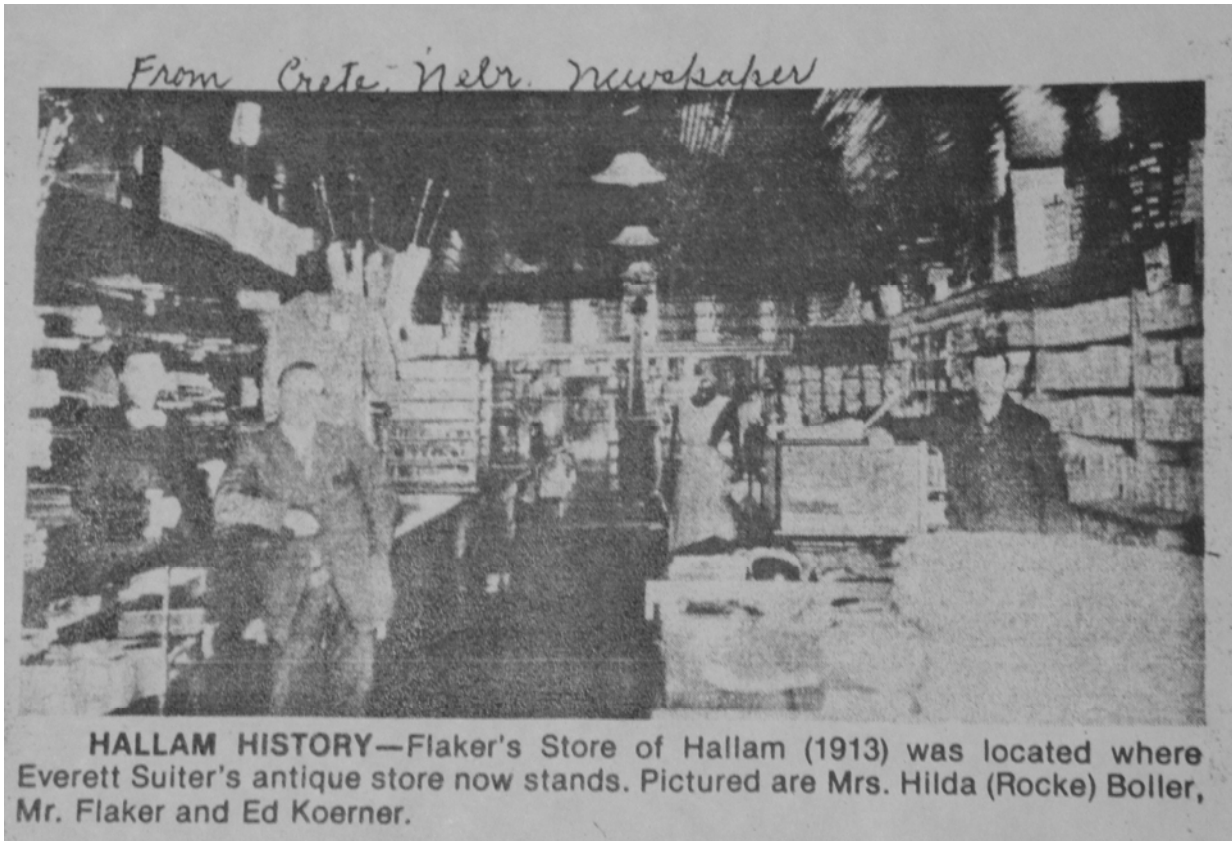
Evergreen Corner Rural Historic Landscape

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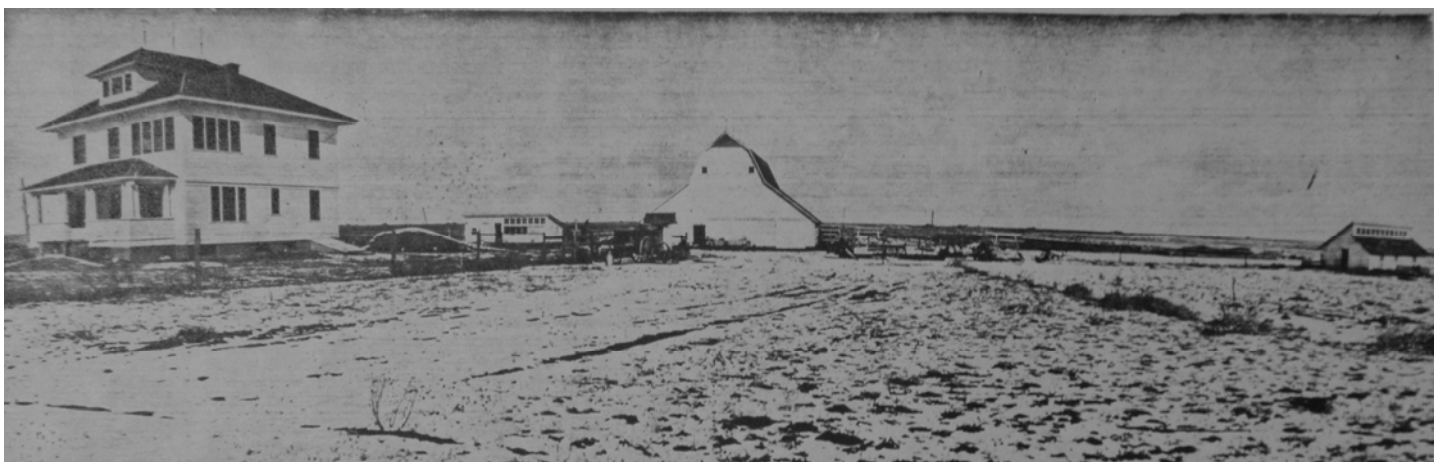
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- H2 Exterior view of Evergreen Corner circa 1919 right after the completion of the house and barn.
- H3 Exterior view of Evergreen Corner circa 1920.
- H4 Exterior view of Evergreen Corner in the early 1920s.



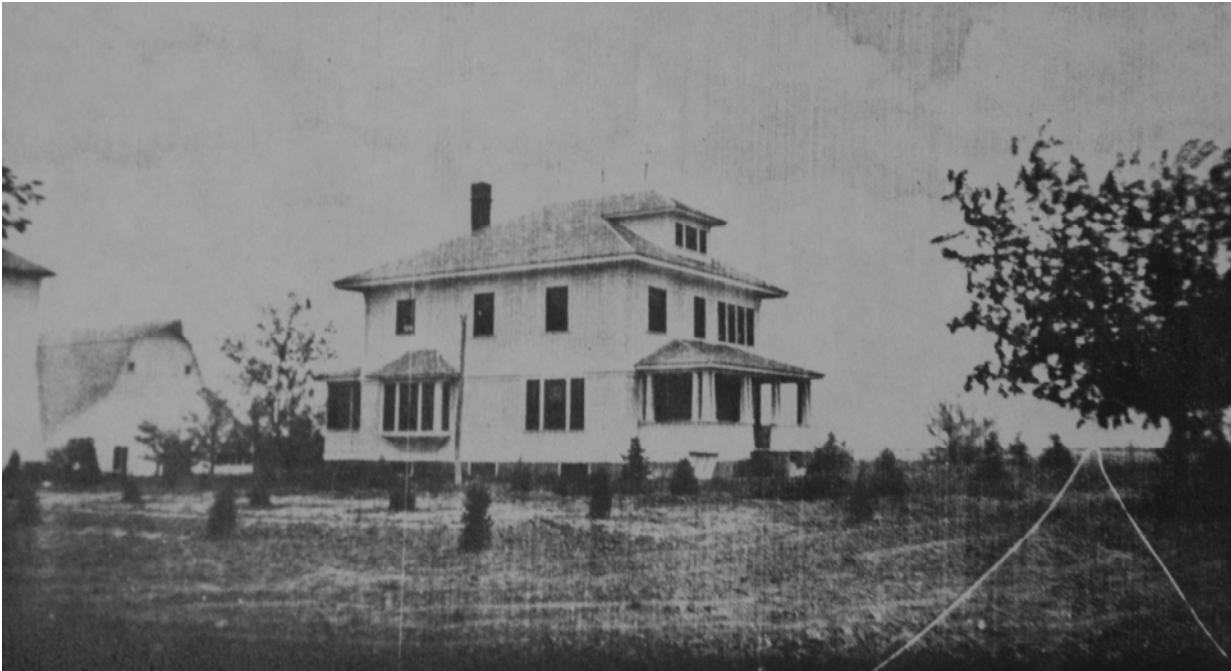
Photograph H1: Interior view of Henry A. Flaker's store from 1913 in Hallam, Nebraska. This was several years before he moved to Colorado after purchasing the farm.



Photograph H2: Evergreen Corner circa 1919 after Henry Flaker constructed the house and barn.

Evergreen Corner Rural Historic Landscape  
Name of Property

Phillips, Colorado  
County and State



Photograph H3: Evergreen Corner circa 1920.



Photograph H4: Evergreen Corner in the early 1920s.

Evergreen Corner Rural Historic Landscape  
Name of Property

Phillips, Colorado  
County and State

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**Property Owner:**

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name Lauren and Jo Ellen Heermann  
street & number 17037 CR 30 telephone \_\_\_\_\_  
city or town Haxtun state CO zip code 80731

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.