

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 Millage Farm Rural Historic Landscape District

other names/site number 5PL.110

## 2. Location

street & number CR 18 between CR 37 and Hwy 385 n/a not for publication

city or town Holyoke  vicinity

state Colorado code CO county Phillips code 095 zip code 80734

## 3. State/Federal Agency Certification

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

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

national  statewide  local

\_\_\_\_\_  
Signature of certifying official/Title State Historic Preservation Officer Date

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

Millage Farmstead  
 Name of Property

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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.)

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
9	0	buildings
		district
1	0	site
10	0	structure
2	0	object
<b>22</b>	<b>0</b>	<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

DOMESTIC: Secondary Structure

AGRICULTURE: Agricultural Outbuilding

AGRICULTURE: Agricultural Outbuilding

AGRICULTURE: Animal Facility

AGRICULTURE: Agricultural Field

AGRICULTURE: Agricultural Field

**7. Description**

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

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

NO STYLE

foundation: CONCRETE

walls: SYNTHETIC: Vinyl

WOOD: Horizontal Siding

METAL: Steel

roof: ASPHALT

METAL

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

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## Narrative Description

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### Summary Paragraph

The Millage Farm Rural Historic Landscape District occupies the northeast quarter (160 acres) of Section 30 in Township 7N, Range 44W in Phillips County, just south of Holyoke. In 1891, Julius Poltera acquired this quarter of land from the federal government. Reflecting the challenges of drought and crop failures farmers faced in the 1890s, Poltera lost the property for back taxes in 1894. He regained it in 1896 but then sold it in 1902. The property passed through a couple of absentee landowners before being purchased by Jacob Henry Millage in 1906. Originally from New York, Millage farmed and ranched in Iowa and South Dakota before moving to Phillips County in 1904. This quarter was just a small part of Millage's land holdings, which included a large ranch to the south in the Sand Hills. Jacob Millage began construction of a house on the quarter, but died in 1908 before it was completed. His son, Carl Millage, took over the management of the farm and ranch, living on the ranch property. In 1919, Carl Millage sold the ranch in the Sand Hills and moved into Holyoke with his family. This appears to be the beginning of the more intensive development of this property, where Millage raised purebred hogs and dairy cows. He built a substantial hog barn in the 1920s and moved a hipped house onto the farm in the 1940s. After serving in World War II, Carl Millage's sons Harold and Gerald returned to Holyoke to help run the farm. The farm complex underwent a major expansion, taking on its current appearance. Two large barns were moved to the farm in the late 1940s. Gerald Millage married and moved onto the farm in 1950. During the late 1940s and 1950s, the Millages added extensive grain storage to the farm, building a granary, Quonset hut designed for grain storage, and metal bins as well as converting the hog barn to grain storage. The Millages also raised beef cattle and added a calving shed, corrals, and truck scale to the farm. The Lakeside School was moved to the farm circa 1949 and converted to tenant housing. Stephen Millage, Harold's son, continues to operate the farm today.

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## Narrative Description

### SETTING

The Millage Farm is located approximately a mile and half south of Holyoke, the county seat of Phillips County. The farmstead complex is located at the southwest corner of the intersection of U.S. Highway 385 and County Road 18. 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 the Millage Farm is 3,745'. 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 unincorporated Phillips County was completed in 2011, providing a context for evaluating the Millage Farm. The survey recorded 270 farmstead complexes with historic elements. The characteristic Phillips County farmstead is modest, neatly organized, and Midwestern in character. Most buildings are frame, painted white or red. The typical farm includes a one or one-and-a-half story house, a gable-roofed or gambrel-roofed barn, a garage, metal grain bins, a corral, a Quonset hut, a machine storage shed, a workshop, a chicken coop and one or more large windbreaks. The Millage Farm includes all these features (though the machine storage and workshop are contained within the Quonset hut and barn rather than in separate buildings) as well as a substantial hog barn, a one-room school

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house, a barn elevator, calving sheds, and a truck scale with a scale house, resources that though likely once more common, were discovered to be relatively rare in the survey. Compared to other farms in Phillips County, the Millage Farm retains a much higher than average number of original resources with a less than average amount of modern alterations.

## CULTURAL LANDSCAPE FEATURES

**Land Use Activities:** Originally rolling prairie, Phillips County's native grasses were home to large herds of buffalo, antelope, and deer. The nomadic Arapaho and Kiowa utilized the area as a hunting ground. These Native American 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 and silt loams. The sandier soils are well-suited to corn and the silt loams to wheat production. The primary land use at the Millage Farm has been livestock raising (hogs, dairy cows, and beef cattle) and dryland wheat and corn farming. The livestock operations ended in the 1960s, but dryland grain farming continues.

**Boundary Demarcations:** The district boundaries reflect the Public Land Survey System (PLSS) created by the federal government to administrate the survey, sale, and settlement of lands west of the original colonies. Used to subdivide and describe land parcels, the PLSS established a grid across the western U.S. based on 6-mile-square townships, which are then subdivided into 36 one-mile-square sections. The Millage Farm is located in the northeastern corner of Section 30 of Township 7N Range 44W. Julius Poltera purchased the property from the federal government in 1891. It was likely a commuted homestead. The Homestead Act 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 18 forms the northern boundary of the district and U.S. Highway 385 forms the eastern district boundary. Farm fields border the farmstead on the north and east. No fencing encloses the farm fields or the farmstead complex but these demarcations are still clearly visible on aerial imagery due to vegetation and land use patterns (such as crop rows).

**Patterns of Spatial Organization:** The layout of the Millage Farm is typical of farms in Phillips County. The farmstead buildings are clustered close to County Road 18. The house is closest to the road. A driveway leads from the road to the house and then widens into a central work yard. Most 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. 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. Windbreaks extend along County Road 18 for the length of the section and serve as a barrier between the road and the farm. The dense trees also provide privacy, with views of the farm complex from the road very limited.

**Response to the Natural Environment and Vegetation Related to Land Use:** Large, dense windbreaks are located along the northern edge of the farm. 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 as many farmers began following their recommended designs. The Millage Farm windbreaks are particularly dense, planted mostly in Rocky Mountain Juniper and Ponderosa Pine. Honey Locust, Chinese Elm, Cedars, and Maples have also been included in the windbreaks, though all the Maples have died. The original windbreak, likely dating back to the establishment of the farm, was located north of the house as well as along the east side of the main driveway. In the 1950s, an additional windbreak was planted to the east of the original. Maintaining a windbreak, especially through drought years, can be challenging due to the limited availability of water. Landscaping has been used to define the domestic area of the farm. A grass lawn

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surrounds the house. Deciduous trees are located around the house and scattered elsewhere on the farm. There is little native plant growth on the farm, mostly sections of native grasses around the outer edges of the farmstead complex. The primary crops on the farm have been dryland wheat and corn. Occasional crops of rye were introduced in the 1940s; the rye was grown for hay and a large hay pile was located on the farm to the southwest of the barn.

**Circulation Networks:** The location of the farm at the intersection of County Road 18 and U.S. Highway 385 provides easy access to Holyoke. Holyoke offers large grain elevator facilities as well as access to Highway 6. A U-shaped dirt driveway, connecting to County Road 18, runs through the farm complex. It varies in width, but is generally about twenty feet wide. The drive separates the domestic area of the farmstead complex from the agricultural areas, with the domestic area located within the "U." The barn is located on the opposite side of the "U" from the house. To the east of the barn the drive expands to become a work yard, roughly 140' x 100'. 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. From the work yard, a drive extends east to the Lakeside School. No other drives or paths are located within the farmstead complex, but due to the level topography and short grass vegetation, a vehicle or pedestrian could access most any location within the complex without a clearly designated path. Two concrete sidewalks lead from the house to the drive and the work yard.

**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 northern edge of the quarter section. Within the farmstead complex, features are clustered by function. The domestic area is at the north of the complex, within the "U" of the driveway and includes the house, a lawn, two concrete sidewalks leading from the house to the drive, a garage, a vegetable garden and a chicken coop converted to a garden shed. The agricultural functions on the farm are clustered to the south of the domestic area, separated from it by the driveway. South and west of the residential cluster are the Quonset hut, grain bins, the barn, a corral, the truck scale and scale house, and a gas pump. To the southeast are a granary, hog barn, calving shed, and a corral. Located east of the house are a tankhouse base, water trough, and cellar with the former Lakeside School (converted to tenant housing) located further east along with an outhouse. A fence is located to the east of the Lakeside School.

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, and concrete curbing. 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, including a gas pump and metal tank stand. The farm received electricity in 1949. Several wooden utility poles are scattered around the farm complex, carrying power lines to the farm buildings; lights are also mounted on the posts. No archaeological survey has been conducted of the farmstead complex, but due to continuous use and extensive ground disturbance there is likely limited archaeological potential.

## CONTRIBUTING RESOURCES

**Site (established 1906):** The Millage Farm Rural Historic Landscape encompasses a quarter of a section (160 acres). The farmstead complex is located near the center of the northern boundary; agricultural fields cover the rest of the district. Dryland grain crops are grown on the farm. Historically, hogs, dairy cows, and beef cattle have also been raised on the farm. The district includes twenty-one buildings, structures, and objects. All are contributing, added to the site c.1920s-c.1950s. Several of the buildings were moved onto the site from other farms: the house, the Lakeside School, and two sections of the barn. The site also includes significant landscape features such as extensive windbreaks and landscaping around the domestic area.

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### ***Buildings***

**House (built c.1920s, moved to this farm c. 1949; Photos 5, 7, and 14):** The house (40'x40') is located on the northern side of the farmstead, facing east onto a private driveway. The original hipped box house was square in plan. Surveys of Phillips County show that hipped box houses like this one were very common in the first couple decades of the 20<sup>th</sup> century, both on farms and in town. The original house has been expanded with several additions: a hipped roof addition was constructed on the south side, a shed roof addition was built on the east side, and dormers were added to create useable attic space. The additions on the east and south sides extend the length of these sides and are similar in depth, this the house retains its square plan. The dates of the additions and dormers are unknown but they were likely completed either when the house was moved to the farm in the 1940s or soon after.

According to the property owner, the hipped box was constructed c. 1920s on a farm to the east, near the state line. The house was moved to the Millage Farm in the late 1940s for Gerald Millage to live in. Previously the Millage family lived in Holyoke, rather than on the farm. The hipped box house replaced a basement house that had been on the site, used to house a farm caretaker and his family. The basement house may have utilized the foundation of the house begun by Jacob Millage in 1908; this is unclear. A photo from 1949 shows the recently moved hipped box house sitting next to the basement house. It is believed that the superstructure of the basement house was removed and the hipped box house moved onto its foundation.

The house sits on a concrete foundation. The basement is slightly raised and illuminated by narrow, rectangular windows. Exterior walls are clad in white vinyl horizontal siding, with the exception of the west side, which is clad in horizontal, wood siding painted white. The roof is covered in 3-tab asphalt shingles. All the original windows have been replaced.

The main entrance is located on the east side. The shed roof extends across the facade, with the entrance located through an inset porch at the center. Turned railing posts are located on the south part of the porch. A bay window is located next to the front door and is part of the original house design. Bands of three single-pane windows are located on the shed roof addition to either side of the inset porch. A gabled dormer is centered on the original section of the house; it contains a single light window.

The north side contains two single light windows. A large exterior brick chimney is located near the center of the north side. A gabled dormer is located on the roof and contains a single light window.

On the west side there are two one-over-one windows on the original section of the house and a single one-over-one window on the south addition. A gabled dormer is center on the roof of the original section; it contains a single light window.

A door is located on the western end of the south side. A concrete sidewalk leads from the door to the garage and work yard area. The south side contains a single light window, a pair of single light windows, and a band of three single light windows.

**Garage (c. 1949, Photo 14):** The construction date of the farm is unknown, but it was likely moved to the farm around the same time as the house. A 1949 photograph of the farm shows the garage southwest of house, but oriented east-west rather than its current north-south orientation. Like the house, it had likely just been moved onto the farm and not yet placed in its final position. The two-bay garage (20'x 23') is rectangular in plan with a gable-front roof and exposed rafter tails. It is located south of the house. A door on the south side of the house and a concrete sidewalk provide easy access from the house to the garage. The frame garage rests on a concrete foundation and is sheathed in horizontal wood siding painted white. Two wooden overhead garage doors are located on the south side. A pedestrian entrance is located at the north end of the east side. The garage has two windows, one on the west side, and one on the east side. The windows are four-light, fixed, wood-frame windows.

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**Barn (c.1940s moved to farm; connector built c. 1949; Photos 10-11, 13-15):** The barn on the Millage Farm is composed of three separate parts: two barns that were moved to the site from other farms in the 1940s and a third section that was constructed as a connector between the other two barns around 1949. All three buildings now form one continuous barn. The entire barn measures 56' x 110'. The barn is located south of the garage and east of the Quonset hut. The barn is set on a concrete foundation painted red. All buildings face east onto a dirt work yard. They are clad in horizontal wood siding and topped with red metal roofs.

The northern barn is a gable roof barn with a gabled headhouse for an elevator extending above the roofline. The barn was moved from a farm near the state line and measures 32' x 56'. The headhouse contains a grain elevator leg, which was present when the Millages moved it to the farm. This barn was used as a granary. There is an over-sized, metal garage door (likely widened from the original to allow larger machinery inside the barn) on the east side of the barn. To the left of the garage door is a metal pedestrian door. A four-light wood window, missing the lower left light, is centered beneath the gable. There are similar windows beneath either side of the headhouse gables. There are two, larger window openings on the north and south sides of the headhouse. No glazing remains in these openings. There are no openings on the north side of the barn. On the west side there is four-light window beneath the gable and flanking window openings set at a lower level. A central door originally located on this side was infilled when the barn was moved onto the farm.

The southern barn is a gambrel roof barn with flanking lean-tos. It was moved from a farm in the Sand Hills to the south. The barn measures 60' x 56'. This larger barn was used for dairy cows on the first level with a hay loft located above. A hay hood extends from the roof ridge on the east side. A large opening beneath the hay hood, covered with two doors composed of vertical boards provides access to the hay loft. The north lean-to was used for storage and the south lean-to for milking cows and raising orphaned calves. Overhung sliding doors cover entrances on the central section and the lean-tos. A small square opening covered with a hinged door composed of vertical boards is located directly above the central entrance. A door covered by a sliding barn door is centered on the south side, leading into the corral complex. No other openings are located on this side. On the west side, there is a central door covered by a sliding barn door and a smaller pedestrian door on the south end. A square opening covered with a hinged wooden door is located above the central door. There are two square openings without glazing on the gambrel end.

The gable roof and gambrel roof barns are connected by a single-story gable roofed section. This center section of the barn was used for grain storage. It is simple in design with a large sliding door on the east side and a single fixed, wood window on the west side.

**Quonset Hut (1958; Photos 10, 12):** The Quonset hut measures 40' x 100' and is located on the west side of the farm complex. It is rectangular in plan, and constructed of corrugated steel. A pair of sliding doors cover a large tractor/machine door on the building's east and west ends. The Quonset hut is set on a tall concrete foundation that has been painted silver to match the metal. A small metal hatch located in the south side foundation is imprinted with, "CHALMERS & BORTON CONTRS & ENGRS; HUTCHINSON, KANSAS; THE HUTCHINSON FOUNDRY & STEEL CO." Chalmers and Borton were hired to construct several of the concrete grain elevators in the county. Holes in the Quonset hut allowed augers to fill the building with grain. Bulkheads could be inserted inside, anchored with cables to bolts in the floor, to create grain bins.

Quonset huts were added to many farms in Phillips County 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 structure, 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 such as this one on the Millage Farm. Quonset huts in Phillips County include both those ordered pre-fabricated and shipped to farms in pieces as well as

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locally produced examples. Examples like this one constructed by highly skilled out-of-state contractors are likely fairly rare.

**Chicken Coop (c.1920s-1940s; Photo 8):** The construction date of the chicken coop is not certain, but based on its appearance and the history of the farm, it was likely built c.1920s-1940s. It is similar in design to other chicken coops from this period found in Phillips County. The chicken coop faces south and is located west of the house. It sits on a concrete foundation. The chicken coop is a wood frame building rectangular in plan, measuring 30' x 10'. The frame building is sheathed in horizontal wood siding covered in peeling white paint. It has an asymmetrical side-gabled (saltbox) roof, which is covered with wood shingles. The building has two vertical plank doors: one on the east side, and one on the south side. A band of nine windows extends across the south elevation. Many of the windows are in poor condition, but appear to originally have been four-light wood windows. Like most farmers in Phillips County, the Millages stopped raising chickens around 1960. A vegetable garden has been planted directly south of the chicken coop and the chicken coop is now used as a garden shed.

**Hog Barn (c.1920s; Photos 19-22):** The hog barn was constructed by Carl Millage for his pure bred Duroc-Jesey hogs in the 1920s; it was converted to grain storage in the 1950s. The large barn with a distinctive Gothic arch roof is much more substantial than the typical hog barn, likely an indication of the prosperity of Carl Millage's farm operations and the value of his hogs. The hog barn is located on the east side of the farm, directly east of the granary. The hog barn measures 95' x 24'. It consists of two sections: a two-story section on the north end that is covered by a Gothic arch roof with its roof ridge oriented east-west and a long, single story section extending to the south that is covered by a round roof. The Gothic arch section was likely used for feed and supply storage. It currently contains three grain bins. The round roof section likely had a central aisle with rows of hog pens on either side. The eaves kick out on both sections and the rafter tails are exposed. The roofs are sheathed in wood shingles. Both sections are frame and rest on concrete foundations. The frame barn is sheathed in horizontal wood siding. The north wall features an overhung sliding door composed of vertical wood boards with a small window to the east of the door. The east side of the north section features a wood door on the first level with an adjacent window opening as well as window openings on the second floor and at the gable peak; no glazing remains in the window openings. There is no fenestration on the west side of the north section. The rear single-story portion of the barn originally featured skylights but these were covered when the building was converted to a granary in the 1950s. Metal tie rods were added at this time and holes were cut in the roof for an auger. A series of small doors at ground level would have provided hogs access between indoor and outdoor pens; the outdoor pens have been removed. The doors have been boarded over on the interior but many are still visible on the exterior. A door on the south end of the building has also been enclosed.

**Calving Shed (c.1950; Photos 19, 22):** This building was used to provide shelter for pregnant cows and calves as well as hay storage. The calving shed measures 20' x 100' and is located east of the hog barn. Much of the building is obscured by vegetation. The rectangular plan, frame building is covered by an asymmetrical (saltbox) side-gable roof. The roof is sheathed in a mix of wood shingles and metal sheeting. The frame building sits on a concrete foundation and is clad in horizontal wood siding that has been painted white.

**Lakeside School/House (built c.1910s, moved to farm c. 1949; Photos 23-24):** The Lakeside School District was established in 1888. It was located southwest of Holyoke on the border with Yuma County. This frame school building was likely constructed in the early 1910s; historic photographs show it was definitely built by 1919. The Lakeside School District was consolidated with the McKelvey school district in 1950. The Millages purchased the building soon after it closed, moving it onto to the farm and converting it to housing for a farm hand. Moving abandoned schoolhouses onto farms appears to have been a common practice in Phillips County since only one school (McKelvey, which was built of concrete) was found in its original location. The Lakeside School is one of only two frame school houses located in the countywide survey; both schools had been moved to farms. A photograph of the farm dated 1949 shows the Lakeside School recently moved to Millage Farm, so it seems the district stopped using the building before the official consolidation



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of the district. The historic photograph shows the front of the school with its original configuration of a center window flanked by two doors with transoms.

The Lakeside School measures 50' x 20.' The building sits on a concrete foundation and is clad in horizontal vinyl siding. Asphalt shingles cover the front gable roof. A brick chimney is located on the gable ridge. Gable roof additions have been added to the front (south) and east sides of the building in the late 1950s. The facade of the school originally featured a central window with a door on either side. The door openings have been converted to windows and the entrance is located on the off-center addition. Another door is located on the south side of the east addition. Windows are one-over-one sash and do not appear to be original. The date of the building alterations is unknown.

**Outhouse (c. 1950s; Photo 23):** The original construction date of the outhouse is uncertain but based on historic photographs it appears to have been added to the farm between 1949 and 1960. It may have originally be located elsewhere on the farm and moved to its current location on the eastern edge of the farm complex after the Lakeside School was moved to the farm. The frame outhouse has a square plan and rests on a concrete foundation. The walls are constructed of wooden drop siding painted white. A door constructed of vertical wood boards in located on the south side. The outhouse is covered by a shed roof sheathed in sheets of corrugated metal.

### **Structures**

**Granary (c. 1949; Photos 18, 25):** The granary was constructed as part of the mid-century expansion of grain storage on the farm. The granary measures 32' x 30' and is located between the scale house and hog barn. Grain bins line the north and south sides of the building with a truck drive through the middle of the granary. Doors from the grain bins open onto the drive. The building sits on a concrete foundation. It is clad in horizontal wood siding and topped with a gable roof sheathed in wood shingles. There are no windows.

**Scale House and Truck Scale (c.1950; Photos 16, 18):** The truck scale and scale house were constructed as part of the midcentury expansion of the farm complex, and used to weigh trucks of grain and cattle. The truck scale and scale house are located west of the barn corrals and east of the granary. The scale measures 10' x 25' and is located to the west of the scale house. The scale bed is flush with the ground so that trucks could drive onto it and it is constructed of metal and concrete. The frame scale house sits on a concrete foundation and has a gable-front roof. The building is clad in horizontal wood siding that was once painted white and the roof is covered in wood shingles. There is a single doorway, missing a door, on the east side of the building. On the west, the building projects out where a Fairbanks-Morse scale is located. The building projection contains the only window openings in the scale house, providing views of the scale. A large square opening is located on the east side of the projection and tall, rectangular openings are located on the north and south. There is no glazing in the openings; it is unknown if these openings ever contained glazing. A historic gas pump is located east of the scale house.

**Tank House Base (c. 1920s, Photos 8, 25):** The construction date of the tank house is uncertain but it was likely completed in the 1920s. It was probably constructed when the house became occupied. Tankhouses consist of a large water tank elevated on a frame or concrete base. 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 tank has been removed and only the tankhouse base remains, located east of the house. A windmill was once located adjacent to the tankhouse, but it has been removed. The tank and windmill were removed before 1960. The well is no longer in use. The tank base is a tall, circular, concrete foundation measuring 12' in diameter. The foundation is approximately 12' tall, and was poured in four lifts of approximately 3' each. A wooden tank once sat at the top. A metal frame is currently on top of the concrete structure. The frame is flush on the west side, and extends over the east side. Imprinted on either side is, "EMERSON BRANTINGHAM CO.; BIG FOUR TRACTOR WORKS; MINNEAPOLIS, MINN." It may have originally been the frame of a Big Four Tractor, made by the Emerson Brantingham Implement Co. which was established in 1909. The frame supported the tank. There are two square unglazed window openings, one on the east

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side and one on the west side. There is also a door opening on the south side. All openings have metal lintels. A metal pipe extends through a hole near the top of the foundation on the northeast side.

**Cellar (c. late 1950s):** Located directly north of the water tank foundation, the cellar contains a pressure tank for a water system that pumps water via underground pipe to the house, barn, corrals, calving shed, and tenant house. The system replaced the earlier tankhouse and windmill. The space was also used to store vegetables like potatoes and onions. The cellar measures 7' x 8', with an entrance measuring 4' x 11.' The entrance consists of concrete steps leading to the cellar and a metal cover hinged on the south side.

**Three Metal Grain Bins (c. 1950s; Photos 8, 17):** The grain bins were part of the expansion of grain storage on the farm during the 1950s. Two round corrugated steel grain bins with conical roofs are located west of the barn, arranged in line running east to west. The bins are on concrete foundations. Two additional foundations (without bins) are located to the west. A panel on the grain bins reads, "COLUMBIAN; AAA-BIN' COLUMBIAN STEEL TANK CO; TANKS (illegible) WORLD; KANSAS CITY, MO." A third corrugated steel grain bin is located south of the chicken coop. This steel bin is identical to the others, and may have been moved from one of the empty foundations.

**Two Corrals (c. 1950s; Photos 17, 19, 22):** Two corrals are located on the farm complex. Both are located on the southern edge of the farm complex, one is south of the barn and the other south of the calving shed. Built during the 1950s, the corrals are made of used railroad ties and oak lumber hauled to the farm from Missouri. The barn corral is composed of milled lumber with four plank rails nailed to square posts. A loading chute is located on the northeast corner of the corral. The corral includes two enclosed pen (100'x 60') and a large partially enclosed area. The corral has not been maintained since the Millages stopped raising livestock and some of the original fencing is missing. The calving shed corral (110'x 55') is constructed of round wood posts and wire mesh. This corral is completely enclosed.

### **Objects**

**Gas Pump (c. 1950; Photo 16):** A Conoco gas pump is located on a concrete foundation east of the scale house.

**Water Trough (c. 1920s-1930s):** A concrete water trough (10'x 2') is located northwest of the tank house foundation. It was likely constructed at the same time as the tank house.

### **INTEGRITY**

The Millage Farm Rural Historic Landscape District is a working landscape that has evolved to meet changing farm needs. The majority of alterations have occurred during the district's period of significance (1906-1963) and have thus acquired their own significance. The complex includes several buildings moved to the property from other farms (the house, two barns, and Lakeside School) but all were moved within the period of significance. Changes reflect the evolution from general diversified farming including crops, chickens, hogs, dairy cows, and beef cows to a focus on more intensive grain production as in the addition of grain storage and conversion of the hog barn to a granary. All farm features are contributing.

With view sheds of the surrounding agricultural landscape minimally altered since 1906, the district retains a high degree of setting and feeling. The district also retains integrity of association, having been developed and operated by the Millage family as a farm since 1906. The integrity of materials is very good with the majority of the buildings retaining their original wood siding; only the houses have been covered with vinyl siding. Many of the buildings also retain wood shingle roofing. Others have been replaced with metal roofing but this does not significantly detract from the farmstead complex and is an extremely common alteration in the county. The windows on the house have been replaced, but most of the other buildings appear to retain their original windows. The integrity of design for the farmstead as a whole is very high with the layout of the farmstead complex virtually unchanged since the 1950s.

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Overall, the Millage Farm Rural Historic Landscape retains a high level of integrity of 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 (gambrel-roof barn, elevator barn, hog barn, and farmstead arrangement) as well as the evolution of farming practices (expansion of grain storage at midcentury). The integrity of materials and workmanship is good with most of the buildings retaining their original wood siding and wood framed windows; only the house and Lakeside school have been altered.

District Resources	construction date	contributing	non-contributing
<b>Site</b>			
Farm	est. 1906	1	
<b>Buildings</b>			
House	built c. 1920s, moved to farm c. 1949	1	
Barn	moved to farm c. 1940s, current form c. 1949	1	
Quonset hut	1958	1	
Chicken Coop	c. 1920s-1940s	1	
Garage	c. 1949	1	
Hog Barn	c. 1920s	1	
Calving Shed	c. 1950	1	
Lakeside School/House	c. 1910s, moved to farm c. 1949	1	
Outhouse	c. 1950s	1	
<b>Structures</b>			
Grain Bins	c. 1950s	3	
Scale House and Scale	c. 1950	2	
Granary	c. 1949	1	
Cellar	c. late 1950s	1	
Tank House Base	c. 1920s	1	
Corrals	c.1950s	2	
<b>Objects</b>			
Gas Pump	c.1950	1	
Water Trough	c.1920s-1930s	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**

1906-1963

1920-1960

**Significant Dates**

1906

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**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 Agriculture begins with Jacob Millage's purchase of the farm in 1906 and extends to 1963. Since the farm is still in use, its agricultural significance extends to the present, but it is being ended at 1963 to comply with National Register guidelines. The period of significance for Architecture ranges from c.1920s-1960 the period during which the farmstead achieved its current layout.

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

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### Statement of Significance Summary Paragraph

The Millage Farm Rural Historic Landscape District is significant for its association with the development of agriculture in Phillips County since 1906. Though the land was purchased from the federal government in 1891, the original owner Julius Poltera appears to have minimally developed the property (no buildings remain from his ownership period). Poltera sold the farm in 1902 and it passed through several absentee owners before being purchased by Jacob Henry Millage in 1906. Jacob Millage died in 1908 while building a house on the property. Carl Millage, his son, is responsible for the initial development of the property including the construction of a substantial hog barn for his purebred Duroc-Jerseys. The farm underwent a major expansion in the late 1940s and 1950s under the management of Carl Millage along with his sons Harold and Gerald. Substantial grain storage was added to the farm during this period, and the farm complex obtained its current appearance. Harold's son Stephen took over half of the operation of the farm in 1975 and continues to farm dryland grain crops. Gerald sold out the remainder to Stephen in 1986. The Millage Farm Rural Historic Landscape District is locally significant under **Criterion A** for *agriculture* for its long association with dryland farming and livestock production in Phillips County for the period 1906-1963. It is also locally significant under **Criterion C** for *architecture* as an excellent example of a mid-twentieth century farming complex with farm buildings of a type, period or method of construction representative of the mid-century evolution of such complexes in Phillips County between 1920 and 1960.

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### Narrative Statement of Significance

**Criteria A: Agriculture:** The Millage Farm is significant under Criterion A for Agriculture as an excellent example of a Phillips County family farming operation and its evolution from the early to mid twentieth century. In the farm's early decades, Carl Millage had a general farming operation with dryland grain as well as keeping horses, dairy cows, beef cattle, chickens, and hogs. By mid-century, new machinery, fertilizers, herbicides, and insecticides were revolutionizing farm production, leading to farm expansion and the end of general farming. Increased crop yields and mechanized harvests, led to storage shortages at elevators, encouraging farmers to add more grain storage to their farms. Under the Commodity Credit Cooperation, farmers could borrow funds to cover operational expenses using their stored grain as collateral allowing them to wait to sell their crops until prices were at their peak. Carl, Harold, and Gerald Millage dramatically expanded grain storage on the farm, adding grain bins, a wooden granary, a grain elevator (within the barn), and a Quonset hut adapted for grain storage to the farm as well as converting the hog barn to grain storage.

**Criteria C: Architecture:** The Millage Farm is also eligible under **Criterion C** for Architecture as an excellent example of a Phillips County farmstead complex. The farm complex includes several characteristic Phillips County farm types including a hipped box house, elevator barn, gambrel roof barn, wooden granary, Quonset hut, chicken coop, metal grain bins, corrals, and a truck scale/scale house. It also includes an exceptional example of a hog barn (the most substantial example observed during the countywide survey) and a rare surviving one-room school house. Several of the farm buildings (house, barn, and the Lakeside School) were moved to the farm from surrounding farms and others (hog barn) were converted to new uses, representing one of the most common architectural trends on Phillips County farms: the continual adaptation and modification of farm buildings. Such an intact collection of farm buildings representing various farmstead functions is increasingly rare in the county.

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

The Millage Farm 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 Millage Farm have changed very little since Jacob Millage purchased the farm in 1906. The wide-open view shed of adjacent farmlands exists much as it did 107 years ago.

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The built features developed by the Millages continue to exist in harmony with the natural landscape features. According to the *Guidelines for Evaluating and Documenting Rural Historic Landscapes* National Register Bulletin, the significant components of a rural historic landscape include spatial organization, response to environment, circulation networks, boundary demarcations, building, structures, objects, and land use. The Millage Farm Rural Historic Landscape includes all of these components.

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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 lands newly opened to settlement by the federal government 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.

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, however, during the same period as farm land was turned over to grazing land and the region was promoted for ranching rather than farming.

Julius Poltera received title to the NE ¼ of section 30 of Township 7N Range 44W from the federal government on January 29, 1891. The land transfer is recorded as a Cash Entry. In the somewhat convoluted public land law, there were a variety of circumstances under which an individual might purchase land from the federal government. Poltera's purchase was most likely for a commuted homestead. Individuals filing a homestead entry could commute the claim after six months of residence, making a cash payment (\$1.25 per acre) in exchange for not having to wait the required five years to receive the land title. The primary motivation for commuting a homestead was the ability to be able to get a mortgage. Mortgage companies offered loans to homesteaders, going with the homesteader to the land office, paying out the cost of the commuted entry, and then giving the balance of the loan to the farmer in exchange for the land title.

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Little is known about Poltera since he could not be located in census records. But his attempts at farming were evidently not very successful. He failed to pay property taxes, and in 1894, the county foreclosed on his farm. Poltera was able to reclaim his farm in 1896. However, Poltera does not appear to have been able to make a success of farming. In 1902, he sold the property to A. Garish of Clay County, South Dakota. Garish appears to have been an absentee land owner, likely a land speculator. In 1904, he sold the property to Fred Lushman of Crawford, Kansas, another absentee landowner. In 1906, Lushman sold the property to Jacob Henry Millage of South Dakota.

*Millage purchase*

In the early twentieth century, a new wave of home seekers began arriving in 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 that shared much with 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 nearby states. 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. Having farmed previously in South Dakota, Jacob Millage would also have had experience with farming on the High Plains. 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.

Jacob Millage was born in Tioga County, New York in 1840. He moved to Waterloo, Iowa with his family. Here he met Carrie Dickerson, also originally from New York. They were married in 1864. They established a farm and started a family with Sibbie (1864), Frank (1866), Carl (1867), Orvis (1869), and Camp (1871). Around 1872, the Millages decided to move to Wakonda, South Dakota, starting a new farm and continuing to expand their family with Ralph (1873), Fred (1875), Lilly May (1878), Dollie Carrie (1881), Ines (1883), and Carl (1888; the elder Carl died in 1886). Carrie Millage died in 1897. The following year Jacob married Ida Shaw. In 1904, Jacob decided to move the family to Phillips County, Colorado. He sold his land in South Dakota and purchased 3000 acres in Phillips County, establishing a ranch twelve miles southwest of Holyoke in the Sand Hills. It took 30 days to move 50 head of cattle and around 25 horses from South Dakota to Colorado. Jacob bred draft horses (shipping them to Missouri) and also raised some sheep. In 1906, Jacob expanded his land holdings with the purchase of this quarter of land 1 ½ miles south of town. He seemed to have planned it as a retirement property. In 1908, Jacob turned the ranch in the Sand Hills over to his son Carl and began building a house on the new property closer to town. But he died later that year of cancer, before the house was completed.

Carl Millage married Alta Gladys Anderson in 1909. Alta was originally from Indiana. Her family had moved to Colorado in the early 1890s, but discouraged by drought and the economic depression, decided to move on, settling in Oregon. In 1896, the family left Oregon for Nebraska. Alta attended the Aurora Business College in Aurora, Nebraska and after graduation went to work for a law firm in Holyoke. After they were married, Carl and Alta lived on the ranch in the Sand Hills. Twins Harold and Gerald were born in 1912 followed by Hazel in 1915, Zelda in 1917, and Glenda in 1918. In 1919 Carl and Alta decided to move to Holyoke so that their children would be closer to school. They hired contractor Michael McEachern of Denver to construct a bungalow at 640 S. Interocean. They sold the ranch to Ben Uphoff for around \$90,000. According to an article in the local paper the Millage ranch was "one of the finest in the county" and this was "possibly one of the biggest land deals consummated in the county" (*Those Were the Days* 1988, 498).

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After the ranch was sold and the family moved into town, it was likely that the farm property just south of town received more attention. Though Carl Millage did not live on the farm, the distance between the house and farm was only a mile and a half. Carl constructed a large hog barn and bred championship hogs. Several of his hogs appear in the Duroc-Jersey Swine Record in the 1920s. Carl held hog auctions on the farm and distributed free cigars to get a large attendance. Carl also raised dairy cows. He sold milk in Holyoke with Harold and Gerald helping with deliveries. According to a family story, Carl originally sold milk for 12 cents a quart. A competitor started a new dairy business and planned to run Carl out of business by charging 10 cents a quart. In response, Carl starting charging 8 cents a quarter and put the competitor out of business. Carl Millage never lived on the farm, residing in the house in Holyoke until his retirement to Phoenix. A caretaker lived in a basement house located on the farm.

By the early twentieth century, most Phillips County farmers had abandoned their soddies for frame houses. Lumber, along with building plans, could now be obtained from local lumber yards. Farmers 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 resources 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 the late 1930s, as the worst of the Great Depression seemed to be over, Carl began expanding his land holdings again and making improvements. The agricultural operation grew to more than 12,000 acres of farm and ranch land, managed in partnership with his sons Harold and Gerald.

*Mid-century expansion*

Both Harold and Gerald left Phillips County to attend the University of Colorado in 1931 to study electrical engineering. After graduation, Harold went to work for the Corps of Engineers at the Ogden Ordinance Depots in Utah. There he met Marie Murray, originally from Idaho Falls, ID, who was working as a secretary for the Corps. They married in 1942. Harold and Marie had five children: Stephen (1944), twins Karen Lee and Mark (1949), Wayne (1950), and Debra (1952). During World War II, Harold was transferred to the U.S. Naval Electronics Laboratory in San Diego. Gerald also served in World War II, repairing radio and radar equipment in the Navy. Glenda Millage married Jack Wendell Stahl, a Phillips County farmer and rancher. Hazel Millage married Robert Benjamin Clark and moved to California. Zelda also married and moved away from Holyoke.

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. Crop yields increased dramatically due to the introduction of new herbicides, pesticides, fertilizers, and crop varieties, as well as new machinery that changed the ways crops were planted, such as narrower rows. The machinery was an expensive investment, and farmers needed to plant more acres to get a return on their equipment. The new machinery also contributed to the development of more specialized farms since most crops required specific equipment. But the machinery also reduced labor costs and the need for extra labor at harvest. With new combines, a two people could complete harvest in a fraction of the time it once took a large crew. The improved yields and quicker harvests also created an increased demand on grain elevators. Though the coop elevators in Phillips County rapidly expanded during the 1950s, they could not always keep up with demand. As a result, many farmers started to add more on-farm grain storage as well as drying systems.



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Then if the elevator was full, a farmer could store the crop in his own bins, dry it, and store the crop until the market was high. Previously, farmers had generally been anxious to get their grain to market as soon as possible in order to cover farm expenses. However, in the late 1930s the government initiated the Commodity Credit Corporation, which would lend money to farmers with grain stored in approved granaries or grain bins as collateral. Goals of the program included stabilizing crop prices and ensuring against future crop prices.

In the 1950s, 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. Since many barns were no longer being used for livestock, many farmers also created additional grain storage bins within their barns.

After the war, Harold and Gerald returned to Holyoke to farm and ranch with their father. Harold lived in the house in Holyoke with Carl and Alta, and Gerald moved onto the farm. This was the start of a major expansion of the farm complex, during which the farm took on its current form. The hipped box house was moved to the farm c.1949. Two barns were moved to the farm in the late 1940s and connected with a new center section. Cattle operations were supported with the construction of calving sheds, a truck scale, and corrals. A huge amount of grain storage was added to the farm, reflecting mid-century trends in the county. A wood granary was constructed along with the installation of several metal grain bins, tie rods were added to the hog barn so that it could be used for grain storage, and a Quonset equipped for grain storage was built in 1958. The farm received electricity in 1949 and a new underground water system was installed in the 1950s.

Harold and Gerald also pursued other interests off the farm. Harold acquired a broker's license and became a registered representative with financial planning firm Waddell and Reed. He was a deacon of the First Christian Church, a Mason, a Shriner, a member of the local Eastern Star and Elks Lodge chapters, and director of an annual tennis tournament. Gerald earned a pilot's license and flew a two-seater Piper plane. He was also a deacon in the First Christian Church and later a trustee in the Nazarene Church. Gerald and Lorraine owned and operated two retail businesses in Holyoke, Fabric Lane and Decorator Lane.

Carl and Alta Millage retired to Arizona in 1967, turning the farm over to Harold and Gerald. Harold's son Stephen took over his father's share of farming operations in 1975, initially coming out to farm in the summer and living in Denver in the winter. Stephen married Janette Lobb and they had three children: Kurtis (1980), Adam (1984), and April (1987). Stephen bought his father's share in 1980. Gerald's stepson Hal came to farm with Gerald in 1980. Due to the poor farm economic conditions and Gerald's retiring, they sold out to Stephen in 1986. Stephen and his family currently live on the farm full-time, raising dryland wheat and corn.

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## 9. Major Bibliographical References

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

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Spearman, Frank H. "The Great American Desert." *Harper's New Monthly Magazine*. July, 1888.

*Those Were the Days: 1889-1989 Centennial History Phillips County Colorado*; compiled by The Phillips County Historical Society Book Committee. Holyoke, Colorado: Phillips County Historical Society, 1988.

United States Census records via [www.Ancestry.com](http://www.Ancestry.com)

**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.110

**10. Geographical Data**

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

**UTM References**

(Place additional UTM references on a continuation sheet.)

Zone 13; 727633mE; 4492993mN

Zone 13; 728436mE; 4493014mN

Zone 13; 728464mE; 4492200mN

Zone 13; 727656mE; 4492191mN

(NAD 83)

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.

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

NE ¼ Township 7 Range 44 Section 30

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

The boundary encompasses the original quarter section of land purchased by Jacob Millage in 1906. Though the farm has been expanded over time, this quarter section remains the center of farm operation and includes all resources historically associated with the farm operation.

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### 11. Form Prepared By

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name/title Abigail Christman (for property owner)  
organization Center of Preservation Research/ College of  
Architecture and Planning / University of Colorado -  
Denver Date June 2013  
street & number Campus Box 126, PO Box 173364 telephone 303.315.5323  
city or town Denver state CO zip code 80217  
e-mail Abigail.christman@ucdenver.edu

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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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Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Millage Farm  
City or Vicinity: Holyoke  
County: Phillips County  
State: Colorado  
Name of Photographer: Abigail Christman  
Digital tifs on file with the National Park Service, Washington, D.C.

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

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

Millage Farmstead

Name of Property

Phillips, Colorado

County and State

Photo #3

East side site overview, camera facing north (09/15/2012)

Photo #4

Crop Fields, camera facing south (09/15/2012)

Photo #5

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

Photo #6

View of driveway towards road, camera facing north (09/15/2012)

Photo #7

House west elevation, camera facing east (09/15/2012)

Photo #8

Chicken Coop, Garden, Garage, Metal Grain Bin, and House, camera facing east (08/12/2010)

Photo #9

Chicken Coop, Garden, and Driveway, camera facing north (09/15/2012)

Photo #10

Quonset Hut and Barn, camera facing east (08/12/2010)

Photo #11

Metal Grain Bins and Barn, camera facing south (09/15/2012)

Photo #12

Quonset Hut and Grain Bins, camera facing southwest (09/15/2012)

Photo #13

Barn northeast corner, camera facing southwest (08/12/2010)

Photo #14

Barn, House, and Garage, camera facing northwest (08/12/2010)

Photo #15

Barn east elevation, camera facing west (09/15/2012)

Photo #16

Gas Pump, Scale, and Scale House east elevation, camera facing west (09/15/2012)

Photo #17

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

Photo #18

South side of site, camera facing north (09/15/2012)

Millage Farmstead

Name of Property

Phillips, Colorado

County and State

Photo #19

Hog Barn/Granary, Corral, and Calving Shed, camera facing northeast (09/15/2012)

Photo #20

Hog Barn/Granary southwest corner, camera facing southeast (08/12/2010)

Photo #21

Inside of Hog Barn/Granary, camera facing north (09/15/2012)

Photo #22

Southeast corner, camera facing northwest (09/15/2012)

Photo #23

Lakeside School/House and Outhouse, camera facing northwest (09/15/2012)

Photo #24

Lakeside School/House south elevation, camera facing north (09/15/2012)

Photo #25

Barn and Granary east elevation, camera facing west (09/15/2012)

#### **HISTORIC PHOTOGRAPHS**

- H1 Lakeside School 1919. Copy of photograph in the collection of the Phillips County Historical Society.
- H2 Millage Farm in 1949. Shows house, garage, and school recently moved onto property. Copy of photograph owned by Millage family.
- H3 Millage Farm in 1960. Copy of photograph owned by Millage family.
- H4 Millage Farm in 1989. Copy of a hand-tinted photograph owned by Millage family.
- H5 Millage Farm in 2006. Copy of a photograph owned by Millage family.