

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR FEDERAL PROPERTIES

FOR NPS USE ONLY

MAR 19 1991

RECEIVED

DATE ENTERED

NATIONAL  
REGISTER

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

GEORGE CONRAD HUTZLER FARM

AND/OR COMMON

Conrad Hutzler Farm

**2 LOCATION**

STREET &amp; NUMBER

---

---NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

South Manitou Island VICINITY OF

STATE

CODE

COUNTY

CODE

Michigan

26

Leelanau

089

**3 CLASSIFICATION****CATEGORY** DISTRICT BUILDING(S) STRUCTURE SITE OBJECT**OWNERSHIP** PUBLIC PRIVATE BOTH**PUBLIC ACQUISITION** IN PROCESS BEING CONSIDERED Completed**STATUS** OCCUPIED UNOCCUPIED WORK IN PROGRESS**ACCESSIBLE** YES: RESTRICTED YES: UNRESTRICTED NO**PRESENT USE** AGRICULTURE MUSEUM COMMERCIAL PARK EDUCATIONAL PRIVATE RESIDENCE ENTERTAINMENT RELIGIOUS GOVERNMENT SCIENTIFIC INDUSTRIAL TRANSPORTATION MILITARY OTHER:**4 AGENCY**REGIONAL HEADQUARTERS: *(If applicable)*

National Park Service, Midwest Regional Office

STREET &amp; NUMBER

1709 Jackson Street

CITY, TOWN

Omaha

VICINITY OF

STATE

Nebraska 68102

**5 LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Leelanau County Courthouse

STREET &amp; NUMBER

---

CITY, TOWN

Leland

STATE

Michigan 49654

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Sleeping Bear Dunes National Lakeshore

DATE

July 1976

 FEDERAL  STATE  COUNTY  LOCALDEPOSITORY FOR  
SURVEY RECORDS

State of Michigan, History Division

CITY, TOWN

Lansing,

STATE

Michigan

## 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

See individual descriptions

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The George Conrad Hutzler farm consists of a quarter-section of land (160 acres) located near the center of South Manitou Island. Most of the structures of this historic farm are extant. These include the George Conrad Hutzler house (HS-50103A), the barn (HS-50103K), five sheds (HS-50103D, E, G, H, and I), a chicken coop (HS-50103J), a granary (HS-50103L), a privy (HS-50103F), the fence (HS-50103M), and a pump (HS-50103B). (Of these, the privy, fence, and pump do not contribute to the farm's significance.) The relative locations of these structures are shown on the enclosed sketch map. Construction dates for individual structures ~~is~~ not known.

ave

Contributing Structures: The following structures contribute to the significance of the George Conrad Hutzler farm, as stated in Section 8:

1. HS-50103A, George Conrad Hutzler house.

The George Conrad Hutzler house is a wood frame structure, one and one-half stories tall. The main part of the house is thirty feet square, and a small single-story shed attached to the side of the structure gives the house an L-shape. The gable roofs are covered with hexagonal cement slate tiles. The structure has clapboard siding and rests on a concrete foundation. The interior walls are plaster on lath. The house is in fair condition.

2. HS-50103K, George Conrad Hutzler barn.

The barn measures fifty-eight by thirty-six feet. It is a gable-roofed structure covered with wood shingles. The siding is vertical board construction. The foundation is wood. The structure has large double doors. The barn is in good condition.

3. HS-50103D, shed.

This shed is a two-story, eighteen- by twenty-foot structure with a gable roof covered with wood shingles. The sides of the structure are board and batten. Its condition is good.

4. HS-50103E, shed.

This shed is an eighteen- by ten-foot gable-roofed structure. The roof is covered with asphalt roll. The siding is tarpaper. The shed is deteriorated.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet GEORGE CONRAD HUTZLER FARM Item number 7

Page 1

5. HS-50103G, shed.

This is a four- by sixteen-foot gable-roofed shed. The roof is wood-shingled. The walls, supported by unhewn logs, are protected from the weather by horizontal boards. The foundation is wood. The shed is in good condition.

6. HS-50103H, shed.

This shed measures thirty-nine by twenty-one feet. The gable roof is covered with asphalt shingles. The shed has vertical board siding and a wooden foundation. It is in fair condition.

7. HS-50103I, shed.

This ten- by sixteen-foot shed has a gable roof covered with wood shingles. The siding is horizontal shiplapped boards. The shed's condition is good.

8. HS-50103J, chicken coop.

The wood-frame chicken coop consists of two connected buildings. The southern part measures ten by twenty-two feet, and has a shed roof covered with asphalt roll. The siding is vertical board. Its foundation is wood. The northern part measures ten by thirteen feet. The gable roof has asphalt roll covering. It also has vertical board siding and a wood foundation. The chicken coop is in fair condition.

9. HS-50103L, granary.

The wood-frame granary has a one-and-one-half-story main section measuring eighteen by twenty feet, with a small single-story shed attached to the rear and a latticed corn crib on the side. The gable roof is covered with wood shingles. The siding is board and batten. There is a wood foundation. It is in fair condition.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet GEORGE CONRAD HUTZLER FARM Item number 7

Page 2

Non-contributing structures: The following are ancillary structures and do not contribute to the significance of the property.

10. HS-50103M, fence (portion).
11. HS-50103F, privy.
12. HS-50103B, pump.

The nominated property includes the entire 160-acre tract which comprised the historic George Conrad Hutzler farm. Its boundary is drawn to scale on the enclosed Boundary Map.

## 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES ca. 1860-1930

BUILDER/ARCHITECT George Conrad Hutzler, Sr.

### STATEMENT OF SIGNIFICANCE

The lasting significance of South Manitou's farms germinated from the island's unique agricultural conditions. Surrounded by Lake Michigan, the island has a longer growing season and more gradual temperature changes than the nearby mainland. Wind patterns isolate the island from free pollens; these wind patterns make the island fit for the growth of hybrid plants.

George Conrad Hutzler, Jr., was the first on South Manitou Island to experiment with the development of hybrids. Rosen (Russian) rye and Michelite pea beans were developed on Hutzler's farm. Before long, he and his fellow South Manitou farmers were supplying seed for these hybrids to farmers throughout the Midwest. Within two decades following Hutzler's first prize-winning hybrid crop, "80 percent of of [the pea beans] grown in the United States were only two generations removed from the parent stock on South Manitou."<sup>1</sup> Events which took place on the Hutzler farm influenced the course of agricultural history. Therefore, the farm is eligible for inclusion in the National Register under Criterion A.

### History<sup>2</sup>

When white men first encountered South Manitou, the island was covered with virgin forests. In the early nineteenth century, these forests were cleared to provide cordwood for fuel and lumber, thus preparing the island for agriculture. Although the first farm was not established until about 1847, by 1860 more than one-half of the island's residents named farming as their occupation.

1. Myron H. Vent, South Manitou Island (Springfield, Virginia: Goodway Press, 1973), 37.

2. The historical information was taken from three sources: Charles M. Anderson, Isle of View: A History of South Manitou

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet 9-1.

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 160

UTM REFERENCES

A	<u>16</u>	<u>568500</u>	<u>4986000</u>	B	<u>16</u>	<u>569100</u>	<u>4986000</u>
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C	<u>16</u>	<u>569100</u>	<u>4985250</u>	D	<u>16</u>	<u>568500</u>	<u>4985250</u>
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

The boundary is the entire 160-acre tract identified on the enclosed boundary map. The boundary is drawn to scale.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
Michigan	26	Leelanau	089
---	---	---	---

## 11 FORM PREPARED BY

NAME / TITLE

Jill York O'Bright, Regional Historian, Midwest Region

ORGANIZATION

National Park Service

DATE

October 22, 1986

STREET & NUMBER

1709 Jackson Street

TELEPHONE

(402) 221-3426

CITY OR TOWN

Omaha,

STATE

Nebraska 68102

## 12 CERTIFICATION OF NOMINATION

STATE HISTORIC PRESERVATION OFFICER RECOMMENDATION

YES

NO

NONE

*Matan M. Bigelow*  
STATE HISTORIC PRESERVATION OFFICER SIGNATURE

In compliance with Executive Order 11593, I hereby nominate this property to the National Register, certifying that the State Historic Preservation Officer has been allowed 90 days in which to present the nomination to the State Review Board and to evaluate its significance. The evaluated level of significance is  National  State  Local.

FEDERAL REPRESENTATIVE SIGNATURE

*Edward C. Burns*

TITLE

*Chief Historian*

DATE

5/15/90

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

*Patrick Andrus*

DATE

5/3/91

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet GEORGE CONRAD HUTZLER FARM

Item number 8

Page 1

The island's longer season and rich soil allowed greater yields for South Manitou agrarians than those raised by farmers on the nearby mainland. The island's reputation for high yields raised the curiosity of professors at Michigan Agricultural College, now Michigan State University. Upon studying the agricultural conditions of the island, "the college determined that the prevailing winds isolated the island from pollens generated by plants on the mainland, and that the island provided a good location for the growth of hybrid crops."<sup>3</sup>

At the college's request, George Conrad Hutzler, Jr., agreed to experiment with a new variety of rye known as Rosen rye. His first crop won first prize at Chicago's International Livestock Expedition in 1920, and soon farmers throughout the Midwest purchased seeds for Rosen rye and other hybrid plants from South Manitou farmers.

Shipping on Lake Michigan decreased markedly during the Great Depression. Unable to get their produce to markets, the end of commercial agriculture on the island followed soon thereafter, circa 1930. Still, the unique conditions on South Manitou rendered its farmers, particularly George Conrad Hutzler, Jr., a lasting position of importance throughout the nation's heartland.

South Manitou Island furnished farmers throughout the Midwest with hybrid seed for planting. Thus, the handful of farmsteads on South Manitou improved the produce of farms throughout the Midwest. The George Conrad Hutzler farm was the most significant of these farms, because the seeds were developed on this farm.

---

Island (Frankfort, Michigan: J. B. Publications, 1979); Jim Muhn, Historic Resource Study, Sleeping Bear Dunes National Lakeshore (Omaha: National Park Service Midwest Regional Office, 1984); and Vent.

3. Muhn, 128.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

GEORGE CONRAD HUTZLER FARM

Item number 9

Page 1

BIBLIOGRAPHY

Anderson, Charles M. Isle of View: A History of South Manitou Island. Frankfort, Michigan: J. B. Publications, 1979.

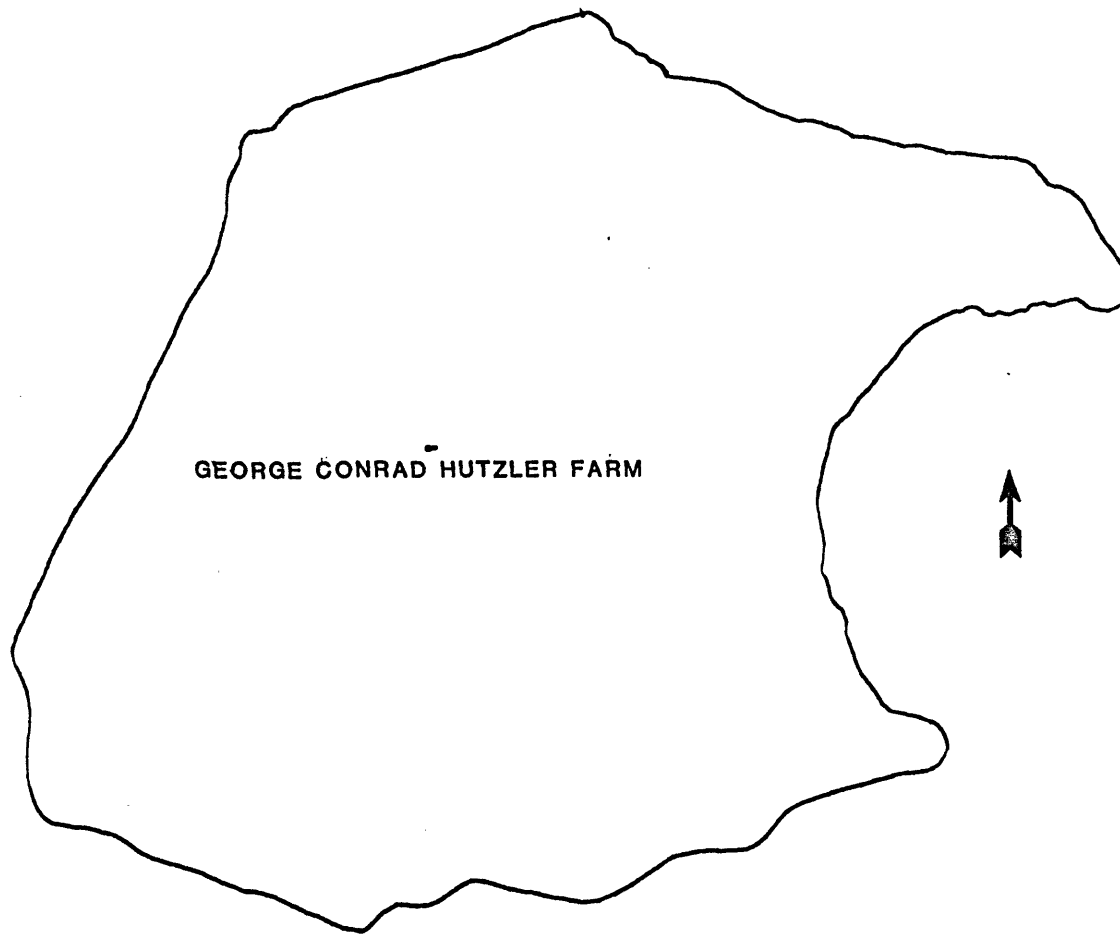
Lovis, William A., Robert Mainfort, and Virgil E. Nobel. An Archeological Inventory and Evaluation of the Sleeping Bear Dunes National Lakeshore, Leelanau and Benzie Counties, Michigan. Omaha: National Park Service Midwest Regional Office, 1976.

Muhn, Jim. Historic Resource Study, Sleeping Bear Dunes National Lakeshore. Edited by Jill York O'Bright. Omaha: National Park Service Midwest Regional Office, 1984.

Thompson, Paul W. Ecological Survey of South Manitou Island, Michigan. Omaha: National Park Service Midwest Regional Office, n.d.

Vent, Myron H. South Manitou Island. Springfield, Virginia: Goodway Press, 1973.





GEORGE CONRAD HUTZLER FARM

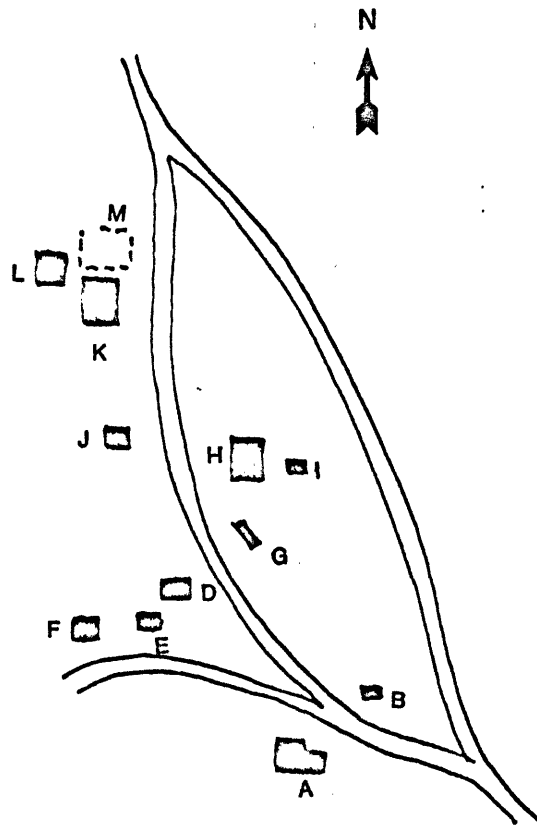


SITE MAP

GEORGE CONRAD HUTZLER FARM

NOT TO SCALE

SOUTH MANITOU ISLAND



RELATIVE LOCATIONS OF STRUCTURES  
**GEORGE CONRAD HUTZLER FARM**

NOT TO SCALE

SOUTH MANITOU ISLAND

**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 91000466 Date Listed: 5/3/91

George Conrad Hutzler Farm  
Property Name:

Leelanau MI  
County: State:

\_\_\_\_\_  
Multiple Name

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*for* Patrick Andrus  
Signature of the Keeper

5/3/91  
Date of Action

-----  
Amended Items in Nomination:

The Period of Significance for this property needs to be clarified. The farm is significant for its role in the development of hybrid seeds in the 1920s. The Federal Preservation Officer requests that the Period of Significance be defined as 1920-1930. The form is now officially amended to include this change.

\_\_\_\_\_  
**DISTRIBUTION:**

National Register property file  
Nominating Authority (without nomination attachment)

GEORGE CONRAD HUTZLER FARM  
HS-50103A, George Conrad Hutzler House  
South Manitou Island, Michigan  
facing southwest

Phot: C. R. Parkinson  
August 1986  
Neg: National Park Service  
Midwest Regional Office



GEORGE CONRAD HUTZLER FARM  
HS-50103A, George Conrad Hutzler House  
South Manitou Island, Michigan  
facing northwest

Phot: C. R. Parkinson  
August 1986  
Neg: National Park Service  
Midwest Regional Office



GEORGE CONRAD HUTZLER FARM  
HS-50103D, Shed  
South Manitou Island, Michigan  
facing southwest

Phot: C. R. Parkinson  
August 1986  
Neg: National Park Service  
Midwest Regional Office



GEORGE CONRAD HUTZLER FARM  
HS-50103E, Shed  
South Manitou Island, Michigan  
facing west/southwest

Phot: C. R. Parkinson  
August 1986  
Neg: National Park Service  
Midwest Regional Office





GEORGE CONRAD HUTZLER FARM  
HS-50103G, Shed  
South Manitou Island, Michigan  
facing east

Phot: C. R. Parkinson  
August 1986  
Neg: National Park Service  
Midwest Regional Office





GEORGE CONRAD HUTZLER FARM  
HS-50103H, Shed  
South Manitou Island, Michigan  
facing west

Phot: C. R. Parkinson  
August 1986  
Neg: National Park Service  
Midwest Regional Office



GEORGE CONRAD HUTZLER FARM  
HS-50103J, Chicken Coop  
South Manitou Island, Michigan  
facing east

Phot: C. R. Parkinson  
August 1980  
Neg: National Park Service  
Midwest Regional Office



GEORGE CONRAD HUTZLER FARM  
HS-50103K, George Conrad Hutzler Barn  
South Manitou Island, Michigan  
facing west

Phot: C. R. Parkinson  
August 1986  
Neg: National Park Service  
Midwest Regional Office



GEORGE CONRAD HUTZLER FARM  
HS-50103L, Granary  
South Manitou Island, Michigan  
facing north

Phot: C. R. Parkinson  
August 1986  
Neg: National Park Service  
Midwest Regional Office



GEORGE CONRAD HUTZLER FARM  
HS-50103K, George Conrad Hutzler Barn  
South Manitou Island, Michigan  
facing southwest

Phot: C. R. Parkinson  
August 1986  
Neg: National Park Service  
Midwest Regional Office





GEORGE CONRAD HUTZLER FARM  
HS-50103H on left; HS-50103J on right, showing relative  
locations of some structures and some farmland, with  
dirt road

South Manitou Island, Michigan  
facing south

Phot: C. R. Parkinson  
August 1986  
Neg: National Park Service  
Midwest Regional Office

