**1 NAME**

**HISTORIC**

GEORGE CONRAD HUTZLER FARM

**AND/OR COMMON**

Conrad Hutzler Farm

**2 LOCATION**

**STREET & NUMBER**

---

**CITY, TOWN**

South Manitou Island

**STATE**

Michigan

**CITY, TOWN**

Leland

**STATE**

Michigan 49654

**COURTHOUSE, REGISTRY OF DEEDS, ETC.**

Leelanau County Courthouse

**3 CLASSIFICATION**

**CATEGORY**

_X_ DISTRICT

__ BUILDING(S)

__ STRUCTURE

__ SITE

__ OBJECT

**OWNERSHIP**

_X_ PUBLIC

__ PRIVATE

__ BOTH

**PUBLIC ACQUISITION**

__ IN PROCESS

__ BEING CONSIDERED

_X_ COMPLETED

**STATUS**

__ OCCUPIED

_X_ UNOCCUPIED

__ WORK IN PROGRESS

_X_ ACCESSIBLE

__ YES: RESTRICTED

__ YES: UNRESTRICTED

__ NO

**PRESENT USE**

__ AGRICULTURE

__ COMMERCIAL

_X_ PARK

__ EDUCATIONAL

__ ENTERTAINMENT

__ RELIGIOUS

__ GOVERNMENT

__ INDUSTRIAL

__ TRANSPORTATION

__ MILITARY

__ OTHER:

**4 AGENCY**

**REGIONAL HEADQUARTERS (if applicable)**

National Park Service, Midwest Regional Office

**STREET & NUMBER**

1709 Jackson Street

**CITY, TOWN**

Omaha

**STATE**

Nebraska 68102

**COURTHOUSE, REGISTRY OF DEEDS, ETC.**

Leelanau County Courthouse

**STREET & NUMBER**

---

**CITY, TOWN**

Leland

**STATE**

Michigan 49654

**5 LOCATION OF LEGAL DESCRIPTION**

**COURTHOUSE, REGISTRY OF DEEDS, ETC.**

Leelanau County Courthouse

**STREET & NUMBER**

---

**CITY, TOWN**

Leland

**STATE**

Michigan 49654

**REPRESENTATION IN EXISTING SURVEYS**

**TITLE**

Sleeping Bear Dunes National Lakeshore

**DATE**

July 1976

_X_ FEDERAL

__ STATE

__ COUNTY

__ LOCAL

**DEPOSITORY FOR SURVEY RECORDS**

State of Michigan, History Division

**CITY, TOWN**

Lansing

**STATE**

Michigan
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
are not known.

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.
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.
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.
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."¹ 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.

History²

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.


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

ACREAGE OF NOMINATED PROPERTY: 160

UTM REFERENCES

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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

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FORM PREPARED BY

NAME / TITLE
Jill York O'Bright, Regional Historian, Midwest Region

ORGANIZATION
National Park Service

STREET & NUMBER
1709 Jackson Street

CITY OR TOWN
Omaha, Nebraska 68102

DATE
October 22, 1986

TELEPHONE
(402) 221-3426

CERTIFICATION OF NOMINATION

STATE HISTORIC PRESERVATION OFFICER RECOMMENDATION

YES X  NO   NONE

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

FEDERAL REPRESENTATIVE SIGNATURE

DATE
5/15/90

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

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

KEEPER OF THE NATIONAL REGISTER
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."³

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.

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3. Muhn, 128.
BIBLIOGRAPHY


RELATIVE LOCATIONS OF STRUCTURES

GEORGE CONRAD HUTZLER FARM

SOUTH MANITOU ISLAND

NOT TO SCALE
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.

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.
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-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