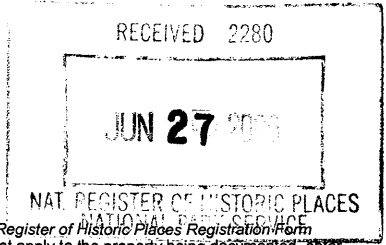


United States Department of the Interior
National Park Service

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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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

Historic name Herter Farmstead

Other names/site number Herter-Hagaman Farm

2. Location

Street & number 4949 S 148th Not for publication

City or town Walton Vicinity

State Nebraska Code NE County Lancaster Code 109 Zip code 68461

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 nationally statewide locally. (See continuation sheet for additional comments.)

Lawrence Sommer
Signature of certifying official

6/20/00
Date

Director, Nebraska State Historical Society
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
- see continuation sheet.
- determined eligible for the National Register.
- see continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Linda McClelland

2/24/2000

Signature of Keeper

Date of Action

Herter Farmstead

Name of Property

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5. Classification

Ownership of Property
(Check as many boxes as apply)

- Private
- Public-local
- Public-state
- Public-federal

Category of Property
(Check only one box)

- Building(s)
- District
- Site
- Structure
- Object

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

Contributing	Noncontributing	
9	2	Buildings
		Sites
		Structures
		Objects
9	2	Total

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

AGRICULTURAL/SUBSISTENCE

Animal facility, agricultural outbuildings, storage

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

Queen Anne

Materials

(Enter categories from instructions.)

Foundation stone, concrete

Walls wood

Roof asphalt, wood shingles, tin

Other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Herter Farmstead

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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.)

- x 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.
x C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions.)

Agriculture, Architecture

Period of Significance

1876-1930

Significant Dates

1876, 1892, 1895

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 #

Primary location for additional data:

- x State Historic Preservation Office
Other State agency
Federal agency
Local Government
University
Other
Name of repository:

Herter Farmstead

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10. Geographical Data

Acreage of property 20 acres

UTM References (place additional UTM references on a continuation sheet).

	Zone	Easting	Northing		Zone	Easting	Northing
1.	14	709170	4515240	3.	14	709310	4515240
2.	14	709170	4515400	4.	14	709310	4515400

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Todd Knispel

organization

date April 1, 2000

street & number 141 W First Street

telephone (402)796-2273

city or town Malcolm

state NE zip code 68402

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name/title Joel & Kathy Sartore

street & number 2323 Sheridan Blvd

telephone (402)476-1006

city or town Lincoln

state NE zip code 68502

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determined eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended, (15 USC 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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The Herter Farmstead is located in rural Lancaster County, Nebraska, approximately five miles from the state capital of Lincoln on 148th Street. Lancaster County is located in the southeast portion of Nebraska approximately 50 miles from the Missouri River, and 55 miles from the Kansas border. The Herter Farmstead remains as an intact example of an early Lancaster County Farmstead. The nomination includes nine contributing buildings: house, barn, corncrib, cellar, grain bin, outhouse, smokehouse, garage, and hog shed. All contributing buildings retain an exceptionally high degree of integrity and contribute to the historic significance of the property.

The property is bounded by 148th St. on the east and a windbreak on the west, north and south, encompassing the approximately 20 acres on which the buildings reside. The driveway, bordered by elm trees on the north, enters the farmyard from the east. The house and barn are the two most dominant features of the farm. Behind the house and barn, to the west, are the farmyard and the rest of the outbuildings circling it on the south, west, and north in a courtyard pattern. This nomination includes the farmyard, its buildings and windbreak and no associated tillable acreage.

The following list describes the contributing resources of the Herter Farmstead.

1) **Herter House** (photo #1-8) The two-story frame house was built in 1876. In circa 1892, the house was remodeled to take on its current Queen Anne style. Jacob W. Herter had the house remodeled by adding the square tower and front wrap around porch. The main façade of the house faces the east. The wrap around porch and square tower are the most distinguishing features of the house. The first floor windows under the porch features leaded beveled glass. The front door is located on the north end of the porch entering the tower. Classical columns support the porch.

The main entrance enters into the square tower, which is a large open two-story entry hall with a large chandelier. The interior of the house has maintained much of its historic integrity. The woodwork of the interior has been very well preserved and is predominantly pine, much of which is grain-painted to resemble walnut. The mantel in the east sitting room is oak. The entry hall and parlor fireplace both feature classical columns. The house also features pocket doors that divide the parlor, study, and living room. Another feature of the house is found in the study. The study has a brick fireplace with built in bookcase on either side. There is also a smaller built in bookcase on the west wall of the study.

It appears the house was constructed during four major building episodes. Evident from historic photographs the initial building appears to have been a simple "I" house with rear ell constructed in the late 1870s. An addition was added to the front of the building to create a "T" shaped plan sometime in the 1880s, followed shortly thereafter by the ornamental modernization of a squared corner tower and wrap around porch. This last manifestation gave the house its current free classic Queen Anne style. The final addition was completed within the last five years and consisted of a second story addition to the kitchen area only at the back of the building. This addition is not visible from the main facades.

In 1996, electricity and indoor plumbing were added throughout the house for the first time. The kitchen was modernized and a second floor was added to the one story addition for a large master bedroom, and bathroom.

2) **Barn** (photo 1,9) This large frame, gambrel roof barn with a limestone foundation was constructed circa 1895. The barn is 63X30 feet sits on a north-south line just north of the house. There is a large square cupola fitted with glass panes. The barn is roofed with wood shingles. Erected for cattle usage, the interior of the barn is still complete with milk stanchions on the south half and hayloft in the north.

3) **Cellar** (photo 10) The underground stone cellar was probably built in the 1870's. Located to the south of the house was most likely used to store produce from Abraham Herter's vineyard and apple orchard.

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4) **Grain Bin** (photo 11) This small metal structure was constructed in the early 1900's. J.W. Herter has his name stenciled on the door of the bin. The grain bin sits at the south end of the farmyard.

5) **Outhouse** (photo 12) The small wooden building sits east of the back door of the house. Outhouses were once a common sight on every farmstead. The outhouse was used up to the 1970's when Edward Herter died.

6) **Smokehouse** (photo 13) This hollow tile structure is topped with a pyramidal roof. The Herters used it when they butchered their own hogs and cattle. The smokehouse is another outbuilding that is becoming a rare sight on farmsteads.

7) **Garage** (photo 14) The one stall frame, gable roof garage was built in the 1920's. The garage has two wooden hinged doors on the north side with small square window on the east. There is a small door that opens to the south. The garage retains a high degree of its integrity.

8) **Corncrib** (photo 15) This drive-in corncrib is the second largest building on the farm. The frame gambrel roofed building has an extended cupola on the roof. The crib barn has an extension on the north for extra storage. The corncrib faces the east with large sliding doors. The corncrib retains much of its integrity though the roof has a corrugated tin roof and the auger up to the cupola is no longer present.

9) **Hog Shed** (photo 16) The frame hog shed with monitor roof, concrete floor and half doors on the west façade is mostly intact. The hog chute on the south is extant but has lost much of its integrity. The hog shed appears to be an University Extension design due to its close resemblance to the hog shed on the Gridely-Howe-Faden-Atkins (Brookside Farm) NeHBS #KM00-002. The Brookside Farm hog shed is known to be an Extension design.

There are two noncontributing structures on the farm. They consist of a newer pole barn north of the barn, and a chicken coop between the garage and corncrib that has lost much of its integrity, and is collapsing.

The Herter Farmstead remains an excellent example of a late 19th, early 20th century rural Lancaster County farmstead. Though the Herter Farmstead outbuildings have been non-operational for close to 30 years it has maintained its historical integrity very well. The present owner understands the importance of the farm's value and wants to preserve the farm from growing urban pressures. The owner would like to restore the farmstead, including the windmill and all the other structures, and even the windbreak that runs north and south forming the immediate western boundary of the farm. Given time the Herter Farmstead may regain its historic appearance so others may enjoy a piece of history.

The boundaries of the Herter Farmstead as nominated include approximately twenty acres bounded on the north, west and south by a windbreak, and by the section line (South 148th Street) to the east. This discreet area is owned by a single property owner, but is surrounded by cultivated fields owned by different property owners. The nominated farmstead is a portion of the 120 acres of land purchased by Abraham Herter in 1885 for \$2450 (Lancaster Deed 23:227).

At the writing of this nomination (June 2000), the eligibility of the remaining 100 acres is one area under scrutiny as part of a federally-sponsored cultural resources study being completed pursuant to a larger Section 106 investigation. This study is intended to determine the physical characteristics and historic associations necessary to include large-scale agricultural acreages in Lancaster County as contributing elements to farmsteads eligible for listing on the National Register. The boundary of this nomination, as written, is sufficiently logical and physically obvious as to make the farmstead's eligibility clear. However, the boundaries contained in this nomination of the 20-acre Herter Farmstead should not be construed to answer the question of whether the associated 100 acres for this or similar lands of any other rural Lancaster County property are, or are not, eligible for listing on the National Register of Historic Places. The nomination of this property should not in any way prejudice the on-going study of agricultural acreages in the County.

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The Herter Farmstead is being nominated to the National Register on the local level under criteria A and C. The property under A illustrates an historical farmstead in Eastern Nebraska. The farmstead is a rare and well-preserved collection of agricultural buildings that reflect farming in Nebraska early in the 20th century. The Herter House is eligible under Criterion C as an example of a vernacular interpretation of the Queen Anne, free classical style. The period of significance for the farm is 1885-1930, which encompasses the farm origins through construction of all its outbuildings, and the completion of the house. Also 1930 was beginning of the depression, which brought drought and low prices, and changes in farm practices, like mechanization and government involvement. The Herter Farm remains an intact example of an early Nebraska farmstead.

History

Lancaster County is situated in the southeastern part of Nebraska about 50 miles west of the Missouri River. The surface is gentle rolling hills created from glacial till. Herter Farmstead is located in rural Lancaster County approximately 10 miles from Lincoln. The Farm is also located in the Stevens Creek Drainage basin, a magnet for early settlement within Lancaster County. In 1870, the Burlington & Missouri Railroad received a land grant that included the section of land Abraham Herter would purchase in 1885.

Abraham Herter was born in Switzerland in 1831. He came to America 1855 and settled in St. Clair County, Illinois. While there he would purchase some land and begin to farm and raise a family. In the spring of 1876 lured west by cheap land and growing prosperity of Nebraska, Abraham Herter would purchase land in Stockton Precinct of Lancaster County. In 1885 he purchased 120 acres from the executors of the estate of Charles Guthman. Herter would build a house, which was later remodeled significantly, and a cellar.

In the 1890's Abraham's son Jacob William Herter took over the farm. Jacob was born in St. Clair County, Illinois in 1864. During the 1890's Jacob Herter would be responsible for the construction of most of the buildings on the farm. He would contemporize the house by adding the tower, porch and a one-story addition to the west. The other significant building constructed during his tenancy is the 1895 Barn with its cupola.

Although the country suffered a depression during the 1890's the farm industry in this area recovered rapidly. Farmers had plentiful rain through the 90's until around 1910. This prosperity allowed Herter to build and complete the farm outbuildings that are still present. One of the last major buildings constructed was the hog shed. The hog shed is the beginning of an era when Agricultural Extension offices provided farm families with information ranging from household management to livestock raising and building plans. Jacob Herter raised Shorthorn cattle, hogs, and chickens with crops of alfalfa, wheat and oats. The Herters themselves would butcher and smoke their own beef and pork.

In 1960 Jacob Herter passed away and his son Edward took over and ran the farm until 1973. Then Edward's daughter and son-in-law Norma and Wayne Hagaman took over. Though the outbuildings saw diminished use in the last half the 20th century they still hold much of their integrity. Today the farmstead is owned by Joel and Kathy Sartore. They recognize the importance of what they have and want to restore and maintain the farm for the future.

Criteria Evaluation of House

The main building on the Herter Farmstead, the house, is a vernacular interpretation of the Queen Anne Style. Queen Anne style would be widely influential in America from 1880 until early in the 20th Century. The style was identified with architect Richard Norman Shaw, who built London townhouses and manors. Queen Anne houses are divided into overlapping styles, according to McAlester's *Field Guide to American Houses*, based on shape and decorative detailing. The Herter House is a vernacular Free Classic Style. The Free Classical style was common in the 1890's. This style uses classical columns rather than turned posts with spindle work. Porches are common and accentuate the asymmetry of the house. Towers are also common in Queen Anne houses. The towers are usually rounded, polygonal, and square with the

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square style being the least common. The Herter House illustrates the Queen Anne style in its large wrap around porch with classical columns, its asymmetrical styling and uncommon square tower.

Overall the Herter House is architecturally significant as a vernacular interpretation of an uncommon Queen Anne style and because it retains its historical integrity.

The Herter Farmstead with its Queen Anne house, gambrel barn and intact outbuildings is one of the few fully intact historically significant farmsteads left in Lancaster County. Important under criteria A, because the buildings illustrates an era between the pioneer farmers and the evolution of the larger farm industry that took over in the 20th century with its extension offices, mechanization, government subsidies, and large scale farming operations. The farmstead remains a significant historical symbol of farming in rural eastern Nebraska.

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Bibliography

Brown, Elinor L. History of Lancaster County. Nebraska State Historical Society, 1971.

Hagaman, Norma. "Jacob W. Herter" Unpublished manuscript, 1996. Nebraska State Historical Society.

McAlester, Virginia and Lee. Field Guide To American Houses. NY: Alfred A. Knopf Inc., 1998.

Noble, Allen and Richard Cleek. The Old Barn Book. New Brunswick, NJ: Rutgers Univ., 1995.

Olson, James C. and Ronald C. Naugle. History of Nebraska. 3rd ed. Lincoln, NE: University of Nebraska Press, 1997.

Sawyer, Andrew J. ed. Lincoln and Lancaster County Nebraska. Vol. 1 S.J. Clarke Publishing Company, 1916.

Verbal Boundary Description

The nominated area is a tract of land located in the Southeast Quarter of the Northeast Quarter of Section 9, Township 9N, Range 8E in Lancaster County, Nebraska.

Boundary Justification

The boundary encompasses a tract of land that contains the buildings and structures historically associated with farmstead and bounded by three windbreaks and a section-line road.

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Section Photos Page 1

The name of the photographer, date of photograph, and location of negatives are the same for all photographs.

Photograph: Todd Knispel

Date: January 2000

Location of negatives: Joel Sartore

Photo 1—House and Barn, view looking west

Photo 2—Main façade of house, view looking west

Photo 3—Front porch of house, view looking west

Photo 4—North side of house, view looking south

Photo 5—Parlor fireplace

Photo 6—View looking into the study

Photo 7—Study fireplace

Photo 8—Built-in china cabinet in study

Photo 9—Barn, view looking east

Photo 10—Cellar, view looking southeast

Photo 11—Grain bin, view looking west

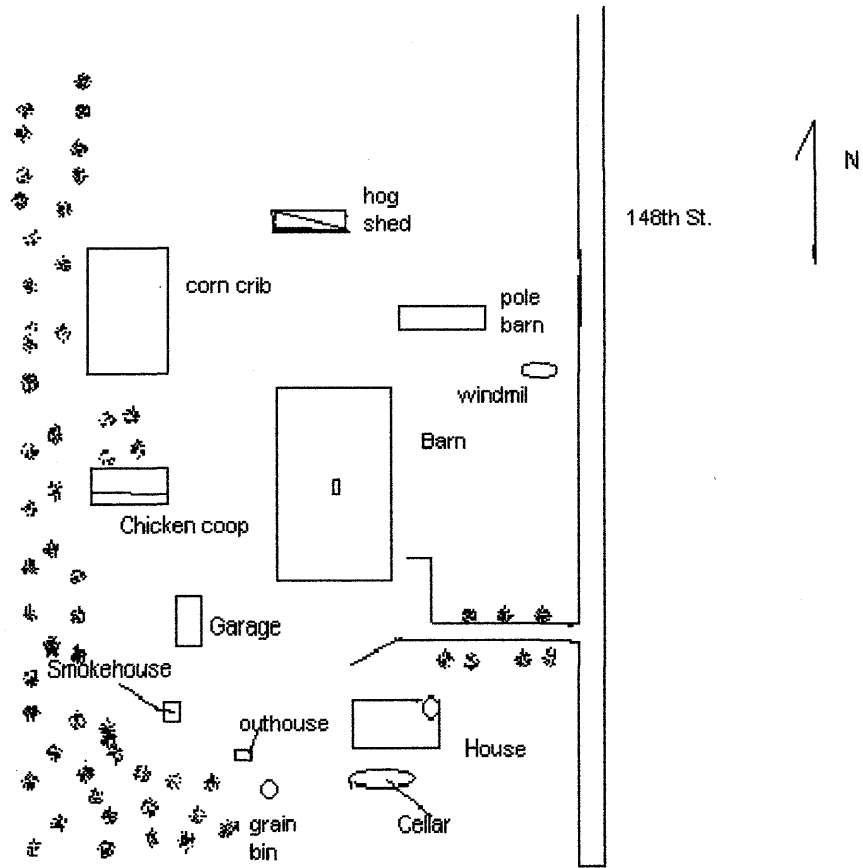
Photo 12—Outhouse, view looking west

Photo 13—Smokehouse, view looking west

Photo 14—Garage showing main door looking south

Photo 15—Corn crib, view looking northwest

Photo 16—Hog shed, view looking south



**Herter Farmstead
Lancaster County, Nebraska**