

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received MAY - 8 1984

date entered JUN 7 1984

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic The Lutze Housebarn

and/or common N/A

2. Location

street & number 13634 S. Union Road, _____ not for publication

city, town Newton ✓ vic. X vicinity of

state Wisconsin code 55 county Manitowoc code 071

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Edith M. Lutze

street & number 13643 S. Union Road

city, town Newton _____ vicinity of state Wisconsin 53063

5. Location of Legal Description

courthouse, registry of deeds, etc. Manitowoc County Courthouse

street & number 1010 South 8th Street

city, town Manitowoc _____ state Wisconsin 54220

6. Representation in Existing Surveys

title Wisconsin Inventory of Historic Places
has this property been determined eligible? _____ yes no

date 1983 _____ federal _____ state _____ county _____ local

depository for survey records State Historical Society of Wisconsin, 816 State Street

city, town Madison _____ state Wisconsin 53706

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Located in an area settled by Germans from Saxony, in rural Centerville Township of southern Manitowoc County, the Lutze housebarn is sited with its long axis running in an east-west direction, approximately 300 feet west of South Union Road. It forms the northern edge of a farmstead complex that includes a brick farmhouse (built in 1896) to the south and east, a gable roof wood frame barn to the south and west, and a garage to the south. It is a large two-story-plus-attic rectangular structure measuring 28'-5" x 91'-2" in size. The original 72'-9" east end of the building was built incorporating traditional German fachwerk, or half-timber construction methods. Later, an 18'-5" long wood frame machinery storage addition was added to the west end. The basic framework of the larger fachwerk section was built of hewn oak timbers mortised, tenoned and pegged together with oak pins. At the corners, large diagonal braces run from the sill away from the principal posts to the plate, to provide lateral stability. The spaces between the wood members have been filled with rows of vertical wood staves over which a mixture of local clay and straw was applied flush with the timber framework. Wood clapboards were then attached to the exterior walls with cut nails, and the roof was covered with sawn wood shingles which were subsequently covered with sheet metal roofing.

The first floor of the housebarn contains a large stable area for cattle on the west end, while the east half of the building was built for human occupation and contains an entry space with stairways leading to both the second floor and cellar, a living room, dining area and yellow brick-floored kitchen. The second floor includes four bedrooms, a living room, a storage area at the top of the stairway, and at the west end a large (22'-6" x 27'-0") room where grain was probably stored and where poultry and some small stock were later sheltered. The unfinished attic space was used for storage and here the large sundried clay brick chimney can be seen, as well as such structural details as tamarack rafters resting on purlins supported by a system of queen posts, tie beams and knee braces. Each of these hewn wood members has been marked with Roman numerals or another unusual numbering system incorporating small triangular carpenter marks chiseled into the wood for correct final assembly at the building site. A rectangular, underground food-storage cellar, about 8' x 20' in size, is located under the southeast corner of the structure. It's thick masonry walls and arched brick ceiling have been covered with layers of white-wash and several hand-forged metal hooks protrude from the walls on which meat and other food items were hung.

The building is in remarkably good condition for its more than 125 years of service. Nearly all of the original woodwork and hardware remains and the early grained finish painted on the door and window frames is clearly evident as is the unusual blue pattern sponged on the plaster walls of several bedrooms. The structure contains scores of furniture items, tools, implements and other artifacts, many of which were hand crafted. As such, the building serves as an unusual time capsule of how immigrants from Wisconsin's largest ethnic group lived and coped with the demands of early pioneer life in a vernacular building type that has almost completely disappeared from the American landscape.

(continued)

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Describe the present and original (if known) physical appearance

The other buildings on the site are not included in this nomination and have not been evaluated for their significance at this time.

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 checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates ca 1850 **Builder/Architect** Unknown

Period of Sig.: 1850-96

Statement of Significance (in one paragraph)

While common in many parts of Europe, the housebarn never developed as an accepted form of shelter among the many European immigrants that settled in rural America. While several were known to have been built in Wisconsin, Pennsylvania, Missouri, Minnesota and the Dakotas, few examples remain intact, and only three are known to be of fachwerk construction.² Thus, the Lutze housebarn, possessing integrity as an unusual rural structure type, and because of its method of construction, is significant as one of the best surviving examples of an ancient form of shelter for both people₃ and beasts that some scholars suggest has its origins in Neolithic times.

Agriculture

Housebarns are an ancient form of shelter in Continental Europe and Great Britain where they are sometimes referred to as "long" or "hall" houses or as "byre-dwellings." European archaeological investigations indicate possible prehistoric origins in portions of Scandinavia and Jutland where very early traces of human and animal occupation have been found.⁴ Utilization in Neolithic times can be seen in the ancient village at Troldbjerg in Denmark, where "carpenters and house builders with stone tools" fashioned⁵ structures which had "one end for the owners and one for the beasts."

Typically a rectangular structure, this "most simple and economical of all forms of the peasant house" was especially suitable in areas with a harsh winter climate.⁶ In it, the cattle could be more easily protected and tended, while at the same time generating heat to help warm the house area.

Early examples were essentially a long, continuous, sheltered space with a common entrance permitting man and livestock to intermingle freely. In Germany, or more specifically, Low Germany, they were characterized by a "huge roof over low side walls and a high, broad doorway in the front gable" and measured about 25 meters long, by 13 meters wide, by nearly 12 meters in height. Later a differentiation of interior use occurred with the family occupying the upper end, and animals the lower end, for better drainage. "This extremely self-contained establishment, combining the whole farm-yard under one roof, would seem to have its disadvantages, but we are assured that as one account put it "so long as the smoke of the great hearth fire, which had no chimney,⁸ permeated the whole building, insects and bad stench were driven away.

(continued)

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Cleveland West, Wis.

Quadrangle scale 1:24,000

UTM References

A

1	6	4	37	1	8	0	4	8	6	4	5	2	0
Zone	Easting			Northing									

B

Zone	Easting			Northing									

C

Zone	Easting			Northing									

D

Zone	Easting			Northing									

E

Zone	Easting			Northing									

F

Zone	Easting			Northing									

G

Zone	Easting			Northing									

H

Zone	Easting			Northing									

Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

11. Form Prepared By

name/title William H. Tishler

organization Dept. Land. Arch., U.W.-Madison date August, 1983

street & number 25 Agriculture Hall telephone (608) 363-8973

city or town Madison state Wisconsin 53706

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

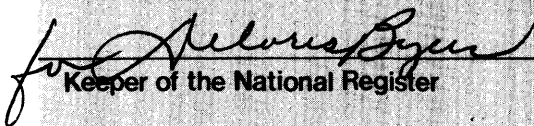
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title Director, Historic Preservation Division, SHSW date May 1, 1984

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I hereby certify that this property is included in the National Register


Keeper of the National Register

Entered in the
National Register

date 6/7/84

Attest:

date

Chief of Registration

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Later, an interior wall between the house and animals became common and separate entrances were built. Typically, a doorway was constructed in this wall to provide direct access to the cattle and a stove--in Germany called a Stube--was located in the living space for heating and cooking. As housebarns evolved, it was not unusual for the house unit to subsequently be divided into separate rooms for sleeping, eating and other living functions. The cattle too might be partitioned off into various stall arrangements or units which separated livestock types.

Versions of this early and once-common form of shelter still prevail in Europe--some are abandoned, or converted to exclusive house or cattle use; several are in outdoor museums; and a few are still used in the traditional manner. In America, however, because of the ready availability of land, changing agricultural practices, modernized attitudes toward hygiene and other reasons, housebarns were generally not built. Thus, the Lutze housebarn is significant for representing a rare and unusual American combination of agricultural and architectural traditions that have direct origins, and important relationships, to ancient farming practices in Europe.

Architecture

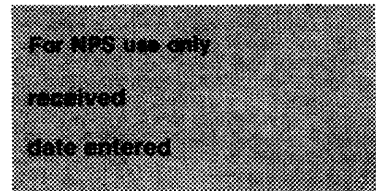
Built in a small settlement of German Lutherans from the Province of Saxony, the Lutze housebarn is architecturally significant as one of America's best surviving examples of a traditional European folk structure. Like other houses, barns, granaries and related outbuildings built by German settlers in Manitowoc, Dodge, Sheboygan and Ozaukee Counties, it utilizes half-timber construction methods. However, unlike nearly all of the others, which have been altered, adapted to other uses, or are in poor condition, the Lutze housebarn retains its basic structural and functional integrity and is in rather good condition considering its age, past use, and the fact that it has been obsolete for many years.

On July 14, 1849, John Gottlieb Lutze and his wife Frederica, whom he had married in Germany, purchased 80 acres of land in Section 19 of Centerville Township. According to family lore, they initially built a crude log shelter and then around 1850 erected the larger housebarn employing the traditional fachwerk building methods they had known in their homeland. The 1850 Federal Census indicates that Gottlieb was 40 years of age at this time, living with his wife aged 32 and their four children on real estate valued at \$320.00. No information regarding Lutze's agricultural holdings was given in this census, but the

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subsequent 1860 Agricultural Census indicates that 3 milch cows, 4 oxen, 4 swine and one "other cattle" were stabled in the housebarn, and various quantities of oats, potatoes, rye, wheat, peas, barley and hay, as well as 200 pounds of butter were also stored on the farm. In 1874, Gottlieb sold the farm to his son August who retained ownership for thirty-four years and who, in 1896, built a new two-story yellow brick house a short distance away. With the family no longer occupying the housebarn, the living quarters have been used during the ensuing years for storage and various maintenance activities and the farm is now in its sixth generation of family ownership.

The structure is similar to the smaller (30' x 65') Langholff housebarn near Watertown in Dodge County that was documented by HABS in 1960.¹⁰ However, the Langholff housebarn is much more extensively altered with two major additions having been built, and a contemporary garage door added to a large opening cut into its south wall. Nearly all of the original clay-and-stave nogging has also been replaced with yellow brick infill. An additional fachwerk housebarn--the Pelster Housebarn--is known to exist in rural Franklin County, Missouri. Listed on the National Register of Historic Places, it was recently restored by the Missouri Heritage Trust and is described in the Trust's promotional literature as having "national significance" and that it "is one of only two or three such untouched structures extant in the United States."¹¹ Thus, because of its function, construction and ethnic association, this structure is important for both agricultural and architectural significance.

¹ It is unclear if many of these were actually built with the original intent of serving as a housebarn, or whether they simply provided temporary shelter for humans while a separate house was being constructed.

² The author of this nomination has undertaken considerable research on this subject and has documented housebarns of log, stone, brick, fachwerk and rammed earth construction. None, however, have retained their integrity as well as the Lutze housebarn.

³ Iorwerth C. Peate, "The Welsh Long-House: A Brief Re-Appraisal," Culture and Environment: Essays in Honour of Sir Cyril Fox, ed. I. L. L. Foster and L. Alcock (London: Routledge & Kegan Paul, 1963), p. 444.

⁴ Ibid., p. 443.

⁵ Ibid., p. 444.

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8.
Statement of Significance
- ⁶ W. G. Hoskins, History from the Farm, (London: Faber and Faber, 1970), p. 16.
- ⁷ Karl Baumgarten, "Some Notes on the History of the German Hall House," Vernacular Architecture, 7 (1965): 15.
- ⁸ M. E. Seebohm, The Evolution of the English Farm, (London: George Allen & Unwin Ltd, 1952), p. 74.
- ⁹ Baumgarten, Notes, p. 19.
- ¹⁰ Richard W. E. Perrin, Wisconsin Architecture, (Washington: Government Printing Office, 1965), p. 75.
- ¹¹ Missouri Heritage Trust, "The Pelster Housebarn," Undated and unpagged promotional panhplet.

9.
Major Bibliographical References

- Baumgarten, Karl. "Some Notes on the History of the German Hall House." Vernacular Architecture 7 (1976): 15.
- Hoskins, W. G. History from the Farm. London: Faber and Faber, 1970.
- Peate, Iorwerth C. "The Welsh Long-House: A Bried Re-Appraisal." In Culture and Environment: Essays in Honour of Sir Cyril Fox, p. 444. Edited by I. L. L. Foster and L. Alcock. London: Routledge & Kegan Paul, 1963.
- Perrin, Richard W. E. Wisconsin Architecture. Washington: Government Printing Office, 1965.
- Seebohm, M. E. The Evolution of the English Farm. London: George Allen & Unwin Ltd, 1952.

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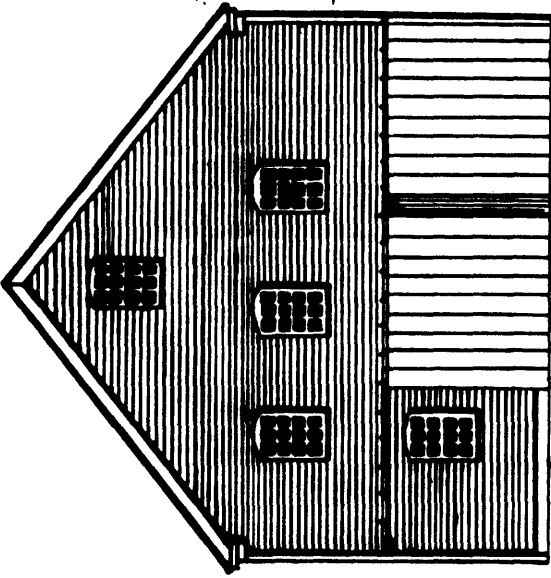
For NPS use only

received

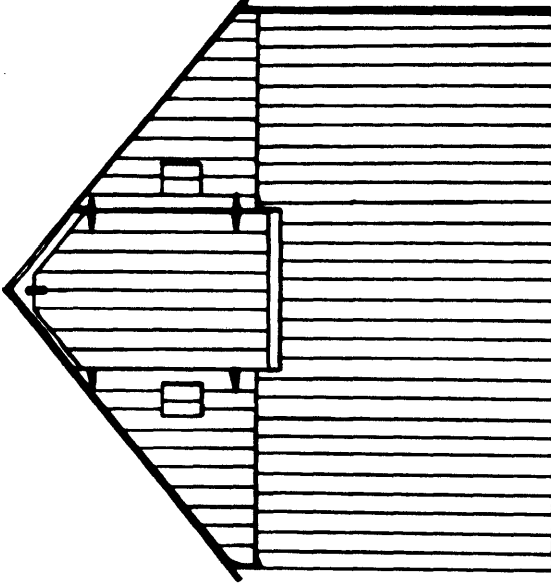
date entered

Verbal Boundary Description

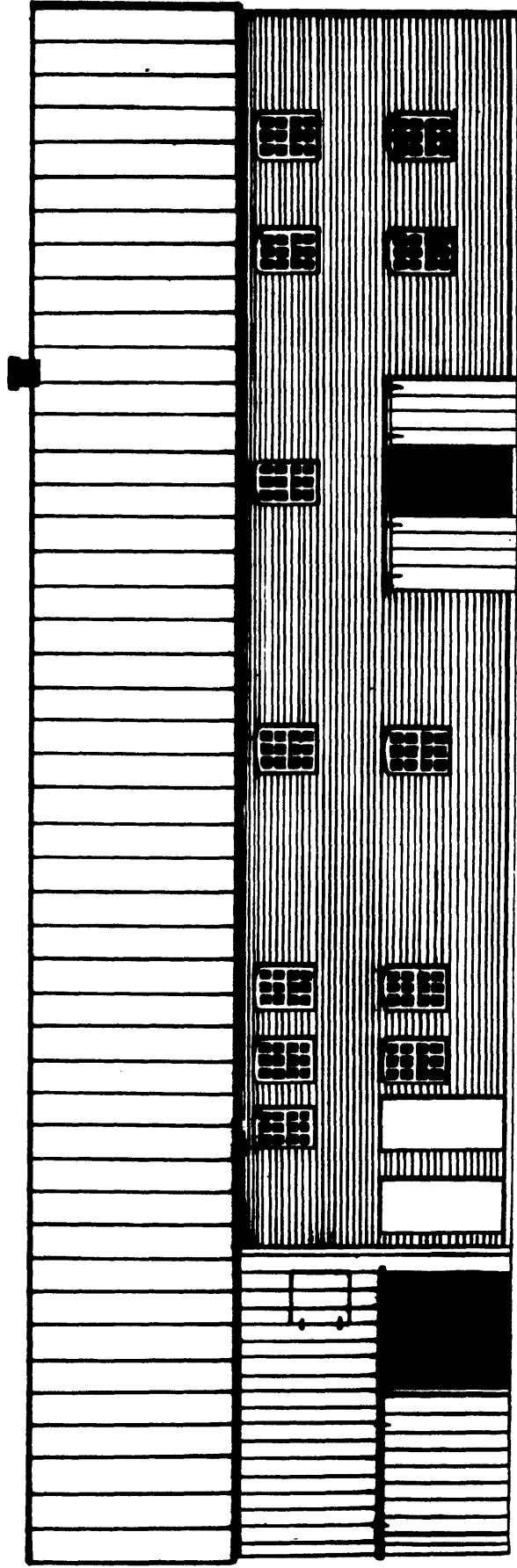
Located in the NE 1/4, NE 1/4, Section 19, T 17 N, R 23 E, in the County of Manitowoc and the State of Wisconsin; the northeast corner of the nominated property is located approximately 4410' north of the southeast corner of Section 19 at the intersection of the centerlines of South Union Road and County Highway XX, and approximately 140' west of the centerline of South Union Road. From this point of beginning, the nominated property lies in an area running west 111'-2", thence south 48'-5", thence east 111'-2", thence north 48'-5" to the point of beginning. The nominated property extends 10' beyond the external wall surface of the building.



EAST ELEVATION

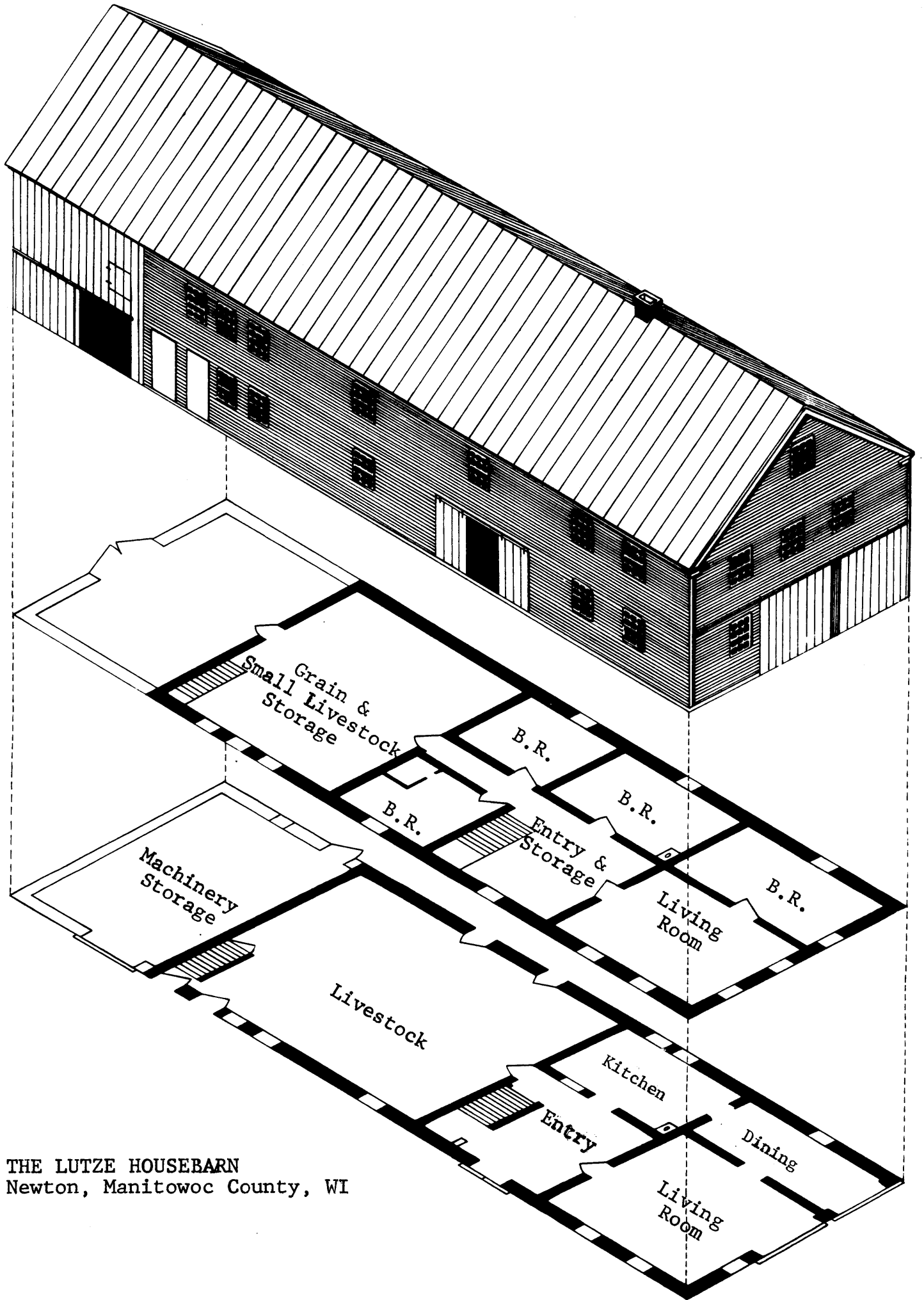


WEST ELEVATION

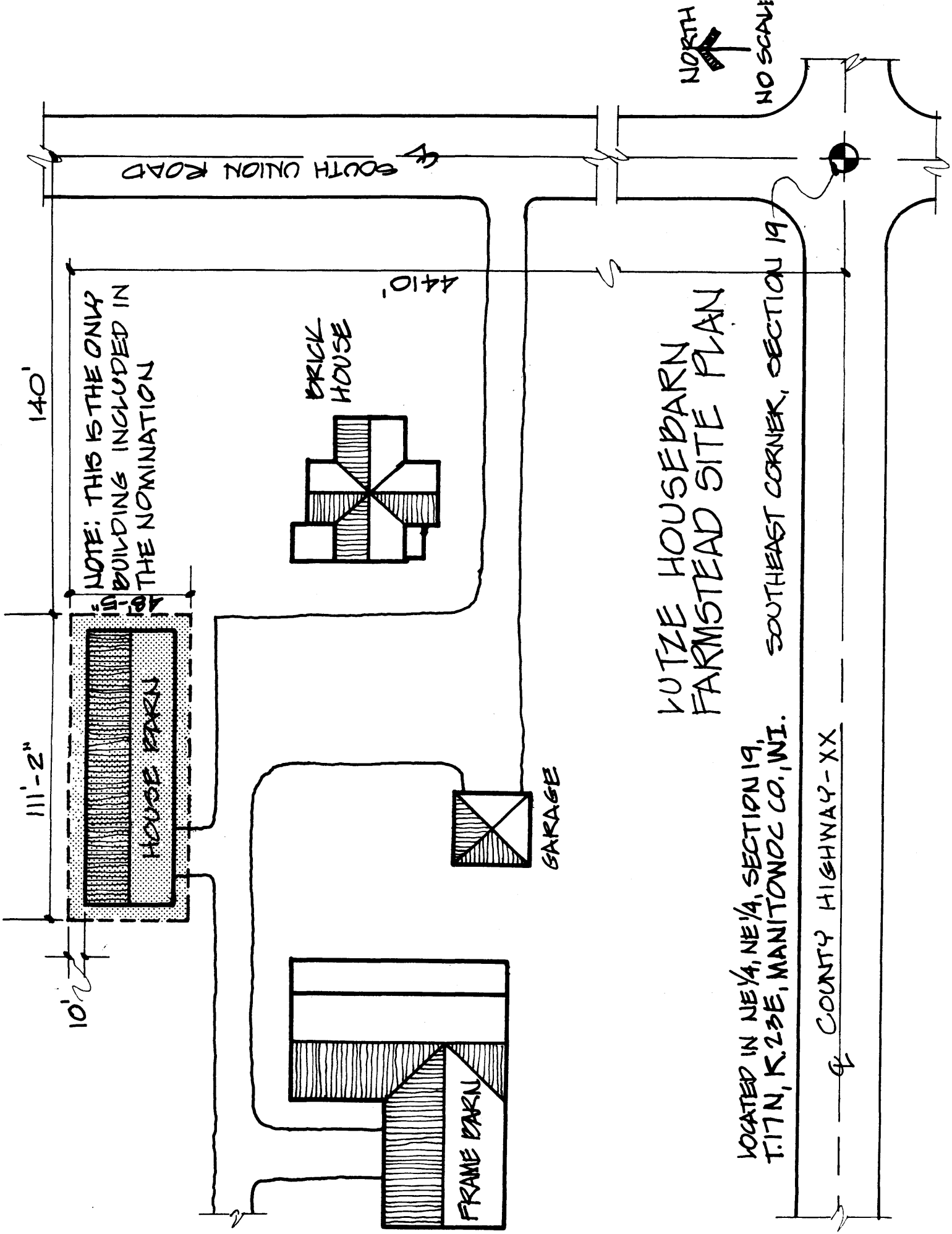


SOUTH ELEVATION

THE LUTZE HOUSEBARN
Newton, Manitowoc Co., WI
1"=10'-0"



THE LUTZE HOUSEBARN
Newton, Manitowoc County, WI



KUTZE HOUSE BARN
FARMSTEAD SITE PLAN

LOCATED IN NE 1/4, NE 1/4, SECTION 19,
T.17N, R.23E, MANITOWOC CO., WI.

SOUTHEAST CORNER, SECTION 19

COUNTY HIGHWAY - XX