

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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

For HCRS use only

received AUG 4 1980

date entered SEP 30 1980

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic John Sautter Farmhouse (SY00-11)and/or common Sautter Farmhouse

2. Location

street & number 220 North Jefferson Street _____ not for publicationcity, town Papillion _____ vicinity of _____ congressional district Secondstate Nebraska code 031 county Sarpy code 153

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input 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 checked="" 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 type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<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 Papillion Area Historical Society Union Pacific Railroad Company
c/o H. H. Brandt, General Managerstreet & number 1123 Delmar Street 1416 Dodge Street,
Omaha, Nebraska 68179city, town Papillion _____ vicinity of _____ state Nebraska

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds, Sarpy County Nebraskastreet & number Nebraska Highway 370 and South 84th Streetcity, town Papillion _____ state Nebraska

6. Representation in Existing Surveys

title Nebraska Historic Buildings Survey has this property been determined eligible? yes nodate On-going _____ federal state _____ county _____ localdepository for survey records 1500 R Streetcity, town Lincoln _____ state Nebraska

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input checked="" type="checkbox"/> moved
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <u>November 15, 1979</u>

Describe the present and original (if known) physical appearance

The Sautter family farmhouse is a one-and-one-half story, white, wood-frame structure with attached cobshed. Constructed during the decade of the 1860s, the time of statehood for Nebraska, the house and cobshed rest on broad beams elevated from the ground. The beams sit on limestone piers infilled with a continuous limestone foundation which encircles the house. Quarried locally along the Platte River, this foundation supports the cobshed as well as the house.

Facing to the west and/or south, the house is "T" shaped with the west section constituting a porch, balcony, a central hall, and four rooms--two up and two down--making the top part of the "T". This part of the house has an attached porch and second story covered balcony. The latter is a particularly unique feature of the dwelling.

Entering the house, the floor plan is very typical for a farmhouse of this period: a central corridor runs west to east and has two openings on the first floor, one to a parlor on the south, the other to a bedroom on the north. At the far end of the central corridor is a staircase with a very low banister leading up to the bedrooms. The banister handrail is leather covered, an unusual feature in early Nebraska farmhouses. Directly behind the central corridor (to the east) is a large dining room on the first floor and above it another bedroom on the second floor. In the dining room the "beaded" wainscoting is handgrained, as are all of the interior doors, and window and door frames in the house. Immediately behind the dining room is a small kitchen which was added to the house at some later date. Finally, walking east and stepping down from the kitchen one enters the cobshed. Attached to the house, this shed was a storage area for corncobs and other fuels during the long, cold winters in Nebraska. Attached utility buildings such as this cobshed are common in Germany.

In general, the interior of the Sautter house is virtually the same today, except for obvious deterioration of ceilings and wall paper, as it was a century ago. Fortunately, the Sautters prospered in the 19th century and in 1892 they built a larger, more modern house just to the south of the original home (50 feet away). For a time the original home was occupied by younger family members, but in 1916 the last of the family moved out, and from that date until the present no one has lived in the house. Though the original house was used as a storage area for farm materials, it remained structurally as it was in the 1860s, without any modern conveniences. There is no interior wiring for electricity; no pipes for interior plumbing; and no ducts for central heating. For heat, each room had an individual stove with connecting flue pipes to the chimneys. All interior walls are plaster and lath, and are brick lined for insulation. The exterior walls are painted clapboard. All of the ceilings in the house are very low, indicative of the style of the mid-19th century. The windows are six-over-six panes. The floors are wide-planked wood in the earliest constructed rooms, and narrow planks in the later constructed rooms.

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Site: The present site of the Sautter house is a city park in Papillion, Nebraska (pop. 8,500). Centrally located in the city, the small park has trees of the type which shaded the original site of the Sautter house. When the house was relocated on November 15, 1979, from the farm to the park, it was placed facing to the west, the same direction as it was originally.

The original site of the Sautter house was on a moderately large farm (a quarter section in the 1860s), located just north of the present city limits of the city of Papillion. The farm, which consisted of the land, barns and house that sat on a hill facing to the west, constituted a beautiful setting. Purchased in 1866 by John Sautter, Sr., the farm was located approximately 10 miles west of the Missouri River and 9 miles north of the Platte River. The county seat of Papillion (Sarpy County, Nebraska) was within view of the farmhouse.

In the last decade (1970s) the original farm site was destroyed in two major actions which carved up the land and converted it to nonagricultural use. In 1971-72 the Papillion/LaVista School District purchased a portion of the land and constructed a large senior high school (1,200 students) immediately to the west of the Sautter house. In 1978 the Rogers Construction Company purchased the remainder of the Sautter farm and within a year had laid sewers, pushed through streets, erected street lights and poured concrete sidewalks. In effect, these actions destroyed the original farm site. Another large housing development (about 500 homes) sits just across the road to the south of the Sautter farm and to the west a new municipal golf course is currently under construction. By 1979, the Sautter house still sat on its original site, but as a stark and disturbingly odd reminder of the agricultural past amidst modern suburban houses, schools and a golf course.

Since the Sautter house was clearly incompatible with its modern surroundings and was situated partially into a platted street, the Rogers Construction Company decided to destroy it. The Papillion Fire Department was asked to burn it down. Slated for destruction in early June, 1979, the house was saved by the Papillion Area Historical Society. The contractor, however, demanded that it be relocated. After consulting with historical architects, historians and city officials, the society decided to accept title to the house and move it to the site described above. The Union Pacific Railroad Corporation made land available adjacent to the city park and the City of Papillion contributed money to help defray the costs of moving the house. At that time county, city and state historical society representatives stated that relocating the Sautter house was the only way to stop its certain destruction. Moving the house to the park in Papillion was a consequence of necessity, civic spirit, historical judgement, corporate generosity and city leadership. Once the house is restored, the Society intends that it be open to the public to further promote the cultural, historical, and social ties that this project has created in the Papillion community.

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It should be noted that every effort was made to re-establish the orientation and relationship to the ground that the house had on its original site (see photos). While the village park setting does not replicate the original rural-agricultural setting, the park does offer a rather open setting in an otherwise densely populated environment. The literal suburbanization of the original site has destroyed the site's integrity and recommended the park as an alternative--the only alternative available in what was really an emergency effort to save the fabric of this somewhat unique dwelling before its ultimate destruction. The economics of the move, particularly high moving costs and future security, precluded the selection of an interim site and eventual relocation to another rural setting.

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/ 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 checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input 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 c. 1866–70 **Builder/Architect** John Sautter, Sr.

Statement of Significance (in one paragraph)

The Sautter farmhouse is significant to Nebraska in the areas of architecture, agriculture and settlement. Architecturally the house is a distinctive entity and an important vestige of German-American culture on the Plains. Agriculturally the house is important as a representative example of the modest, nineteenth century farmhouse, built and occupied by a family of some importance to the agricultural development of the area. Sautter's importance to the settlement and development of the area relates to his operation of a grist mill in the early years of Sarpy County settlement as well as his participation in the founding of the First Lutheran Church of Papillion.

John Sautter, Sr., came to America from Ostdorf, Balingen, Wurttemberg, Germany, in 1854. A miller, he worked briefly in New Jersey and Massachusetts before coming to Nebraska Territory in 1856 where his descendants still live. In May 1860, Sautter married Anna Elisabeth Lehner, a native of Ostdorf, Oberamt-Balingen, Wurttemberg, Germany. She came to America in 1859, landing at New Orleans and emigrating to Omaha, Nebraska, that same year. John and Anna Sautter leased the land for several years somewhat east of Papillion, operating a grist mill there for a number of years. In 1866 they purchased the quarter section approximately one mile north of the present county seat of Papillion (founded in 1879). Sautter prospered as one of the area's pioneer farmers and periodically added to his land holdings, owning 800 acres of farmland at one time. His family home always remained on the original farm. Sautter was one of the founders of the First Lutheran Church of Papillion. He died in 1905 and his wife, Anna, died in 1914.

Although the John Sautters had seven children, two daughters and five sons, only three sons lived to adulthood. Each of the surviving males acquired large farms and businesses. The eldest son, John Sautter, Jr., spent 79 of his 82 years on the original Sautter family farm. In 1891 he married Mary Lutz Maron of Springfield, Nebraska. They had four children, two sons and two daughters. Like his father, John Sautter, Jr., was an excellent farmer and businessman as he added acreage to the original family farm. Characterized by the editor of the local Papillion Times as "truly a Nebraska and Sarpy County pioneer, a hard working, Godfearing, honest and upright man," John Sautter, Jr., died in September 1943.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

UTM NOT VERIFIED

Acreeage of nominated property less than one

ACREAGE NOT VERIFIED

Quadrangle name Ralston

Quadrangle scale 1:24,000

UMT References

A

1	4	7	4	8	2	4	0	4	5	6	0	3	0	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 Nancy Ryan and Pat Harahan

Revised with addenda by D. Murphy, Survey Architect, Nebraska State Historical Society. (402/471-3270)

organization Papillion Area Historical Society

date July, 1980

street & number 1123 Delmar Street

telephone 402/331-8178

city or town Papillion

state Nebraska

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

Marvin E. Kinnett 7/22/80

title Director, Nebraska State Historical Society

date

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

William W. Ray Luce

date 9/30/80

Keeper of the National Register

Attest:

Paula Stoner Reed

date 9/9/80

Chief of Registration

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His widow and three of the four children remained on the family farm. For year after year they continued farming the land, although in recent decades they sold portions of it for commercial, residential and educational development. Finally, in 1978 the Rogers Construction Company purchased the last 160 acres and changed the use of the land from general agriculture to single-family housing (510 homes).

Despite its relocation, the Sautter House retains much of its original character. The pioneer heritage which the Sautter House conveys should be preserved in this rapidly changing county of Nebraska. Being named to the National Register will provide the opportunity for obtaining the funds necessary to preserve this historical house.

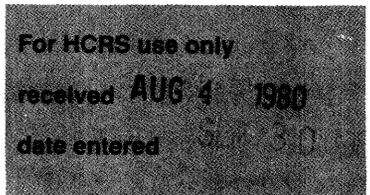
Architecturally, the Sautter house is one of four distinctly non-Anglo survivors identified so far in Nebraska, associated with rural German settlement. This house, of nogged-frame construction, compares favorably in an architectural sense with three other recent National Register listings--the limestone constructed Retzlaff house (Lancaster County), the half-timbered Witt house (Saline County), and the log John Henry Stork house (Burt County).

The dwelling perhaps compares most closely to the Retzlaff farmhouse. Like Retzlaff, the Sautter house oriented its formal parlor entrance (west facade) away from the farm courtyard, instead, choosing to orient the informal, side (south) kitchen entrance in that direction. Like the Retzlaff farm also, the Sautter farmstead consisted of a loosely arranged, multiple building, courtyard arrangement so common in Northern Germany and the Lower Rhine (Müller-Wille, p. 130).

The "T-shaped" arrangement of the dwelling, like the Retzlaff house, is not seen as a particularly German feature, except in the utilization of what would normally be considered the side door as the front door--with entry directly into the kitchen. Distinctive features of the Sautter house include the off-center arrangement of the stairhall, the hand-grained wood trim and wainscot of the interior and the very-low, extended dormer porch of the west facade. Unique too, is the attached cobshed, a feature related to the living-storage type of farmsteads found in Northern and Eastern Europe (Müller-Wille, p. 131).

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As has been noted before regarding non-Anglo structures in Nebraska (see J. H. Stork house, NRHP, Burt County), a lack of sufficient research (at least published in English) on German folk architecture and German-American architecture in the trans-Appalachian west, makes it difficult to place these structures in their proper, broad, historical and architectural context. As VanRavenswaay noted in his study of Missouri German architecture, more study will be required, both in Germany and the United States, before we can adequately assess and interpret German-American architecture, but that its importance as a significant, if relatively minor element in the history of American design can no longer be ignored (VanRavenswaay, p. 20).

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Translated by Marc Iwand, Nebraska State Historical Society, July, 1979, typed manuscript.

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_____, April 10, 1913.

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Papillion, Nebr.: Papillion Times Co., 1967.

VanRavenswaay, Charles. The Arts and Architecture of the German Settlements in Missouri: A Survey of a Vanishing Culture.
Columbia and London: University of Missouri Press, 1977.

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Verbal Boundary Description

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Described by the projection of the roof eave line on the ground located on Union Pacific Railroad right-of-way, just north of the Union Pacific tracks between Washington and Jefferson streets and immediately south of Lot 2, Block 13 of the Original Town of Papillion, in the northwest quarter of Section 26, Township 14 North and Range 12 East, Sarpy County, Nebraska.