

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

JAN 26 1993

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 Zimmerer, John & Philomena (Sand), House

other names/site number NeHBS # SW09-013

2. Location

street & number 316 North Sixth Street not for publication [NA]

city or town Seward vicinity [NA]

state Nebraska code NE county Seward code 159 zip code 68434

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

1/15/93

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): \_\_\_\_\_

~~Entered in the~~  
National Register

Albion Byers

2/25/93

Signature of Keeper

Date of Action

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

**Category of Property**  
(Check only one box)

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

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
2		buildings
		sites
1		structures
		objects
3		Total

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

**Number of contributing resources previously listed in the National Register**

N/A

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

**Current Functions**  
(Enter categories from instructions)

Domestic/Single Dwelling

Domestic/Secondary Structure

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Domestic/Multiple Dwelling

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

Jacobethan Revival

\_\_\_\_\_

\_\_\_\_\_

foundation Concrete

walls Brick

\_\_\_\_\_

roof Ceramic Tile

other Brick

Iron

\_\_\_\_\_

**Narrative Description**

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

## 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)

- 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.
- 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.)

## 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 # \_\_\_\_\_

### Areas of Significance

(Enter categories from instructions)

Architecture

### Period of Significance

1919-1920

### Significant Dates

1919-1920

### Significant Person

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Unknown

### Primary Location of Additional Data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

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### 10. Geographical Data

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Acreage of Property .5 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1.	14	660160	4530290		3.		
2.				4.			

[ ] See continuation sheet.

### 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.)

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### 11. Form Prepared By

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name/title Tim Moll, Building Manager

organization Oetting's Detasseling, Inc. date August 4, 1992

street & number Box 443 telephone (402) 643-6106

city or town Seward state NE zip code 68434

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### Additional Documentation

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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)

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### Property Owner

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

name Oetting's Detasseling, Inc.

street & number Box 443 telephone (402) 643-6106

city or town Seward state NE zip code 68434

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine 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 (16 U.S.C. 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.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Zimmerer House

Name of Property

Seward County, Nebraska

County and State

Section 7 Page 1

Description

The John and Philomena (Sand) Zimmerer House, located two blocks north of the Seward County Courthouse Square in Seward, Nebraska, is a three-story residence built in 1919-1920. The dwelling is unique to Seward both in terms of its size and its architectural style. With three full stories, the home contains over 6,000 square feet of finished floor space. The exterior exhibits characteristics of the Jacobethan Revival architectural style. Side gables rise above the roof at several points and three chimneys tower over the building. The facades feature decorative brickwork patterns and more than fifty windows. A two-story brick carriage house (contributing building), constructed at approximately the same time, is located directly northeast of the main house. Both structures stand on a landscaped lot that is surrounded on two sides by an ornamental iron fence with brick gateposts (contributing structure). The buildings are well-preserved and exist, for the most part, in their original form. Only minor modifications have been made to accommodate their present use as apartments.

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The Zimmerer House is located in Seward, Nebraska, a city situated approximately thirty miles northwest of Lincoln, the state capital. Within Seward, the mansion stands two blocks north of the Seward County Courthouse Square Historic District (listed NRHP). Constructed in 1919-1920 as the residence of John Zimmerer, a wealthy Seward businessman, the home is a distinctive structure both in terms of its sheer size and Jacobethan Revival detailing.

The three-story dwelling is of masonry construction with a concrete foundation and a high grade of brick exterior. The brick and stone structure is side-gabled and features a clay tile roof. The gables rise above the roof in parapets at several points. Two main chimneys flank the symmetrical front (west) facade, which contains the main entrance to the home. Second-story fenestration includes a stone-silled window protected by a tiled canopy supported by wooden corbels. Above, a gabled dormer inset behind a parapet contains a third floor window.

The south facade features an asymmetrical two-story wing covered with double-hung sash windows in groups of two. The second floor of this wing is a "sun room" with windows facing east, south, and west. The east facade also has a two-story asymmetrical wing with double-hung sash windows in groups of four and five. A third chimney and a third-floor dormer further enhance the east facade of the home. First-floor entrances are located on both the southeast and northeast corners of the building.

A porte-cochere extends from the north facade below two large fixed windows. The porte-cochere has a tiled roof and covers yet another first floor entrance. A fire escape runs up this facade to two second story doors and a third story window. The fire escape and the second story doors were not part of the original structure.

Patterned brickwork decorates the entire structure, particularly window areas. The interior of the dwelling includes over 6,000 square feet of finished floor space. The first and second floors are finished with high quality materials. Flooring, doors, and trim are oak. The foyer is oak-paneled and leads to an open staircase. Sliding French doors lead off the foyer to the right and to the left. Other notable features include a built-in library, a built-in china hutch, beamed ceilings, and two fireplaces. The majority of windows are original and several contain leaded glass.

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Continuation Sheet

Zimmerer House

Name of Property

Seward County, Nebraska

County and State

Section 7, 8 Page 2

Description (continued)

To the northeast of the main building is a two-story brick carriage house with approximate dimensions of 36' x 24'. The carriage house was built at approximately the same time as the mansion and is of similar construction. The side-gabled roof is covered with red clay tile and the facades feature the same brick exterior. The buildings stand on a landscaped lot which is surrounded on two sides by an ornamental iron fence featuring five iron gates and sixteen gateposts. Each gatepost stands approximately five and one half feet high and features the same brick as that of the buildings.

Minor alterations have been made to the main structure at various points in its history. Beginning shortly after 1935, the house was used as a medical clinic and hospital. Minor plumbing and electrical changes were made to accommodate this use. In 1950, the building was sold to Concordia College and converted into apartments. More significant interior changes were necessary to effect this change. One first floor doorway was closed, the back (or servants) stairway was closed, and bathroom and kitchen facilities were added on all three floors. In addition, the front porch area was enclosed to create additional interior space. Since that time, no major alterations have been made. The overall impact of the changes is slight. All of the major interior features remain intact and the historical integrity of the exterior is excellent.

Statement of Significance

The Zimmerer House is architecturally significant (Criterion C) on a local level. The structure is unique to Seward both in terms of its design, which includes Jacobethan Revival detailing, and its substantial size. No other residential structure in the community is comparable in style and the mansion is easily among the largest single-family dwellings ever constructed in the area. The property's state of preservation and location on a landscaped lot enhance its landmark status in the community. The period of significance is derived from the original construction date (1919-20) of the building.

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The Zimmerer House is architecturally significant on a local level by virtue of its distinctive design, substantial size, and excellent state of preservation. The complex floor plan, elaborate brick exterior, and huge red-tile roof are design features not duplicated elsewhere in the city. The dwelling is also unique in terms of its Jacobethan Revival architectural style. The side gables are partially parapeted and three symmetrically-placed chimneys rise above the structure. Patterned brickwork and stonework decorates the facades around windows and in the gables. The windows themselves are in groups of two, three, and four and have stone sills. Many feature wooden mullions in various designs.

The interior is also distinctive in its liberal use of oak. The floors, doors, and trim are made of oak, the foyer is paneled with oak, and three of the first floor rooms feature oak-beamed ceilings. A built-in library and a huge built-in china hutch are also made of oak.

In addition, the home is unique in Seward by virtue of its sheer size. With over 6,000 square feet of finished floor space spread over three stories, the structure is one of the largest single-family residences ever built in Seward. The two-story carriage house adjacent to the mansion provides additional finished space and adds to the overall scale of the property. Consistent with this scale, both buildings are of masonry construction, rather than frame with brick veneer. The property's significance is further enhanced by its landscaped lot and close proximity to the Seward County Courthouse Square Historic District (listed NRHP).

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Continuation Sheet**

Zimmerer House

Name of Property

Seward County, Nebraska

County and State

Section 8, 9, 10 Page 3

**Statement of Significance (continued)**

Additional significance results from the dwelling's original owner, John Zimmerer, a prominent businessman in Seward in the early 1900's. Zimmerer owned a large hardware store and started a Ford Garage for his son in Seward. In addition, he was president of the First National Bank of Seward, was a charter member and president of the Seward Equitable Savings and Loan Association, and founded the Protective Fire Insurance Company. He served twice as Seward's mayor and several times on the city council.

The architect and builder of the mansion are not known, however it is likely that construction of a building of this scale required the skills of an architect outside of Seward. Zimmerer had family in Germany and traveled extensively, including trips to Europe and the Middle East. As a result, his choice of design may have been influenced by architectural styles far from Nebraska. In fact, the possibility exists that architectural influences from Chicago are reflected in this building. The nephew of John Zimmerer was a partner in Zimmerer Brothers, a firm credited with building hundreds of homes in Oak Park, Illinois.

In terms of its unique design, impressive scale, and excellent state of preservation, the Zimmerer Mansion is matched in Seward only by the Jones House (SW09-74, listed NRHP) and the Cattle-Hughes House (SW09-6, listed NRHP). The homes represent a variety of styles ranging from Jacobethan Revival (Zimmerer) to Queen Anne (Jones) to Second Empire (Cattle-Hughes), but are similar in their association with individuals prominent in Seward's history. As such, each home is a landmark in the development of the community.

**Bibliography**

Blue Valley Blade, February 18, 1920.

Blue Valley Blade, June 9, 1920.

Blue Valley Blade, December 26, 1923.

Davisson, Harold, "The Building of a Mansion," 1986.

Davisson, Harold, "The Mansion Apartments," 1986.

McAlester, Virginia & Lee, A Field Guide To American Houses, Alfred A. Knopf, Inc., New York, 1984.

Whiffen, Marcus, American Architecture Since 1780, M.I.T. Press, Cambridge, Massachusetts, 1969.

**Other Sources:**

Abstracts of Title  
District Court of Seward County records

**Verbal Boundary Description**

The property is legally described as lots 9, 10, 11, and 12, Block 42, Cloyd's Addition to the City of Seward, Seward County, Nebraska.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Zimmerer House

Name of Property

Seward County, Nebraska

County and State

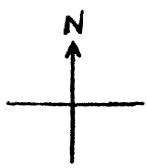
Section 10 Page 4

**Boundary Justification**

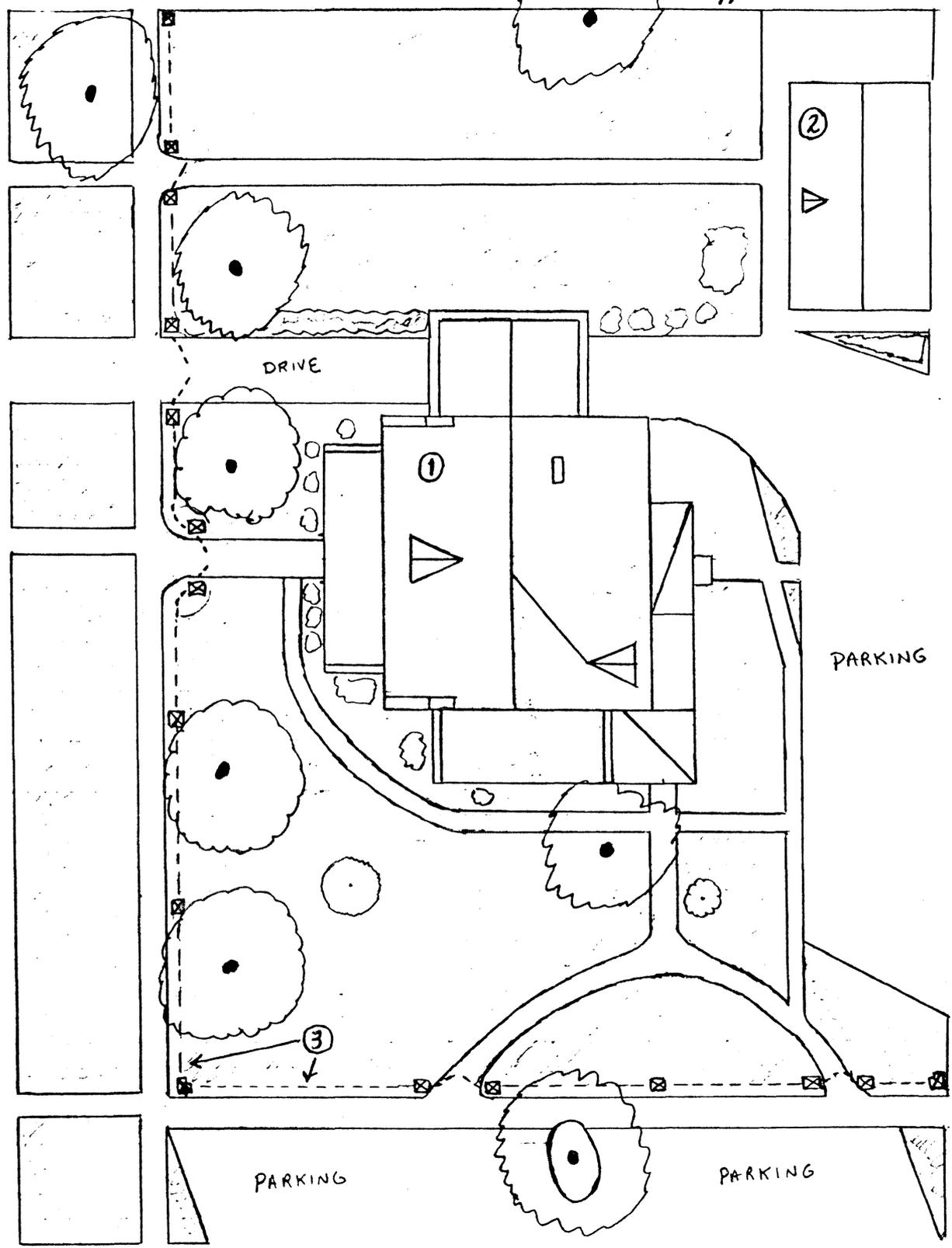
The boundary includes that tract of land which contains the house, carriage house, and the immediate surrounding landscape that has historically been associated with the property. Additional ground north of the site may have been part of the property originally, but is now under different ownership and contains a modern structure.

Zimmerer House  
NeHS # 4W09-013  
Neward, Nebraska

Approx. Scale: 1 inch = 24 feet



SIXTH STREET



BRADFORD STREET

KEY:

- 1. House
- 2. Carriage House
- 3. Top fence with brick gateposts (Each gatepost is 5'6" x 2' x 1'6")