

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

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received

date entered

## 1. Name

historic Franz Zavadil Farmstead (CD00-9)

and/or common Zavadil Farmstead

## 2. Location

street & number Na X not for publicationcity, town Menominee X vicinity of

state Nebraska code 031 county Cedar code 027

## 3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input 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	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" 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 checked="" 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 Mrs. Joseph Zavadil, c/o Mary Ann Schulte

street &amp; number 518 South Owen Drive

city, town Madison na vicinity of state Wisconsin

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Cedar County Courthouse, Register of Deeds

street &amp; number 101 South Broadway

city, town Hartington 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 ☐ local

depository for survey records Nebraska State Historical Society

city, town Lincoln state Nebraska

## 7. Description

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

### Describe the present and original (if known) physical appearance

The Franz Zavadil farmstead represents an outstanding example of a well-preserved early Nebraska farmstead, located in the extreme northeast portion of the state. The homestead still retains the majority of representative structures used in the farming and stock raising operations of the Zavadil families from the 1870's to the present. The farmstead includes two dwellings--the one-and-one-half story chalk-rock and glacial-rock house, and the two-story brick farmhouse. The dairy barn and horse barn are situated directly west of the dwellings; with the remaining outbuildings arranged in an extended yard effect around the farmhouses. The nomination includes 160 acres of land. The farm is still occupied and operated by the Zavadil family. Structural and historical integrity has been preserved except for minor alterations made to several farm buildings.

The Zavadil farmstead is located in precinct #2 of Cedar County, approximately one mile northwest of the town of Menominee and six miles south of Yankton, South Dakota. The site lies in a valley which is surrounded by two creeks--Antelope Creek to the south and Beaver Creek to the north. The main farm group is situated on the original homestead obtained by Franz Zavadil in 1876.

The farmstead is a relatively compact group of buildings including some 19 separate structures situated in an extended farm yard arrangement. Access to the site is directly from the county road with the main drive leading in from the south. The two dwellings and garage form the eastern boundary of the farm group with both facing the road; the blacksmith's shop, implement shed, granary, chicken shed, and corn crib make up the northern edge, and the barns and additional sheds form the western boundary. The majority of the outbuildings are arranged in a grid-like pattern leaving the southern boundary open.

The following list, according to the HABS formula, describes the significant structures included in the farmstead (see sketch site plan for items 1-19).

1. House, chalk rock and glacial-rock, rectangular, 9.33 x 10.22 meters (30'7" x 33'6"), one story with loft, cellar, gable roof, central chimney, recessed front porch, partially enclosed double hung windows with six over six and four over four pane arrangement, wooden surrounds, c. 1884-85, frame rear addition serving as entry, former kitchen wing of west facade relocated to rear facade of brick house.

2. House, brick, ell-shaped, 16.13 x 8.87 meters (52'11" x 29'1"), two stories, gable roof, double internal chimneys, segmentally arched window openings, double hung with one-over-one pane arrangement, stilted segmentally arched brick window hoods, brick lugsills, 1906, one story frame rear addition (previously attached to rock house), front and rear porches (now enclosed).

3. Privy, wood frame, square, 1.27 x 1.27 meters (4'2" x 4'2") shed roof, c. 1930's.

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	4. <u>Horse Barn</u> , wood frame with clapboarding, rectangular shape, 16.32 x 12.88 meters (53'6" x 42'3"), gable roof, shed wings, "turkey-tail" overhang over loft doors, c. 1918-19.		
	5. <u>Dairy Barn</u> , wood frame with clapboarding, rectangular shape, 13.50 x 4.90 meters (44'3" x 16'1"), gambrel roof, "turkey-tail" overhang, milk house extension, shed extension, c. 1923, partly sided with metal.		
	6. <u>Former Milk Shop</u> , wood frame with clapboarding, rectangular shape, 2.19 x 2.55 meters, (7.2" x 8'4"), gable roof.		
	7. <u>Water Reservoir</u> , concrete, rectangular shape, 2.75 'x 6.15 meters, (9' x 20'2").		
	8. <u>Feeder</u> , wood frame, rectangular shape, gable roof, open end.		
	9. <u>Feeder</u> , wood frame, rectangular shape, gable roof, vertical siding.		
	10. <u>Shed</u> , rectangular shape, pre-fab with corrugated metal sheathing.		
	11. <u>Hog Barn</u> , wood frame, rectangular shape, gable roof covered with metal sheathing, prior to 1900.		
	12. <u>Shed</u> , wood frame, rectangular-shaped, shed roof.		
	13. <u>Corn Crib</u> , wood frame, rectangular shape, 3.09 x 8.59 meters (10'2" x 28'2"), gable roof.		
	14. <u>Corn Crib</u> , wood frame, rectangular shpae, 3.09 x 7.35 meters (10'2" x 24'1") shed roof.		
	15. <u>Chicken Shed</u> , wood frame with clapboarding, rectangular shape, 3.75 x 9.90 meters (12'4" x 32'6"), shed roof, double hung windows with four-over-four pane arrangement, concrete foundation.		
	16. <u>Granary</u> , wood frame with clapboarding, rectangular shape, 9.20 x 16.60 meters (30'2" x 54'6"), gable roof, shed extensions.		
	17. <u>Implement Shed</u> , wood frame, rectangular shape, 5.26 x 27.35 meters (17'3" x 89'8"), shed roof.		
	18. <u>Blacksmith's Shop</u> , wood frame with clapboarding, rectangular shape, 5.94 x 8.12 meters (19'6" x 26'8"), gable roof, with metal sheathing rear shed addition, windows with divided panes, front entry, c. 1918.		
	19. <u>Garage</u> , wood frame, rectangular shape, 5.38 x 6.29 meters (17'8" x 29'8"), gable roof, metal sheathing, modern garage door, 1923.		

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Non-extant buildings include: the log dwelling built c. 1868; the original chalk rock and log cow barn (c. 1880's), and the original log horse barn (c. 1880's), both destroyed by the tornado in 1918; a smoke house situated adjacent to the north wall of the stone house where beef and ham were cured; and an ice house (c. 1912) east of the smoke house, but also adjacent to the north wall of the house (the cement walls of the pit still remain).



## 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 checked="" type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-present	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention	<input checked="" type="checkbox"/> other (specify)	<input type="checkbox"/> ethnic culture

**Specific dates** 1880's + **Builder** ~~Archibald~~ Franz Zavadil

### Statement of Significance (in one paragraph)

The Franz Zavadil farmstead is significant to the early development of Cedar County and to the development of agriculture in the state. The farmstead remains as an excellent example of a Nebraska farm, remarkably intact, with the majority of buildings still extant. Architecturally significant, the stone dwelling stands as an excellent example of vernacular architecture, constructed by Franz Zavadil, a native of Bohemia. Trained in the old country as a stone mason, Zavadil utilized his skills in the building of the house.

Franz Zavadil was born in Bohemia in the year 1825. At the age of 24, he married Anna Kuchta, a widow with five children. From their marriage, five additional children were born. When 40 years old, Franz immigrated to America with his family and mother, arriving on May 16, 1865 and receiving his citizenship on August 23, 1869. On their trip west, the Zavadil family stopped over in Iowa for one year before continuing on to Nebraska. Arriving in Nebraska in 1867, Franz settled on a tract of land and was granted homestead rights on September 30, 1876. The family's first shelter was a dugout built c. 1868 of field stones, later used as a cellar in the construction of a log dwelling (no longer extant). The present stone house was constructed in the early 1880's out of native chalk rock and glacial rock. In the 1890's, a frame kitchen extension was added to the stone dwelling (now attached to the rear facade of the brick house see photo # 5).

In July of 1886 Franz and Anna Zavadil set up an agreement for the sale of their homestead to their son, John, who was married to Magdalena (Lena) Haberman that same month. The couple were married at the St. Boniface Church in Menominee, Nebraska (entered NRHP July 21, 1983).

In the old country, Franz was trained as a stone mason and wood carver. These skills allowed him to play an active role in the construction of the St. Boniface Church, a chalk-rock structure erected in 1886. The church exhibits a highly decorative combination of native chalk rock and brickwork demonstrating a medieval approach to church design observed with Slavic affinities. Drawing from his training Zavadil no doubt incorporated design elements found in native Czech churches into the design of the Menominee Church. Because the Zavadil's appear to be the only Bohemians in the German-Catholic congregation, his role in the design and construction of the church becomes even more evident. As a wood carver, Franz was responsible for numerous carved and painted statues placed in religious institutions.

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Franz purchased school lands consisting of 160 acres in June, 1904. In November 1907 Franz, at that time a widower, deeded all lands to his son John, the agreement superceding the one written in 1886. Franz lived in the stone house until his death in July, 1909. A tornado in May of 1918, destroyed or damaged several of the buildings on the Zavadil farm. The original cow barn (c. 1880's), constructed of chalk rock and log was destroyed, as well as the horse barn (pre-1900) also constructed of log.

On March 1, 1923, John and Lena Zavadil deeded the farm to their son, Joseph. Today, the farm is still owned and operated by descendants of the Franz Zavadil family.

Architecturally significant, the Zavadil farmstead represents an excellent example of a Nebraska farm, retaining the majority of buildings used in the farming and stock raising operations of the Zavadil families. The most notable structure on the farm is the one and one half story dwelling, constructed of native chalk rock and glacial rock. The house consists of four rooms on the first level; kitchen, dining and two bedrooms, with loft space above. The recessed porch is partially enclosed and displayed decorative woodwork (now removed) surrounding the support posts. The dwelling is somewhat unique in its construction; with rubble work incorporated into the first level and chalk rock used in the loft area and corner quoins. The rubble work is executed in such a manner as to produce a round "arched" effect extending up into the loft area on the north and south facades (see photo # 3) peaking at the sill of the loft windows.

In Nebraska the house stands as an important vernacular product of ethnic architecture. A native Bohemian, Franz Zavadil erected the dwelling utilizing his own masonry skills and readily available materials; outcroppings of chalk rock located south of Menominee and timber lines probably found along Beaver and Antelope Creeks. To date, several chalkrock structures have been noted as part of the Nebraska Historic Buildings Survey in the Menominee vicinity, including: The St. Boniface Church and school in Menominee; a small barn, located north of town; a chalk rock and frame house two and one half miles west of Menominee; and the Paul Goeden House, located three and one half miles southwest of Menominee. Further research will need to be performed to provide us with information on these structures and the ethnic backgrounds of the people who constructed them. However, it appears this area was settled by Catholic Germans, extending from south of Yankton, South Dakota to and including Hartington, Fordyce, Constance and St. Helena.

## 9. Major Bibliographical References

See continuation sheet.

## 10. Geographical Data

Acreeage of nominated property 160 acres

Quadrangle name Gavings Point Dam, Nebr.-S. Dakota

Quadrangle scale 1:24000

UTM References

A 

1	4
Zone	Easting

6	3	1	9	7	0
Northing					

B 

1	4
Zone	Easting

6	3	1	9	8	0
Northing					

C 

1	4
Zone	Easting

6	3	0	7	8	0
Northing					

D 

1	4
Zone	Easting

6	3	0	7	7	0
Northing					

E 

Zone	Easting

Northing					

F 

Zone	Easting

Northing					

G 

Zone	Easting

Northing					

H 

Zone	Easting

Northing					

Verbal boundary description and justification

The nominated property consists of the E $\frac{1}{2}$  of SE $\frac{1}{4}$  and NW $\frac{1}{4}$  of SE $\frac{1}{4}$ , and NE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 35, T33N, R1W containing 160 acres in Cedar County, Nebraska including all original historic lands that adequately represent the historic Zavadil farmstead in type of farm operation.

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

state	Na	code	county	code
-------	----	------	--------	------

state	Na	code	county	code
-------	----	------	--------	------

## 11. Form Prepared By

name/title Joni Gilkerson, Preservation Associate

organization Nebraska State Historical Society

date September, 1984

street & number P.O. Box 82554

telephone 402/471-4767

city or town Lincoln

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 National Park Service.

State Historic Preservation Officer signature

Martin D. Kwett 10/31/84

title Director, Nebraska State Historical Society

date

For NPS use only

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

date

Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior  
National Park Service

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Continuation sheet Bibliography

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3. Lammers, Clara Zavadil, "Oral History on the Zavadil Family",  
Tape recording 1972, Nebraska State Archives (AVI),  
Nebraska State Historical Society.
4. Zavadil, Sister Roswitha, Unpublished manuscript on Zavadil  
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FRANZ ZAVADIL  
FARMSTEAD (LD00-9)  
RURAL CEDAR COUNTY,  
NEBRASKA

SITE PLAN, NO SCALE  
MAP DRAWN BY STEVE RYAN  
FROM FIELD NOTES BY  
JONI GILKERSON, NSHS,  
FEB. 1983.

KEY

1. CHALK-ROCK HOUSE
2. BRICK HOUSE
3. PRIVY
4. HORSE BARN
5. COW BARN
6. FORMER MILK SHOP
7. WATER RESERVOIR
8. FEEDER
9. FEEDER
10. SHED
11. HOG BARN
12. SHED
13. CORN CRIB
14. CORN CRIB
15. CHICKEN SHED
16. GRANARY
17. IMPLEMENT SHED
18. BLACKSMITH SHOP
19. GARAGE

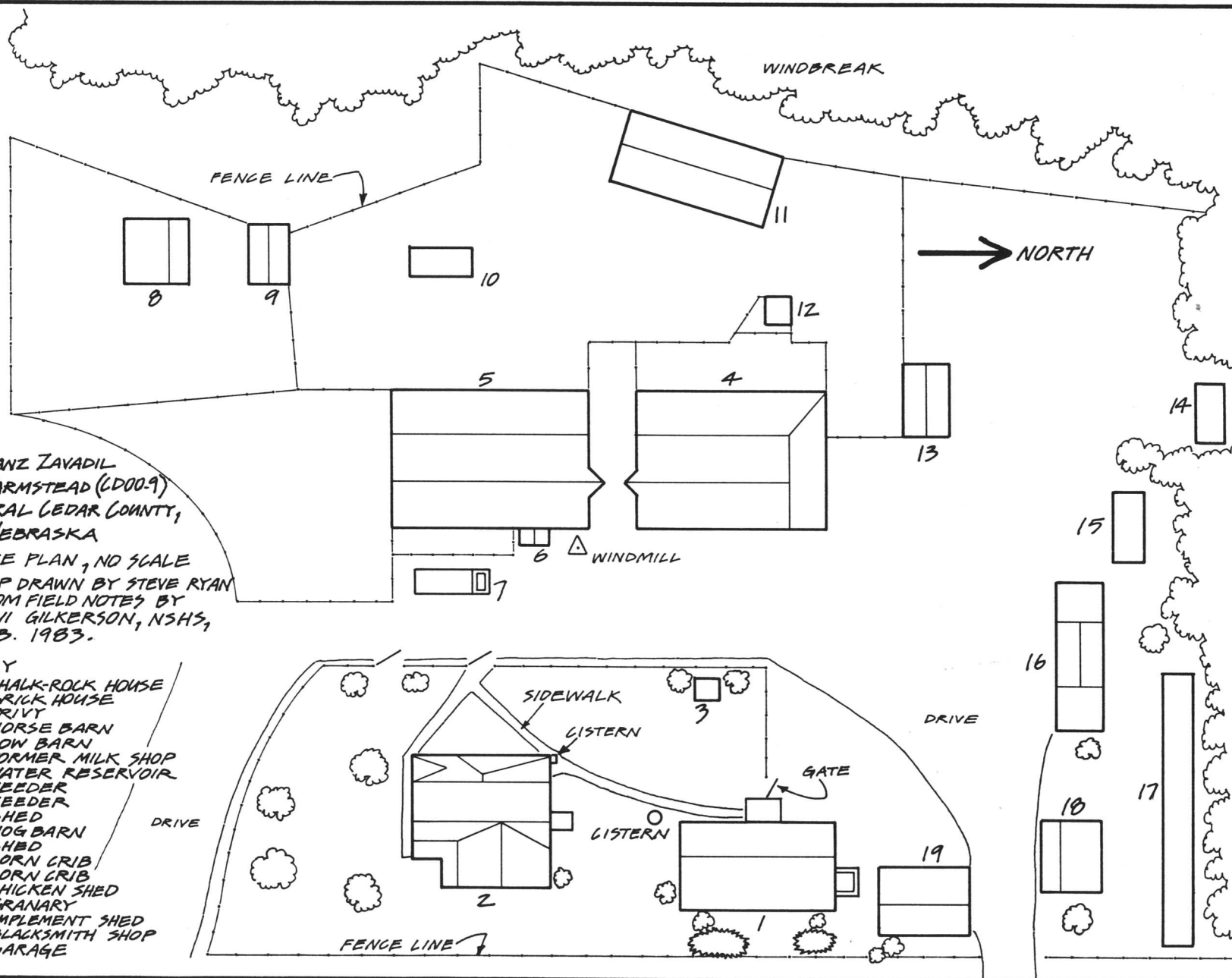




Photo 1 of 11 — general view looking northwest showing farmstead (8305/10:18)





Photo 2 of 11 – view looking northwest showing chalk rock house site plan building #1 (here referred to as SPB #1), privy (SPB #3), horse barn (SPB #4) and corn crib (SPB #13) (8305/10:16)





Photo 3 of 11 – view looking north showing chalk rock house (SPB #1) and garage (SPB #19) (8302/6:8)



Photo 4 of 11 – view looking west showing brick house (SPB #2), horse barn (SPB #4) and feeder (SPB #8) (8305/10:15)



Photo 5 of 11 – view looking northeast showing brick house (SPB #2), privy (SPB#3), granary (SPB #16) and implement shed (SPB #17) (8302/4:21)



Photo 6 of 11 – view looking southwest showing horse barn (SPB #4), cow barn (SPB #5), former milk shop (SPB #6), water reservoir (SPB #7) and hog barn (SPB #11) (8302/4:36)



Photo 7 of 11 – view looking southeast showing chalk rock house (SPB #1), cow barn (SPB #5) and shed (SPB #12) (8305/10:7)



Photo 8 of 11 – view looking southwest showing feeder (SPB #8), feeder (SPB #9) and shed (SPB #10) (8302/4:27)





Photo 9 of 11 – view looking northeast showing corn crib (SPB #14), chicken shed (SPB #15) and implement shed (SPB #17) (8305/10:5)





Photo 10 of 11 – view looking north showing chicken shed (SPB #15), granary (SPB #16) implement shed (SPB #17) and blacksmith shop (SPB #18) (8305/10:8)



Photo 11 of 11 – view looking northwest showing granary (SPB #16), implement shed (SPB #17), blacksmith shop (SPB #18) and garage (SPB #19) (8302/6:31)