NPS Form 10-900-b
(Jan. 1987)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

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NATIONAL REGISTER

National Register of Historic Places Multiple Property Documentation Form

This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

HISTORIC RESOURCES OF THE NORTH END NEIGHBORHOOD, WATERTOWN, SOUTH DAKOTA

B. Associated Historic Contexts

Historic Residential Neighborhood Architecture in Watertown, South Dakota (State Historic Preservation Plan contexts: IV. Permanent Rural and Urban Pioneer Settlement, D.2. Urban Development/Residences; IV., H. Religion; V. Depression and Rebuilding; A. 3. Changing Urban Patterns/Residential Changes

C. Geographical Data

The North End Neighborhood of Watertown, Codington County, South Dakota, as defined by the 1982 historic sites survey: between Third Avenue North and Tenth Avenue North and between Third Street West and Third Street East.

☐ See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

JR Fishburn — 11/16/88

Signature of certifying official — Date

South Dakota SHPO

State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Beth Boland — 1/3/89

Signature of the Keeper of the National Register — Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

[X] See continuation sheet

CONTEXT: HISTORIC RESIDENTIAL NEIGHBORHOOD ARCHITECTURE IN WATERTOWN, SOUTH DAKOTA

Introduction

The construction of neighborhood residential dwellings and the evolution of distinctive architectural styles closely parallels the history of settlement in Watertown, South Dakota. The earliest recorded dwellings were sod houses, claim shacks, and log buildings. Very few examples of these dwellings survive anywhere in the state. However, architect-designed styles of residential housing developed along side a major economic boom that began in this newly-platted community in 1878.

Historical Background

The earliest recorded visit by Whites into the lands that form Codington County was 1840, with the first permanent settler reportedly arriving in 1871. Railroads often provided the major mode of travel into Dakota Territory. The first railhead in Codington County was established in Watertown in 1873. Regular services began in 1878, forming the subsequent genesis of the "Dakota Boom" for this glacial lakes area trade center.

Created during territorial days from parts of Grant, Hamlin, and Clark counties, Codington County was formally organized in August, 1878, with Kampeska serving as a temporary county seat. Following a county-wide election in October of that same year, Watertown prevailed as the seat of government. Also playing an important role in the development of the city was the relocation of the U. S. Land Office to Watertown on May 1, 1880. Arthur C. Mellette, early resident of the city and personal friend of U. S. Senator Benjamin Harrison was appointed registrar of the Land Office. At that time, the town boasted over 50 business establishments and nearly one-thousand residents.

Arthur Mellette built his Italian Villa house in the North End Neighborhood in 1883. Although he served as the last governor of the Dakota Territory in 1889, and as the first Governor of the State of South Dakota from 1889 to 1893, he continued to call Watertown his home. Located on a high bluff, the Mellette home overlooks the city, Lake Kampeska, Lake Pelican, and the Sioux River. The construction of the Mellette House on the northern edge of what was then the city

limits signaled a new pattern of residential development in the city. Prior to this time, residential development centered around the original plat, south and due east of the railroad tracks. This new North End Neighborhood is located between Third and Tenth Avenue North and roughly between Third Street west and Third Street East. With its west axis, Skyline Drive, the residential area was associated with Watertown's most prominent citizens until the 1960's. According to one local resident, a shift occurred at that time to the east portion of town as a result of construction of new educational facilities there.

Development of the Multiple Property Group

With the land boom in full swing in the 1880s, dwellings were constructed rapidly to meet housing needs of incoming settlers. Two property types are documented in this nomination, "Single Family Dwellings in Watertown" and "Neighborhood Churches in Watertown". These properties are evaluated within the context of local residential building. They also relate to the following historic contexts of the South Dakota Historical Preservation Plan: IV. Permanent Rural and Urban Pioneer Settlement, D.2. Urban Development/Residential Living; IV. Permanent Rural and Urban Pioneer Settlement, H. Religion; and V. Depression and Rebuilding, A.3. Changing Urban Patterns/Residential Changes.

Subdivision History

Subdivision development and subsequent construction activity fluctuated with the economic stability of the community. Yet, at least one addition was platted each year from 1878 through 1884. At the outset of the boom, concurrent with the filing of the original plat of Watertown in 1878, the first segment of the community was located on land just south of the railroad tracks. Consisting of seventeen blocks, it forms the basis for the present-day central business area. In 1879, two new additions were platted, lying south and north of the railroad tracks but still bordering the original plat. In 1880, the North Watertown Addition was platted in a somewhat isolated position directly north of the railroad tracks. This platting represents the initial subdivision that is to become part of the North End Neighborhood. During the next two years two Railway Additions and Brock's addition were platted, concentrating development again to the south of the tracks and east of already platted land. In 1883 at least eight new additions were surveyed with five additions located north of the tracks, vastly

expanding the perimeters of the North-End Neighborhood. In 1883, the Mellette and McIntyre Addition was platted and the thirty-five block development by seven prominent merchants was named the Syndicate Addition. A majority of the homes selected for nomination are located in this addition. 1884 was another year of rapid development with proportionate concentrations filling out the South area of town to Burch Avenue and comprising the far northwest portion of the North End Neighborhood. Very isolated development occurred over the next fifteen years, with only approximately five plats filed. This corresponds with the effects of the nationwide panic of 1893 Panic.

Permanent Rural and Urban Pioneer Settlement: Residences

Several properties in the neighborhood were constructed by early settlers of the city. These pioneers held diverse occupations ranging from furniture manufacturing and medical care to collection services and music stores. Architectural styles, too, vary throughout the neighborhood. Nineteenth-Century styles favored in the area include Italian Villa, late Italianate, late-Victorian vernacular cottages, and Queen Anne. Of these, Queen Anne seems to be the most predominant choice. In South Dakota, unlike in most eastern states, the popularity of Queen Anne styling lasted well into the 20th Century. Although greatly simplified from 19th Century examples, these later Queen Anne houses exhibit such distinctive features as assymetry of facade, roof line, and floor plan, large open porches, multiplicity of siding materials, and irregular fenestration. The Queen Annes house in the North End Neighborhood include both 19th Century and early 20th Century examples. All display typical picturesque qualities.

Depression and Rebuilding: Residential changes at the Turn of the Century

The city of Watertown reportedly entered the new century full of hope and with the distinction of being a "city on the move". A full line of wholesale, commercial, and manufacturing services were available. Eight railroad lines criss-crossed the city and local building industries developed along these routes. It was a time when new materials and new methods of construction would emerge and change the landscape of the North End Neighborhood.

With construction dates ranging from 1904 to 1927, a variety of new architectural styles evolved within this context of residential

development. These vernacular styles include the one-and-one-half-story Cube, the American Four-Square, the Bungalow, the Mission Style, and other houses from the craftsman influence. New construction materials, such as stucco and concrete, were introduced. Widespread use of the automobile affected the character of the neighborhood as free-standing and attached garages replaced carriage houses and horse stables. Finally, several nearly identical early duplexes, a unique development in multiple-family housing, are found in the neighborhood; however, recent remodling activity has rendered all of them ineligible for inclusion in the National Register.

Religious Structures

Churches, too, are found within the city's residential areas. Such religious edifices were constructed in Watertown through missionary efforts as early as the 1870's. By 1885, most major denominations were represented. Many of the churches, although located in residential areas, were concentrated around the fringes of the subdivisions just south of the original plat.

On the other hand, the Evangelical United Brethren Church, the only church extant in the North End Neighborhood, is located in the heart of single-family dwellings. Originally known as the First Evangelical Association, the congregation began formal worship in a tent in 1911. By 1914, the group was preparing plans to build a house of worship in the center of a residential block in the North Watertown Addition. Constructed in late Gothic revival style, the church blends well with its residential environment.

I. Name of Property Type Single-Family Dwellings in Watertown

II. Description

The North End Neighborhood in Watertown, South Dakota is a dense collection of free-standing dwellings and one church just north and west of the central business core of the city. Streets in this area are lined with decidious and conifur trees shading the buildings from the summer sun. The land rolls gently westward toward the bluffs of the Big Sioux River. Early in the city's history, this area became an exclusive residential neighborhood. In recent years the social and economic climate here has been mixed, with both high-income homeowners and lower-income tenants living side-by-side. It remains a quiet, peaceful place to live.

Several properties have been selected from the survey for nomination to the Register because they are good representatives of the architectural evolution of single-family dwellings in the North End Neighborhood. Together with the Mellette House, the Olive Chateau (relocated form this neighborhood to a site three miles north of the city), and the General Mark W. Sheafe House, which are already listed on the Register, these properties illustrate the best of the many historic styles of architecture to be found in the Neighborhood and the city. Most were built by relatively-wealthy prominent residents with an eye for styles popular in larger urban centers.

Nineteenth Century styles in the Neighborhood include late Italianate, Italian Villa, late-Victorian cottages, and Queen Anne. Of these the Queen Anne is predominant. The late Italianate is actually quite rare in the city and no properties of this style in the North End Neighborhood are deemed eligible for listing on the Register. Constructed of soft local brick in 1883, the Mellette House is the best example of Italian Villa in Watertown. It features a square three-story tower with a spiral staircase, irregular window hoods, and wide overhanging eaves. No other Italian Villa house in the Neighborhood is considered eligible for the Register.

Books by architects Palliser and Palliser seem to have had a profound influence on the North End Neighborhood. A large number of small houses that exhibit the Victorian plans and features popularized by their published works are found here. Such characteristic stylistic

elements as steeply pitched roofs, ornamental stick and shingle work, tall thin chimneys, bargeboard, cut-away projecting second-story bays, and small asymmetrical entry porches are common.

Predominant in the Neighborhood is the varied Queen Anne style, which remained popular in South Dakota long after it fell out of favor further east. Both 19th Century and early 20th Century examples are scattered throughout the neighborhood. All are large massed rectangular dwellings of two or more stories in height usually of wood frame construction. Exterior cladding may consist of several materials including clapboard, fishscale shingles, and shakes. Facades, floor plans, and roof lines are asymmetrical. Fenestration is irregular and often includes odd-shaped windows with colored glass panes. Frequently a tower or projecting bay rises from one corner of the building. The front facade is usually complimented with a wide, open porch that wraps around to one of the side facades. Twentieth Century models are generally simpler than earlier examples but include the massing and asymmetry of their predecessors.

After 1904, many new houses of 20th Century design were constructed in the Neighborhood. These styles included a one-and-one-half story cube house, the very popular American Foursquare, small mission style houses, a variety of bungalows, and other influences from the Craftsman movement. Except for the Foursquare and a rare vernacular Craftsman/Prairie School house, these dwellings are generally smaller than those of the previous decades. Both the one-and-a-half story cube and the Foursquare are practically free form constructions, the only commonality among examples being the cubic shape. Both styles are embellished with a variety of ornamental features, some of them deriving from contemporaneous Colonial Revival and Classical Revival concepts. Classical columns, dentils, and pediments are used quite frequently. One smaller cube employs a rare mansard roof. Later houses employ vernacular adaptations of Mediterranean concepts including red tile roofs and stucco walls.

Most properties in the Neighborhood feature detached free-standing garages; however, a few feature either a porte-cochere or built-in garage spaces. Building materials also vary, but wood and brick were definitely the most popular. Poured concrete and stucco were introduced to the Neighborhood in the twenties and thirties. The "Mellette" brick factory established in the 1880s and nearby granite quarries also had an influence on buildiing patterns in the city. An

abundance of the soft local "Mellette" brick is evident in the North End Neighborhood as is the use of cut granite for foundations and basements.

III. Significance

Under Criterion C of the National Register Criteria, the select single-family-dwellings of the North End Neighborhood of Watertown, South Dakota, are significant in the area of architecture because they are the best representatives of the various historic architectural styles extant in this once exclusive residential neighborhood. Nominated properties display common styles used throughout the city and represent an evolution of architectural taste. In recent times, many of the dwellings in this neighborhood have suffered severe alterations to facade and floor plan. A number of houses have been re-clad with vinyl and aluminum siding. Yet, the properties chosen for nomination have remained relatively unaltered, setting them apart from others around them. Their integrity of original form, setting, and construction is intact. These resources stand out as local landmarks.

Styles illustrated in the area include late Italianate, Italian Villa, late-Victorian cottages, Queen Anne, one-and-one-half-story cube, American Foursquare, various forms of Bungalows, mission style, and other craftsman influences. Properties chosen for nomination here do not include the Italianate style, because no eligible examples are extant. The Italian Villa style is best illustrated by the Mellette House, which is already listed on the Register. No other examples of this style in the neighborhood are considered eligible for listing.

Architects Palliser and Palliser seem to have affected the early landscape of Watertown. Several smaller houses in the multiple-resource area in question display strong likenesses to some of their published plans. Labeled late-Victorian cottages, these houses utilize Gothic details, such as a steep roof pitch and intricate bargeboard, and early craftsman features, such as stick work.

Queen Anne Houses are the most prevalent of the 19th Century and early 20th Century properties. All the nominated examples contain such characteristics as asymmetry of facade, floor plan, and roof line; multiplicity of siding material; large, open wrap-around porches; towers and projecting bays; and irregular fenestration.

Later 20th Century styles are mostly cubic in form, including both small one-and-one-half-story houses and the extremely popular two-story American Foursquare. These free-form styles employ a variety of materials, fenestration, ornament, and floor plan. A few stucco mission style homes are also found in the neighborhood.

IV. Registration Requirements

1. The building must be used as a single-family dwelling at the time of its construction and be at least one-and-one-half stories in height.

2. The building must have been erected in the North End Neighborhood sometime between the initial settlement period and the cut-off date for the National Register.

3. The building must rest at least partially on its original foundation and retain its original roofline and cornice profile.

4. Enough ornamental detailing (brackets, porches, balconies) must be intact for the house to be a good example of an architectural style consistent with design standards for the North End Neighborhood.

5. The building must possess architectural character and/or historic significance to qualify for and meet criteria for consideration for the National Register of Historic Places.

I. Name of Property Type Neighborhood Churches in Watertown

II. Description

In addition to single and multiple-family dwellings, churches are found within the residential neighborhoods of Watertown. Originally, temporary structures such as tents housed the city's congregations, but they were soon replaced by permanent wood frame and brick buildings. By the early 20th Century, most of the religious edifices in the city were substantial brick and stone masonry buildings. Many of the churches, although located in residential areas, were concentrated around the fringes of the subdivisions just south of the original plat. Along the dense, tree-lined streets of the North End Neighborhood, in the midst of residential dwellings, is a beautiful Gothic Revival church building, the Evangelical United Brethren Church. A brick building rising from a concrete foundation, it features Gothic windows with tracery, a castelated tower, and buttresses. Although the only such property in the neighborhood, it is a very good example of neighborhood churches throughout the city.

The North End Neighborhood in Watertown, South Dakota is a dense collection of free-standing dwellings and one church just north and west of the central business core of the city. Streets in this area are lined with decidious and conifur trees shading the buildings from the summer sun. The land rolls gently westward toward the bluffs of the Big Sioux River. Early in the city's history, this area became an exclusive residential neighborhood. In recent years the social and economic climate here has been mixed, with both high-income homeowners and lower-income tenants living side-by-side. It remains a quiet, peaceful place to live.

III. Significance

Under Criterion C of the National Register Criteria, the religious buildings in Watertown's North End Neighborhood are significant in the area of architecture, because such properties represent the historic tendency to locate fine church buildings within residential neighborhoods in the city. The lone example of this property type in the neighborhood, the Evangelical Untied Brethren Church is a relatively unaltered Gothic Revival church that blends in well with its residential surroundings.

IV. Registration Requirements

1. The building must be used as a religious structure at the time of its construction.

2. The building must have been erected in the North End Neighborhood sometime between the initial settlement period and the cut-off date for the National Register.

3. The building must rest at least partially on its original foundation and retain its original roofline and cornice profile.

4. Enough ornamental detailing (brackets, porches, balconies) must be intact for the house to be a good example of an architectural style consistent with design standards for the North End Neighborhood.

5. The building must possess architectural character and/or historic significance to qualify for and meet criteria for consideration for the National Register of Historic Places.

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

[X] See continuation sheet

H. Major Bibliographical References

[X] See continuation sheet

Primary location of additional documentation:

- [X] State historic preservation office
- [ ] Other State agency
- [ ] Federal agency
- [X] Local government
- [ ] University
- [ ] Other

Specify repository: Codington County Historical Society

I. Form Prepared By

name/title Sherry DeBoer, Consultant

organization Codington Co. Hist. Pres. Commission date September 30, 1988

street & number 27 First Avenue, Southeast telephone (605) 886-7335

city or town Watertown state South Dakota zip code 57201

This multiple property listing for residential and religious neighborhood buildings in Watertown includes selected properties from the North End Neighborhood of the city. It is based primarily on a city-wide historic sites survey, conducted during the summer of 1982. For that survey, the city was divided into six distinct districts, including the North End Neighborhood, Industrial-Warehouse Area, Commercial Area, Highway 81 Corridor, South End Neighborhood, and Southeast Neighborhood. A few sites outside these districts were surveyed and classified as miscellaneous properties. Inventoried sites were evaluated using National Register criteria. First District Council of Local Governments supervised the project, which was conducted by two college student field surveyors. Field survey training was provided by the State Historical Preservation Center. The Codington County Historical Society assisted with historical research.

In 1983, a draft multiple property nomination for all historic resources in the city was prepared by the University of South Dakota English Department. Never completed, this work lay dormant until Summer 1987 when the Codington County Historic Preservation Commission contracted for the preparation of this present multiple resource nomination of the North End Neighborhood. To that end, Sherry De Boer conducted original primary and secondary research as well as site visits in the summer and fall of 1987. New determinations of eligibliity were made with the assistance of the State Historical Preservation Center using current National Register bulletins as guidelines. Selected properties were re-photographed by Rolene Schliesman in August of 1987.

The typology of significant property types was based on functions and the emerging styles associated with the architectural evolution of local residential neighborhoods from early settlement in 1878 until 1927. Early pioneer structures included late-Victorian Cottages and Queen Anne styling. Dwellings constructed after 1904 contrasted with the early structures. The nomination records 20th Century examples of various vernacular revival and craftsman styles. In addition to design changes, these later residences also typify changes in materials and patterns of social development. The impact of the automobile is also evident in the neighborhood with the appearance of attached and free-standing garages after the turn of the century. All the selected properties relate to the contexts discussed in Item E of the current document.

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