

Yankton Historic Commercial District 2018
Amendment: Boundary
Decrease/Reclassification

Yankton County
South Dakota

Name of Property

County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

**State or Federal agency/bureau
or Tribal Government**

National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:) _____

Signature of the Keeper

Date of Action

Classification

Ownership of Property

(Check as many boxes as apply.)

Private

Public – Local

Public – State

Public – Federal

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Category of Property

(Check only **one** box.)

Building(s)

District

Site

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>54</u>	<u>33</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>54</u>	<u>33</u>	Total

Number of contributing resources previously listed in the National Register 54 (estimate based on unstandardized naming conventions in original nomination)

Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE: warehouse

DOMESTIC: hotel

SOCIAL: meeting hall

GOVERNMENT: city hall

GOVERNMENT: post office

RECREATION & CULTURE: theater

INDUSTRY/PROCESSING: manufacturing

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facility

INDUSTRY/PROCESSING: communications

facility

INDUSTRY/PROCESSING: industrial storage

HEALTH CARE: clinic

HEALTH CARE: medical business/office

LANDSCAPE: parking lot

TRANSPORTATION: road-related

TRANSPORTATION: pedestrian-related

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE: warehouse

DOMESTIC: hotel

SOCIAL: meeting hall

GOVERNMENT: city hall

GOVERNMENT: post office

RECREATION & CULTURE: theater

RECREATION & CULTURE: auditorium

INDUSTRY/PROCESSING: communications

facility

INDUSTRY/PROCESSING: industrial storage

LANDSCAPE: parking lot

HEALTH CARE: medical business/office

TRANSPORTATION: road-related

TRANSPORTATION: pedestrian-related

VACANT/NOT IN USE

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Description

Architectural Classification

(Enter categories from instructions.)

Late Victorian: Italianate, Romanesque

Late 19th and Early 20th Century American Movements: Commercial

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: STONE, BRICK, CONCRETE, OTHER: Structural tile & Cement

Walls: METAL, WOOD, CONCRETE, STUCCO

Roof: ASPHALT, METAL, OTHER: Rubber

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Yankton Historic Commercial District is a commercial district located in downtown Yankton, a city on the southeastern edge of South Dakota. The district is located two blocks north of the Missouri River and encompasses most of the historic commercial core, or downtown. The district is centered on Third Street, which extends in an east-west direction through the district and was the “main street” through downtown Yankton. The district is platted with a traditional grid pattern with rectilinear blocks. The blocks have narrow, deep lots and alleys extending north-south through the center of the blocks. The district is primarily comprised of late nineteenth through mid-twentieth century commercial buildings, typically one to three stories in height, and generally built out to the lot lines on their street facing and side elevations. Construction materials include brick, stone, concrete, wood, cast iron, pressed tin, steel, structural tile, and glass. Buildings mostly follow typical commercial building forms, with one and two-part commercial blocks being the most common. Buildings follow popular styles within the period of significance and most buildings feature storefronts on the first floor, tall, narrow windows on the upper

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floors, and a distinctive parapet. The district includes 89 buildings of which 54 are Contributing and 35 are Non-contributing.

Purpose of the Amendment

The Yankton Historic Commercial District was listed in the National Register in 1982 (NR Ref#82003950). The original nomination is being amended for several reasons.

First is to clarify which properties are Contributing or Non-contributing to the district. The original nomination used the terms Landmark, Contributing, Fabric, and Intrusion to classify properties. The amendment reclassifies these original assignments to Contributing or Non-contributing status.

Second, the boundary is being slightly reduced at the southwestern edge of the district. Historic buildings in this portion of the district have been demolished and modern buildings built in their place. Since this part of the district no longer retains its historic associations, it is being removed from the boundary.

A third reason is to provide additional documentation that speaks to the district's historic and architectural significance.

The original period of significance of district is 1869-1920 and will not change.

Narrative Description

The Yankton Historic Commercial District is located in Yankton, Yankton County, South Dakota. Yankton is located along the southeastern edge of South Dakota, on the floodplain at the confluence of the James and Missouri Rivers. The district, which is located several blocks north of the Missouri River, encompasses much of the historic downtown. Originally sited along the river in order to service steamboat traffic, the commercial district began moving northward onto higher land circa 1870.¹ The district is located in a relatively flat area and is surrounded on the south by an industrial area and on the north, east, and west by the edges of the downtown core and early residential areas dating from the late nineteenth and early twentieth centuries.

The district is platted with a rectangular grid pattern, with streets extending in a north-south and east-west orientation with 100-foot-wide right-of-ways. The primary street in the district is Third Street, which runs in an east-west direction through the center of the district. Two of the north-south streets, Broadway and Walnut, are wider (120 feet) boulevards. Blocks are rectangular with narrow, deep lots and alleys that extend north-south through the block and concrete sidewalks wrapping the blocks.

The district is composed primarily of late nineteenth through mid-twentieth century commercial buildings that range from one to three stories in height. Third Street is the only east-west street in the historic core of the city to have structures oriented toward it, while those located along Second and Fourth are oriented to the north-south streets. All north-south streets in the district have buildings oriented towards them.

Most buildings follow typical commercial building forms, with one and two part commercial blocks being

¹ Dawson and Torma, *Yankton Historic Commercial District National Register of Historic Places Nomination Form*.

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the most common forms. With few exceptions, such as the post office, buildings are generally built out to the lot lines on their street-facing and side elevations. Buildings are constructed of brick, stone, concrete, wood, cast iron, pressed tin, steel, structural tile, and glass. Stylistically, buildings follow popular styles within the period of significance and most buildings feature storefronts on the first floor, tall, narrow windows on the upper floors, and a distinctive parapet. Styles found in the district include Italianate, Richardsonian Romanesque, Commercial, and Classical Revival.

301-309 Capitol Street / 120-122 East Third Street (YK00200039)

Pierce Hotel / Hotel Yankton / Hotel Charles Gurney

1891

Architect: J.H. Coxhead

Contributing (Original Status: Contributing)

Located on the northwest corner of Third and Capitol, this three-and-a-half-story Romanesque Revival style commercial building was constructed in 1891. The hotel, which has a raised basement, rests on a foundation of massive rusticated granite. It is constructed of stretcher-bond brick and is covered by a flat roof. The building features a corbelled brick cornice, granite stringcourses, and projecting arched entries on the east and south elevations. Fenestration consists of one-over-one, double-hung, wood windows; one-light fixed windows with transoms; and one-light fixed basement-level windows. The windows feature granite lintels. A three-story wing on the rear elevation (north) was constructed of stretcher-bond brick and features a flat roof. The wing historically functioned as the hotel's dining room and kitchen.

The Pierce Hotel replaced the earlier Morrison Hotel. The hotel was constructed by John Trimbrell Milward Pierce, who emigrated from England in 1881. He moved to Knox County, Nebraska in 1883, and became part owner of a ranch there, but soon turned his focus on also developing land in Yankton, and moving there in late 1886. Among his endeavors, he co-owned a bank and mortgage company in Yankton and built a railroad from Yankton to Norfolk, Nebraska. In 1890, he acquired the troubled Hotel Morrison and completely redeveloped it. Designed by architect J.H. Coxhead of St. Paul, Minnesota, the hotel opened on Thanksgiving Day 1891. Although Mr. Pierce lost the property in 1895, the hotel retained its name through at least 1903. By 1912 and through at least 1916, it was known as the Portland Hotel. The property was known as the Yankton Hotel in 1928. It was later renamed the Hotel Charles Gurney after the founder of Gurney Seed and Nursery Company.

118 East Third Street (YK00200016)

c. 1880

Contributing (Original Status: Contributing)

This two-and-a-half-story commercial building was constructed circa 1880. The structural tile building features a raised basement, an interior brick chimney, and is covered by a flat roof that features a brick parapet wall. The façade is faced in stretcher-bond brick and features a denticulated brick cornice, and soldier watertable. The building is fenestrated with one-over-one, double-hung, wood and vinyl windows on the basement level and first and second stories. The windows feature soldier lintels and rowlock sills.

This building first appears on the Sanborn Fire Insurance maps in 1886. The building was operated as a barber shop until at least 1916. It later became a part of the Hotel Yankton / Hotel Charles Gurney (YK00200039).

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114-116 East Third Street (YK00200078)

c. 1948

Architect/Builder: Unknown

Non-contributing (Original Status: Fabric)

This two-story Moderne style commercial building was constructed as a movie theater circa 1948 and has a two-part commercial block form. The 11-course common-bond brick building rests on a poured concrete foundation and has a flat roof with an interior brick chimney. The façade is faced in cream-colored stretcher-bond brick. It features a slightly projected central bay, a double stretcher-bond stringcourse, and a concrete coping atop the parapet. Fenestration consists of fixed commercial windows; and two metal and glass doors, of which the main entrance is recessed. The second story has paired casement windows and a two-light awning window. A stucco panel covers the area where a non-extant marquee spanned the façade. Window openings on the west elevation have been infilled with brick and openings on the rear elevation have been infilled with concrete block.

The movie theater first appears on the Sanborn Fire Insurance maps in 1949. It was likely constructed circa 1948 as indicated by Register of Deeds records.

106-108 East Third and 110-112 East Third Street (YK00200077)

c. 1915

Architect/Builder: Unknown

Non-contributing (Original Status: Fabric)

This one-story commercial brick building was constructed circa 1915. The stretcher bond brick building has a flat roof with an angled parapet. The building originally had two commercial spaces that have been unified into one facade. The western half is faced with PermaStone, which appears to have been applied circa 1960, and features a single leaf metal door with a transom. The eastern half was infilled with ribbed concrete circa 1970. A one-story garage has been added on the rear elevation. The garage is faced in standing seam metal and features two overhead metal doors.

The other half of the commercial building was constructed circa 1915. The stretcher-bond brick building has a circa 1957 storefront (Register of Deeds). Originally two storefronts, a single circa 1960 storefront now spans the façade. This storefront is faced in brick, concrete block and stone veneer, with no windows and a recessed, single-leaf door centered on the façade. The flat roof features a brick parapet wall and wood deck that is located near the façade.

This building was constructed circa 1915 and first appears on the Sanborn Fire Insurance maps in 1916. Originally it had two storefronts. In 1916, a bathhouse occupied the western storefront and a cobbler occupied the eastern storefront. In 1928, a tire repair shop occupied the western storefront and the tenant in the other storefront is unknown.

104 East Third Street (YK00200034)

c. 1905

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story Romanesque Revival style brick commercial building was constructed circa 1905. The stretcher-bond brick building is covered by a flat roof that features a brick parapet wall. The façade is flanked by slightly projected brick piers and a denticulated cornice. The modern storefront is faced in vertical wood siding, has display windows, and two single-leaf doors, one to the storefront and one that

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leads to the second story. A brick belt course separates the first and second stories. The second story features two-over-two, double-hung, replacement windows set in round-arched openings with brick lintels and stone sills. A one-story, concrete block addition is located on the rear elevation.

This building was constructed circa 1905 and first appears on the Sanborn Fire Insurance maps in 1912, when it housed a cigar factory. The building was vacant in 1916 and later tenants are unknown.

102 East Third Street (YK00200035)

c. 1885

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story Italianate style brick commercial building was constructed circa 1885. The stretcher-bond brick building is covered by a flat roof that features a brick parapet wall and brick quoining on the corners of the second story. The façade features a modern storefront that is brick with fixed display picture windows, and two single-leaf doors. The second story has tall, narrow window openings with masonry depressed arch hoods with keystones, stone sills, and one-over-one, double-hung, replacement windows. A one-story, concrete block addition is located on the rear elevation.

Based on its design this building appears to have been built shortly after the building to the west. According to Sanborn Fire Insurance maps, a saloon occupied this building in 1886, and a billiards hall and saloon occupied the building in 1891, through at least 1916.

100 East Third Street (YK00200037)

c. 1880

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story Italianate style brick commercial building was constructed as a bank circa 1880 and is nearly identical to 222 West Third Street. The building is constructed of stretcher-bond brick and features quoining on the corners of the second story of the façade. The second story has three tall, narrow window openings with masonry depressed arch hoods and stone sills. The openings contain smaller, one-over-one, double-hung, wood replacement windows and wood infill panels. The façade is surmounted by a brick parapet wall, although the original pressed metal cornice is gone and the area covered with stucco. The façade features a modern storefront comprised of brick bulkheads, display windows, and a single-leaf door. A one-story, flat roof addition and wood deck are located on the rear elevation.

According to Sanborn Fire Insurance maps, a bank occupied this building in 1886 through at least 1898, but was vacant in 1903. Later tenants include a grocer in 1912 and a billiards hall in 1916.

100 West Third Street (YK00200003)

Walnut Tavern

1877

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This ornate, two-story Italianate style commercial building was constructed circa 1887. The stretcher-bond brick building has a two-part commercial block form and is covered by a flat roof that features a brick parapet wall with a decorative pressed metal cornice. The cornice has a denticulated architrave, diamond-patterned frieze, brackets, and pressed metal cymatium. The building features segmental-arched

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one-over-one, double-hung, wood windows with rowlock sills and brick hood moldings. The storefront has a central recessed entrance with single-leaf door flanked by display windows. Above the storefront is a transom area that is covered by a signboard that is surmounted by a cast iron lintel with rosette bolt heads. A one-story, shed roof, concrete block addition and exterior brick chimney are located on the rear elevation.

This building was erected in 1877 for Sylvester C. Fargo. The first and second stories of the building were rented to Dudley and Hawley, hardware merchants, and a tin shop was located in the basement. This building was also one of the first in the downtown to have an elevator. The hardware store later passed to D.D. Gross, who operated the business until 1937. Walnut Tavern opened in the building in 1937 and has remained in the building through to the present day.

102 West Third Street (YK00200075)

c. 1885, c. 1955(façade)

Architect/Builder: Unknown

Non-contributing (Original Status: Fabric)

This two-story brick building was constructed circa 1885 and has a circa 1955 facade. The stretcher-bond brick building is covered by a flat roof. The entire second story of the façade is faced in stretcher-bond brick and has a flat parapet with limestone coping. The storefront features a flat metal canopy, a double-leaf metal-frame glass door with one-light transom, and display windows.

This building first appears on the 1886 Sanborn Fire Insurance map. Between 1886 and 1916, this building housed a jewelry shop and a stationery store.

104 West Third Street (YK00200074)

c. 1963

Architect/Builder: Unknown

Non-contributing (Original Status: Fabric)

This one-story commercial building was constructed circa 1963 according to Register of Deeds records. The concrete block building is faced in narrow, stretcher-bond red brick on the façade and is covered by a flat roof. The original recessed storefront features a flat metal canopy, single-leaf glass door, and display windows.

106 West Third Street (YK00200095)

c. 1963

Non-contributing (Original Status: In original boundary – not mentioned)

This one-story commercial building was constructed circa 1963 according to Register of Deeds records. The storefront has a single-leaf glass door, and display windows. The parapet is a modern recreation.

108 West Third Street (YK00200029)

c. 1890

Contributing (Original Status: Contributing)

This two-story Italianate style commercial building was constructed circa 1890. The stretcher-bond brick building is covered by a flat roof that features a brick parapet wall and an interior brick chimney. The façade, which is similar to the adjacent building at 110 West Third Street, features brick quoining and, on the second floor, one-over-one, double-hung, windows with stained glass in the upper sash and concrete hood moldings. The recessed storefront has a single-leaf glass door and display windows. The secondary

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elevations feature segmental-arched window openings with one-over-one, double-hung, windows with stained glass in the upper sash.

This building first appears on the 1891 Sanborn Fire Insurance map and was constructed after the building next door to the west. In 1891, a saloon and billiards hall was located on the first floor and offices occupied the second story. The saloon and billiards hall remained in the building through 1903. The building was vacant in 1912 and 1916.

110 West Third Street (YK00200027)

c. 1885

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story Italianate style commercial building was constructed circa 1885. The building has a two-part commercial block form with a clipped corner on the southwest. The stretcher-bond brick building is covered by a flat roof that features a brick parapet wall and an interior brick chimney. The façade, which is similar to the adjacent building at 108 West Third Street, features brick quoining and one-over-one, double-hung, metal windows with stained glass in the upper sash and concrete hood moldings. The recessed modern storefront is faced in ribbed concrete and has a double-leaf wood door, single-leaf glass door, and metal display windows. The west elevation, which faces the alley, features brick pilasters, a denticulated cornice, and segmental-arch double-hung windows with brick hood moldings.

This building first appears on the 1886 Sanborn Fire Insurance map. At the time it housed a hardware store on the first floor and offices on the second story. By 1891, a drug store occupied the first floor and the Yankton Insurance Company the second floor. The building was vacant in 1898. A saloon was located in the building in 1903 through 1912. In 1916, a bakery occupied the building.

112 West Third Street (YK00200025)

c. 1885

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story Italianate style, brick commercial building was constructed circa 1885. The stretcher-bond brick structure has a two-part commercial block form and is covered by a flat roof that has a brick parapet wall. The façade features a decorative brick cornice and four tall, narrow, one-over-one, double-hung, wood windows with segmental arch brick hood moldings. The recessed storefront has been parged in stucco, has two single-leaf glass doors and display windows. There are two historic additions on the rear of the building, a two-story brick addition that dates from circa 1910 and a circa 1930 one-story brick addition, both with flat roofs.

This building first appears on the 1886 Sanborn Fire Insurance map. At the time it housed a saloon. Later tenants include a second hand store in 1891, a saloon in 1898 and 1903, and a general store in 1912 through at least 1916.

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114 West Third Street (YK00200024)

c. 1890

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This simple, one-story commercial building was constructed circa 1890. The iron clad structure has a one-part commercial block form and is covered by a flat roof. The façade is faced in pressed metal panels and features two storefronts, although the eastern one is wider. Each has single-leaf door, and display windows.

This iron clad building first appears on the 1891 Sanborn Fire Insurance map. Tenants of the eastern storefront included a fruit store (1891), restaurant (1898), and a billiards hall and saloon (1903-1916). The western storefront contained a barber shop in 1891 through 1916.

116 West Third Street (YK00200023)

c. 1895, c. 1955 (slipcover)

Architect/Builder: Unknown

Non-contributing (Original Status: Contributing)

This two-story commercial building was constructed circa 1895. The building is of frame construction, with a flat roof and iron cladding on the rear and side walls. The façade is covered by a circa 1955 perforated metal slipcover. The recessed storefront features two single-leaf doors and display windows.

This building was constructed as a drugstore circa 1895. It first appears on the 1898 Sanborn Fire Insurance map and remained in use as a drugstore through at least the late 1920s.

118 West Third Street (YK00200010)

Barber Shop

c. 1920

Architect/Builder: Unknown

Non-contributing (Original Status: Non-contributing)

This one-story, brick Commercial style building was constructed circa 1920. The flat roof building has a one part commercial block form. The brown brick façade is trimmed in limestone and surmounted by a simple flat parapet. The replacement recessed storefront features a central, single-leaf door flanked by display windows. There is a very tall transom above the storefront that is covered with vertical wood panels.

According to Sanborn Fire Insurance maps, this building was constructed circa 1920.

120-122 West Third Street (YK00200004)

Farmers and Merchants State Bank

1920

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story Classical Revival style commercial building was constructed in 1920. The cream colored brick building with sandstone trim is covered by a flat roof that has a brick parapet wall. The building features brick pilasters with cast concrete capitols and bases, a cast concrete stringcourse, and multiple storefronts. A recessed storefront and entry to the second story are located on the south elevation. This entrance is set in a Classical Revival surround with engaged pilasters laid in a stacked header bond that

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rest on stone bases and which are surmounted by a stone entablature. The capitals are inscribed with a geometric pattern that features a rosette. Above the entablature is a stone cornice with egg and dart detailing. A recessed storefront, with metal canopy and metal panels, is located at the southwest corner of the building and extends along most of the west elevation. Another storefront is located on the north end of the west elevation, as is another entrance that accesses a stairway to the second story. This entrance is similar to the one on the south façade, but features a larger, yet simpler, cornice. There are five rectangular shaped, one-over-one, double-hung windows on the south façade, set between engaged pilasters, and 13 windows on the west elevation. Below the window is a continuous stone lintel and above is a stone band located just below the cornice.

J.B.S. Todd purchased this property in 1868. The Farmers and Merchants State Bank constructed this building in 1920. The bank closed in 1930, as a result of the financial collapse of the stock market in 1929 and the decline of farming. Later uses of the building include a bar and clothing store.

306-308 Walnut Street (YK00200088)

c. 1948

Architect/Builder: Unknown

Non-contributing (Original Status: Fabric)

This one-story, late Moderne style commercial building was constructed circa 1948. The building is constructed of structural tile with a blonde brick veneer on the façade and north elevation. The flat roofed building has a symmetrical façade with three bays. The outer bays are storefronts, each with a single-leaf glass door and small display window. The central bay is a large display window. Doors and windows are framed with bare aluminum.

This building was constructed shortly after World War II, but before 1949 according to Sanborn maps.

310 Walnut Street (YK00200089)

Yankton City Hall and Fire Department / Moose Lodge

1887, c. 1960 (façade)

Architect/Builder: Unknown

Non-contributing (Original Status: Fabric)

This two-story brick building was constructed in 1887 as the Yankton City Hall and Fire Department. The flat roofed brick building is faced with a stucco parge coat and features brick veneer on the first story of the façade. The second story of the façade has three bays, separated by slightly projecting piers, each with two window openings that are infilled with glass block. The circa 1960 storefront has rectangular horizontal glass block windows, and a single-leaf entry that is sheltered by a metal canopy. A circa 1930 one-story brick addition is located on the rear elevation. The building is non-contributing due to the loss of the original fire engine door openings and bell tower on the façade, and the redesign of the façade, which have compromised the ability of the building to convey its primary significance, which was as the Yankton City Hall and Fire Department.

This building served as the Yankton City Hall and Fire Department until 1936, when a new Yankton City Hall was built using PWA funds. By 1949, the building had been converted to commercial use and since that time, it has served as Lodge 1356 of the Moose Family Fraternity.

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314 Walnut Street (YK00200090)

1947

Architect/Builder: Unknown

Non-contributing (Original Status: Fabric)

This one-story, Commercial style building was constructed in 1947. The flat roofed building is constructed of structural tile with a painted brick veneer that is trimmed with concrete. A matching, narrow bay was added to the north end of the building circa 1950. This bay is fenestrated with a single-leaf door, with transom, that is framed by glass blocks. The original three bay façade has a pedimented parapet with concrete coping and a recessed brick panel cornice with brick laid in a diamond pattern in the recessed panels. The central bay features a pedimented concrete entry with a double-leaf door and transom. The entry is flanked by display windows on either side. One-over-one, double-hung, metal windows are located on the rear elevation.

This building was constructed in 1947. According to Sanborn Fire Insurance maps, it was a clinic in 1949.

322 Walnut Street (YK00200091)

c. 1930

Architect/Builder: Unknown

Non-contributing (Original Status: Fabric)

This one-story Commercial style building was constructed circa 1930. The flat roofed building is constructed of structural tile and has a brick façade. The façade features a recessed brick panel cornice. There is a central entrance which is flanked by three modern metal windows on either side. A one-story addition on the rear elevation has been parged in stucco.

This building was a bowling alley in 1949 and included a small restaurant in the southern storefront.

328 Walnut Street (YK00200052)

Yankton New Theater / Hess Theater / Dakota Theater

1902, c. 1950 (façade)

Architect/Builder: Unknown (original); Clayton Christopherson (Designer: c. 1948-50 remodel and façade)

Contributing (Original Status: Contributing)

This large, one-story theater was constructed in 1902. The building has a highly ornate Art Deco façade that was added circa 1950. The façade rests on a polished granite base and is clad with porcelain enamel metal panels. The symmetrical storefront features a central entrance to the theater with five chrome and glass doors with rectangular and triangular shaped lights. To each side there is a poster panel, a small storefront with a display window and recessed entrance, and another poster panel. A projected marquee is located above the storefront, which features illuminated sign panels. The angled side faces of the marquee are surmounted by individual channel letter signs with double stroke neon that read "Dakota." Above the marquee are diamond shaped, cream colored enameled panels, with a central diamond light, surrounded by rich brown colored panels. Tall, narrow ribbed glass columns flank the central cream colored panels. Above are polychromatic diamond and circular shaped medallions surmounted by a simple cornice of alternating bands of brown and blue panels. The side elevations are parged with concrete and there is an exterior brick chimney on the north elevation. A three-story, circa 1920 six-course common-bond brick addition is located on the rear elevation.

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Originally known as the Yankton Opera House, the theater was built by Dr. D.W. Rudgers, an eye, ear and nose specialist, and opened on September 8, 1902. Circa 1920, the theater changed hands, was remodeled, and renamed the Hess Theater. During the remodeling, a \$10,000 pipe organ was installed along with cushioned opera chairs and pendant chandeliers. A large addition was also constructed on the rear of the theater to house the stage and scenery. The grand re-opening of the theater was on January 28, 1921. It was also during the 1920s that the theater was converted from an opera house to a movie theater. Manager Oscar Johnson, who operated the building from 1922-1927, changed the name to Dakota Theater. In 1929 the first "talking picture" was screened in the theater on April 22nd of that year. During the management of Bill Tammen, from 1941-1959, the theater was given a new facade and the interior was remodeled. This remodeling was designed by locally renowned artist Clayton Christopherson. Mr. Christopherson painted the murals on the interior walls of the theater circa 1946-48, and the facade was added to the building circa 1950.² Mr. Christopherson attended the Minneapolis Institute of Art and the Federal School of Art in Minneapolis. During World War II, he studied lettering under Frederick Goudy, the founder of modern letter type, at the Army Corps of Engineers Topographical School. After graduating from the program, he served as a topographic draftsman, camoufleur, and bridge designer during the war. After the War he returned to Yankton and established a sign business, which designed a wide array of materials including designs for logos, lettering, maps, advertising brochures and booklets, and even a number of buildings. Buildings include the Dakota Theater facade and interior murals, and a number of futuristic houses around Yankton.

The Dakota Theater has a facade (circa 1950) built outside the period of significance (1869-1920). However, this Art Deco facade is considered exceptionally architecturally significant and meets the requirements for individual eligibility. The theater was considered Contributing in the original nomination and is considered Contributing in this amendment. Context specific to Art Deco theaters is provided in Section 8 as additional documentation to the theaters significance.

332 Walnut Street (YK00200073)

c. 1930

Architect/Builder: Unknown

Non-contributing (Original Status: Fabric)

This small, one-story brick commercial building was constructed circa 1930. The building is constructed of concrete block and has an orange brick facade with a flat parapet. The facade features a soldier stringcourse, header watertable, and a central, single-leaf glass door that is flanked by storefront windows.

334 Walnut Street (YK00200005)

Telephone Building

1908

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This one-story Classical Revival style brick commercial building with a raised basement was constructed in 1908. The flat roof brown brick building is trimmed with limestone. The street facing elevations (west and north) have stone watertables and a brick parapet wall comprised of a corbelled cornice surmounted by a solid balustrade with a concrete pediment over the main entrance. The three bay facade (west) has a central entrance flanked by paired single pane replacement windows. It features a grand stairway, with a

² Pam Frick, personal communication December 14, 2010. Ms. Frick is the daughter of Clayton Christopherson and dates are from information in her personal files.

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bronze sign above that reads "Telephone Building." A brick chimney is located on the north elevation. Fenestration consists of replacement doors and windows with flat concrete sills and lintels. There are one-over-one, double-hung, metal replacement windows on the north elevation. Three stretcher-bond brick additions have been constructed on the rear elevation. The additions were constructed in 1931, 1954, and 1969. Original, four-over-four single-hung steel sash windows are located on the south (side) elevation of the 1931 and 1954 additions.

This building was constructed in 1908 by Northwestern Bell as its telephone exchange in Yankton. Reflecting the growth of telephone service, additions were added to the rear of the building in 1931, 1954, and 1969. Northwestern Bell moved out of the building in 1972.

335 Walnut Street (YK00200006)

United States Post Office

1904-1905

Architect: Office of the Federal Supervising Architect

Contributing (Original Status: Contributing)

The Post Office is a two-story Second Renaissance Revival style building constructed in 1904-1905. Constructed of light gray granite, the L-shaped building is five bays wide and three deep, with a flat roof. The façade has a central block and wing form, with the center three bays slightly projected. The flat roofed building is surmounted by a balustrade and punctuated with a large, carved eagle over the central bay. The cornice features block modillions. Concrete block extensions have been added to the south (side) and rear (west) elevations. The building is fenestrated with large, round arch window openings with keystones on the first story and small square openings on the second story, all with original metal sash windows. Glass and metal doors are found on the street facing elevations and metal overhead doors on the loading docks on the rear addition.

The United States Post Office in Yankton was built in 1904-1905 according to plans prepared by the Office of the Federal Supervising Architect, under the direction of supervising architect, James Knox Taylor. It was the third federal post office building to be constructed in southeast South Dakota and it is identical in plan to the Post Office in Watertown, South Dakota, which was built a few years later, in 1908.

319 Walnut Street (YK00200055)

Turner Hall / Yankton Daily Press and Dakotan

1879-80

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story Italianate style brick building was constructed as a social hall in 1879-80. The building is rectangular in plan, constructed of brick, with a hip roof. The façade is five bays wide, with a slightly projected two-story central bay. The façade features a brick parapet with a denticulated cornice and metal brackets, a corbelled belt between the two stories, and a two-story recessed central entrance set in a round arch with a balconette. The building is fenestrated with tall, narrow, one-over-one, double-hung, wood windows set in segmental arched openings with brick hoods. An addition was added to the rear of the building in 1952.

Turner Hall is one of the earliest social halls in South Dakota. It was built by the German Athletic Association, the Turnverein, in 1879-1880. Yankton had a number of German settlers, who patronized

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social institutions such as the Germania House (1874) and the Turnverein club. The building was purchased by the *Yankton Daily Press & Dakotan* in 1905. The paper began in 1861 as the *Weekly Dakotan*, and in 1873, after a merger, became the *Press & Dakotan*.

317 Walnut Street (YK00200060)

c. 1910, c. 1950 (façade)

Architect/Builder: Unknown

Non-contributing (Original Status: Contributing)

This narrow, one-story building was constructed as an office circa 1910. The building is of frame construction, with iron cladding on the secondary elevations and circa 1950 enameled metal panels on the façade. The one-bay façade has been unified with the adjacent building at 315 Walnut. The façade is fenestrated with a display window and single-leaf glass and metal door with a transom. The door and window both have bare aluminum frames.

This building was constructed as a small office building circa 1910 and remained in that use through the 1920s.

315 Walnut Street (YK00200094)

c. 1915, c. 1950 (façade)

Architect/Builder: Unknown

Non-contributing (Original Status: In original boundary – not mentioned)

This one-story brick building was constructed as an office circa 1915. The building was constructed in the Commercial style, but was covered by enameled metal panels circa 1950, which also unified it with the adjacent building to the north at 317 Walnut. The façade features a pedimented parapet and storefront comprised of a recessed central entrance that is flanked by display windows. The door and window both have bare aluminum frames. A circa 1945 one-story structural tile addition is located on the rear elevation.

This building was constructed as an office building circa 1915 and remained in that use through the 1920s. In 1949, the building was a drycleaners.

313 Walnut Street (YK00200059)

c. 1900, 2008 (façade)

Architect/Builder: Unknown

Non-contributing (Original Status: Contributing)

This two-story Commercial style building with a two-part commercial block form was constructed circa 1900. The original, front portion of the building is of frame construction with a brick veneer that dates from 2008. The simple façade is faced with buff colored brick and has a flat parapet. Centered on the parapet is a concrete date stone that reads “2008.” The storefront has a central entrance flanked on each side by a single tall, narrow rectangular window. The second story has three windows set in blunt arch openings. A circa 1920, one-story structural tile addition is located on the rear elevation.

The building housed a variety of tenants over time, including an express office (1903), music store (1912), and county offices in 1916.

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311 Walnut Street (YK00200058)

Movie Theater

c. 1920

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This simple, brick Commercial style building was constructed as a movie theater circa 1920. The front of the building is two-stories and the rear section is one-story. The red brick façade is trimmed with limestone and has a simple parapet. The second story has four rectangular window openings with stone sills and one-over-one, double-hung windows. The original projecting marquee is gone and the storefront now has a central entrance and three modern, metal display windows.

The building was in use as a movie theater from its completion into at least the 1950s. Register of Deeds records suggest a 1910 construction date, though circa 1920 is believed to be more accurate based on historical research.

307-309 Walnut Street (YK00200007)

Wagner Building

c. 1895

Architect: Sydney Smith (attributed)

Contributing (Original Status: Contributing)

This two-story, Romanesque Revival style yellow brick commercial building with a flat roof was constructed circa 1895. The brick is laid in stretcher bond and is trimmed in dark red sandstone that includes rusticated stone banding. The brickwork on the second story features recessed square patterns. The heavy cornice line is emphasized by several bold decorative elements, including a corbelled brick arcade and carved stone finials. A pyramidal roof over the center bay tower has been removed. The three-bay façade has a central entrance bay with a double-leaf wood and glass door, transom window, and blue, white, and red ceramic tilework above the transom that features three diamonds and the name of the building "WAGNER." The central bay is flanked by symmetrical recessed storefronts with wood bulkheads, a single-leaf wood and glass door with transom, and two plate glass windows with a transom. The second-story windows on the façade are round arch window openings with multi-light windows.

The Wagner Building was constructed circa 1895. It is believed that the building was designed by Omaha architect Sydney Smith. Over time the northern storefront contained a bicycle shop in 1898 through at least 1903, and a clothing store in 1912 and 1916. The southern storefront housed the post office from 1898 until 1905, a billiards hall in 1912, and a cigar factory in 1916.

200 West Third Street (YK00200017)

Wilcox Block

1888

Architect: J.H. Coxhead

Contributing (Original Status: Contributing)

This stately, three-story Romanesque Revival style red brick commercial building was constructed in 1888. The flat-roofed building rests on a rusticated massive granite block foundation which is battered at the corner of the building, and is trimmed with matching granite. The building features projecting round arched entries supported by short columns on the south and east elevations, granite stringcourses, and a corbelled brick and pressed metal cornice. The building is fenestrated with large round-arched windows; one-over-one, double-hung, wood rectangular windows; plate glass windows; and single-leaf entry doors

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with sidelights and round-arched transoms.

This building was constructed by E.P. Wilcox in 1888. The building was designed by architect J.H. Coxhead of St. Paul, Minnesota and William Glenfield was superintendent of work. When the building opened it housed the Dakota National Bank on the first floor, a barber in the storefront along Walnut, and offices of the Western Portland Cement Company on the second floor. The bank and barber shop were still in the building in 1916.

202 West Third Street (YK00200009)

c. 1900

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story Romanesque Revival style commercial building was constructed circa 1900. The flat-roofed building was designed to be identical to the adjoining building at 204 West Third Street. The polychromatic façade is faced in rusticated granite and sandstone that features a crenellated cornice. The second story of the façade is fenestrated with three round-arched window openings that have been infilled with brick. The storefront features a central single-leaf door with transom and display windows with tall transom windows that are covered with plywood. The side and rear walls are stretcher-bond brick.

According to Sanborn Fire Insurance maps, this building was constructed circa 1900. Tenants include a bakery in 1912 and a grocery store in 1916

204 West Third Street (YK00200002)

Lyric Theater

1898

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story Romanesque Revival style commercial building was constructed in 1898. The polychromatic façade is faced in rusticated granite and sandstone that features a crenellated cornice. The second story of the façade is fenestrated with three round-arched window openings that contain one-over-one, double-hung, wood windows. The storefront features two single-leaf doors, small metal display windows, and a large projecting neon sign. The side and rear walls are stretcher-bond brick. The building next door at 202 West Third Street was designed to be identical to this building.

According to Sanborn Fire Insurance maps, this building was under construction in April 1898. Although the identical building had been constructed by 1903, both were vacant that year. Tenants over the years have included the Lyric Theater, which was later a movie theater. The present tenant, O'Malley's Bar was founded by "Happy Jack" O'Malley, a popular, early radio entertainer on WNAX.

208 West Third Street (YK00200072)

c. 1895, c. 1925 (façade)

Architect/Builder: Unknown

Non-contributing (Original Status: Fabric)

This simple, one-story flat roofed brick commercial building has a one-part commercial block form and appears to have been built circa 1895. The façade dates from circa 1925, when the building was converted from one storefront into two. The symmetrical storefront rests on a poured concrete foundation, is faced with buff colored brick and is surmounted by a simple, brick soldier course parapet.

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The two storefronts feature a single-leaf glass door, display window, a projecting neon sign, and a non-historic metal awning. An exterior-end brick chimney and one-story brick addition are located on the rear elevation.

This building has housed a number of tenants, including a harness shop (1898), hardware store (1903), and a confectioner (1916).

212 West Third Street (YK00200071)

c. 1880, c. 1930, c. 1980 (façade)

Architect/Builder: Unknown

Non-contributing (Original Status: Intrusion)

This property is comprised of what were historically two separate, one-story commercial buildings that have been unified by a modern, circa 1980 façade. The eastern building (210) is a brick building that was constructed circa 1930 and the western building (212) is a circa 1880 frame building with a brick veneer. The circa 1980 façade is faced in brown brick veneer laid in stack bond and is surmounted by a flat parapet. The façade is devoid of windows except at the entrance, which is set under a metal canopy and features a single-leaf glass door and two windows fronting the vestibule. The entirety of the 212 building has been veneered with the same brick as the façade.

214 West Third Street (YK00200011)

Yankton National Bank

1893

Architect: I.J. Galbraith

Contributing (Original Status: Contributing)

This elegant three-story, Richardsonian Romanesque style building with a raised basement was constructed in 1893. The building is constructed of orange brick laid in stretcher-bond, with a stone façade. The façade is constructed of rock-faced Sioux quartzite and trimmed with buff-colored chalk rock. The westernmost bay is slightly projected and features a recessed entry set in a round arch supported by smooth finished granite columns. Above, the second and third floors have paired windows. This bay is capped by a raised triangular stone parapet. The easternmost bay has a rounded corner that continues along the east elevation. The building is fenestrated with tall, narrow, one-over-one, double-hung, metal windows set in segmental arched openings.

This building was designed by Yankton architect I.J. Galbraith and constructed for the Yankton National Bank in 1893. In 1909, the building was purchased by William Heaton, who merged the Yankton National Bank into the First National Bank, and subsequently moved the First National Bank into the building. The First National Bank remained in the building until 1931. Other tenants have included an I.O.O.F. hall, which occupied an upper floor.

216 West Third Street (YK00200046)

c. 1945

Architect/Builder: Unknown

Non-contributing (Original Status: Contributing)

This building is a simple, one-story red brick Commercial style building with a flat roof constructed circa 1945. The symmetrical façade is comprised of a soldier course base and a simple, flat parapet surmounted by a rowlock course. The Classical Revival storefront is enframed by composite fluted pilasters and a denticulated wood cornice with urns above the piers. The storefront features a recessed

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center entrance with a single-leaf door, wood panel bulkheads, and large display windows.

This building was constructed circa 1945 and was occupied by a bake shop in 1949.

218 West Third Street (YK00200044)

Carr Block

1883

Contributing (Original Status: Contributing)

The Carr Block is an ornate, two-story, Italianate style brick commercial building with a two-part commercial block form. Constructed in 1883 as a grocery, the building features elaborate pressed metalwork on its façade. The brick on the second story is covered in stucco veneer. The second story also features four tall, narrow window openings with one-over-one, double-hung, wood windows set under highly-ornamented pressed metal hoods. The façade is surmounted by an elaborate pressed metal cornice that features decorative brackets and finials. A raised pediment, centered on the cornice, includes the remnants of wood letters that read “1883” and “Carr”. The non-historic storefront is brick, with an offset entrance on the west to the second story and a central entrance in the storefront that is flanked by display windows.

This building first appears on the 1883 Sanborn Fire Insurance map as the Carr Block and is noted as being occupied by a grocery store from 1883 through at least 1891. Later tenants included a bakery and restaurant in 1898, and a bakery in 1903 through at least 1916.

220 West Third Street (YK00200026)

c. 1920

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story, red brick, Commercial Style building with sandstone trim was constructed circa 1920. The building has a two-part commercial block form. The second story has three rectangular-shaped, three-over-one wood windows set in openings with decorative stone hoods and sills. The façade is surmounted by a flat parapet with brick cornice comprised of dentils and corbelled courses and stone coping. The non-historic storefront is brick, with an offset entrance on the west leading to the second story and a central entrance in the storefront that is flanked by small display windows.

According to Sanborn Fire Insurance maps, this building was constructed sometime between 1916 and 1928. Its original use is unknown.

222 West Third Street (YK00200050)

c. 1880

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story Italianate style brick commercial building was constructed circa 1880 and is nearly identical to 100 East Third Street. The building is constructed of stretcher-bond brick and features quoining on the corners of the second story of the façade. The second story has three tall, narrow window openings with masonry depressed arch hoods, stone sills, and one-over-one, double-hung, wood windows. The façade is surmounted by a pressed metal cornice that features decorative brackets and raised panels. The façade features a modern storefront with an offset entrance on the west to the second story and a recessed storefront with a central single-leaf door flanked by small display windows. Corrugated metal

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panels cover the transoms.

According to Sanborn Fire Insurance maps, in 1883 through 1886, a harness maker occupied the storefront and offices were located on the second floor. The building was vacant in 1891. It housed a millinery in 1898 through 1903, and a jewelry store in 1912 through at least 1916.

224 West Third Street (YK00200070)

c. 1955

Architect/Builder: Unknown

Non-contributing (Original Status: Fabric)

This building is a simple, one-story, buff-colored brick commercial building. Constructed circa 1955, the relatively unadorned design of the façade reflects the influence of the International style after World War II. The building has a simple, flat parapet with concrete coping on the street facing elevations. The storefront spans the façade and wraps around the southwest corner. The storefront, which is covered by a projected, flat metal canopy, is comprised of glazed tile bulkheads, large plate glass display windows, and a single-leaf glass and metal door with a transom. The door, window frames, and the canopy are polished metal.

309 Cedar Street (YK00200063)

c. 1920

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This building is a one-story brick, Commercial style building with a one-part commercial block form. Constructed circa 1920, the building has a three-bay façade that rests on a stone base, with projected brick piers, metal lintels over the storefronts and a flat parapet with a corbelled cornice. The wider central bay is fenestrated with large display windows and a boarded transom. The flanking bays are narrower. The southern bay has an entrance and the northern bay features a wood panel overhead garage door.

According to Sanborn Fire Insurance maps, this building was constructed sometime between 1916 and 1928. In 1949, the building housed a bottling works.

311 Cedar Street (YK00200065)

c. 1920

Architect/Builder: Unknown

Non-contributing (Original Status: Fabric)

This small, one-story brick, commercial building was constructed circa 1920 and has a one-part commercial block form. The building has a symmetrical façade with a recessed central entrance with a single-leaf door, flanking bays, and a flat parapet. The façade has been covered with a modern wood plank slipcover. The original display windows have been covered and replaced by four smaller, tall, narrow windows.

According to Sanborn Fire Insurance maps, this building was constructed sometime between 1916 and 1928. In 1949, the building housed a carpenter shop.

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313 Cedar Street (YK00200064)

Northwestern Public Service

c. 1890, c. 1950s (façade)

Architect/Builder: Unknown

Non-contributing (Original Status: Fabric)

This two-story brick, commercial building with a two-part commercial block form and a flat roof was constructed as a livery stable circa 1890. Constructed of red brick, the façade of the building has a circa 1950s slip cover. The storefront has a near-center entrance flanked by large, paired windows. There is an entrance at the northwest corner. The second story has two fixed-pane windows. The building has been covered with EIFS and some stone veneer.

According to Sanborn Fire Insurance maps, this building was constructed as a livery stable sometime between 1886 and 1891. The building remained a livery stable through at least 1912, but with the advent of the automobile, it was converted into a garage with a capacity of 30 cars by 1916. The building remained a garage through the late 1920s and was later converted into a store/office building.

302 West Third Street (YK00200012)

Sawyer's Block

c. 1875

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This three-story, Italianate style brick commercial building was constructed circa 1875 as part of the Sawyer's Block. The building is two bays wide and four deep, with three windows in each bay on the upper stories of the primary (south) facade. Slightly projected piers separate the bays. The flat roof building is constructed of orange brick laid in stretcher bond and features a brick parapet on the street-facing elevations. The parapet is comprised of recessed panels, corbelling, and dentils. There are two storefronts on the south elevation. Each features cast iron columns, large display windows with transoms, and recessed entrances with single-leaf doors. The upper floors are fenestrated with replacement one-over-one, double-hung vinyl windows set in tall and narrow openings. The second story windows are set in openings with segmental arch brick hoods and the third floor windows are set in openings with round arch brick hoods.

This building was constructed as part of the Sawyer's Block by Isaac Piles. When completed, this portion of the building housed I. Piles & Co. and a shoe store. In 1883, a commissioner occupied the western storefront, a billiards hall and saloon the eastern storefront, with offices on the second floor and a lodge room on the third floor. The occupant of the western storefront changed often over time. It was occupied by a hand printer in 1886 and a meat shop in 1891 and 1898. The storefronts were vacant in 1903. In 1912 through at least 1916, a hardware store occupied the western storefront and furniture store the eastern storefront, with furniture storage and a tin shop on the upper floors. A paint store occupied the eastern storefront in 1949. After 1980, it housed the Henry Davis Pool Hall.

304 West Third Street (YK00200066)

c. 1874, c. 1955 (façade)

Architect/Builder: Unknown

Non-contributing (Original Status: Intrusion)

This two-story, brick commercial building appears to have been constructed circa 1874 as part of the Sawyer's Block and part of a two-part block that also included the adjacent building to the west. The

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building has a circa 1955 light brown brick façade with concrete trim. The façade has an enframed window wall form that is articulated by a header brick border. The storefront has brick bulkheads, a heavy concrete lintel, glass block in the display windows and a single-leaf glass and polished metal door with glass block sidelights and a transom. The second story has a window opening now infilled by boards and a small one-over-one, double-hung window. Concrete bands serve as the sill and lintel. The façade has a flat parapet capped by a rowlock course.

306 West Third Street (YK00200013)

Sawyer's Block / Janousek Studio

1874

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story Italianate style brick commercial building was constructed in 1874 as part of the Sawyer's Block. It appears to have been part of a two-part block that also included the adjacent building to the east. The building is constructed of stretcher-bond brick and features a brick parapet. The parapet is comprised of dentils, and corbelled brackets, all masonry. The second story features three tall, narrow window openings with brick segmental arch hoods and two-over-two, double-hung wood windows. The circa 1920 storefront features polished granite bulkheads, display windows and a recessed central entrance with a black and white tile floor. Above the storefront is a prism glass transom with a central section of stained glass that reads "Janousek Studio."

This building was constructed in 1874 as part of the Sawyer's Block. The *Daily Press and Dakotan* occupied the second story in 1875 or 1876. From 1899 through 1934, a photographer, the Louise Janousek Studio, occupied the storefront. It has remained a photo studio, operated by descendants of the Janousek family for over 110 years.

308 West Third Street (YK00200067)

c. 1880, c. 1990 (façade)

Architect/Builder: Unknown

Non-contributing (Original Status: Intrusion)

This property is comprised of what were originally two separate buildings (308 West Third Street and 310 West Third Street) that are now unified as a single building behind a modern façade. Both are two-story, brick commercial buildings that were constructed circa 1880. Internally, they were connected circa 1900. A circa 1990 brick veneer façade unifies the two original structures as one. The storefront features two single-leaf doors, a double-leaf door, and plate glass windows. The second story façade is fenestrated with a small one-over-one, double-hung, metal window and three one-light windows.

According to Sanborn Fire Insurance maps, in 1883 through 1886, the eastern building (308 West Third) was occupied by a fruit shop and restaurant. Later occupants of this building include a stove and hardware store in 1891, a second hand stove and furniture store in 1898 and 1903, a confectionery in 1912, an electric appliance shop in 1916, and an upholstery shop in 1949. The western building (310 West Third) housed a millinery and notions shop in 1883 through 1886, was used as storage in 1891, and was occupied by a furniture store in 1898. Later tenants include a restaurant and confectionery in 1903, a tailor in 1912, a barber and hand printing shop in 1916 and a store in 1949.

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312-316 West Third Street (YK00200014)

Menke Building

c. 1900

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This one-story false-front frame commercial building dates from circa 1900. The building is composed of two buildings with a combined storefront. The storefronts are capped by a false front parapet faced with vertical wood siding surmounted by a simple wood cornice supported by scrollwork brackets. The storefronts have wood bulkheads, large plate glass display windows with transoms, and each has a single-leaf entrance. The secondary elevations are faced with horizontal ribbed metal siding and the side elevations have stepped parapets. An original, one-story lean-to is located behind the 312 store space.

According to the 1903 Sanborn Fire Insurance map, the property at 312-316 West Third Street originally consisted of three separate structures. Prior to 1928 the eastern two buildings were combined and the western structure was lost.

312-316 West Third Street (Alley) (YK00200069)

Warehouse

c. 1950

Architect/Builder: Unknown

Non-contributing (Original Status: N/A)

This one-story, concrete block warehouse is located along the alley behind 312-316 West Third Street. Constructed circa 1950, the building has a segmental-arched roof. The building features a single-leaf door and overhead door on the east elevation and has an interior brick chimney.

The building was constructed after the 1949 Sanborn Fire Insurance maps were produced.

300 Broadway Street (YK00200068)

Coffee Shop

c. 1970

Architect/Builder: Unknown

Non-contributing (Original Status: Intrusion)

This one-story building is a simple, vernacular interpretation of a Googie style building constructed circa 1970. The west-facing building rests on a concrete foundation, is faced with a buff colored Permastone veneer, and has a wide boomerang form side gable roof with wide eaves. The three-bay façade has a sidewalk in front that is covered by a wide eave. The central bay has a single-leaf offset to the north and two wide picture windows. The flanking bays each have three wide windows. The south elevation is fenestrated with a pair of wide windows, a single-leaf door, and a smaller fixed window. The doors and windows have polished aluminum frames.

221-223 West Third Street (YK00200049)

Reitz Building

1916

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story, orange-brown brick, Commercial style building was constructed in 1916 and has a two-part commercial block form. The stretcher-bond brick building is covered by a flat roof that features a

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brick parapet wall. The building has soldier and rowlock stringcourses, and a brick parapet with corbelled brackets and a solid entablature. The storefront has been faced in wood siding and features a recessed central entrance with a double-leaf glass door with sidelights and transom. The storefront features large plate glass display windows east of the entry and small display windows west of the entry. The second story has tall, narrow window openings that have been filled with replacement windows smaller in size than the original window openings. The second story window openings feature one-light metal windows that are flanked by one-over-one, double-hung, metal windows. The second story has a soldier stringcourse along the lintel and header stringcourse along the sill. Centered on the façade above the windows is a limestone panel inscribed "Reitz 1916." Secondary elevations are fenestrated with small, square one-light fixed windows on the first floor and double-hung windows on the second story. A circa 1920, one-story brick addition, with a flat roof and a brick parapet, is attached to the rear elevation. The west elevation, which faces Cedar Street, has four two-over-two double-hung windows set in rectangular openings with soldier course lintels and rowlock sills.

According to the 1916 Sanborn map, the Reitz Building was constructed in 1916 as a furniture store.

219 West Third Street (YK00200042)

c. 1880

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story, Italianate style orange brick commercial building was constructed circa 1880 and has a two-part commercial block form. The building was originally designed to be identical to the adjoining three buildings at 213, 215, and 217 West Third Street. The stretcher-bond brick building is covered by a flat roof that features a brick parapet wall. The second story of the façade features three one-over-one, double-hung, metal windows set in segmental-arched openings with rowlock sills and brick hoods, and a corbelled cornice. The storefront, which sits under a cornice supported by brackets, features a recessed central entrance, display windows, and an entrance that is offset to the east of the façade that accesses the second floor. A stained glass transom over the entry also features a signboard. A one-story wing is located on the rear elevation.

This building does not appear on a circa 1876 bird's eye image, but appears on the 1883 Sanborn Fire Insurance map, the first one produced for Yankton. The building was operated as a furniture store.

217 West Third Street (YK00200041)

c. 1880

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story, Italianate style orange brick commercial building was constructed circa 1880 and has a two-part commercial block form. The building was originally designed to be identical to the adjoining three buildings at 213, 215, and 219 West Third Street. The stretcher-bond brick building is covered by a flat roof that features a brick parapet wall. The second story of the façade features three one-over-one, double-hung, metal windows set in segmental-arched openings with concrete sills and with brick hoods, and a corbelled cornice. Ornamental metal railings have been added in front of the lower sash. The storefront features a prism glass transom, a recessed central entrance with single-leaf door and display windows.

This building does not appear on a circa 1876 bird's eye image, but appears on the 1883 Sanborn Fire

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Insurance map, the first one produced for Yankton. The building was operated as a furniture store.

215 West Third Street (YK00200047)

c. 1880

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story, Italianate style orange brick commercial building was constructed circa 1880 and has a two-part commercial block form. The building was originally designed to be identical to the adjoining three buildings at 213, 217, and 219 West Third Street. The stretcher-bond brick building is covered by a flat roof that features a brick parapet wall. The second story of the façade has three two-over-two, double-hung, wood windows set in segmental-arched openings with stone sills and brick hoods, and a corbelled cornice. The storefront, which sits under a cornice supported by brackets, features a prism glass transom, a recessed central entrance and display windows. The rear elevation is parged in concrete.

This building does not appear on a circa 1876 bird's eye image, but appears on the 1883 Sanborn Fire Insurance map, the first one produced for Yankton. The building was operated as a furniture store.

213 West Third Street (YK00200048)

c. 1880

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story, Italianate style orange brick commercial building was constructed circa 1880 and has a two-part commercial block form. The building was originally designed to be identical to the adjoining three buildings at 215, 217, and 219 West Third Street. The stretcher-bond brick building is covered by a flat roof that features a brick parapet wall. The second story of the façade has three two-over-two, double-hung, wood windows set in segmental-arched openings with rowlock sills and brick hoods, and a corbelled cornice. The storefront, which sets under a cornice supported by brackets, features a recessed central entrance, large display windows with prism glass transoms, and a door that is offset to the west edge of the façade, which accesses a stairway to the second story. The rear elevation is parged in concrete.

This building does not appear on a circa 1876 bird's eye image, but appears on the 1883 Sanborn Fire Insurance map, the first one produced for Yankton. The building was operated as a furniture store.

211 West Third Street (YK00200028)

c. 1880

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This three-story, Italianate style orange brick commercial building was constructed circa 1880 and has a two-part commercial block form. The stretcher-bond brick building is covered by a flat roof that features a brick parapet wall. The façade is enframed by slightly projected piers and features a solid brick entablature with dentils, a pressed metal cornice, and brick hood moldings. The spandrels between the second and third story windows on the façade have been removed to create two-story tall openings that are infilled with glass block. The modern storefront is surrounded by stone veneer panels and has a recessed central entrance with a single-leaf glass door flanked by display windows. The secondary elevations are fenestrated with segmental-arched one-over-one, double-hung, wood and two-light sliding windows. A two-story wing is located on the rear elevation.

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This building does not appear on a circa 1876 bird's eye image, but appears on the 1883 Sanborn Fire Insurance map, the first one produced for Yankton. The building was operated as a furniture store.

209 West Third Street (YK00200008)

Brecht Drug Store

1869, 1880 (façade)

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This ornate, one-and-a-half-story frame commercial building was constructed in 1869. The wood-frame building has a front gable roof that is covered with asphalt shingles. The Italianate style, pressed metal, false front facade, which dates from circa 1880, is a full two stories in height. It is richly ornamented with Corinthian pilasters, round-arched wood panels, and a cornice with modillions and swags. The modern storefront has a recessed central entrance with a single-leaf door and display windows. An additional single-leaf door that accesses a stairway to the second story is offset to the west edge of the façade. The second story has five bays, separated by Corinthian pilasters. Paired columns flank the central bay. There are one-over-one, double-hung windows with transoms in the three middle bays and ornamental metal panels in the outermost bays. In the entablature above the windows in the middle bays it reads "Established 1869." The façade is surmounted by a cornice that is supported by modillions. A one-story, wood frame addition with a flat roof is attached to the rear elevation. A wood deck is located on the roof of the addition.

This frame building was constructed in 1869 as the Brecht Drug Store; the building remained in use as a drugstore for many years. Before the current façade was added circa 1880, the building was also the Excelsior Drug Store.

205 West Third Street (YK00200084)

1875, c. 1880 / c. 1970

Architect/Builder: Unknown

Non-contributing (Original Status: Intrusion)

The false-front structure that encompasses the historic buildings was added circa 1970. It features a metal mansard roof that covers both 205 and 201 West Third. Storefront has wood cladding. It is the Discovery Church.

201 West Third (YK00200099)

1875, c. 1880 / c. 1970

Architect/Builder: Unknown

Non-contributing (Original Status: Intrusion)

This building shares a mansard roof with 205 West Third. It is a modern brick building.

200-204 Walnut Street (YK00200015)

Schwenk-Barth Brewery Power Plant & Bottling Works

1904

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This large, Romanesque Revival style industrial building was constructed in 1904 as the power plant and bottling works for the Schwenk-Barth Brewing Company. It has a central block with wing form. The five-course common-bond brown brick building with limestone trim rests on a concrete base and is

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covered by a flat roof that features brick parapet walls. The parapets have a corbelled brick and stone cornice and are surmounted by stone coping. The primary façade faces Second Street and is composed of a centrally-located two-story central block that is flanked by one-story wings. The first story features round-arch window openings that are accentuated by a stone stringcourse, three in the central bay and four in the flanking wings. The centrally-located second story features four segmental-arch window openings with stone hoods, concrete and brick turrets, and crenellations along the south elevation. A brick smokestack is located north of the two-story, three-bay portion.

This building was constructed in 1904 for Frederick William Schwenk. The building originally housed the power plant and bottling works for the Schwenk-Barth Brewing Company, which was located across the street to the south. Frederick Schwenk acquired the old Rosseteucher Brewery in 1901 and brewed Rose Bud Beer, which was known as “the South Dakota Beer for South Dakota people.” As the beer grew to become a popular label, so did the Schwenk-Barth Brewery; however, the brewery closed after the approval of the 18th Amendment in 1933 and the start of Prohibition. In 1919, the complex housed the Nash-Finch Wholesale Grocery and Fruit Warehouse. It was still a grocery warehouse in 1928. In the 1950s, it was operated as a dry cleaners.

206-208 Walnut Street (YK00200093)

*Garage / Sears Roebuck & Company
c. 1920*

Architect/Builder: Unknown

Contributing (Original Status: Fabric)

This two-story, red brick, Commercial style building with limestone trim was constructed circa 1920 and has a two-part commercial block form. The stretcher-bond brick building is covered by a flat roof that features a brick parapet wall. The symmetrical four-bay façade has wide center bays and narrower outer bays. The bays are separated by brick pilasters with limestone caps. Brick basketweave spandrel panels are located between the pilasters. A circa 1950 metal canopy that extends across the entire façade is located over the storefront. The two storefronts feature recessed single-leaf doors at the center of the façade and plate glass windows with transoms that are covered with wood panels. The second story windows have been infilled with glass blocks. The secondary elevations feature round-arched windows that have been infilled with wood or brick. The rear elevation is fenestrated with an overhead door sited at a concrete loading dock, a single-leaf door, and multi-light metal windows.

According to Sanborn Fire Insurance maps, this building was constructed between 1916 and 1928. The building was originally constructed as a garage, and by 1949 Sears Roebuck & Company occupied the building.

212 Walnut Street (YK00200092)

c. 1920

Architect/Builder: Unknown

Contributing (Original Status: Fabric)

This small, one-story brick Commercial style building was constructed circa 1920 and has a one-part commercial block form. Constructed of structural tile, the building has a flat roof and a three-bay, buff colored brick façade laid in stretcher-bond. The façade features a narrow central entrance bay with wider flanking bays and a stepped parapet that is raised over the entry bay. The parapet has brick dentils and stone coping. The three-bay storefront features a centrally located single-leaf entry door flanked by plate glass windows on the north and what was originally a drive-in entrance, now infilled with wood paneling,

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on the south. A circa 2016 canopy is located over the central and northern bays. The rear elevation is fenestrated by a double-leaf wood door and two infilled windows. A one-story, front-gabled prefabricated shed is located on the north elevation.

According to Sanborn Fire Insurance maps, this building was constructed between 1916 and 1928. It contained a vulcanizing facility in 1928 and remained in that use through the end of the 1940s.

214 Walnut Street (YK00200056)

Ericson Building

1915

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story, brick Commercial style building was constructed in 1915 and has a two-part commercial block form. The stretcher-bond brick building is covered by a flat roof that features a brick parapet wall. The symmetrical façade features a corbelled cornice and stone inscription that reads “Ericson 1915.” The storefront has been altered; it features paired one-light windows with transoms. The second story is framed by slightly projected brick piers and is fenestrated with three paired four-over-one, double-hung, wood windows. A single-leaf metal entry door is located on the side elevation (south) and accessed by exterior stairs. Secondary elevations are fenestrated with two-over-one, double-hung metal windows and large one-light windows.

This building was constructed as Ericson’s Sanitary Bakery in 1915. The building was operated as a bakery through at least the late 1940s.

216 Walnut Street (YK00200057)

c. 1920

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story, light brown brick, Commercial style building was constructed circa 1920 and has a two-part commercial block form. The stretcher-bond brick building is covered by a flat roof that features a brick parapet wall. Windows on the second story feature a continuous soldier lintel and concrete stringcourse sill. The openings have been infilled with glass block. The storefront features a transom that is covered by a wood sign panel which has a border that includes a soldier lintel. The storefront is fenestrated with a recessed single-leaf door offset to the north of the façade and three one-light windows. The second story rear elevation features four 12-light metal windows. Two one-story, circa 1945 concrete block additions are located on the rear elevation.

According to Sanborn Fire Insurance maps, this building was constructed between 1916 and 1928. It now houses a Social Security Administration Office.

121-123 West Third Street (YK00200022)

c. 1920

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

Located on the southeast corner of Third and Walnut, with facades facing both streets, this three-story, Classical Revival style brick commercial building was constructed circa 1920 and has a two-part commercial block form. The stretcher-bond brick building is covered by a flat roof that features a brick

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parapet wall. The façades feature brick corbelling, brick pilasters that separate the bays, and one-over-one, double-hung, metal windows on the upper stories. The second story of the north façade has two enlarged window openings and two that have glass block windows. The cast iron storefront spans the north façade and wraps around to the west elevation one bay. It features a cast iron lintel with rosette bolt heads, a recessed central entrance and multiple display windows with transoms. Another entrance is offset in the narrow eastern bay and accesses the upper floors. Additional display windows with transoms are located in bays on the western elevation.

This building stands on the former site of the Union Block. The Union Block was destroyed by a fire during the predawn hours on Thanksgiving Day, 1901. According to Sanborn Fire Insurance maps, this building was constructed between 1916 and 1928.

117-119 West Third Street (YK00200098)

c. 1900

Architect/Builder: Unknown

Contributing (Original Status: In original boundary – not mentioned)

This two-story, Romanesque Revival style brick commercial building was constructed circa 1900 and has a two-part commercial block form. The stretcher-bond brick building is covered by a flat roof that features a brick parapet wall. The symmetrical second story of the façade features, at center, three round arch openings with round arch brick hoods. The center opening is blank and the flanking openings have six-over-six and nine-over-nine, double-hung, vinyl replacement windows with round-arched transoms. This window cluster is flanked by replacement windows, of similar design, where a portion of the brick façade has been removed. The façade also has brick stringcourses. The façade is surmounted by a solid brick balustrade. The first story has been faced in concrete and features two storefronts. The storefronts have recessed entrances with single-leaf doors, metal display windows with concrete bulkheads, and transoms that are covered. A single-leaf door, which accesses the second story, is offset to the east.

According to Sanborn Fire Insurance maps, this building was constructed between 1898 and 1903. The building originally had two storefronts with a central entrance to the second story. In 1903, and continuing through at least 1916, the eastern storefront was a billiards hall and saloon, and the western storefront was a clothing store.

113-115 West Third Street (YK00200097)

c. 1900

Architect/Builder: Unknown

Contributing (Original Status: In original boundary – not mentioned)

This two-story, brick commercial building with stone trim, was constructed circa 1900 and has a two-part commercial block form. The stretcher-bond brick building is covered by a flat roof that features brick parapet walls. The façade features a corbelled cornice, ornamental brickwork, stone and brick stringcourses, and five one-over-one, double-hung, wood windows on the second story. The circa 1965 storefront has a recessed central entrance with double-leaf doors, an offset store entrance with a double-leaf doors, a single-leaf door that is offset to the west and accesses the second story, and display windows. A one-story, flat roof addition is located on the rear elevation.

According to Sanborn Fire Insurance maps, this building was constructed between 1898 and 1903. In 1903, and through at least 1916, a clothing store occupied the main shop space and millinery occupied the western third of the building.

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111 West Third Street (YK00200030)

Doyle Building

c. 1880 / c. 1910

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story brick, commercial building was constructed circa 1880 and has a two-part commercial block form. The stretcher-bond brick building is covered by a flat roof that features a brick parapet wall. The circa 1910, brown brick Commercial style façade has three paired one-over-one, double-hung, wood windows with soldier course lintels and rowlock sills on the second story and a partially altered storefront. The storefront retains its original stained glass transom and has a later recessed entrance with paired, single-leaf doors with transoms and sidelights, and display windows. A single-leaf door is offset to the east and accesses the second story. The west elevation features an exterior brick chimney and segmental-arched one-over-one, double-hung, wood windows.

According to Sanborn Fire Insurance maps, this building was constructed prior to 1886.

109 West Third Street (YK00200043)

American State Bank / Rexall Drug

1918, c. 1955 (façade)

Architect/Builder: Unknown

Non-contributing (Original Status: Contributing)

This two-story commercial building was constructed for a bank in 1918. The brick building is covered by a flat roof. The circa 1955 façade has a slightly recessed storefront that is enframed by tile clad piers. The storefront features a central entrance with single-leaf door, display windows, and a slightly projected polished flat metal canopy above. The upper story of the façade is covered with a perforated metal slip cover with alternating blue and white vertical panels. A shed roof addition, with front gable dormer, is located on the rear elevation. A large one-story addition to this building has been constructed across the building's rear elevation as well as the other buildings on the block including 103 and 111 West Third Streets. The stretcher-bond brick addition is covered by a flat roof.

This building was constructed as the American State Bank in 1918. According to Sanborn maps, it remained a bank through the 1940s. Other sources indicate that the building became Rexall Drug in 1923 and this business is still in the building today; however, it is possible that Rexall Drug occupied the building to the west at 111 West Third, and moved into this building in the 1950s and added the slipcover to the facade.

103 West Third Street (YK00200083)

c. 1920

Architect/Builder: Unknown

Contributing (Original Status: Fabric)

This two-story Commercial style building was constructed circa 1920 and has a two-part commercial block form. The building is constructed of buff colored brick laid in five-course common-bond, with limestone trim and is covered by a flat roof that features stepped parapet walls. A limestone water table separates the first and second story. The façade has a circa 1960s storefront with a central entrance, large display windows in the flanking bays with vertical wood siding covering the tall transoms, and brick in the outer bays. The second story features five Chicago-style windows with soldier surrounds. The east side elevation features one large display window opening. The remainder of the elevation has one-over-

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one, double-hung, wood windows with soldier lintels and concrete sills, some of which have been infilled with brick, and an exterior-side brick chimney.

212 Douglas Avenue (YK00200082)

c. 1920

Architect/Builder: Unknown

Contributing (Original Status: Fabric)

This one-story commercial building was constructed circa 1920. The building rests on a poured concrete foundation, is constructed of structural tile, and has an arched roof that features an interior metal chimney. The building has a false front brick façade that features a single-leaf door, garage door, and large window opening that has been infilled. The side elevations are faced in corrugated metal. A one-story, 30 feet by 15 feet metal pole shed is located just behind (east) the main building. It is unclear if this structure is attached or detached from the main building

According to Sanborn Fire Insurance maps, this building was constructed as a blacksmith shop sometime between 1916 and 1928. The building replaced a smaller building that had stood on this site since the early 1900s and which was also a blacksmith shop. Prior to 1949 the building was extended to the east.

109 East Third Street (YK00200036)

c. 1945

Architect/Builder: Unknown

Non-contributing (Original Status: Contributing and Fabric)

This building was originally counted as two properties: the two-story portion and the one-story portion. It appears that they are one property as the one-story portion does not have its own address.

This simple example of a two-story, Art Deco commercial building was constructed circa 1945 and has a two-part commercial block form. The flat roofed building is constructed of structural tile and is faced in stretcher-bond brick. The façade is characterized by stone banding above and below the second story windows and by a stepped parapet with a bas-relief glazed terra cotta panel of a woman with a torch. The storefront features large display windows and an offset recessed entrance. The second story has six rectangular, single pane windows, each capped by a transom and flanked by shutters. The secondary elevations are fenestrated with one-over-one, double-hung, wood windows and flanked by shutters.

The one-story portion has an asymmetrical four-bay façade features a single-leaf door with sidelights and transom in a narrow bay and wider storefront bays with large display windows. The façade is surmounted by a simple, flat brick parapet. A small one-story, circa 1960 concrete block garage is attached to the rear elevation.

According to Sanborn Fire Insurance maps, this building was constructed between 1928 and 1949, likely circa 1945, reflecting the growth of the Yankton's downtown commercial district after World War II.

111-113 East Third Street (YK00200080)

c. 1920

Architect/Builder: Unknown

Contributing (Original Status: Fabric)

This simple, one-story brick commercial building was constructed circa 1920 and has a one-part commercial block form with an arched roof. The building has a symmetrical, false front façade that is

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faced in cream-colored ceramic tiles and features two storefronts with single-leaf doors and large display windows. The west side elevation has infilled segmental arch window openings and a wood panel overhead door.

According to Sanborn Fire Insurance maps, this building was constructed between 1916 and 1928. It was a garage in 1928.

119 East Third Street (YK00200096)

c. 1970

Architect/Builder: Unknown

Non-contributing (Original Status: In original boundary – not mentioned)

This one-story commercial building was constructed circa 1970. The building is faced in modern hardboard panels with trim and diagonal wood siding and is covered by a flat roof. The building is fenestrated with single-leaf doors, an overhead metal door, and fixed and sliding windows.

221-223 Capitol Street (YK00200045)

c. 1920

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This building is a two-story, brick commercial building that was constructed circa 1920. The building has a two bay façade with a brick parapet. The parapet includes a corbelled cornice and solid balustrade. Each bay has three segmental arch window openings on the second story with one-over-one, double-hung windows, and a stringcourse above the windows. The southern bay has a storefront and the northern bay has two. All have metal lintels. The lintels in the northern bay have rosette bolt heads. The storefronts have been modified with wood infill panels, overhead doors, and a modern single-leaf door. An original one-story brick wing with an end gable roof is located on the rear elevation and features metal overhead doors.

This building was erected circa 1920 as an automobile repair shop. The front of the building was used as an office and store, and the rear wing was the machine shop/repair garage. The building was still an automobile repair shop in 1949.

218 Capitol Street (YK00200061)

c. 1945

Architect/Builder: Unknown

Non-contributing (Original Status: Contributing)

This modest, one-story building with a one-part commercial block form was constructed circa 1945. Constructed of structural tile, the building has a cream-colored brick façade and is covered by a flat roof that features a brick parapet wall. The storefront features a single-leaf door offset to the north, a plate glass window surmounted by a glass block transom window, and an overhead metal door. The walk-in door and window are polished aluminum. A one-story metal pole building is attached to the rear elevation.

According to Sanborn Fire Insurance maps, this building was constructed between 1928 and 1949, and replaced an earlier two-story building. In 1949, the building was an electrical repair shop.

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220 Capitol Street (YK00200054)

c. 1880

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story red brick commercial building has a two-part commercial block form and was constructed circa 1880. The six-course common-bond brick building is covered by a flat roof. The secondary elevations are parged in concrete. The façade features a denticulated brick cornice and three one-over-one, double-hung, wood windows set in segmental arched openings with rowlock lintels and sills. The storefront, which has been covered with ribbed metal, features two single-leaf doors offset to the outside edges of the facade. A small, one-story cinder block addition is located on the rear elevation. Another small addition that is faced with wood shingle is attached to the second story of the rear elevation.

According to Sanborn Fire Insurance maps, this building was constructed before 1886. Over the years, the building was occupied by a hardware store and tin shop in 1886 through at least 1891, was used for hardware storage in 1898, was vacant in 1903, 1912 and 1916, and was an electrical repair shop in 1949.

222 Capitol Street (YK00200062)

c. 1890

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story Italianate style commercial building, with a two-part commercial block form, was constructed circa 1890. The stone façade is laid with coursed ashlar and is surmounted by a pressed metal cornice with brackets. The building retains its original cast iron storefront, which features a recessed central entrance that is flanked by plate glass display windows with wood bulkheads below and glass transoms above. An entrance that accesses the second story is offset to the south. The second story has three four-light wood windows set in segmental-arched openings with ornate stone hoods and sills. A one-story, circa 1940 poured concrete addition is located on the rear elevation. The addition has a single-leaf door and overhead garage door on the east elevation.

According to Sanborn Fire Insurance maps, this building was constructed between 1886 and 1891. Over the years the building was occupied by a hardware store and tin shop in 1891 through at least 1898, a plumber in 1903 through at least 1916, and a chicken hatchery in 1949.

224-228 Capitol Street (YK00200079)

c. 1955

Architect/Builder: Unknown

Non-contributing (Original Status: Fabric)

This two-story, brick Commercial style building has a two-part commercial block form and was constructed circa 1955. The light orange stretcher-bond brick building has a flat parapet with a denticulated cornice on the façade. The dentils, as well as two bands above the second story windows are dark orange brick. The symmetrical façade has two storefronts and a central entrance that accesses a stairway to the second story. The storefronts each have a single-leaf door offset to the outer edge of the façade and a two-light plate glass window. The second story façade is fenestrated with four equally-spaced one-over-one, double-hung, vinyl windows with glass block sidelights.

This building was constructed after the 1949 Sanborn Fire Insurance Company Maps were produced.

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201 East Third Street / 230 Capitol Street (YK00200033)

c. 1880

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story, red brick commercial building with a two-part commercial block form was constructed circa 1880. Architecturally, the design of the façade is identical to the adjoining building at 203 East Third Street and both incorporate design motifs found on the more elaborate Produce Building located to the east at 205 East Third Street. The stretcher-bond brick building is covered by a flat roof that features a brick parapet wall. The building features a corbelled brick cornice and three segmental-arched one-over-one, double-hung, metal windows on the second story. The modern storefront is brick and features display windows with wood panel bulkheads and transoms. A small, circa 1955, one-story, concrete block addition is attached to the rear elevation and faces Capitol Street. The one bay addition is faced with buff-colored brick that also extends for two bays along the west elevation of the original building to create a three bay storefront with 230 Capitol Street. The storefront has a simple denticulated brick cornice, and a central single-leaf entrance with a wood surround that is flanked by two plate glass windows.

This building appears on the 1886 Sanborn Fire Insurance map and was occupied by a dry goods store. A printing company occupied the building in 1891 and sometime between 1891 and 1898, the wall dividing the second story of the building from 203 East Third Street was removed and the second story of the buildings was occupied by the printing company. By 1912, only a frame partition wall divided the building from 203 East Third Street. After the printer moved to the second story, a furniture store occupied the building in 1903 through at least 1912, but it was vacant in 1916.

203 East Third Street (YK00200032)

c. 1880

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story, red brick commercial building with a two-part commercial block form was constructed circa 1880. Architecturally, the design of the façade is identical to the adjoining building at 201 East Third Street and both incorporate design motifs found on the more elaborate Produce Building located to the east at 205 East Third Street. The stretcher-bond brick building is covered by a flat roof that features a brick parapet wall. The building features a corbelled brick cornice and three segmental-arched one-over-one, double-hung, metal windows on the second story. The modern storefront is brick veneer and features two single-leaf doors offset to the west and display windows with wood panel bulkheads and transoms.

This building appears on the 1886 Sanborn Fire Insurance map and was vacant at the time. In 1891, a saloon occupied the storefront. In 1898, it housed the Salvation Army and in 1903 it was occupied by a tin and cornice shop. Between 1891 and 1898, the wall dividing the second story of this building from 201 East Third Street was removed and the second story of the buildings was occupied by a printing company, which remained in the buildings through at least 1912. By 1912, only a frame partition wall divided the building from 201 East Third Street.

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205 East Third Street (YK00200031)

Produce Bank

c. 1880

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-story, red brick commercial building with a two-part commercial block form was constructed circa 1880. The flat roofed building features an elaborate brick parapet wall with a corbelled, denticulated, brick cornice, and four segmental-arched one-over-one, double-hung, metal windows on the second story. The modern storefront is brick and features a central entrance with single-leaf door and display windows in the flanking bays.

This building appears on the 1886 Sanborn Fire Insurance map. According to the map, the building was originally the Produce Bank and also housed an agricultural implements dealer. By 1891, it was occupied by a produce wholesaler and by 1898, a stove and furniture dealer.

209-211 East Third Street (YK00200018)

c. 1895

Architect/Builder: Unknown

Non-contributing (Original Status: Contributing)

This one-story, false-front commercial building was constructed circa 1895. The building rests on a poured concrete foundation, is faced with diagonal wood siding on principal elevations and masonite on secondary elevations, and has a front gable roof that is covered with standing seam metal with an interior brick chimney. The false front has a small display window. There is a single-leaf door on the east elevation. A one-story, circa 1960 lean-to garage with a shed roof attached to the east elevation and has an overhead metal garage door facing the street. A circa 1970, one-story, flat roof concrete block garage addition is attached to the rear of the south elevation.

213-215 East Third Street (YK00200001)

John Deere Building

c. 1910

Architect/Builder: Unknown

Contributing (Original Status: Contributing)

This two-and-a-half-story Classical Revival style commercial building with a two-part commercial block form was constructed circa 1910. The building is clad with pressed metal panels that simulated rock-faced concrete block and has a front gable roof that is covered with asphalt shingles and an interior brick chimney. The three-story false front features a decorative cornice with modillions and a pediment. The second floor of the façade has four one-over-one, double-hung, wood windows with pedimented lintels. The third floor has three one-over-one, double-hung, wood windows. Second story windows along the side elevations are covered with plywood. The storefront has been covered with T-111 siding and has a recessed single-leaf door and two infill display windows. A one-story, flat roofed building located on the east elevation was originally constructed circa 1910 as 215 East Third Street; however, it has been faced in T-111 and incorporated with 213 East Third Street. A large front gable pole building is attached to the rear elevation.

According to Sanborn Fire Insurance maps, these buildings were constructed between 1903 and 1912. The two-story building at 213 and the one-story building at 215 appear to have been constructed at the same time. The two-story building was an automobile and carriage shop from at least 1912 through 1916

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and was a farm implement shop between 1928 and 1949.

Buildings Removed From the District

Six buildings are being removed from the district boundary. These are located at the western edge.

306 Broadway Street

Original building razed, currently a modern bank building.

308 Broadway Street

Original building razed, currently a modern bank building.

310 Broadway Street

Original building razed, currently a modern bank building.

Southeast Corner of Third Street and Broadway Street (now 321 West Third Street)

Originally was the Yankton County Courthouse. The courthouse was razed, currently a modern city government building and parking lot.

311 West Third Street

Lacks integrity and is located in an area of the district that no longer contains any historically significant buildings.

225 Cedar Street

Modern bank building in an area of the district that no longer contains any historically significant buildings.

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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.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Architecture

Commerce

Period of Significance

1869-1920

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Sydney Smith

Clayton Christopherson

I.J. Galbraith

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Yankton Historic Commercial District meets National Register Criteria A and C, and is significant locally in the areas of **Architecture** and **Commerce** within the period of significance of 1869 to 1920. Yankton was the capital of Dakota Territory from 1861 until 1883, when the capital was moved to Bismarck, North Dakota, and is significant for the role it played in the growth of the region and the state of South Dakota. Yankton is also significant as a regional trade center within evolving transportation systems, which first utilized the river and trails, later railroads, and finally truck and automobile transportation on the Meridian Highway. The district includes 89 buildings of which 54 are Contributing and 35 are Non-contributing.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Early History of Yankton

Yankton was the site of a winter campground for a band of Sioux and is named after the Sioux expression *E-hank-ton-wan*, which means “people of the end village.”³ The town is located in the floodplain formed by the confluence of the James and Missouri Rivers.⁴ The area where Yankton is located was acquired by the United States in 1803 as part of the Louisiana Purchase and in 1804, the Lewis and Clark Expedition became the first Anglo-American group to visit the area. However, over a half century passed before the area was opened to settlement.

In 1849, the Yankton area became part of the Territory of Minnesota. A decade later, a large portion of southeastern South Dakota known as the Yankton Triangle was opened to settlement as a result of a treaty with the Yankton Sioux.⁵ George D. Fiske, a fur company agent, became the first permanent settler of Yankton when he pitched a tent there in March 1858. A trading post was soon built using logs sent down the river from Fort Pierre. Yankton was surveyed and platted by the Yankton Land and Town Company in August 1859, making Yankton one of the first settlements in the state. Two log cabins were soon built, and the first tavern opened on Christmas Day on the former site of the Merchants Hotel.⁶

In its early years, Yankton benefited heavily from its prime location along the Missouri River. Sited near the confluence of the Missouri River and the James River, Yankton was easily accessible from two water routes, which was beneficial for trade. Given its accessibility by river, Yankton was able to capitalize on several factors that corresponded with the opening of the American West during the early 1860s. These events led to the first economic boom of Yankton.

The first factor was the establishment of Dakota Territory on March 2, 1861, which was created from

³ Nielson, River City, City of Yankton, courtesy of *South Dakota History Magazine*, November-December 2003 (online).

⁴Ibid.

⁵ Hufstetler and Bedeau, *South Dakota's Railroads: An Historic Context*, p. 6.

⁶ Hufstetler and Bedeau, *South Dakota's Railroads: An Historic Context*, p. 6.

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parts of the Minnesota and Nebraska territories. Although located in the extreme southeast corner of the territory, Yankton was named the territorial capital, thereby cementing the foundation for its affluence. Yankton was incorporated that same year and a capitol was constructed. At the time, Yankton was comprised of nineteen buildings, including the hurriedly constructed capitol.⁷ The next two years proved pivotal in the growth and prosperity of the community, allowing it to become the leading commercial town in Dakota Territory. Legislators stayed at the Morrison Hotel, now the site of the Pierce Hotel, and conducted many meetings in the hotel and at other sites within the rapidly growing downtown area that is encompassed by the Yankton Historic Commercial District.

The second factor that contributed to its development was the relative lack of transportation in the Yankton Triangle and other parts of the state after they were opened to settlement. There were no quality roads or railroads in the region, only rough trails, so the rivers were the most efficient and convenient mode of transportation in the Triangle. In response, river traffic boomed during the 1860s. Yankton was quick to capitalize on this and by 1860 the newly formed settlement had a population of 368.⁸ Yankton's importance as a shipping center took off two years later. This growth was due to the passage of the Homestead Act in May 1862, which spurred settlement across the Plains, and the discovery of gold in Idaho Territory (now part of Montana) two months later which brought miners on their way to the gold fields. The increase in military transportation during the Indian uprisings that began in August of that year also impacted the town. As a result of these events, Yankton became a key shipping town and a port of entry for many settlers into Dakota Territory. Many settlers, miners, and soldiers passed through Yankton on their way west and by 1870 Yankton's population had grown to 737.⁹

Yankton's second major boom occurred in the mid-1870s. In 1873, the Chicago, Milwaukee & St. Paul Railway, or as it was more commonly known, the Milwaukee Road, extended a line from Vermillion to Yankton, thereby foreshadowing the end of riverboat transportation.¹⁰ This boom started after 1874, when the Black Hills were opened for homesteading and Yankton became the supply post for early speculators. Reflecting the continued importance and wealth of Yankton as a territorial capital and center of trade, the commercial area, which was originally oriented towards the river, began to grow northward onto higher ground in the 1870s. A circa 1876 bird's eye image of Yankton shows that the town's commercial district was developing along Third Street, between Pine and Broadway, with additional development along some cross streets and to a lesser degree along Second Street. While most buildings were one or two-story frame structures, such as the Brecht Drug Store (1869) located at 209 West Third, several more permanent brick buildings had been constructed, including the First National Bank (1875) on the southwest corner of Third and Walnut.

The 1880s and 1890s were a transitional time for Yankton. Within Dakota Territory, the 1880s came to be known as the "Great Dakota Boom Decade." The Great Dakota Boom was a period of unprecedented growth and prosperity that began about 1878, peaked around 1883 but continued through most of the

⁷ Erpstead and Wood, *Building South Dakota: A Historical Survey of the State's Architecture to 1945*, p. 120.

⁸ Kennedy, Joseph C. G., *Population of the United States in 1860; Compiled from the Original Returns of the Eighth Census*, p. 552. Washington, DC, Government Printing Office, 1864.

⁹ U.S. Department of Commerce, Bureau of the Census, *Ninth Census-Volume 1: The Statistics of the Population of the United States, Embracing the Tables of Race, Nationality, Sex, Selected Ages, and Occupations to Which are Added the Statistics of School Attendance and Literacy, of Schools, Libraries, Newspapers and Periodicals, Churches, Pauperism and Crime, and of Areas, Families, and Dwellings*, p. 96. Washington D.C. Government Printing Office, 1872.

¹⁰ Hufstetler and Bedeau, *South Dakota's Railroads: An Historic Context*, p. 79.

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1880s, and came to an end when the nation was hit by the Panic of 1893. The boom was fueled by the potential of Dakota Territory's wide open prairies for farming and the Black Hills gold rush. This combination lured railroads to build lines across the state. With the coming of the railroads and the offer of free land through the Homestead Act, settlers flocked to the state. As a result, the population of the Dakotas grew nearly fourfold during this period. In 1880, the total population of Dakota Territory was 135,177, and by 1890 the population of South Dakota alone had grown to 328,808.¹¹

Yankton rode the crest of commercial prosperity during the Great Dakota Boom; however, events occurred during this period that would lead to its eclipse. In 1881, the Missouri River flooded, wiping out many businesses and industries located along the river in Yankton. Two years later, in 1883, the territorial capital was moved to Bismarck. Over the next decade five railroad lines were extended to Sioux Falls, allowing it to become "a regional manufacturing center and the largest city in the state due in part to the availability of competitive transportation costs."¹² This advantage allowed Sioux Falls to overtake Yankton as the preeminent commercial center in Dakota Territory. When the State of South Dakota was established in 1889, Pierre was named the capital, thereby reaffirming Yankton's loss of power. Moreover, a railroad line was subsequently extended from Yankton to Pierre, thereby diminishing Yankton's role as a warehousing and shipping center for riverboat traffic to points up-stream. By 1900, it was clear that Yankton was no longer the leading city in the state.

Although Yankton's hopes of becoming an important statewide center of government and commerce had been dashed, the town continued to grow, developing into a regional trade center in the twentieth century. Growth continued well into the 1920s as a result of increased agricultural production in the surrounding area and the growth of manufacturing in Yankton, but without major "boom" cycles. While growth slowed in the 1930s, it resumed at an accelerated pace after World War II as South Dakota experienced another major economic and population boom.

The Growth and Development of Yankton's Downtown Commercial District

While the 1881 flood hurt Yankton, it benefited the commercial district along Third Street since new commercial buildings were erected on Third, Broadway, Walnut, and Douglas streets, where the ground was higher and less susceptible to flooding. In 1882, the Milwaukee Road extended a second line southeasterly to Yankton from Scotland, where it connected with other Milwaukee Road lines. Two years later, in 1884, the Chicago & North Western Railway (C&NW) extended a branchline southwesterly to Yankton from Centerville, where it connected with a C&NW mainline. By the time statehood was achieved in 1889, several railroad lines served the community. Later, in 1893, a third line reached town when the Great Northern Railway extended a line south to Yankton from Sioux Falls (this railroad line was abandoned in 1981).¹³ These lines ensured Yankton's future as a regional trade center. The great prosperity associated with the Great Dakota Boom also furthered the development of the district. Reflecting these events, by the mid-1880s and continuing through the early 1890s, Yankton's commercial district experienced a building boom. Many prominent new brick buildings were constructed, including the Morrison Block (1884, non-extant), Pierce Hotel (1891), Yankton National Bank (1893), and the Wagner Block (c. 1895). This boom came to an abrupt end in 1893 as the nation fell into a financial panic and construction in the district slowed and remained slow through the turn of the twentieth century.

¹¹ U.S. Department of Commerce, Bureau of the Census, *Compendium of the Eleventh Census: 1890, Part I-Population*, p. 2.

¹² Hufstetler and Bedeau, *South Dakota's Railroads: An Historic Context*, p. 15.

¹³ Hufstetler and Bedeau. *South Dakota's Railroads: An Historic Context*, p. 80-89.

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During the 1900s, downtown Yankton experienced steady growth despite an overall decline in the number of residents, reflecting its continuing importance as a regional business center. Much of this growth was primarily due to the success of the Western Portland Cement Company, which was founded in Yankton in 1890 and quickly grew to become not only the largest industry in Yankton, but also one of the largest cement plants in the nation by the turn of the century. During this decade many early frame buildings were replaced by more permanent masonry buildings, and many high-style government and private buildings were erected, reflecting the prominence and promise of a growing community. Among the most prominent buildings constructed in the downtown were the Scottish Rite Masonic Temple (1901), the United States Post Office (1904-05), and the \$80,000 Yankton County Courthouse (1905, non-extant).¹⁴ On the industrial side, the Schwenk-Barth Brewery Power & Bottling Plant was constructed in 1904. In addition, the first opera houses/theaters appear in the district during this period, including the Hess Theater, which opened in 1902. A “banker’s panic” in 1907 and the closure of the Western Portland Cement Company Plant in 1909 were major blows to the economy of Yankton that led to a slowing of construction activity in downtown Yankton at the end of the decade.

The 1910s and 1920s were a prosperous time in Yankton, with the exception of an interlude during World War I when restrictions were placed on business and personal goods. The population of Yankton grew nearly 33 percent between 1910 and 1920 from 3,787 to 5,024, and to 6,072 in 1930, an increase of 21 percent.¹⁵ The years between 1910 and 1916 have been characterized as a relatively serene and uneventful period in Yankton.¹⁶ The latter years of the decade were marked by the outbreak of World War I and Yankton turned its efforts towards winning the war.¹⁷

During the 1910s, a number of buildings were constructed in the commercial district, reflecting the steady growth of Yankton. Buildings were constructed following popular styles of the day. The decade is also characterized by the start of the transition from horses to motor vehicles, corresponding with the continued growth in popularity of the automobile. This trend was manifested in the new automobile-related businesses that began to appear in downtown Yankton during this decade, including automobile showrooms and parts and tire shops. Automobile repair garages and parking facilities also began to replace livery stables.

Architectural Styles

Yankton has some of the earliest high-style buildings in South Dakota, reflecting its prominence as an early economic, government, and transportation center, after being named the territorial capital in 1861. Through 1883, when the territorial capital was moved to Bismarck, buildings constructed in the downtown of Yankton had an architectural prominence not found in most communities in the state. Among the earliest buildings constructed to reflect the importance of Yankton was the United States Land Office (1863, non-extant). After the first railroad arrived in 1873 and the community became an important center of warehousing and shipping for up-river freight, more prominent buildings began to appear. The coming of the railroad facilitated this trend by making more materials available for construction, which was then reflected in the building stock. The First National Bank (1875), a handsome

¹⁴ Karolevitz. *Yankton: A Pioneer Past*, p. 141-146.

¹⁵ U.S. Department of Commerce, Bureau of the Census, *Fifteenth Census of the United States: 1930, Population: Volume III, Part 2: Reports by States Showing the Composition and Characteristics of the Population for Counties, Cities and Towns or Other Minor Civil Divisions: Montana-Wyoming*, p. 869. Government Printing Office, 1932.

¹⁶ Karolevitz. *Yankton: A Pioneer Past*, p. 149, 153.

¹⁷ *Ibid*, p. 153.

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Italianate style building, was one of the earliest high-style masonry buildings, not only in Yankton, but also in all of South Dakota, and set a standard for future development in Yankton's commercial district. Subsequently, many high-style commercial buildings were constructed in downtown Yankton in the late nineteenth century. Through the 1870s and into the 1880s, Italianate was the most common style, of which the Morrison Block (1884) is an example.

In the early 1880s, architects also began to establish themselves in Yankton. One of the first architects to move to Yankton and open an office was I.J. Galbraith, who was trained in the East and brought his knowledge of popular Eastern styles to the plains, which fostered an appreciation for "modern" design in Yankton. For example, Galbraith, along with prominent Sioux Falls architect Wallace Dow, were both strong proponents of the Richardsonian Romanesque style and designed many buildings across the state in this style. An example is the Wilcox Block (1888) in Downtown Yankton which was the second building constructed in South Dakota in this style. After the territorial capital was moved to Bismarck in 1883 and Yankton lost its bid to become the state capital when South Dakota was granted statehood in 1889, commercial interests in the community continued to commission architects from major metropolitan centers, such as Minneapolis, St. Paul, Omaha, and Des Moines, to design buildings in Yankton in an attempt to maintain the city's prominence. However, after the depression of 1893 and the turn of the twentieth century, it was clear that Yankton's status would be limited to that of a regional center. Correspondingly, Yankton's status as a leader in architectural trends waned. From this point on, architectural design in Yankton's commercial district started to follow trends started elsewhere rather than serving as a guide for other cities in the state. As Yankton's early architects left the community, developers and business owners were forced to either design their own buildings or turn to out-of-town architects. With few exceptions, this pattern continued for the rest of the period of development of the historic district.

Architects

Many of the buildings constructed in Yankton's downtown commercial district are vernacular in origin, meaning they were constructed by local builders following traditional building practices, according to designs. However, reflecting Yankton's early prominence, several buildings were designed by architects who are notable for their influence both locally and across South Dakota.

Many of the early and well known architects in South Dakota were trained in the eastern United States and brought their knowledge of East Coast architecture west to the young state. Several of these architects, including Sioux Falls architect Wallace Dow and Yankton architect I.J. Galbraith, were heavily influenced by Boston architect Henry Hobson Richardson and were strong proponents of the Richardsonian Romanesque style. Buildings constructed in this style, which emphasized heavy, rough-faced forms with little ornamentation, and native stone, such as quartzite, lent permanence to the communities in the fledgling state.¹⁸

Yankton architect I.J. Galbraith is the earliest architect known to reside and practice in Yankton. Educated in Pittsburgh, Mr. Galbraith practiced in Montana, Yankton and Deadwood, South Dakota, and eventually in Spokane, Washington. He is credited with designing a number of public and commercial buildings in South Dakota, mostly in the Richardsonian Romanesque style. His educational buildings include the Mitchell High School (1893), the Ward Hall of Science at Yankton College (1894), and the

¹⁸ Mathis, National Register of Historic Places Nomination, Old Courthouse and Warehouse District (Boundary Increase), Minnehaha County, South Dakota, National Register #99000204, 1999, 8-1..

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Lead High School (1896). He also designed the Meade County Courthouse in 1894. His only confirmed work in the Yankton Commercial District is the Yankton National Bank (1893).¹⁹

Among the most influential non-South Dakota architects to design buildings in Yankton was J.H. Coxhead from St. Paul, Minnesota, who was another proponent of the Richardsonian Romanesque style. Like South Dakota architects Wallace Dow and I.J. Galbraith, J.H. Coxhead was also born and educated in the eastern United States and brought this experience to the Midwest. Coxhead designed a number of early commercial buildings in Yankton, including the Morrison Block (1884), the Wilcox Block (1888), and the Pierce Hotel (1891). Sydney Smith from Omaha is another architect who is known to have designed several commercial buildings in downtown Yankton and is believed to have designed the Wagner Block.²⁰

Building Materials

Prior to the arrival of the railroads, and even well afterward, builders often had to rely on locally available materials. On the treeless plains of southeastern South Dakota, obtaining local building materials proved to be a challenge and sod became a popular material. However, Yankton was fortunate to have access to non-native materials, through trade, given its location on the Missouri River, as well as an abundance of indigenous building materials nearby, including clay for making brick, Sioux quartzite, and chalk rock.

From early on, logs were floated down river from Fort Pierre to construct buildings in Yankton.²¹ However, due to the lack of availability of large quantities of wood and sawmills to produce sawn lumber, the use of wood was limited. Brick was another option, though quite expensive. Early on brick was shipped up the river to Yankton in riverboats from places such as Sergeant Bluff, Iowa. Given the desire to lend permanence to Yankton and give it an appearance deserving of its status as the territorial capital, the first brick kiln in Yankton County opened in Yankton in 1868 and a second one opened in 1870.²² Within a few years, a number of “permanent” brick buildings were constructed. Brick remained the prevalent building material for the construction of commercial buildings in downtown Yankton through the early twentieth century. Reflecting its continued popularity as a building material, the Yankton Brick and Tile Company opened a new plant in 1915 on Broadway, near Rhine Creek.²³ Brick continued to be used to construct buildings in the commercial district into the 1960s, although it was used as a skin rather than a structural element after World War II.

The plains of southeastern South Dakota contained an abundance of high quality stone suitable for building construction.²⁴ One type was Sioux quartzite, which is one of the hardest types of stone known to man. This stone ranges from pink, to red, to a deep purplish-blue in color. This stone was used for many buildings in the Yankton Historic Commercial District, especially Richardsonian Romanesque buildings, where different colors of the stone were utilized to construct ornate, polychromatic facades. Examples include the Pierce Hotel (1891), Wilcox Block (1888), Yankton National Bank (1893), and the Lyric Theater (1898).

¹⁹ Erpstead and Wood. *Building South Dakota: A Historical Survey of the State's Architecture to 1945*.

²⁰ Ibid.

²¹ Karolevitz. *Yankton: A Pioneer Past*, p.152-53.

²² Erpstead and Wood. *Building South Dakota: A Historical Survey of the State's Architecture to 1945*.

²³ Karolevitz. *Yankton: A Pioneer Past*, p. 152-53.

²⁴ Erpstead and Wood. *Building South Dakota: A Historical Survey of the State's Architecture to 1945*.

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Another distinctive local material that was popular in Yankton was “chalk rock”. Also known as “chalkstone” and “lime rock”, chalk rock is a type of limestone that underlies much of South Dakota, but reaches its highest concentration in the United States near Yankton. Outcrops occur primarily along valleys of the Missouri and James Rivers. In Yankton, it forms high cliffs on both sides of the river, so it was highly accessible to builders. It quickly became a popular building material in Yankton because not only was it accessible, but also because it was so easy to quarry; it was soft when quarried so it could be hand-quarried and no real skill or materials were needed to cut and dress it. Moreover, while soft when quarried, it hardens through exposure to air, becoming a quite durable material. Due to concerns about its long-term stability, it was often covered with stucco and scored to resemble stone. Since it was so easy to quarry, no formal quarrying industry developed. This material was used to construct many buildings in Yankton, including the foundations of many commercial buildings in downtown Yankton.²⁵

Starting around 1890 chalk rock was ground into a fine powder and used to produce Portland cement. That same year the Western Portland Cement Company was founded in Yankton. The company, which was backed by English investors, opened a large cement plant about four miles west of Yankton, with offices located in the Wilcox Block. The plant processed local chalk rock and Pierre shale, also found in the area, to produce Portland cement. Within a year, the company was producing 60,000 barrels of cement per year, and Yankton became known as “Cement City.” The plant soon became one of the largest cement plants in the country, producing some 300,000 barrels annually by 1904. The company produced cement for projects around the United States and even for the Panama Canal. However, the death of the company’s founder in 1905, its poor geographic location compared to large markets, and an ill-fated attempt to modernize under a new owner led to its closure in 1909. The abundance of this material is embodied by the Yankton Historic Commercial District, where a number of early twentieth century buildings utilize cement in their construction. While many buildings have concrete foundations, several also utilize concrete as a structural element.

Exceptional Architectural Significance of the Dakota Theater

The Art Deco movement arrived on Main Street at the same time it was influencing larger commercial, institutional, and governmental architecture. The initial arrival was in the late 1920s and 1930s and reflected the same basic tenets of rectilinear geometric forms.²⁶ New materials, such as Vitrolite or Carrara Glass, were used in the ornamentation of the building as well as the treatment of the signs themselves as part of the architectural scheme.²⁷ Vitrolite and Carrara were structural glass (belonging to Libby-Owens-Ford and Pittco Companies respectively) which was produced through a mechanical process that added colors and fluorides to make it opaque.²⁸ In the 1930s and 1940s, a second or streamlined phase of Art Deco hit Main Street with its “slick, machine-inspired imagery” that architects used to create a new appearance for businesses during and after the Depression.²⁹ By the 1940s, designs became more reserved, but still imparted the idea of architecture as a practical art enhanced by industrialization.³⁰ In South Dakota, these trends continued on Main Street into the 1950s as Art Deco facades were applied to existing buildings.

²⁵ Ibid.

²⁶ Longstreth, 46.

²⁷ Ibid, 49.

²⁸ Carol J. Dyson and Floyd Mansberger. “Structural Glass: Its History, Manufacture, Repair, and Replacement.” *Cultural Resource Management (CRM)* v18, no.8 (2005), 16.

²⁹ Ibid, 46.

³⁰ Ibid, 49.

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Art Deco styling was adapted for use on a number of these movie theaters. As Longstreth observed, Art Deco examples could be quite elaborate.³¹ He continued:

“Using the abstract, geometric, vertical motifs popular during the late 1920s, an elegant decorative program was often made integral, emphasizing the façade’s division into separate units rather than its overall horizontal form. Treatment of streamlined design is more varied. Storefront remodeling probably became more widespread during the Depression than it had been before, and many stores were completely transformed in the process. With the small building in particular, the façade is so often designed as a prominent display unto itself, with brightly colored surfaces, bold graphics and, in the case of retail stores, intricate arrangements of recessed display windows.”

Although Art Deco was popular nationally from 1925 to 1940, the style did continue later into the 1950s in places like South Dakota. Examples from this post-World War II era may be simpler and more restrained in appearance, lacking some of the flashy details of the earlier style.³² Also, some later examples can exhibit mixtures of both Art Deco and Modern styles.³³

Extant Art Deco styled theaters are uncommon in South Dakota. There are three individually-listed Art Deco or Art Deco-influenced theaters currently listed in the National Register in South Dakota: the Dells Theater in Dell Rapids, the Lund Theater in Viborg, and the College Theater in Brookings. The Siston Theater in Sisseton is listed on the State Register of Historic Places. Four other Art Deco or Art Deco-influenced theaters have also been identified in the South Dakota Historic Sites Survey database including the Pix Theater in Winner, the Hipp Theater in Gregory, the Crystal Theater in Flandreau and the Inland Theater in Martin.

The Siston Theater was built in 1938 in Sisseton and is described in the State Register of Historic Places nomination as “an excellent example of a typical small town Art Deco theatre.”³⁴ Paired metal doors and the ticket booth are covered by a large cantilevered marquee with rounded corners and lighted bulbs. A vertical sign rises from the marquee spelling SISTON. Other Art Deco features on the building include curved corners, glass block, and glazed tiles on the façade.

Similar Art Deco style theaters of the period identified in South Dakota includes the Pix Theater in Winner. The Pix was built in 1937 and became a theater in 1950. It has a three-line marquee above paired metal doors with an art moderne styled awning cantilevered from the façade. There are large lighted relief letters spelling PIX topping the awning on both sides.

The Lund Theater in Viborg is listed on the National Register under Criterion C for its Art Deco style architecture. It was built in 1916 but remodeled in the 1950s. The remodel included the application of steel tiles with enamel coating contrasting with bright and lighter colors. Double metal doors are recessed on the façade and covered by a cantilevered marquee. On top of each side of the marquee is the spelling LUND. Above the marquee are vertical tiles that match the color scheme of the first story. The Lund fits into the second or more streamlined phase of Art Deco.³⁵

³¹ Longstreth, 63.

³² Ibid, 65.

³³ Greiner, Alyson L. *Thematic Study of Historic Movie Theaters in Central Oklahoma 2004-2004*. (Oklahoma City: OK, Oklahoma State Historic Preservation Office, 2005), 57.

³⁴ John Adams. *Siston Theatre State Register of Historic Places Nomination*, 1.

³⁵ Mike Vogel. *Glud Theater National Register of Historic Places Nomination*. 8-2.

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Another example of a later Art Deco styled theater is the Hipp Theater in Gregory. Like the Lund Theater in Viborg, the Hipp was built at an earlier date and remodeled in 1946-47 as a theater.³⁶ The Hipp Theater has triple recessed metal doors that are covered by a cantilevered canopy. In the center of the canopy is a vertical sign spelling HIPPI. The remodeled Hipp Theater is a two-part commercial block with its upper stories reflecting that appearance. The Art Deco styling of the Hipp is very minimal.

The Crystal Theater in Flandreau was built in 1913 and renovated with some Art Deco styling circa 1950s. The entrance was modernized with a cantilevered marquee with neon and a vertical sign spelling CRYSTAL, giving the building an Art Deco look.

The Lund, Hipp, Pix and Crystal Theaters mirror Art Deco styled trends that were occurring in downtown districts all across the nation in the middle of the 20th century. Storefronts were being modernized to conform with new architectural and cultural trends, including the arrival of the automobile age. These four were all built early and remodeled in the 1940s and 1950s with features such as steel canopies (either tension supported or cantilevered), mosaic tiles, enamel or metal panels, structural and glass block, steel or other metals for windows, doors and signs.³⁷ Signage was often designed to be large, illuminated, and perpendicular from the upper floor or mounted in letters with dramatic font styles on large signboards.³⁸

There are also two more Art Deco styled theaters in National Register listed historic districts. The Dells Theater in Dell Rapids has a central ticket booth flanked by paired metal doors. Above the entrance is a cantilevered marquee; above the marquee is a vertical sign that spells DELLS.³⁹ Unlike the one-part and two-part form of the other identified theaters, the Dells Theater has more of an enframed window wall with large center section surrounded by a wide continuous border. The College Theater in Brookings is a more streamlined version of Art Deco. The brick building is faced with glazed ceramic panels with rounded display windows.⁴⁰

The definition of what constitutes an Art Deco or Art Deco-styled theater, especially South Dakota, is not concise. However, the theaters listed above have already been listed in the National Register for their Art Deco architecture or have been evaluated and listed as eligible in the South Dakota Historic Sites Database. Art Deco, its later Streamlined phase, and Moderne influences continued on Main Street, particularly in storefront remodels, into the 1950s and even early 1960s.⁴¹ Theaters, like the Pix, Lund, and Crystal mentioned above, represent these later influences while others such as the Siston and Inland were built originally as Art Deco theaters.

The Dakota Theater has a façade (circa 1950) built outside the period of significance (1869-1920) of the Yankton Historic Commercial District. However, this Art Deco façade is considered exceptionally architecturally significant and meets the requirements for individual eligibility. The theater was

³⁶ Gregory County Historical Society. *Tour of Historic Main Street Gregory, South Dakota*. 1982.

³⁷ Carol J. Dyson. "How to Work With Storefronts of the Mid-Twentieth Century: A Mid-Twentieth Century Storefront Components Guide." Presented to the National Main Streets Conference. (Philadelphia, April 2nd, 2008), 4-15.

³⁸ Dyson, "How To Work With Storefronts of the Mid-Twentieth Century: A Mid-Twentieth Century Storefront Components Guide, 8-9.

³⁹ Scott Gerloff. *Dell Rapids Historic District National Register Nomination*.

⁴⁰ Sherry De Boer. *Brookings Commercial Historic District National Register Nomination*.

⁴¹ Deborah Slaton and William G. Foulks. *Preserving the Recent Past 2*. (Washington: D.C., Heritage Preservation Education Foundation National Park Service Association for Preservation Technology International, 2000), 2-58.

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considered Contributing in the original nomination and is considered Contributing in this amendment

Conclusion

The Yankton Historic Commercial District is significant at the local level under National Register Criteria A and C and in the areas of architecture and commerce within the period of significance of 1869 to 1920. From an architectural standpoint, the district is significant because of its building stock, which embodies the development of downtown commercial architecture in South Dakota. The district includes some of the earliest high-style commercial buildings in the state of South Dakota and is one of the few commercial districts located in a mid to large sized community in the state that retains frame buildings from its early periods of development. Moreover, the buildings that comprise the Yankton Historic Commercial District reflect the unique building materials available in Yankton, including locally quarried chalk rock and Sioux Quartzite, as well as locally manufactured brick, Portland cement and concrete.

In addition to its architectural significance, the Yankton Historic Commercial District is significant for the role it played in the growth not only of the region, but the entire state of South Dakota. As the mother city of South Dakota, the first territorial capital of Dakota Territory, and regional trade center, Yankton played an important role in the growth of South Dakota. The Yankton Historic Commercial District was where members of the territorial legislature met and businesses served the needs of farmers in the region. The district was the location of offices of many important industries, such as those that manufactured building materials used to build South Dakota and the nation. The district also contained many businesses that supported transportation, first for trappers, settlers and miners who utilized the river and trails, later railroads, and finally truck and automobile transportation on the Meridian Highway.

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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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): NRIS #82003950

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10. Geographical Data

Acreeage of Property _____ approximately 21 acres _____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

See Continuation Sheets

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Verbal Boundary Description (Describe the boundaries of the property.)

The boundary is series of connected UTM points (see maps on continuation sheets).

Boundary Justification (Explain why the boundaries were selected.)

The boundary is the same as the original nomination with the exception of an area at the far western section of the district and a small area toward the southeastern corner. These small portions of the district were removed because historic properties in that area have been demolished and these portions of the district no longer retain their historic associations. They are new construction or vacant lots on the edges of the boundary that can be easily removed without drawing confusing boundary lines. See map on continuation sheet that indicates the areas removed.

11. Form Prepared By

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street & number: 900 Governors Drive
city or town: Pierre state: SD zip code: 57501
e-mail chrisb.nelson@state.sd.us
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date: 1 January 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Yankton Historic Commercial District 2018 Amendment

City or Vicinity: Yankton

County: Yankton

State: SD

Photographer: Liz Almlie

Date Photographed: 12 February 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 47. See photo key on continuation sheet to orient view(s). N/A indicates photos of building architectural detail.

SD_YanktonCounty_YanktonHistoricCommercialDistrict2018Amendment_0001	E
SD_YanktonCounty_YanktonHistoricCommercialDistrict2018Amendment_0002	E
SD_YanktonCounty_YanktonHistoricCommercialDistrict2018Amendment_0003	N
SD_YanktonCounty_YanktonHistoricCommercialDistrict2018Amendment_0004	NE
SD_YanktonCounty_YanktonHistoricCommercialDistrict2018Amendment_0005	W
SD_YanktonCounty_YanktonHistoricCommercialDistrict2018Amendment_0006	N
SD_YanktonCounty_YanktonHistoricCommercialDistrict2018Amendment_0007	NE
SD_YanktonCounty_YanktonHistoricCommercialDistrict2018Amendment_0008	E
SD_YanktonCounty_YanktonHistoricCommercialDistrict2018Amendment_0009	SE
SD_YanktonCounty_YanktonHistoricCommercialDistrict2018Amendment_0010	SW
SD_YanktonCounty_YanktonHistoricCommercialDistrict2018Amendment_0011	NW
SD_YanktonCounty_YanktonHistoricCommercialDistrict2018Amendment_0012	N/A
SD_YanktonCounty_YanktonHistoricCommercialDistrict2018Amendment_0013	N

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Name of Property	County and State
SD_YanktonCounty_YanktonHistoricCommercialDistrict2018Amendment_0014	NW
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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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.