CITY OF MITCHELL
HISTORIC PRESERVATION COMMISSION
CARNEGIE RESOURCE CENTER, 119 W. 3RD AVE, MITCHELL, SD
AGENDA, OCTOBER 18, 2017, 5:15 PM

1. **CALL TO ORDER**

2. **Approval Of Agenda**

3. **Approval Of Minutes:**

   Documents:

   HPCMIN9202017.PDF

4. **Election Of Vice-Chairman For Present To July 1, 2018**

5. **Nomination Letter From SHPO**

   Documents:

   SHPONOMINATIONLETTER2017.PDF

6. **Nomination Of 300 E 3rd Ave On The National Register Of Historic Places**
   Action item: approve or not approve and/or provide comments

   Documents:

   SEAMANNOMINATION.PDF

7. **Nomination Of 700 E Hanson Ave On The National Register Of Historic Places**
   Action: Approve or not approve and/or add comments

   Documents:

   SCHEURENBRANDNOM1.PDF
   SCHEURENBRANDNOM2.PDF

8. **Revolving Loan Applications The Back Forty, 511 N Main St**

   Documents:

   MITCHELL MAIN STREET APPLICATION.PDF
   FULLSIZERENDER.PDF

9. **Other Business & Reports**

10. **ADJOURNMENT**

CITY OF MITCHELL
HISTORIC PRESERVATION COMMISSION
MINUTES, SEPTEMBER 20, 2017

NOT APPROVED

Chairman Logan called the September 20, 2017 Historic Preservation Meeting to order at 5:15 pm in Carnegie Resource Center, 119 W 3rd Ave, Mitchell, SD.

Members Present: Logan, Collins, Swenson, Pooley, Johnston, Ramsay, Jirsa, and Putnam
Members Absent: Clark and Buechler
Guest: former member Metzger

Approval of Agenda: There were no changes to the agenda as presented and adopted by consensus.

Approval of Minutes: Moved by Swenson, seconded by Jirsa to approve the minutes of the 6/20/2017 meeting. All members present voting aye, motion carried.

Discussion of Distribution Plan for Walking Tour Brochure: It was decided to provide copies to the various visitor sites and attractions in the city. It was also decided to put the PDF on various websites, so that anyone may download the brochure onto their device. The commission again thanked Jordan Metzger for his work in producing the brochure.

Update on New Grant for 2017-2018. Putnam informed the commission that $2,000 will be available from SD Historical Society for FY 2017-18. The commission would have to match it through in-kind service. The commission was reminded that we should be logging our hours when providing historic preservation services. Motion by Pooley, seconded by Jirsa to set aside $1,500 of the new funding for additional publication and distribution expenses for the brochure. The remaining grant fund should be used for travel of a commission member to attend events sponsored by SDHPO. All members present voting aye, motion carried.

Other Business & Reports (Mitchell Main Street & Beyond). Logan and Johnston provided an overview of the revisions and updates on the current revolving loan fund that has been in place for over 20 years. They also provided an update on the proposed Business Improvement District in the Mitchell Downtown. They provided a tri-fold brochure that provides highlights and it's been sent to the property owners. Eventually, the proposal will have to be considered by the City Council for possible implementation.

There was also a report from Jirsa on what he knows about the 3rd and Main structure that has substantial damage. Putnam has contacted SHPO about the building and they recognize that due to the emergency situation, they will not require a 11-1 review.

It was decided October 18, 2017 will be the next meeting.

Chairman Logan adjourned the meeting at 6:30 pm.

_____ _____



south dakota
STATE HISTORICAL SOCIETY
DEPARTMENT OF EDUCATION



September 21, 2017

Mitchell Historic Preservation Commission
c/o Neil Putnam
612 N Main
Mitchell SD 57301

Dear Mitchell Historic Preservation Commission,

We are pleased to inform you that the following two properties:

Louis N. and Helen Seaman House, 300 E 3rd Ave, Mitchell, Davison County, SD
Gottlieb Scheurenbrand House, 700 E Hanson St, Mitchell, Davison County, SD

will be considered by the State Historical Society Board of Trustees (State Review Board) for nomination to the National Register of Historic Places. The National Register is the federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage.

Listing of this property provides recognition of the community's historic importance and assures protective review of federal, state, and local government projects that might adversely affect the character of the historic property. The State Historical Society recognizes approval of a National Register application by the State Review Board as listing in the State Register of Historic Places. Listing in the National Register does not mean that limitations will be placed on the property by the federal government. Public visitation rights are not required of owners. The federal government will not attach restrictive covenants to the properties or seek to acquire them.

You are invited to attend the State Review Board meeting at which the nomination will be considered. The board will meet **December 8, 2017 (Friday) at 8:45 a.m. at the Cultural Heritage Center, 900 Governors Drive, in Pierre.**

Enclosed please find the *Historic Preservation Commission's Reports* and copies of the National Register nominations. After providing a reasonable opportunity for public comment, the Historic Preservation Commission shall prepare the reports as to whether or not, in their opinion, the property meets the National Register criteria. Within 60 calendar days of notice from the SHPO, the chief elected local official (mayor) shall transmit their reports, along with the reports of the Historic Preservation Commission, to the SHPO. If the SHPO does not receive the reports and recommendations within 60 calendar days, the nomination process will continue. Please also find an enclosure that explains in more detail the results of listing in the National Register and describes the rights and procedures by which owners and officials may comment on or object to such listing. If you have any questions about this nomination prior to the State Review Board meeting, please contact Historic Preservation Specialist Liz Almlie at (605) 773-6056 or liz.almlie@state.sd.us. Thank you.

Sincerely,

Jay D. Vogt

Jay D. Vogt
State Historic Preservation Officer

RIGHTS OF PRIVATE OWNERS TO COMMENT AND/OR OBJECT TO LISTING IN THE NATIONAL REGISTER

Owners of private properties nominated to the National Register have an opportunity to concur with or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of the property has one vote regardless of the portion of the property that party owns. If a majority of private owners object, a property will not be listed. However, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register of Historic Places for a determination of eligibility of the property for listing in the National Register. If the property is then determined eligible, although not formally listed, Federal agencies will be required to allow for the Advisory Council on Historic Preservation to have an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If you choose to object to the listing of your property, the notarized objection must be submitted to Mr. Jay D. Vogt, State Historic Preservation Officer, 900 Governors Dr., Pierre, SD 57501, by 6 December 2016.

If you wish to comment on the nomination of the property to the National Register, please send your comments to the State Historic Preservation Officer before the Board of Trustees of the State Historical Society considers this nomination at the time and place noted in the cover letter. A copy of the nomination and information on the National Register and Federal Tax provisions are available from the State Historic Preservation Office.

RIGHTS OF PUBLIC OFFICIAL TO COMMENT ON THE LISTING OF A PUBLICLY OWNED PROPERTY IN NATIONAL REGISTER

The State Historic Preservation Office provides notice to local government authorities of the intent to nominate a property and solicits written comments especially on the significance of the property and whether or not it meets the National Register criteria for evaluation. Publicly owned property is listed on the National Register for the community as a whole and for the public good.

If you wish to comment on the nomination of the property to the National Register, please send your comments to the State Historic Preservation Officer before the Board of Trustees of State Historical Society considers this nomination at the time and place noted in the cover letter. A copy of the nomination and information on the National Register and Federal Tax provisions are available from the State Historic Preservation Office.

RESULTS OF LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

Eligibility for Federal tax provisions: If a property is listed in the National Register, certain Federal tax provisions may apply. The Tax Reform of 1986 revises the historic preservation tax incentives authorized by Congress in the Tax Reform Acts of 1984 and 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, and the Economic Recovery Tax Act of 1981, which provides for a 20 percent investment tax credit for rehabilitating historic commercial, industrial, and rental residential buildings instead of a 10 percent credit available for rehabilitation of non-historic buildings built before 1936. For further information, consult 36 CFR 67.

Consideration in planning for Federal, Federally licensed, or Federally assisted projects: Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow for the Advisory Council on Historic Preservation to have an opportunity to comment on all projects affecting historic properties listing in the National Register. For further information, consult 36 CFR 800.

"**SDCL 1-19A-11.1 Preservation of historic property - Procedures.** The state of any political subdivision of the state, or any instrumentality thereof, may not undertake any project which will encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places until the office of History has been given notice and an opportunity to investigate and comment on the proposed project..."

"**ARSD 24:52:00:01. Definitions. (13) 'Project,'** an activity, permit, plan or action, including restoration or rehabilitation, which affects or may affect the physical structure or physical setting of a historic property"

THE MITCHELL BOARD OF HISTORIC PRESERVATION REPORT FOR LOUIS N. AND HELEN SEAMAN HOUSE NATIONAL REGISTER NOMINATION

NAME OF CLG: Mitchell
DATE OF SDSHS BOARD MEETING: 8 December 2017

HISTORIC PRESERVATION COMMISSION

Does the nomination meet the Criteria for Listing on the National Register of Historic Places? Yes_____ No_____

Has public comment been included? Yes_____ No_____ Explain:

_____
_____
_____
_____

Other recommendations: _____
_____
_____
_____

Checklist:

_____ The Historic Preservation Commission has filled out the above Report.

_____ The Historic Preservation Commission has shared and transmitted the above comments to the Chief Elected Official. The Chief Elected Official will mail the above Historic Preservation Commission Report, along with the Chief Elected Official's Report, to the South Dakota State Historical Society, 900 Governors Drive, Pierre, SD 57501.

Signature of Chair: _____ Date: _____

If the SHPO does not receive this report and recommendation within 60 calendar days, the SHPO will continue the nomination process.

(Questions about this form may be directed to Historic Preservation Specialist Liz Almlie at (605) 773-6056.)

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Louis N. and Helen Seaman House
Other names/site number: _____
Name of related multiple property listing:

_____
(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: 300 East Third Street
City or town: Mitchell State: SD County: Davison
Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _x_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _x_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide _x_local
Applicable National Register Criteria:

___A ___B _x_C ___D

_____
Signature of certifying official/Title: Date

_____
State or Federal agency/bureau or Tribal Government

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

4. 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

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	[x]
Public – Local	[ ]
Public – State	[ ]
Public – Federal	[ ]

Category of Property

(Check only **one** box.)

Building(s)	[x]
District	[ ]
Site	[ ]
Structure	[ ]
Object	[ ]

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

Contributing	Noncontributing	
1	1	buildings
0	0	sites
0	0	structures
0	0	objects
1	1	**Total**

Number of contributing resources previously listed in the National Register N/A

6. Function or Use
Historic Functions
(Enter categories from instructions.)
DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions.)
DOMESTIC/single dwelling

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7. Description

Architectural Classification
(Enter categories from instructions.)
LATE VICTORIAN: Queen Anne-Eastlake

Materials: (enter categories from instructions.)
Principal exterior materials of the property:
Foundation: STONE: Granite
Walls: WOOD: Weatherboard
Roof: ASPHALT
Other:

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 Louis N. and Helen Seaman House is located at 300 East Third Street, Mitchell, South Dakota. The house was constructed in 1887 and is situated on a corner lot at the northeast corner of East Third Street and North Kimball Street. It is located on the first residential block east of the historic commercial core of Mitchell and directly north across the street from Holy Family Catholic Church. The façade is south facing, fronting on East Third Street. The house is a two-story Queen Anne-Eastlake style dwelling, with a cross-gable roof and front porch. The roof is clad in asphalt shingles, and the stone foundation is constructed of coursed rubble granite. An exterior brick chimney pierces the roof at the southeast corner of the dwelling. The interior of the house contains original wood detailing including doors, molding, and wood staircase and railing. The rear yard behind the house is bounded by a modern chain link fence. A non-contributing, frame garage, constructed in about 1930, is set at the north edge of the lot, along the alley, and is accessed by a driveway from Kimball Street. The property is in excellent condition and retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association.

Narrative Description

The Louis N. and Helen Seaman House is a two-story, Queen Anne style dwelling constructed in 1887 and clad in wood siding. The house is two stories tall, three bays wide, and three rooms deep. The structure sits on a granite rubblestone foundation and a front entry porch runs along the west side of the front gable wing. The house is capped by a steeply pitched cross-gable roof clad in asphalt shingles. An exterior brick chimney pierces the roof at the southeast corner of the dwelling and a shorter interior brick chimney rises from the east slope of the rear roof.

The first story of the house is largely clad in horizontal beaded clapboard wood siding. Frieze bands of vertical narrow board-and-batten wood siding run along the top and bottom of the first story on all elevations. The second story is clad in staggered square shingle wood siding. Boards of wood separate sections of siding. The cross-gable roof features brackets, vergeboards, and narrow exposed eaves. Unless otherwise noted, all the windows are historic one-over-one wood windows with modern aluminum storm windows. Window surrounds are simple, created by the bands of wood that outline the siding. Fixed aluminum awnings with a scalloped edge, dating approximately to the 1950s, have been installed over the second-story windows on the south, east and west elevations.

The south façade of the house faces East Third Street. The upper façade is dominated by an overhanging front gable which features a variety of vertical and horizontal siding, and a row of bullseye blocks, over a solid vergeboard, all with board divisions reminiscent of applied stickwork. There are incised scroll-sawn wood brackets at the corners of the vergeboard. A pair of one-over-one double hung wood sash windows over a panel of beaded horizontal siding is centered on the second-story façade. The corners of the lower façade are cut-away to create a bay window, which features a large two-light wood picture window with a transom of art glass, with squares of stained glass lights bordering a larger clear light. There are two one-over-one double-hung wood sash windows on the angled sides of the bay. A single-story entry porch with a gable roof is located along the west side of the gable wing to the entrance. The porch is accessed by a set of four wood steps, and a milled fretwork frieze is suspended from the porch gable. The porch gable peak features a milled diagonal lattice and is supported by curved wheel wood brackets. The porch has an open ceiling with exposed beveled rafters that have rounded ends at the eave. The porch is supported by two turned wood posts with tall square block bases carved with an incised natural motif, and milled wood balusters at the railing. The main entrance, sheltered by the porch, features an original wood door with a large single pane light over wood panels. It has a metal a letter slot in the top panel and has an aluminum storm door.

The east elevation contains a one-over-one double hung window centered on each story of the gable wing. Another one-over-one double hung window is located on the south side of the gable wing. The gable peak features diagonally clapboard siding at the apex above a vertical wood frieze over a vergeboard with applied stickwork supported by scrolled brackets.

An exterior brick chimney pierces the roof in the southeast corner. Below the eaves, the chimney is painted to match the blue siding on the upper half of the house. The chimney suffers from water damage, characterized by brick spalling, which has been repaired with mortar patches. An additional short one-over-one window is located north of center on the first story. It appears that this window is not original and the opening has been made smaller, possibly from a rear doorway, as evidenced by an infilled section of vertically oriented beadboard below the window opening that extends to foundation level. This location corresponds with a small exterior porch that was removed before 1909.[1] One of two single window openings on the basement level has been infilled with cinderblocks.

The first story of the rear (north) elevation features two evenly spaced double-hung sash windows. The top pane of the east window is art glass with a border of stained glass lights, a common Queen Anne style window feature. A pair of windows of the same configuration, also with art glass, is centered on the second story above a panel of vertical siding. A small wood hopper window is located on the second story east of center. The gable peak features a decorative combination of horizontally, vertically, and diagonally oriented siding. Windows centered on the basement level are sliding vinyl replacement windows.

On the west elevation of the house, located along North Kimball Street, the gable wing has a centered two-story projecting bay. Centered on the first story of the projecting bay is a two-light wood picture window with an art glass transom. A small fixed window with sixteen stained glass square lights is located on the north side of the bay. On the flared second story, a pair of one-over-one double hung windows is vertically aligned with the picture window below. The wing is surmounted by a projecting gable featuring decorative siding and stickwork at the apex including vertically and diagonally-oriented board-and-batten siding and a central panel containing a diamond-shaped detail of bullseye blocks surrounded by clapboard, over a vergeboard with applied stickwork supported by scrolled brackets. The west elevation also features a side entrance, which is located north of the center wing and is accessed by a set of five concrete steps with a metal railing on one side. The entrance contains a three-paneled wood door with a single-pane glazing pattern and an aluminum storm door. A one-over-one double hung sash window is located north of the side entrance. Windows on the basement level on the center wing are fixed single-light windows.

The first-floor interior can generally be divided into five rooms: the living room (south room), entry room (west room), dining room (east room), kitchen (northwest room), and a combined bathroom and laundry room (northeast room). The front entrance leads from the porch directly into the entry room, which contains a large bay window and serves as the access point to the rest of the house including the second floor. A large opening allows access to the dining room, located on the east side of the house. The dining room contains an original, built-in china cabinet. This room also serves as the access point to the living room, kitchen, and bathroom/laundry room.

[1] Sanborn Map Company, Fire Insurance maps for Mitchell, South Dakota (December 1903), 5 and (September 1909), 7.

The living room at the south end of the house features three large windows and contains a fireplace surrounded with decorative Boston Tile, which is original to the home. The tiles feature center circles with sepia-toned landscape scenes, surrounded by colorful painted flowers. The kitchen is located at the northwest corner of the house and features a door along the west wall that opens to the side yard, as well as a door on the south wall which accesses the basement. The kitchen features reeded wood panel wainscoting and, on the east wall, a set of c. 1940s cabinets with daffodil-painted porcelain knobs. All other fixtures and appliances in the kitchen appear to date to the late twentieth century. The bathroom/laundry room is located at the northeast corner of the house. The bathroom appears to have undergone substantial renovations.

The second floor is accessed by a set of wooden stairs with an ornately carved railing and an open fretwork balustrade located in the entry room (west room). The newel posts feature chamfered corners and reeded details, while the wall below the stringer features reeded wood paneling and a doorway with incised carvings reminiscent of the Eastlake style in the surround boarded with veneer wall paneling.

The second floor is composed of four bedrooms (north, south, east, west). All four bedrooms are located under the gable eaves and therefore have sloping walls. The doors to the bedrooms are original four-panel wood doors. The north bedroom contains a pair of large windows located on the north wall, and a doorway located on the east wall leads into a full bath. The bathroom is also located under the gable eaves and features a small rectangular hopper window on the north wall. The south bedroom is larger than the north bedroom but lacks the ensuite bathroom. It features a pair of large windows along the south wall and one closet in the northeast corner of the room. A door located in the northwest corner allows access to the west bedroom. The west bedroom contains a pair of windows along the west wall and a small closet along the north wall. The east bedroom is smaller than the other three bedrooms and contains only one window and one closet.

A large, single-room basement occupies roughly half of the footprint of the house below grade. It is accessed by a set of stairs located behind a doorway in the southwest corner of the kitchen. The basement has a concrete floor but the foundation walls are exposed stone.

The house retains nearly all of its original woodwork elements. Such woodwork includes the original four-panel wood doors and the original wood moldings, which include door and window surrounds with corner blocks incised with carvings reminiscent of the Eastlake style. On the second floor, corner blocks are a mix of bullseye and crosshatched patterns. The walls of the house retain much of the early or original plaster; however, ceilings have been covered or replaced by drop acoustic ceiling tiles. Most of the floors are covered with carpet. It is not known if the original hardwood floors remain underneath. Original flooring in the kitchen has been replaced or covered with non-historic laminate wood flooring, as has the flooring in the bathroom/laundry room.

Garage (Non-Contributing)

A single-story front-gable, wood-frame garage, constructed c. 1930, is located on the northwest corner of the lot. The garage is clad in weatherboard siding. The roof is covered in asphalt shingles, although the early or original wood shingles are still extant beneath. A two-leaf, swinging wood garage door is located on the west elevation. The doors are vertical board doors with T-strap hinges. An historic two-light fixed sash window is located on the south elevation, and an historic four-light fixed sash window is located on the east elevation.

Statement of Integrity

The Seaman House retains integrity of setting, location, design, workmanship, materials, feeling and association. The house has not been moved and remains on the corner lot near the center of Mitchell. The house has not sustained any major alterations or additions. Over 130 years, minor alterations have been made but do not significantly impact the integrity of the house. Two of the basement windows located on the rear elevation have been replaced with sliding vinyl windows and one basement window on the east elevation has been infilled with concrete blocks. Changes to a small rear porch have left an enclosed section, with matched siding, and an infilled opening with a small vinyl sash window. The other original windows and doors remain intact but do have aluminum storm windows. Metal awnings have been placed over the second-story windows on the south, east and west elevations. The house now has an asphalt shingle roof and poured concrete steps leading up to the west side entrance. A section of the vertical siding near the side entrance has been replaced with in-kind materials. Only minor alterations have been made to the interior of the dwelling. These include ceilings that have been covered or replaced by drop ceiling tiles and floors covered with carpet. It is not known if the original hardwood floors remain underneath. In addition, original flooring in the kitchen and the bathroom/laundry room has been replaced with or covered by non-historic laminate wood flooring. The house remains in good condition and the only damage/deterioration is some water damage to the chimney that has caused brick spalling, which has been patched with mortar.

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.
- [x] 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

Period of Significance
1887

Significant Dates
1887

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
unknown

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 Louis N. and Helen Seaman House was built in 1887 in the Queen Anne-Eastlake style. It is eligible for the National Register of Historic Places at a local level of significance under Criterion C as an excellent example of the Queen Anne-Eastlake style of architecture. Elements of the Eastlake style are less commonly found in Midwestern examples of Queen Anne homes, making the Seaman House, with its high architectural integrity, an important example to represent the breadth of architectural styles of the late nineteenth century. Featuring decorative multi-pane windows with colored art glass, fretwork porch detailing, applied stickwork on gable ends, as well as a mixture of wall textures and materials, the Seaman House possesses a wide variety of the details characteristic of the Queen Anne style of architecture. The Period of Significance is set at the date of the house's construction.

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

Located near the center of Mitchell, South Dakota, the Louis N. and Helen Seaman House occupies Lot 7 in Block 27 of the original Plat of the Town of Mitchell. In September 1879, John D. Lawler surveyed and platted the Town of Mitchell and began to sell lots located in the town. This included Lot 7 in Block 27, which Lawler sold to William Elderkin of Yankton in 1879. Elderkin then sold the land to Frank D. Jenkins in 1882. The land passed through multiple other owners over the next five years until Louis N. Seaman purchased the lot in 1887.[2] According to tax records, the house was constructed while the property was under Seaman's ownership. Seaman built his residence in 1887 with masonry work by Teachnor & Hughes.[3] Seaman did not own the land or house for long, and he sold the property to J.C. Baker in 1891. Baker sold the property in 1899, and the property passed through multiple other owners until 1991, when the current owners, John W. and Nancy A. Kirchmeier purchased the dwelling.[4] The house is named for Seaman despite his short ownership of the property for his association with the construction of the dwelling, which is significant for its architecture from the year of construction.

Louis N. Seaman was born in New York in 1853. He attended the Normal State College at Albany, NY and graduated in the class of 1874. After that, he taught for two years in Scotch Plains, NJ and attended Williams College, in Williamstown, Massachusetts, for one year. Around this time, Seaman fell ill and took a year to convalesce.[5] Seaman moved west in 1878

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[2] Deed Book 54, page 414, Davison County Register of Deeds, Mitchell, South Dakota.
[3] *The Mitchell Capital* (SD), February 11-July 22, 1887.
[4] Deed Book 54, page 414, Davison County Register of Deeds, Mitchell, South Dakota.
[5] *An Historical Sketch of the Normal State College at Albany, N.Y. and a History of its Graduates for Fifty Years: 1844-1894* (Albany, NY: Brandow Printing Company, 1894), 241.

and settled in Belvidere, Illinois.[6] He married Helen E. Terwillinger of Belvidere in 1880 and worked in the mercantile business in Belvidere until 1886, at which time Louis and Helen moved to Mitchell, SD with their two sons and daughter.[7] While in Mitchell, L.N. Seaman took an active role in public affairs, serving as chairman of the Davison County Republican central committee for multiple years, on the city's board of education, on the executive committee of a group promoting Mitchell for state capital, founding treasurer of the Corn Belt Investment Company, as organizing vice-president of the Y.M.C.A. in Mitchell, and as president of a temperance enforcement organization.[8]

In 1886, Seaman joined the banking partnership of brothers W. George and Nathan L. Davidson, and they were issued a national banking charter to organize the Mitchell National Bank.[9] W.G. Davison became president, L.N. Seaman became vice-president, and N.L. Davison became head cashier.[10] The business of the bank was closely tied to the agricultural industry that prevailed in the James River valley, for which Mitchell was an economic trade and transportation hub. Area banks, including the Mitchell National Bank, recognized and promoted that close relationship:

> "'In one day, not long ago, thirteen farmers opened accounts at our bank,' remarked L.N. Seaman, vice-president of the Mitchell National bank, of Mitchell, S. D., to a reporter of The Journal yesterday morning. 'This is simply an incident that indicates the improved condition of farmers generally,' he continued 'throughout the state. There will be a great deal of debt paying by the farmers. As a rule, they will be able to lift all their floating indebtedness and many of them will pay part, if not all of their mortgages, in cases where their places are mortgaged. The recuperative power of the state as illustrated by the crop of this year is really wonderful."[11]

In the same article, Seaman went on to describe an example:

> "'About a year ago I can remember a man and woman coming into the bank and importuning me to take their farm on a mortgage. They were behind on their payments of interest and felt hopeless of being able to ever pay out. I told them that we didn't want the land and urged them to go back to the farm and put in a big crop. They did this and their crop this year has enabled them to liquidate all their floating indebtedness, pay the bank interest on the mortgage and a good deal of the principal besides. There are a good many cases where mortgages will be entirely paid. This has unquestionably been a great

[6] John S. Wilcox, ed., *Historical Encyclopedia of Illinois and History of Kane County* (Chicago, IL: Munsell Publishing Company, 1904), 898.
[7] *An Historical Sketch*, 241.
[8] *The Mitchell Capital* (SD), October 12, 1888-October 3, 1890.
[9] Wilcox, *Historical Encyclopedia*, 898; Mitchell Centennial History Committee, *Mitchell Re-Discovered: A Centennial History* (Mitchell: McLeod's Printing, 1981), 28.
[10] Mitchell Centennial History Committee, *Mitchell Re-Discovered*, 28.
[11] *The Mitchell Capital* (SD), October 30, 1891.

> year for South Dakota. Business in all lines is just beginning to feel the effect of the unprecedented agricultural prosperity.'"[12]

Seaman's hopeful news article proved more promotion than premonition. After the initial boom period in the settlement of the territory, the first decade of statehood in the 1890s was more turbulent. At the end of the 1880s, increased crop production outpaced demand and resulted in falling prices over the following years. In 1893, a national recession began that lasted until 1897.[13]

L.N. Seaman served as vice president of the Mitchell National Bank until 1891.[14] In September 1891, the Seamans sold their house on lot 7 to J.C. Baker and, in November, moved back to Elgin, Illinois, where Seaman continued in the banking business, helping to establish the Elgin National Bank in 1892.[15] Seaman died in 1915.[16]

History of Mitchell, South Dakota

Mitchell was first platted on July 23, 1879, by John D. Lawler. Lawler was a stakeholder of the Chicago, Milwaukee & St. Paul Railroad and was, therefore, privy to the railway's expansion plans. As the Chicago, Milwaukee & St. Paul Railroad extended its rails westward, Lawler promoted the development of towns in the Dakota Territory that would soon be in the railroad's path. Mitchell was one of these towns. According to A.T. Andreas in his 1884 *Historical Atlas of Dakota:*

> The commencement of Mitchell dates from May 5, 1879, when a half-section of Government land was located by Gen. John D. Lawler, with soldiers' additional scrip on the surveyed line of the Chicago, Milwaukee & St. Paul Railway, in Davison County. The original town was laid out in September following, and in October lots were offered for sale upon contract, the purchasing parties agreeing to pay one-fourth the purchase money down, and guaranteeing the improvement of the lot and taking a bond for a deed; the remainder to be paid upon the completion of the railway to the town.[17]

Mitchell grew quickly and, by 1880, a United States land office had been established. Development showed little sign of stopping and according to Andreas, "the growth of the city

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[12] *The Mitchell Capital* (SD), October 30, 1891.
[13] Allyson Brooks and Steph Jacon, *Homesteading and Agricultural Development Context.* Pierre: South Dakota State Historic Preservation Office, 1994.
[14] *The Mitchell Capital* (SD), 13 November 1891.
[15] Wilcox, *Historical Encyclopedia*, 898; *The Mitchell Capital* (SD), October 9-November 20, 1891.
[16] *The Mitchell Capital* (SD), May 13, 1915.
[17] A.T. Andreas, *Historical Atlas of Dakota* (1884), 141.

since 1880 has been like that of many other towns in Dakota, rapid and phenomenal."[18] Those who capitalized on the rapid growth invested in elaborate houses, like the Seamans' house, to display the success of the town. By 1900, Mitchell had been named the county seat of Davison County and had a population of over 4,000. Davison County as a whole had a population of only 7,483.

As multiple rail lines reached Mitchell, it became a major regional trade center.[19] In 1904, Mitchell featured businesses such as a wholesale fruit house, two different lumber company headquarters, and one grain elevator.[20] Along with business and commerce came many social services and institutions. In addition to the U.S. land office, by the beginning of the twentieth century, Mitchell housed a business college, four school buildings (one being a high school), a Carnegie library, and Dakota University (a Methodist institution, today known as Dakota Wesleyan University).[21] By 1904, Mitchell was equipped with modern amenities including sewers, water works, and electric lights.[22]

Queen Anne-Eastlake Style Architecture

Between 1880 and 1910, the Queen Anne style of architecture was popular throughout South Dakota and the United States. It was one of several styles of the late Victorian "aesthetic" or "picturesque" period that shared an affinity for asymmetry, irregular massing, and diverse textures created by materials or patterns.[23] The styles of the period had origins in medieval English and early cottage traditions, but grew in size and elaboration when translated to American markets across the country. According to architectural historians Virginia and Lee McAlester,

> [T]he style owed its popularity to the public's enthusiastic embrace and the pattern books and mail-order house plans that allowed them to build a Queen Anne house. The expanding railroad network expedited this process by making pre-cut architectural details conveniently available throughout much of the nation.[24]

In markets like Mitchell where professional architects were scarce or expensive, most homeowners relied on builders and carpenters to adapt published house patterns to real buildings

[18] Ibid.
[19] *Historical Atlas of South Dakota* (Vermillion, SD: E. Frank Peterson, 1904), 131.
[20] Ibid.
[21] Ibid.
[22] Ibid., 188.
[23] Karen Zukowski, *Creating the Artful Home: The Aesthetic Movement* (Salt Lake City: Gibbs Smith, 2006), 84; Linda E. Smeins, *Building an American Identity: Pattern Book Homes and Communities, 1870-1900* (Walnut Creek CA: Altamira Press, 1999), 11.
[24] Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984, 2013), 350.

that could be ornamented with crafted or manufactured elements.[25] As a booming railroad town, citizens of Mitchell could take advantage of the easy mail-order materials that were shipped directly to their town.

Most Queen Anne style houses in South Dakota were constructed of wood instead of masonry and often featured details characteristic of the popular spindlework interpretation of the style. Some of these details included "a layering of surface patterns and materials, asymmetrical massing, patterned masonry chimneys, irregular shaped roofs, turrets, gable ornamentation, decorative shingles, bay windows and porch spindle work."[26]

In rare cases, Queen Anne houses were ornamented with details from the Eastlake style tradition. In 1868, Charles L. Eastlake published an architectural style guide adapting medieval Gothic aesthetics to modern housing, furnishings, and home decoration.[27] *Hints on Household Taste* was published in America in six editions from 1872 through 1881 and became exceedingly popular.[28] He favored furnishings that were lighter and straighter than had been the trend to that date, with "relatively delicate incised linear ornamental motifs" and with natural colors and textures "associated with earnest notions of 'reform,' 'sincerity,' and 'honest craftsmanship.'"[29] The book's popularity created an American market for furniture and homes branded "Eastlake" that did not always strictly conform to Eastlake's original philosophy.[30] Eastlake aesthetics were often used with an architectural tradition that has been termed Stick Style, but Eastlake elements were also used with Queen Anne houses that were more popular in the Midwest.[31] Of the Queen Anne variations in the McAlesters' architectural guide, Eastlake aesthetics made Queen Anne homes slightly more rectilinear than Spindlework and lighter than Half-Timbered style variations.

The Seaman House features many of these characteristics. The layering of surface patterns and materials can be seen in the multiple types of wood siding. Asymmetrical massing is demonstrated by the gabled bays and entry porch, which features milled and lattice elements. Three of the four elevations feature bay windows. All four extended gables feature stickwork framing members, decorative shingles, and scrolled brackets at the corners. None of the gable ends have the same siding pattern, and the use of standard siding materials to create the ornament patterns is a more vernacular approach than ordering large carved or sawn decorative pieces for

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[25] Zukowski, *Creating*, 84-87.
[26] David Erpestad and David Wood, *Building South Dakota: A Historical Survey of the State's Architecture to 1945* (Pierre: South Dakota Historical Society Press, 1997), 49.
[27] Zukowski, *Creating*, 23, 99.
[28] Ibid., 24.
[29] Leland M. Roth, *A Concise History of American Architecture* (New York: Harper & Row, 1979), 137; John Maass, *The Victorian Home in America* (New York: Hawthorn Books, Inc., 1972), 144.
[30] Zukowski, *Creating*, 24, 83; Walter C. Kidney, *The Architecture of Choice: Eclecticism in America 1880-1930* (New York: George Braziller Inc., 1974), 6.
[31] Zukowski, *Creating*, 83, 88; Smeins, *Building*, 210-212.

the gable ends. On the porch and on the interior woodwork, there is incised carving reminiscent of the Eastlake tradition.

Few examples of Queen Anne architecture are extant in Mitchell, and those examples which remain have not retained the level of integrity of materials, design, and workmanship which the Seaman House exhibits. The Nagel Property, located at 700 East 5th Avenue, is a larger and later example, constructed in about 1910. While that property retains formal elements of the Queen Anne style, including a tower with a conical roof and round-arched windows, the property retains limited material integrity having undergone extensive exterior renovations utilizing vinyl replacement materials. Similarly, the Free Classic Queen Anne style Paullin House, located at 723 East 2nd Avenue and constructed in about 1904, retains material integrity but lacks the level of detail and ornamentation that the Seaman House exhibits. Two large Queen Anne homes in the West Central Residential Historic District have many alterations to siding and windows, with the loss of many details. The far more intact 1886 Louis Beckwith House was moved to the grounds of the Friends of the Middle Border's museum at Dakota Wesleyan University and restored in 1976. It is classified as Italianate architecture but has large turned porch posts, lattice frieze, scrolled brackets, and ornamented gable ends, also Eastlake elements.

There are Stick/Eastlake examples around South Dakota, but it was and is a far less common than other Victorian/Picturesque era styles. The Dr. William & Elizabeth Blackburn House in Pierre is a Stick Style house built in 1883 and listed in the National Register in 1997. The L.T. Dunning House in Sioux Falls is a Stick/Eastlake Style house built in 1887, though later additions covered or replaced porch details. Near Watertown, the elaborate Queen Anne-style house Olive Place was built in 1887 and features Eastlake details in the porches, gables, and interior woodwork. The McGillycuddy House in Rapid City was a large Alpine-Stick Style house built in 1888, but the second story was removed sometime in the early twentieth century, giving it a Craftsman style appearance when it was listed as part of the Rapid City West Boulevard Historic District in 1995.

Conclusion

The Louis N. and Helen Seaman House is nominated to the National Register of Historic Places under Criterion C at a local level for its significant architecture. The house is an exceptional example of the Queen Anne style of architecture blended with elements of the Eastlake style. Featuring canted window bays, fretwork porch detailing, stickwork framing, as well as a variety of wall textures and materials, the Seaman House possesses a wide selection of the details characteristic of the Queen Anne style of architecture that retain significantly high integrity of material, design, and workmanship. It retains nearly all of its original woodwork details, particularly in the detailed and varied exterior wall surfaces, at the porch, and throughout the interior. Despite some minor material alterations, the house remains largely unchanged and is an excellent example of the Queen Anne-Eastlake architectural style in Mitchell.

9. Major Bibliographical References

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Zukowski, Karen. *Creating the Artful Home: The Aesthetic Movement.* Salt Lake City: Gibbs Smith, 2006.

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
_X_ Other State agency
____ Federal agency
_X_ Local government
____ University
____ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): __DV00000121____

10. Geographical Data

Acreage of Property _less than one_

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 [x] NAD 1983

1. Zone: 14	Easting: 578740.26	Northing: 4840302.20
2. Zone: 14	Easting: 578739.53	Northing: 4840345.38
3. Zone: 14	Easting: 578754.98	Northing: 4840346.51
4. Zone: 14	Easting: 578754.93	Northing: 4840302.73

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

The National Register boundary for the Louis N. and Helen Seaman House encompasses approximately 0.16 acres and follows the existing and historic parcel boundaries. It encompasses Lot 7 in Block 27 of the Original Plat of the Town of Mitchell, Davison County, South Dakota. Starting at the southwest corner of the parcel boundary at the intersection of East Third and North Kimball Streets, the National Register boundary follows the parcel boundary approximately 142 feet north to an alley at the northwest corner of the property. The boundary then turns eastward and travels approximately 50 feet along the

alleyway before pivoting southward and extending approximately 142 feet along the parcel boundary to East Third Street. The boundary then pivots westward and travels 50 feet along East Third Street to meet with the beginning point.

Boundary Justification (Explain why the boundaries were selected.)

The National Register boundary for the Louis N. and Helen Seaman House includes one of the lots originally platted by John D. Lawler in 1879 and recorded in the Original Plat of the Town (now city) of Mitchell, Davison County, South Dakota. This is the same city lot on which the Seaman House was constructed in 1887 and remains the legal property boundaries today.

11. Form Prepared By

name/title: Caitlin Herrnstadt and Christine Leggio
organization: Johnson, Mirmiran, and Thompson
street & number: 1600 Market St. Ste. 520
city or town: Philadelphia state: PA zip code: 19103
e-mail: cherrnstadt@jmt.com or cleggio@jmt.com
telephone: 984-269-4917 or 984-269-4737
date: January 31, 2017

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.)

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: Louis N. and Helen Seaman House
City or Vicinity: Mitchell
County: Davison State: SD
Photographer: Caitlin Herrnstadt, Johnson, Mirmiran and Thompson
Date Photographed: September 2016 (unless otherwise specified)
Location of Original Digital Files: 1600 Market St. Ste. 520, Philadelphia, PA 19103

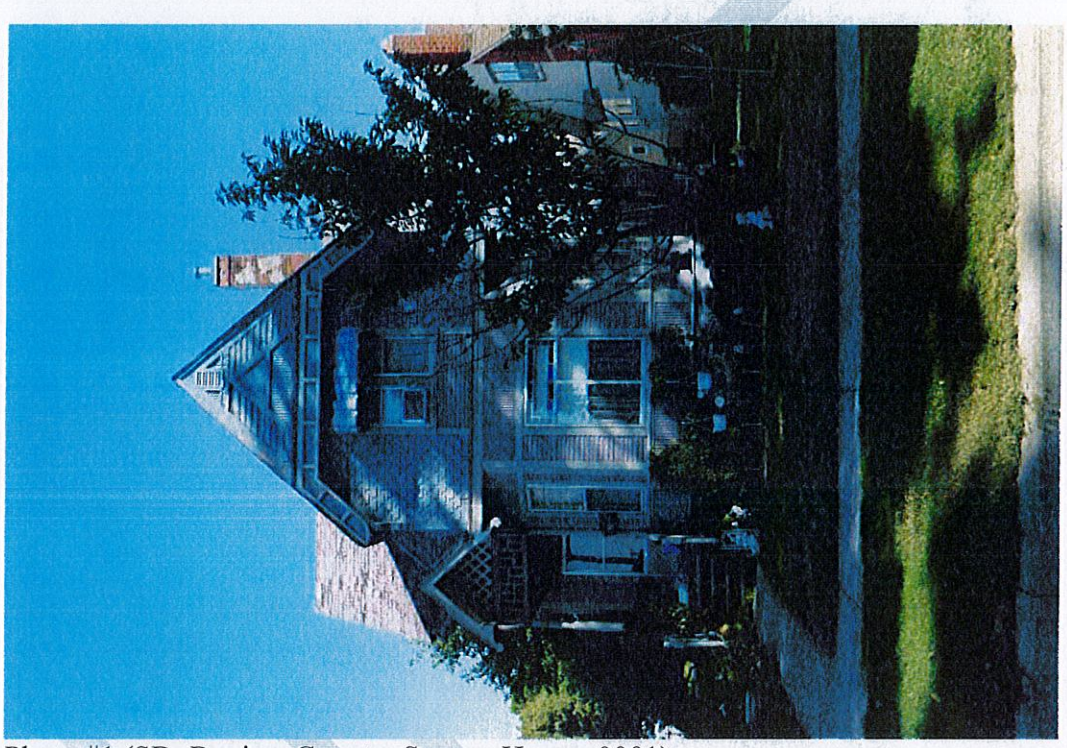


Photo #1 (SD_DavisonCounty_SeamanHouse_0001)
View of south façade, camera facing north.



Photo #2 (SD_DavisonCounty_SeamanHouse_0002)
View of southwest corner (3/4 view), camera facing northeast.



Photo #3 (SD_DavisonCounty_SeamanHouse_0003)
View of west elevation, camera facing east. Date photographed: November 17, 2015, Liz Almlie, South Dakota SHPO



Photo #4 (SD_DavisonCounty_SeamanHouse_0004)
View of southeast corner (3/4 view), camera facing northwest. Date photographed: November 17, 2015, Liz Almlie, South Dakota SHPO



Photo #5 (SD_DavisonCounty_SeamanHouse_0005)
View of north elevation, camera facing south.



Photo #6 (SD_DavisonCounty_SeamanHouse_0006)
Detail of front porch ceiling, camera facing north. Date photographed: November 17, 2015, Liz Almlie, South Dakota SHPO



Photo #7 (SD_DavisonCounty_SeamanHouse_0007)
View of southwest corner of garage (3/4 view), camera facing northeast.

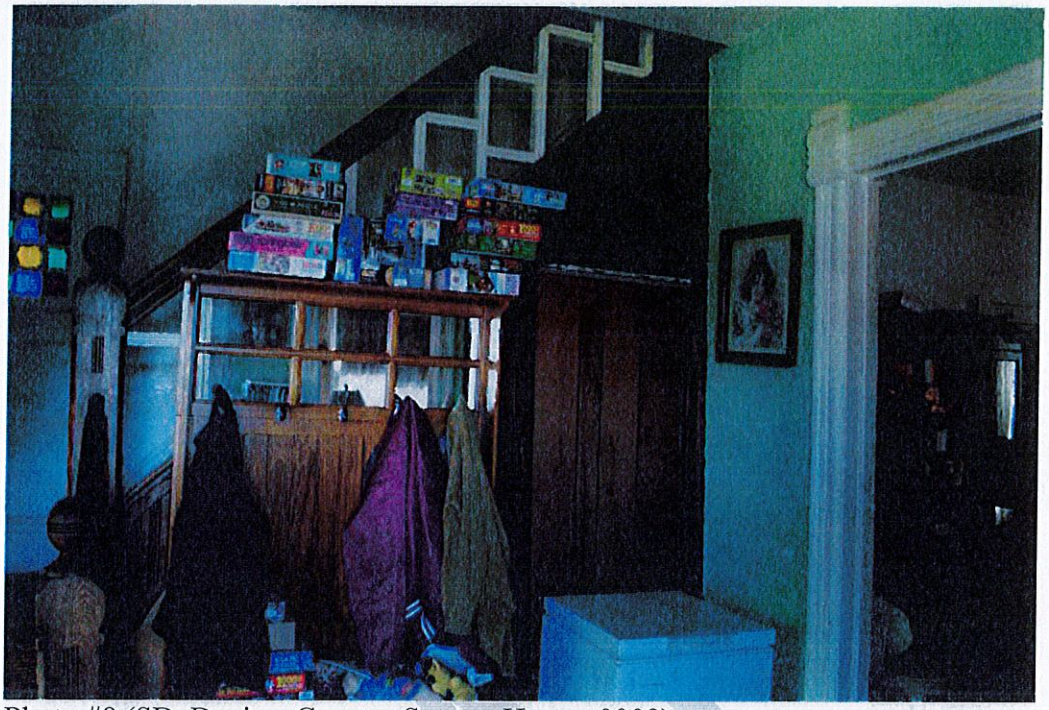


Photo #8 (SD_DavisonCounty_SeamanHouse_0008)
View of first floor entryway, camera facing northwest.



Photo #9 (SD_DavisonCounty_SeamanHouse_0009)
View of dining room (living room and entryway visible), camera facing southwest.



Photo #10 (SD_DavisonCounty_SeamanHouse_0010)
Detail of living room fireplace, camera facing northeast.



Photo #11 (SD_DavisonCounty_SeamanHouse_0011)
View of kitchen located in northwest corner of house, camera facing southeast. Date photographed: November 17, 2015, Liz Almlie, South Dakota SHPO

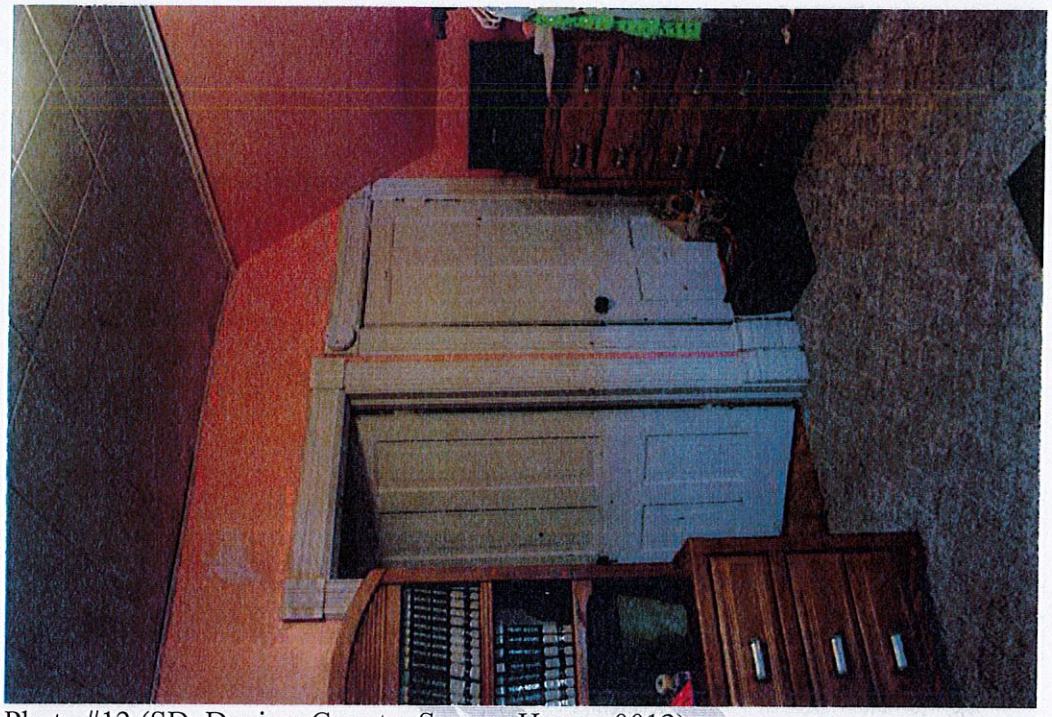


Photo #12 (SD_DavisonCounty_SeamanHouse_0012)
View of second story south bedroom, camera facing southwest.



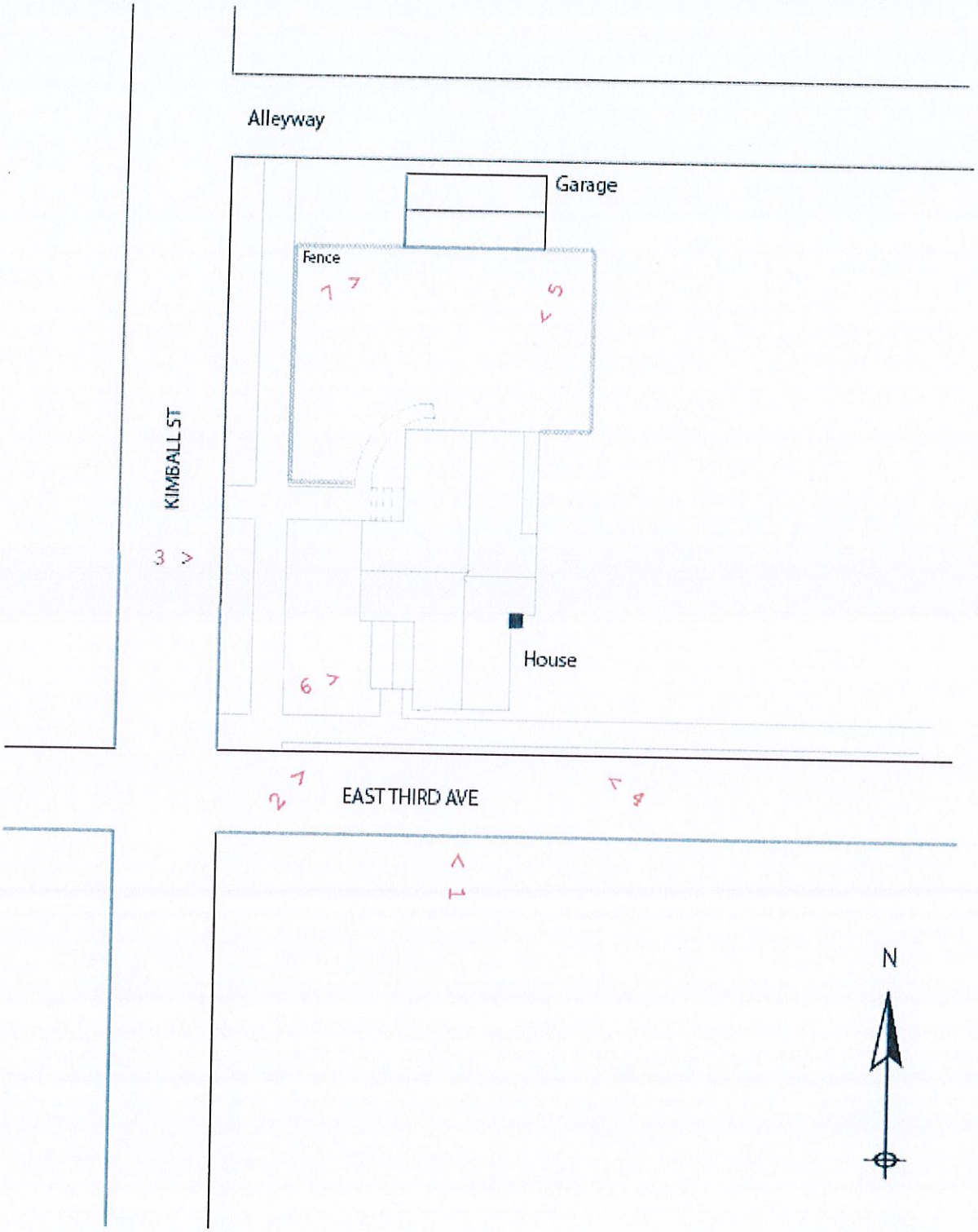
Photo #13 (SD_DavisonCounty_SeamanHouse_0013)
View of second story bathroom attached to north bedroom, camera facing northeast.



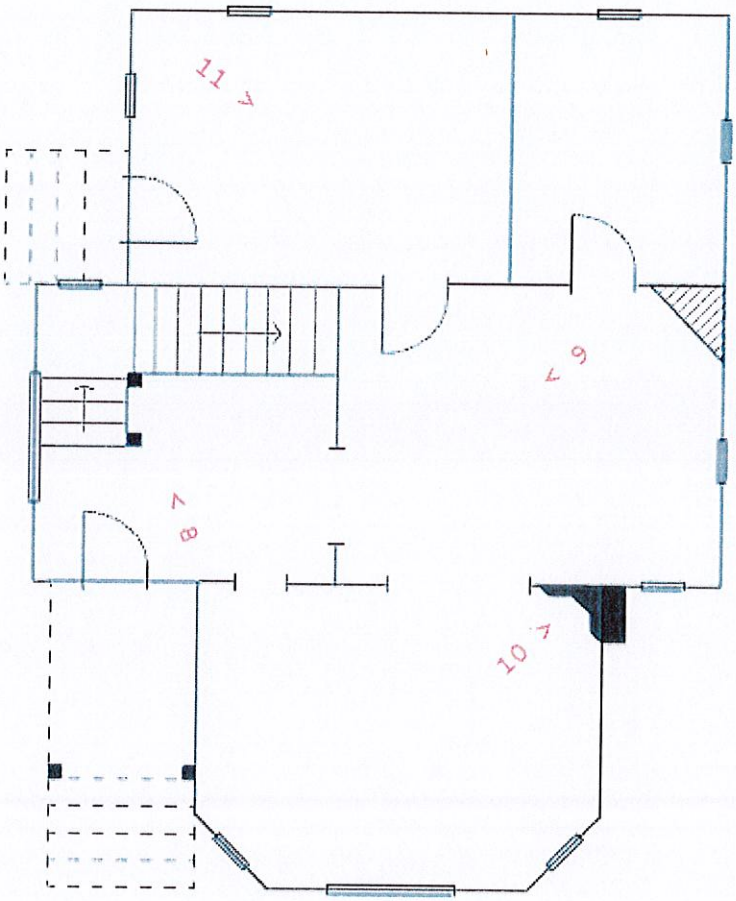
Photo #14 (SD_DavisonCounty_SeamanHouse_0014)
View of basement, camera facing northwest.

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.

Site Plan



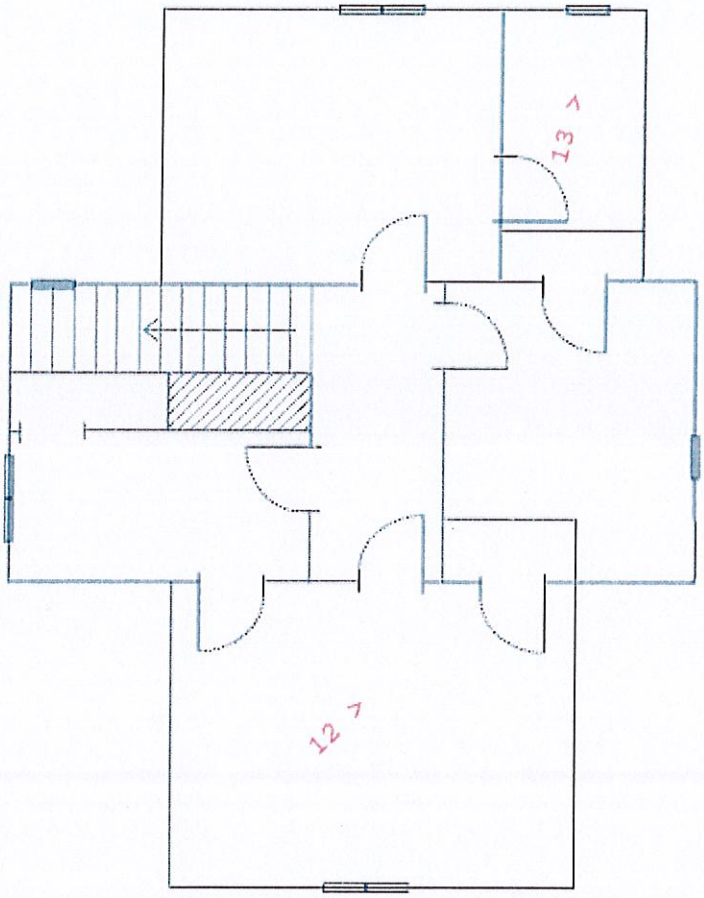
Interior, First Floor



N

*Drawing Not to Scale

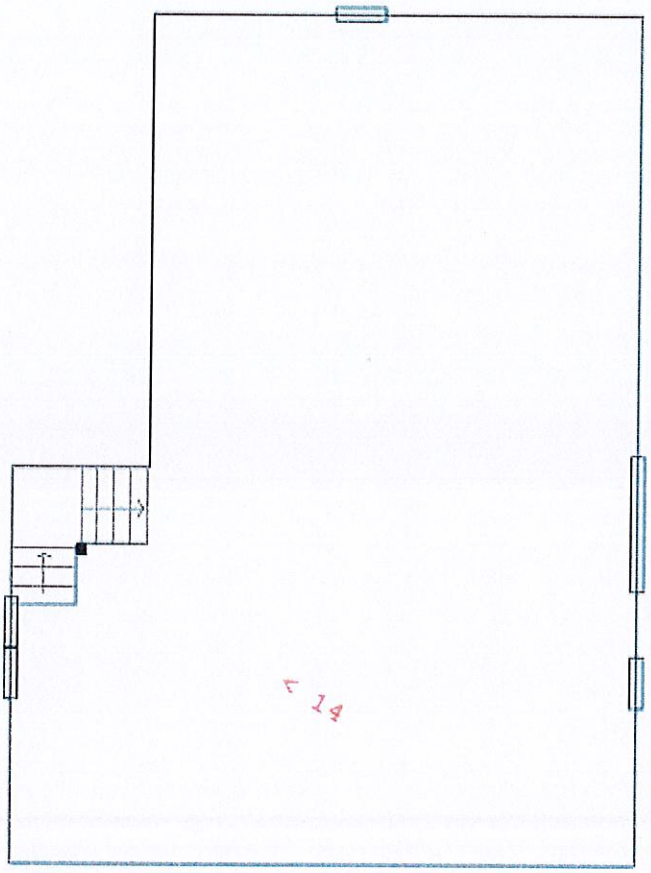
Interior, Second Floor





Not to Scale

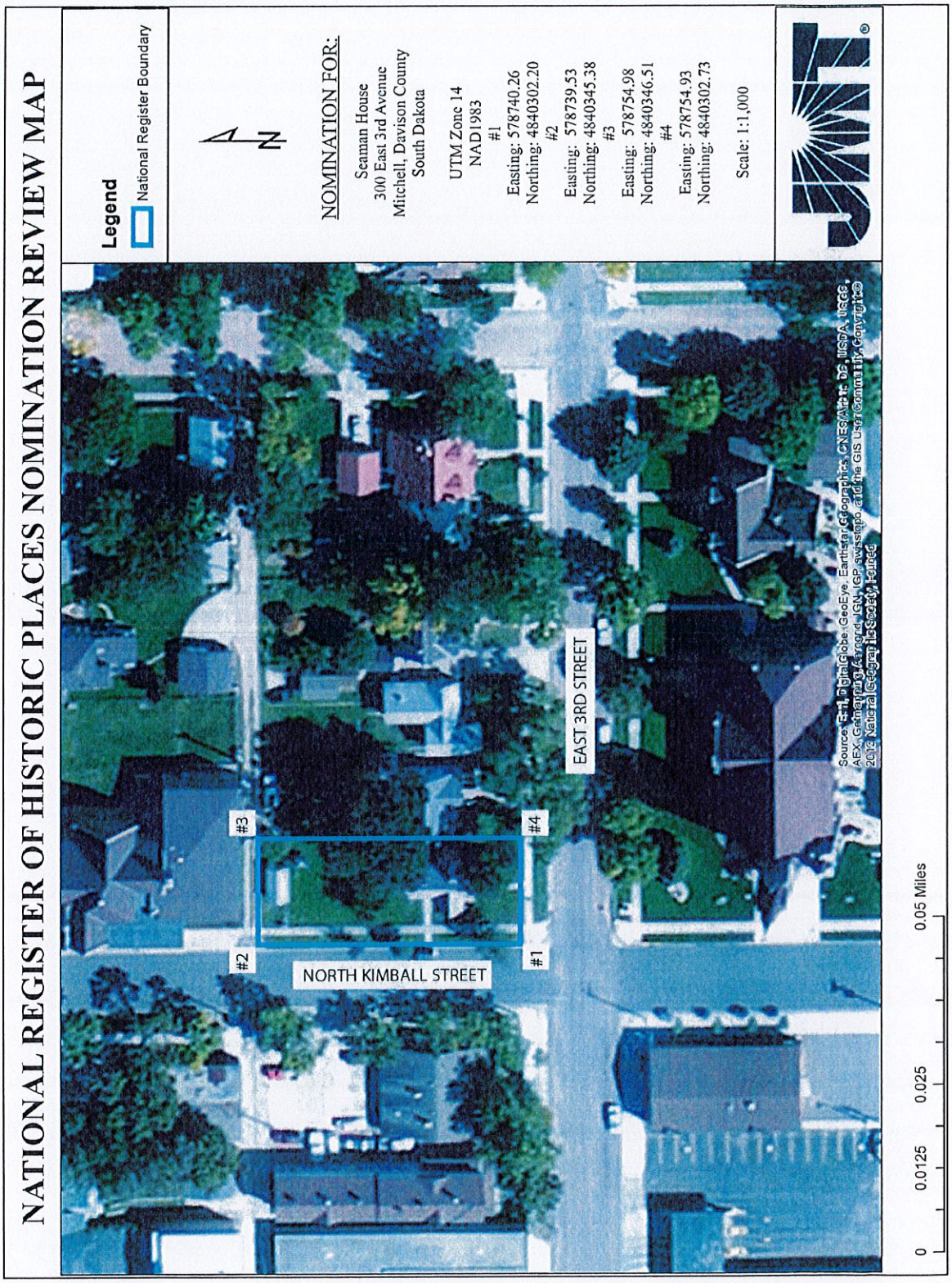
Interior, Basement



N

Not to Scale


NATIONAL REGISTER OF HISTORIC PLACES NOMINATION REVIEW MAP
Legend
National Register Boundary
N
NOMINATION FOR:
Seaman House
300 East 3rd Avenue
Mitchell, Davison County
South Dakota
UTM Zone 14
NAD1983
Easting: 578750.33
Northing: 4840314.63
Scale: 1:25,000
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Seaman House
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0.6
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NATIONAL REGISTER OF HISTORIC PLACES NOMINATION REVIEW MAP
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National Register Boundary
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NOMINATION FOR:
Seaman House
300 East 3rd Avenue
Mitchell, Davison County
South Dakota
UTM Zone 14
NAD1983
#1
Easting: 578740.26
Northing: 4840302.20
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Northing: 4840302.73
Scale: 1:1,000
JMT
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#3
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NORTH KIMBALL STREET
EAST 3RD STREET
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Copyright © 2013 National Geographic Society, i-cubed
0
0.0125
0.025
0.05 Miles

THE MITCHELL BOARD OF HISTORIC PRESERVATION REPORT FOR GOTTLIEB SCHEURENBRAND HOUSE NATIONAL REGISTER NOMINATION

NAME OF CLG: Mitchell
DATE OF SDSHS BOARD MEETING: 8 December 2017

HISTORIC PRESERVATION COMMISSION

Does the nomination meet the Criteria for Listing on the National Register of Historic Places? Yes_____ No_____

Has public comment been included? Yes_____ No_____ Explain:

_____
_____
_____
_____

Other recommendations: _____
_____
_____
_____

Checklist:

_____ The Historic Preservation Commission has filled out the above Report.

_____ The Historic Preservation Commission has shared and transmitted the above comments to the Chief Elected Official. The Chief Elected Official will mail the above Historic Preservation Commission Report, along with the Chief Elected Official's Report, to the South Dakota State Historical Society, 900 Governors Drive, Pierre, SD 57501.

Signature of Chair: _____ Date: _____

If the SHPO does not receive this report and recommendation within 60 calendar days, the SHPO will continue the nomination process.

(Questions about this form may be directed to Historic Preservation Specialist Liz Almlie at (605) 773-6056.)

THE MITCHELL BOARD OF HISTORIC PRESERVATION REPORT FOR GOTTLIEB SCHEURENBRAND HOUSE NATIONAL REGISTER NOMINATION

NAME OF CLG: Mitchell
DATE OF SDSHS BOARD MEETING: 8 December 2017

HISTORIC PRESERVATION COMMISSION

Does the nomination meet the Criteria for Listing on the National Register of Historic Places? Yes_____ No_____

Has public comment been included? Yes_____ No_____ Explain:

_____
_____
_____
_____

Other recommendations: _____
_____
_____
_____

Checklist:

_____ The Historic Preservation Commission has filled out the above Report.

_____ The Historic Preservation Commission has shared and transmitted the above comments to the Chief Elected Official. The Chief Elected Official will mail the above Historic Preservation Commission Report, along with the Chief Elected Official's Report, to the South Dakota State Historical Society, 900 Governors Drive, Pierre, SD 57501.

Signature of Chair: _____ Date: _____

If the SHPO does not receive this report and recommendation within 60 calendar days, the SHPO will continue the nomination process.

(Questions about this form may be directed to Historic Preservation Specialist Liz Almlie at (605) 773-6056.)

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Gottlieb Scheurenbrand House
Other names/site number: _____
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: 700 E. Hanson St.
City or town: Mitchell State: SD County: Davison
Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide X local
Applicable National Register Criteria:

___A ___B X C ___D

_____
Signature of certifying official/Title: **Date**
_____
State or Federal agency/bureau or Tribal Government

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**

4. 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

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	[x]
Public – Local	[ ]
Public – State	[ ]
Public – Federal	[ ]

Category of Property

(Check only **one** box.)

Building(s)	[x]
District	[ ]
Site	[ ]
Structure	[ ]
Object	[ ]

DRAFT

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

Contributing	Noncontributing	
1	1	buildings
0	0	sites
0	0	structures
0	0	objects
1	1	**Total**

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)
DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions.)
WORK IN PROGRESS/rehabilitation
DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)
LATE 19TH & 20TH CENTURY REVIVALS: Colonial Revival

Materials: (enter categories from instructions.)
Principal exterior materials of the property:
Foundation: BRICK
Walls: CONCRETE
Roof: ASPHALT
Other:

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 Gottlieb Scheurenbrand House is located at 700 East Hanson Street in Mitchell, South Dakota. The land consists of Lot 7 and the west half of lot 8 in Block 1, located on the H.C. Applegate Addition to the City of Mitchell. The house was constructed in 1906 and is situated on a corner lot, located at the northeast corner of East Hanson and South Capital Streets. The house is about five blocks east of the historic commercial district and a couple blocks north of the former Chicago, Milwaukee, & St. Paul Railroad line. The neighborhood is largely residential with several churches in the vicinity. The façade is south facing, fronting on East Hanson Street. The house is a one-and-a-half-story, concrete block dwelling with a modified rectangular plan, a front-gable asphalt-shingle roof with lower gambrel-roof cross gables, and front and rear porches. The roof gables feature cornice returns, a dentil band, and wood soffit and fascia. The walls are comprised of concrete blocks and concrete bricks in two buff sandstone and red-purple colors and a variety of forms. The full-width porch features piers and a foundation of concrete block. Second-floor windows have segmental arch lintels and the gable peaks feature either a small circular window or a single diamond pattern in the color of the brick. An interior brick chimney pierces the roof at the gable ridge. The interior of the house contains original wood detailing including doors, molding, and wood staircase and railing. A non-contributing wood frame garage, built in the late 1940s-1950s is set at the northwest corner of the lot and is accessed by a driveway from South Capital Street.

Although comparisons to a historic image show that a porch roof balustrade has been removed, the property is in good condition and retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey the architectural and engineering significance of as a significant local example of innovation with building materials in the early twentieth century. The house has not been moved and remains on the corner lot near the center of Mitchell. At the time of the survey, the interior of the house was undergoing rehabilitation. Despite the work underway, the interior retains a high degree of integrity of materials, design, and workmanship. The majority of the layout remains unaltered, and major interior character defining features, including the woodwork of the staircase, the majority of window and doors as well as their surrounds remain intact. The exterior of the house remains largely unchanged and stays true to Dow's original design.

Narrative Description

The Gottlieb Scheurenbrand House is a one-and-a-half-story concrete block dwelling constructed by owner Gottlieb Scheurenbrand and designed by architect Wallace L. Dow in 1906. The date of construction is evidenced by a date stone located between the two windows on the second story of the façade and is corroborated by multiple sources, including a photograph of the completed Scheurenbrand House that was published in a 1907 issue of *Rock Products* newsletter (see Image 1).[1] The house is two bays wide and three rooms deep. The structure sits on a rock-faced concrete block foundation and contains front and rear porches. The house has an asphalt-shingled gable roof with a lower gambrel-roof gable on the west elevation and a lower projecting gambrel-roof bay on the east elevation. An interior brick chimney intersects the roof at the rear third of the gable ridge. The roof features a prominent cornice and cornice returns with dentil moldings and a beadboard soffit. All of the windows are wood unless otherwise noted.

The dwelling is constructed of a mixture of concrete blocks of different finishes and color. The foundation is made of large, rock-faced blocks in a reddish-purple color, quoin blocks molded to give an appearance of chamfer-edged (V-cut) rustication on the corners, and large smooth-faced blocks with an angled top edge forming the top course around the foundation. The first story of the house features slightly vermiculated buff sandstone-colored concrete blocks enhanced by projecting, smooth chamfer-edged concrete block quoins. Similar block quoins also frame most of the window and door openings. The gable ends are constructed of smaller, rock-faced concrete blocks that create the appearance of textured, buff-colored brick. Upper windows are framed by smooth-faced concrete bricks that angle at the edge along the opening. Unless otherwise specified, window sills and lintels are primarily large blocks of the red-purple color; sills project slightly from the wall surface and have a beveled top edge along the window frame. Lintel blocks found under the porch eaves are more red than purple, perhaps indicating that pigment in the others has faded. Mortar is a red-purple color with narrow beaded joints. All concrete blocks were made using Dow's patented Perfection Power Block Machine.[2]

[1] *Rock Products Journal* 6(10) (Louisville, KY: April 1907), 47; Jennifer Dumke, *W.L. Dow: The Architect Who Shaped Sioux Falls* (Charleston, SC: The History Press, 2013), 129.
[2] *Rock Products Journal* 6(10) (Louisville, KY: April 1907), 47.


Rock Products
DEVOTED TO THE PRODUCTION OF ROCK AND ITS PRODUCTS
RESIDENCE OF G. SCHEURENBRAND, MITCHELL, S. D., CONCRETE BLOCKS MADE ON DOW PERFECTION POWER BLOCK MACHINE.

Image 1: Page and detail from *Rock Products Journal*. Louisville, KY. 6(10) (April 1907), 47.

The south façade of the house faces East Hanson Street. A single-story, full-width porch runs the length of the façade. The porch roof is nearly flat and has standing seam sheet metal roofing that is not very visible. The porch cornice has square beams as a frieze set on the support piers, and a square beam also supports the middle of the porch roof, running from the roof edge to the house wall. The porch is supported by four piers of stacked square concrete blocks. It features a red-purple concrete railing supported by buff-colored cast concrete balusters with square abacus, rounded belly, and square base. The porch has a poured or slab concrete floor and a beadboard wood ceiling. The porch is accessed by a set of five steps of poured grey concrete located on the west side of the porch. The cheek walls of the steps are built of a mixture of red rock-faced and rusticated blocks and feature globe-shaped finials. The pier on the north corner of the stair is composed of blocks that are rock-faced on the exterior face but smooth on their other sides.

The main entrance is located in a recessed corner on the west end of the porch, making the porch an L-shape. The doorway is topped with a concrete block lintel which is ornamented with an impressed broken pediment design and a simple cap molding. The original, wood paneled door has a single large window with a dentil band running below it. There are two windows under the porch. Centered on the main south-facing wall section, there is a large, wood, fixed picture window that appears to be original. A one-over-one, double-hung window is located near the main entrance on the west-facing wall of the recessed entry.

The gable end on the façade contains a pair of one-over-one double-hung windows evenly spaced on the gable end. These windows are topped by segmental arch lintels composed of red-purple, rock-faced bricks. A date stone is located between the windows and reads "GS 1906." A small circular wood window is centered within the apex of the gable and is surrounded by red rock-faced rowlock bricks.

The east elevation is comprised of three bays, the central of which is a projecting two-story bay with a gambrel roof that flares at the edges. The projecting bay contains two evenly-spaced one-

over-one windows on each story. Those on the second story are topped by red concrete brick segmental arch lintels and have aluminum storm windows. At the gable peak, the brick bonding creates a diamond of red bricks.

On the first story of the east elevation, to the south of the projecting bay is a single one-over-one, double-hung window topped by a red concrete block lintel with an impressed broken pediment design. To the right (north) of the projecting bay are two evenly spaced windows topped by heavy molded red concrete block lintels. Windows on the basement level are three-light wood hopper windows with vertical muntins located on the central and southern bays; the basement windows have storm windows. Cellar bulkhead doors are located on the northern most portion of the east elevation. The cellar door is a modern, metal replacement and cannot be opened from the outside. A small, covered cistern/well is located south of the cellar door.

The rear north elevation features a one-story, partial width porch with a hipped roof clad in asphalt shingles. The porch is supported by two red concrete block piers, which have been paired to smaller square support posts. There are two short sets of steps on the east and west ends of the porch. The rear entrance is located to the west of center and is sheltered by the porch. The door has a large single light over wood panels. Two one-over-one double-hung windows are also located on the first story. Both are topped by heavy molded block lintels typical of those on the other elevations. The rear gable end contains a pair of one-over-one double-hung windows evenly spaced. Those windows are topped by segmental arch lintels of concrete brick. A third, smaller one-over-one window is located to the west of the pair. All three have aluminum storm windows. A decorative diamond pattern in red brick is located in the concrete bricks at the gable peak.

The west elevation of the house, located along South Capital street, contains a canted bay window centered on the first story. All of the windows on the west elevation are one-over-one, double-hung windows except for the center window on the canted bay, which is a single-light, fixed, picture window. There are single windows on both sides of the bay, one to the north of the bay, and a smaller window to the south. All of the windows on the first story are topped by heavy molded red concrete block lintels, except the northernmost window, which has a concrete block lintel with an impressed broken pediment design. On the second story, three windows are evenly spaced on the gambrel end. These windows are vertically aligned with the first story bay window. These windows feature segmental arch lintels of red textured brick-sized blocks as seen on the other windows of the second story. A small circular window is located at the gambrel peak and is also surrounded by red textured blocks. Two windows on the basement level of the house are three-light wood hopper windows with vertical muntins and are located on the northern and central bays.

The first-floor interior can generally be divided into four rooms: the living room (south room), entry room/parlor (west room), dining room (east room), and kitchen (north room). The front entrance leads from the porch into a small entryway, which quickly opens into a large parlor. The parlor contains a large bay window and serves as the access point to the rest of the house including the second floor. A set of original five-panel wood pocket doors leads into the dining

room, located on the east side of the house. The current owner is in the process of converting the dining room into a kitchen. The living room at the south end of the house still contains remnants of early wallpaper. The original kitchen is located at the rear of the house and features a door that opens to the back porch. The current owner is in the process of creating a bathroom in the northeast portion of the kitchen.

The second floor is accessed by a set of wooden stairs with an ornately carved railing and balusters located in the entry room/parlor (west room). The second floor is composed of four bedrooms (north, south, east, west). The bedrooms each feature two windows and can be accessed from the second-floor landing/hallway. The north, south, and east bedrooms each contain two closets, while the west bedroom contains only one. The closets are all located under the eaves of the house and thus have sloped ceilings. The closets in the northeast corner of the house are being framed out to become a larger closet or a small bathroom.

A large, multi-room basement occupies the entire footprint of the house and is accessed by a set of stairs located behind a doorway in the southwest corner of the kitchen. It has a poured concrete floor and painted walls of longer large concrete blocks. A modern paneled steel door on the east side of the basement leads up to the exterior of the house.

The house retains nearly all of its original woodwork elements, mostly unpainted. Such woodwork includes the original five-panel wood doors and the original wood moldings. Doorways have wide surrounds with undecorated classic caps and base blocks. The open-string staircase features original woodwork, including turned balusters with beading, a fluted square newel post with a carved rosette blocks and a dentil band around the cap molding, and panels cut into the wall below that are framed with dentil molding. An additional round wood rail has been mounted inside the original balustrade. The stairs are set into a framed opening in the parlor wall. They start at a low landing and the steps turn at the top. The walls and ceilings of the house retain much of the early or original wood lath and plaster. At the time of survey, the plaster walls in some rooms had been stripped down to the lath in preparation for restoration. In some rooms, some lath and plaster walls and ceilings have been replaced by sheetrock or drywall. The house has wood floors, except for a terrazzo floor in the entryway.

Garage (Non-Contributing)

A single-story, two-bay, front-gable, wood-frame garage is located on the northwest corner of the lot, oriented to Capital Avenue. The garage dates approximately to the late 1940s or 1950s and is clad in weatherboard siding. The roof is covered in asphalt shingles. Exposed rafter tails are visible at the eaves. A one-bay fiberglass overhead garage door is located on the north half of the west elevation. An original three panel wood door and a six-light fixed sash window are located on the south elevation. According to Sanborn Insurance Maps, the house had a one-and-a-half story concrete block garage at least until 1946.[3]

[3] Sanborn Map Company, Fire Insurance maps, Mitchell, South Dakota (September 1909), 11, (April 1931- September 1946), 23.

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.
- [x] 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

Areas of Significance
(Enter categories from instructions.)
Architecture
Engineering

Period of Significance
1906

Significant Dates
1906

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Dow, Wallace L.
Scheurenbrand, Gottlieb

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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 Gottlieb Scheurenbrand House, built in 1906, is significant on the local level under Criterion C in the areas of Architecture and Engineering. Evaluated within the context of Architecture in South Dakota, the house is an important example of the late work of prominent architect Wallace L. Dow. The house is one of the earliest and best residential examples of the use of the Perfection method of concrete block construction patented by Wallace L. Dow and manufactured in the new concrete block factory established by mason and builder, Gottlieb Scheurenbrand. Under Engineering, the house is a significant example of the technological innovations in building materials with which Dow and Scheurenbrand were exploring in those years. The variety of blocks used and the quality of architectural design indicate that Scheurenbrand and Dow saw the house as a showpiece for these methods. Because Dow died in 1911, only five years after receiving the patent for his Perfection Power Block machine, the Scheurenbrand House is one of the few buildings that Dow was able to design and construct with these innovative methods before his death.

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

Located near the center of Mitchell, South Dakota, the Gottlieb Scheurenbrand House is named after the property's builder and first owner. In 1904, Scheurenbrand, a masonry contractor and manufacturer specializing in concrete, purchased land from J.C. Burns. The land consisted of Lot 7 and the west half of Lot 8 in Block 1, located on the H.C. Applegate Addition to the City of Mitchell, South Dakota. On the lot, he built a residence, 700 East 2nd (now Hanson) Street, as a demonstration of the potential of concrete block made at his own factory.

The Scheurenbrand House was built in a residential area east of downtown and two blocks north of the Chicago, Milwaukee & St. Paul Railroad tracks. In 1909, the neighborhood had several houses and a few churches, but lots were steadily filled in over the first half of the twentieth century.[4] Nearby churches on 1st Avenue included those for the Swedish Lutheran, German Evangelical (later Adventist), and Evangelical Lutheran congregations. The city's stockyards were positioned at that point along the rail line, and, in 1905, the state of South Dakota built a large Stock Sales Pavilion at the northeast corner of E. 2nd Street and S. Mentzer Avenue, a couple blocks east of the Scheurenbrand House.[5] The pavilion was demolished between 1931 and 1946.[6] Most significantly, the neighborhood also included the Scheurenbrand's cement

[4] Sanborn Map Company (September 1909), 11 - (April 1931-September 1946), 23.
[5] Sanborn Map Company (March 1914), 15; *The Commercial West* 27(4) (January 23, 1915), 35.
[6] Sanborn Map Company (April 1931), 23 and (April 1931-September 1946), 23.

block factory, on the northwest corner of S. Capital Avenue and what is now E. Ash Avenue—one block south of the Scheurenbrand House.[7]

Scheurenbrand owned the house at 700 East Hanson Street until 1919 when he sold it to Willard and Elizabeth Wright.[8] Since that time, it has been owned by six other individuals. In 1959-1960, the house was foreclosed on and was sold to Millard and Goldien Cain.[9] Ardis Nelson, the current owner of the house, purchased the property in 2014 and began renovations and restorations which are still underway in 2017.[10]

History of Mitchell, South Dakota

Mitchell, South Dakota was first platted on July 23, 1879 by General John D. Lawler. Lawler was a stakeholder of the Chicago, Milwaukee & St. Paul Railroad and was therefore privy to the railway's expansion plans. As the Chicago, Milwaukee & St. Paul Railroad extended its rails westward, Lawler promoted the development of towns in the Dakota Territory that would soon be in the railroad's path. Mitchell was one of these towns. According to A.T. Andreas in his 1884 *Historical Atlas of Dakota:*

> The commencement of Mitchell dates from May 5, 1879, when a half-section of Government land was located by Gen. John D. Lawler, with soldiers' additional scrip on the surveyed line of the Chicago, Milwaukee & St. Paul Railway, in Davison County. The original town was laid out in September following, and in October lots were offered for sale upon contract, the purchasing parties agreeing to pay one-fourth the purchase money down, and guaranteeing the improvement of the lot and taking a bond for a deed; the remainder to be paid upon the completion of the railway to the town.[11]

Mitchell grew quickly and, by 1880, a United States land office had been established. Development showed little sign of stopping and according to Andreas, "the growth of the city since 1880 has been like that of many other towns in Dakota, rapid and phenomenal."[12] Growth was supported by the flows of homesteaders coming through the land office at Mitchell.[13] In 1882, local boosters established a Board of Trade to promote business and, in 1892, they organized the construction of the first Mitchell Corn Palace to promote the agricultural bounty of

[7] Sanborn Map Company (September 1909), 11 and (March 1914), 15.
[8] Deed book 107, page 324, Davison County Register of Deeds, Mitchell, South Dakota.
[9] Deed book 135, page 399, Davison County Register of Deeds.
[10] Deed book 614, page 531, Davison County Register of Deeds.
[11] A.T. Andreas, *Historical Atlas of Dakota* (1884), 141.
[12] Ibid.
[13] Bob Karolevitz *An Historic Sampler of Davison County* (Virginia Beach VA: The Donning Co., 1993), 26.

the region.[14] By 1900, Mitchell had been named the county seat of Davison County and had a population of over 4,000. Davison County as a whole had a population of only 7,483.

In 1904, Mitchell was up against the town of Pierre for a public election on the final location of the state capital. Although Pierre won the election, one city history concluded that "Mitchell gained from its loss."[15] The people of Mitchell had invested heavily in improvements to the town including a new three-story, Neoclassical, stone city hall (that could serve as a capitol building), paved sidewalks, modern sewer systems, water works, and electric lights.[16] For the capital campaign, booster organized a grand Corn Palace Festival and booked numerous entertainments, including John Philip Sousa, and a new Corn Palace building constructed in 1905 made the event a staple of the city calendar to this day.[17]

Mitchell became a major regional trade center. The city was "entered by railroads from five directions" and the Chicago, Milwaukee & St. Paul Railroad roundhouse in 1884 helped facilitate a busy wholesale and industry trade.[18] Near the railyard, Mitchell businesses included wholesale warehouses, brewery storage, bottling works, produce companies, lumber companies, farm implement companies, iron works, machine shops, a seed company, feed mills, and grain elevators.[19] Supported by access to materials by rail and a thriving construction industry in the growing town, Mitchell's roster of contractors and companies included several who specialized in concrete work and products. In 1909, "cement manufacturers" included the Mitchell Cement Block and Tile Works and the Scheurenbrand Cement Block Factory.[20] That year, Scheurenbrand was listed as a masonry contractor, along with D.F. Donovan, Carl Groeber, and C.E. Perry; S.W. Ricords also specialized in concrete contracting.[21] Later, F.J. Havlatko had a concrete manufacturing business for many years.[22]

Along with business and commerce came many social services and institutions, which also created work for the local construction industry. Residents were quick to establish several churches. By 1900, there were congregations for the Episcopal, Presbyterian, Congregational, Baptist, Methodist, Lutheran (German, Norwegian, and Swedish), and Catholic denominations. Both Catholic and Methodist denominations established hospitals as well, in 1906 and 1918 respectively.[23] The establishment of a business college, four school buildings (one being a high

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[14] Karolevitz *An Historic Sampler*, 28, 57-58.
[15] Mitchell Centennial History Committee. *Mitchell Re-Discovered: A Centennial History* (Mitchell: McLeod's Printing, 1981), 11.
[16] *Historical Atlas of South Dakota* (Vermillion, SD: E. Frank Peterson, 1904), 188.
[17] Karolevitz, *An Historic Sampler*, 61-63.
[18] Karolevitz, *An Historic Sampler*, 47; *Historical Atlas*, 131.
[19] *Historical Atlas*, 131; Sanborn (September 1909), 8-9.
[20] *Mitchell City Directory* (Mitchell: R.L. Polk & Co., 1909), 149.
[21] *Mitchell City Directory* (1909), 153.
[22] *Mitchell City & Davison County, South Dakota, Directory* (Rochester MN: Keiter Directory Co., 1928), 418; *Mitchell City Directory* (Omaha: R.L. Polk & Co., 1940), 259.
[23] Karolevitz, 84; Mitchell Centennial History Committee. *Mitchell Re-Discovered*, 73.

school), a Carnegie library, and Dakota University (a Methodist institution, later Dakota Wesleyan University) showed the aspiration and investment in civic improvement and education by Mitchell residents.[24]

Concrete Block Construction

Concrete blocks came into production as early as the 1860s. One of the first companies engaged in their production was the Frear Stone Manufacturing Company located in Chicago, Illinois which began to "patent concrete blocks that were ornate and appropriate as major building material."[25] By the early 1900s, improvements in Portland cement and many patented machines revolutionized the field of concrete construction.[26] These machines produced blocks with a variety of profiles using molded plates. Plain ashlar, rock-face, and chamfer-edged blocks were popular, but ornamental designs including scrolls, wreaths, and roping in relief were also widely produced. The product gained popularity around the turn of the twentieth century and has been consistently used in American building construction since that time. The blocks' popularity and use grew steadily through the 1920s. As their popularity increased, improvements to their design and manufacture were made, including the introduction of lighter weight aggregates such as pumice and industrial byproducts including slag and cinders.[27]

Concrete blocks were widely marketed for use in residential construction by block machine makers as well as catalog retailers, including Sears, Roebuck & Co. By 1910, Sears offered a basic blockmaking outfit which included a standard machine, eight specialty molds, and assorted accessories for around $65. The machines were marketed to the do-it-yourself type, particularly farmers who would have had access to raw materials like sand and gravel, as well as small scale contractors and those already in the building trades.[28]

The blocks lent themselves well to the simple, boxy design of the popular American foursquare dwelling type, but they were also used in bungalows and Colonial Revival style dwellings. The blocks were popular for their economy and convenience, as they were cheaper than stone and brick, and their ease of use allowed quick construction. Due to the block's fire-proof qualities, they were particularly popular for use in garage construction while the automobile was relatively new and regarded as a fire hazard.[29]

Concrete block houses were constructed throughout the United States but were most popular in the midwestern states, particularly in limestone rich states which had an existing tradition of

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[24] *Historical Atlas*, 131; Karolevitz, *An Historic Sampler*, 44-45.
[25] Dumke, *W.L. Dow*, 130.
[26] Ibid., 132.
[27] Pamela H. Simpson, et al., "Concrete Block," in Thomas C. Jester, ed., *Twentieth-Century Building Materials – History and Conservation* (Los Angeles: Getty Conservation Institute, 2014), 47-52.
[28] Randall J. Cotton, "Return to Concrete Block Houses," *Old House Journal* (March/April 1995), 36.
[29] Cotton, "Return to Concrete Block," 34-37

concrete production. In 1909, there were as many as thirty-eight concrete block manufacturers in operation in South Dakota. Major cement plants were in operation in Yankton and Rapid City, but there were smaller factories in towns of all sizes like Aberdeen, Columbia, Oelrichs, Murdo, and Fairview established from 1906 to 1912, in addition to those at Mitchell.[30] In cases, managers built structures of their own as demonstrate ons of their product.[31] By the 1930s, concrete blocks were being mass produced on a large scale. These mass production operations utilized machinery favored economy and speed, which did not allow for the ornamental face molds which were a part of the product's appeal. Coupled with changing architectural tastes, the use of decorative cast stone block began to fall by the late 1930s, when ornamental blocks were outpaced by the utilitarian blocks most commonly used in the latter twentieth century.[32]

Gottlieb Scheurenbrand

Gottlieb Scheurenbrand was born in Wurttemberg, Germany in 1862 and immigrated with his wife Friederika to the United States aboard the "Netherland" from Antwerp on April 12, 1885. They settled in Mitchell the same year. His younger brother Adolph also settled in Mitchell when he immigrated in about 1891 and worked with Gottlieb in masonry construction, as did many of their sons.[33] Gottlieb became a naturalized citizen at Mitchell in October 1902.[34] In the community, Scheurenbrand was involved in some political and civic activity, including terms on the city's school board from 1902 to 1909, during which time he also advised while the school board planned a new high school building, and on the city park board.[35]

Gottlieb Scheurenbrand was one of many men who capitalized on Mitchell's rapid development and population boom in the early part of the twentieth century. By 1890, Scheurenbrand had gone into business for himself in stone, brick, and concrete masonry. Most structural work he did was for masonry buildings, building additions/repairs, or concrete foundations, including a few barns, downtown business blocks and warehouses, a creamery building, and an electric light plant.[36] He also used concrete and stone for many infrastructure projects like water reservoirs, street gutters and catch basins, sewers, at least one stone bridge, a brick smokestack at the city water works, stone street crossings, and many of the first concrete sidewalks throughout

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[30] *The Aberdeen Democrat* (SD), August 17, 1906; *Hot Springs Weekly Star* (SD), July 16, 1909; *The Black Hills Union and Western Stock Review* (Rapid City SD), June 10, 1910; *Dakota Farmers' Leader* (Canton SD), March 15, 1912.
[31] *The Mitchell Capital* (SD), June 9, 1910.
[32] Cotton, "Return to Concrete Block," 37.
[33] *The Mitchell Capital* (SD), January 1, 1904-July 10, 1908; U.S. Census Bureau, Thirteenth Census of the United States, E.D. 137 (April 26-27, 1910), sheet 9A; U.S. Census Bureau, Fourteenth Census of the United States, E.D. 70 (January 9, 1920), sheet 6A; *Mitchell City Directory* (1909), 114; (1940), 149; *Mitchell City & Davison County* (1928), 192.
[34] *Thirteenth Census* (1910), sheet 9A.
[35] *The Mitchell Capital* (SD), September 21, 1900; September 5, 1902-January 13, 1910; April 30, 1914.
[36] *The Mitchell Capital* (SD), February 21, 1890-April 14, 1905.

Mitchell, as well as further afield in Chamberlain and Parkston.[37] Street improvements including concrete walks and gutters were considered a sign of the prosperity and established urban character of the city.[38] In one account from 1901 on the volume of work to replace "plank walks" with stone and concrete walks:

> There is quite a movement toward cement walk building this season and Mr. Scheurenbrand states that he has contracts now to lay over 1,000 feet of walk so far this season, and added that the city was ready to put in between forty and fifty stone or cement crossings this summer. There will undoubtedly be a larger amount of cement walk laid in the residence portion of the city this season than any previous year.[39]

When city leaders from Aberdeen visited Mitchell in August 1901, to look at how the Mitchell had proceeded with its concrete sidewalks, Scheurenbrand went through his methods with them and *The Mitchell Capital* reported that Aberdeen's mayor "regretted that they did not have such a man in Aberdeen."[40]

Some of the biggest projects under Scheurenbrand's direction were the *Mitchell Capital* newspaper building in 1900, a building for the post office and the Mitchell Club in 1903, the Commercial and Savings bank building in 1905, and the Holy Family Catholic Church in 1905.[41] Scheurenbrand also oversaw the masonry contracts on several high-profile projects in Mitchell that were designed by prolific South Dakota architect, Wallace L. Dow, including the Century Memorial (Graham) Hall at Dakota Wesleyan University in 1901, the city's Carnegie library in 1902-1903, and city hall in 1903-1904.[42] For the city hall project, concrete blocks manufactured in Mitchell were used in the interior of the walls to reduce the cost of solid brick and provide local jobs.[43] When the stonework was completed on the city hall building, the *Mitchell Capital* reported that Schuerenbrand "has made a fine looking building and the work has been done in a thorough and competent manner—just what was to be expected when the contract was sublet to Mr. Scheurenbrand."[44] Mitchell's Carnegie library (now the Carnegie Resource Center) is still standing, but the early city hall and Graham Hall were demolished in about 1960 and 2010 respectively.

As his business profile grew, Scheurenbrand became increasingly involved in exploring source materials and methods for construction. In 1903, a presentation to demonstrate the possibilities of concrete block for construction was held in Mitchell by the Miracle Pressed Stone Company

[37] *The Mitchell Capital* (SD), May 25, 1894-August 21, 1903.
[38] *The Mitchell Capital* (SD), November 9, 1900.
[39] *The Mitchell Capital* (SD), May 31, 1901.
[40] *The Mitchell Capital* (SD), August 9, 1901.
[41] *The Mitchell Capital* (SD), March 16-July 20, 1900; May 1-June 12, 1903; April 21, 1905-May 11, 1906.
[42] *The Mitchell Capital* (SD), August 23, 1901-July 8, 1904.
[43] *The Mitchell Capital* (SD), April 17-August 7, 1903.
[44] *The Mitchell Capital* (SD), July 8, 1904.

of Sioux Falls, the company started by Orville and Ralph Miracle and in partnership with architects Wallace and Wilbur Dow, but there were still doubts expressed by attendees at its durability.[45] In February 1904, Scheurenbrand visited Sioux Falls "for the purpose of investigating the new quarries that have recently been opened up by B.H. Lien," stone quarries with black granite that had advantages as a building trim stone.[46] In July 1904, Scheurenbrand parried his experience with concrete work into his own manufacturing operation and opened a concrete block factory.[47] The first operations involved "hand tamping in a mold" to create blocks with a middle brace that were stronger than most blocks of the time, and using a machine that could create a wide variety of blocks in different textures, sizes, and arrangement "with corners and slanting pieces for bay windows."[48] In April 1905, he added new machinery as well as "new patterns for mouldings and cornice work."[49]

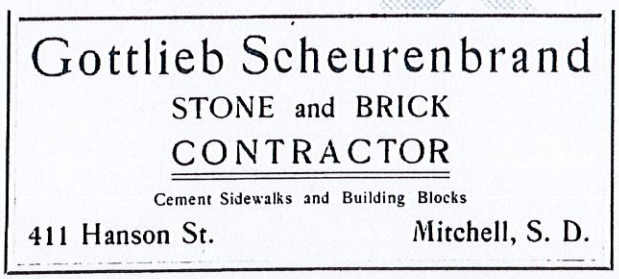


Image 2: R.L. Polk & Co. *Mitchell City Directory*, 1904.

With his new factory, Scheurenbrand hired Wallace L. Dow to design a new residence (the subject of this nomination) for him and his family. His factory produced all of the concrete block for the house. Initial excavation and basement work started in the fall of 1905.[50] The Scheurenbrand House "was to be one of Dow's first and finest examples of concrete used for beauty and versatility."[51] When completed in 1906, the house served as a showpiece for both Dow's new Perfection Power Block Machine and for G. Scheurenbrand & Sons.

Scheurenbrand attended the Northwest Cement Product Association conventions at least in Minneapolis in 1906 and in Omaha in 1916, and he attended the national Cement Makers conventions in Chicago in 1907 and 1911.[52] In 1906, he brought back a new cement brick machine that could produce 3,000 bricks a day with a single operator.[53] In 1907, he brought with him from Mitchell a sample of enameled cement brick, with which he had been experimenting,

[45] *The Mitchell Capital* (SD), June 19, 1903.
[46] *The Mitchell Capital* (SD), February 26, 1904.
[47] *The Mitchell Capital* (SD), July 29, 1904.
[48] *The Mitchell Capital* (SD), July 29, 1904.
[49] *The Mitchell Capital* (SD), April 14, 1905
[50] *The Mitchell Capital* (SD), October 13, 1905.
[51] Dumke, *W.L. Dow*, 129.
[52] *The Mitchell Capital* (SD), January 26, 1906-March 2, 1916.
[53] *The Mitchell Capital* (SD), January 26, 1906.

to display for other attendees.[54] In 1911, he saw a machine that would produce a cement marble, and he brought back additional machinery for his factory.[55] Eventually, he had the capacity to create ornamental flower vases and monuments with concrete products.[56] With his factory, Scheurenbrand received contracts to produce concrete blocks for the Mitchell Gas Co. building that had been contracted to A.J. Kings, for Gustave Schubert's new bottling works factory, for a double store building for Samuel Webber on East Second Avenue, for farm silos for Charles Boarson, for the Mitchell Fruit & Grocery Co. building, as well as for houses commissioned by H.L. Bras and R.C. Warne in Mitchell and by John Q. Anderson in Chamberlain.[57] The Warne House is still extant at the southeast corner of 3rd Ave W. and N. Minnesota St; it has smooth concrete block walls and an open porch with block piers and cast balusters, which wraps around one corner of the house. Several of Scheurenbrand's later commissions were featured in the promotional booklets of the Universal Portland Cement Company. In 1912, he constructed a concrete block band stand for the "Mitchell Art club ladies" using a "combination of rock faced blocks for the foundation course, plain face for the columns and plain cast railings with molded balusters."[58] In 1912-1913, he was hired as the masonry contractor to build the First Baptist Church in Mitchell.[59] He used "cement brick of excellent texture and color. The facing brick was a mixture of cement and marble chips backed up with plain concrete."[60]

Scheurenbrand's company was active at least through 1917, but in the 1940 city directory, Gottlieb's son Henry and nephews Fred and Gustav were still listed with concrete construction occupations, and the cement block factory was still depicted in 1946 on Sanborn Insurance Maps as an active business at the same site, but the Scheurenbrand name was not specified on the map.[61] Gottlieb Scheurenbrand died in 1944 and Freiederike died in 1951; both were buried at Graceland Cemetery in Mitchell.[62]

Three other dwellings which incorporated concrete block construction, and likely connections to Scheurenbrand's company, are located on the same block of East Hanson Street. 701, 705, and 707 East Hanson Street all incorporate concrete blocks and bricks in smooth and rock-faced forms. The earliest, at 707 East Hanson, is of concrete block construction, while later houses at

[54] *The Mitchell Capital* (SD), December 20, 1907.
[55] *The Mitchell Capital* (SD), March 2, 1911.
[56] *The Mitchell Capital* (SD), June 8, 1916.
[57] *The Mitchell Capital* (SD), October 14, 1904-May 23, 1912.
[58] *The Mitchell Capital* (SD), July 18, 1912; Universal Portland Cement Co. *Universal Bulletin* 102 (November 1912), 209-210.
[59] *The Mitchell Capital* (SD), June 20, 1912.
[60] Universal Portland Cement Co. *Universal Bulletin* 105 (February 1913), 30-31.
[61] *The Mitchell Capital* (SD), August 23, 1917; *Mitchell City Directory* (1940), 149; Sanborn Map Company (April 1931-September 1946), 18.
[62] Images of headstones viewed on "Gottlieb Scheurenbrand," (June 25, 2011) https://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=71975831&ref=acom; "Frederika Maier Scheurenbrand," (June 25, 2011) https://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=71975876.

701 and 705 East Hanson are concrete block veneer. 707 East Hanson is the most similar to Scheurenbrand's 1906 house at 700 East Hanson, sharing the features of a front-gable façade, full-width porch, and lower gambrel-roof cross gables. 705 East Hanson was designed with concrete brick veneer and a small Palladian-style window in the front gable by Gottlieb's son William F. Scheurenbrand and built in time for his marriage in 1914.[63] 701 East Hanson is a Craftsman-style side-gable house with concrete brick veneer and an integrated porch below a front dormer window. Gottlieb Scheurenbrand's son, William F. Scheurenbrand, resided with his family at 705 East Hanson, and Gottlieb and Friederika resided at 701 East Hanson after selling 700 E. Hanson to Willard and Elizabeth Wright in 1919.[64] All three of the concrete block houses on the south side of East Hanson are, to varying degrees, less elaborate than 700 East Hanson, and all have had porches infilled with various combinations of siding and windows.[65]

Architect Wallace L. Dow

Wallace L. Dow was a prominent architect in South Dakota in the 1880s. Originally from New Hampshire, he moved to the Dakota Territory in 1880 at the behest of his brother Wilbur. There he "quickly established himself as the preeminent architect of the Dakota prairie."[66] When Dow arrived in Sioux Falls, it was still largely undeveloped and existing buildings were mostly sod homes and simple frame structures.[67] Dow's work transformed the city as he created sturdy and well-built structures that became increasingly elaborate as Sioux Falls prospered.

Dow designed institutional and religious buildings, as well as commercial properties and residences. One of his most iconic buildings is the 1889 Minnehaha County Courthouse in Sioux Falls, South Dakota. The courthouse is a Richardsonian Romanesque stone building with a tall clock tower. Now a county museum, the old courthouse has become a fixture of the Sioux Falls landscape. Dow often worked for the territory/state government and for major institutions. He designed several buildings on the campus of the State Asylum in Yankton constructed between 1881 and 1899, and several buildings and additions at the State Penitentiary in Sioux Falls between 1881 and 1889, including the warden's residence. Dow executed numerous buildings on public and parochial college campuses throughout the state, including Northern State University at Aberdeen, Dakota State University at Madison, the State Normal School at Springfield, the State Training School at Plankinton, Yankton College, and the University of Sioux Falls. Dow also designed multiple buildings on the campuses of the University of South Dakota in Vermillion, and the School for the Deaf and All Saints School in Sioux Falls. He designed the main building at Dakota (Wesleyan) University in Mitchell in 1885 (though it was destroyed by fire in 1888) and their Century Memorial Hall in 1901.[68]

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[63] *The Mitchell Capital* (SD), February 26, 1914.
[64] *Mitchell City and Davison County* (1928), 192; *Mitchell City Directory* (1940), 149.
[65] Sanborn Map Company (September 1909), 11; (April 1914), 15; (September 1923), 23; and (April 1931-September 1946), 23.
[66] Dumke, *W.L. Dow*, 17.
[67] Ibid.
[68] SD Architect File, South Dakota State Historic Preservation Office, Pierre.

His religious buildings include the 1889 First Baptist Church in Vermillion and the 1899 Episcopal Chapel on the Standing Rock Sioux reservation. He designed a number of commercial properties in Sioux Falls, Watertown, Huron, Madison, Dell Rapids, and Vermillion, as well as the Hotel Widmann in Mitchell. He designed several residences in Sioux Falls, as well as in Centerville, Vermillion, Hurley, Yankton, Brookings, and Madison. He designed Carnegie Libraries in Yankton, Pierre, and Mitchell. His work also included courthouses, city halls, and other civic structures. Notably, he also designed the South Dakota Pavilion at the 1893 Columbian Exposition in Chicago.[69]

Dow was originally known for his grand Romanesque designs utilizing quarried rock, particularly the locally-sourced pink-purple Sioux quartzite. By the turn of the century, however, technological innovations in concrete caused a rise in their use as a building material and Dow capitalized on this trend. His design for the South Dakota building at the Chicago World's Fair in 1893 incorporated precast concrete panels mounted to a wood frame.[70] In 1902, Dow and his brother Wilbur teamed up with Orville and Ralph Miracle, and the four men started work on new methods of producing concrete blocks.[71] The Miracle brothers eventually opened offices in Minneapolis, and in 1905, the Dow brothers independently began work on patenting a new pressed block machine that would make rock-faced concrete blocks with hollow sections in the center and in the ends. They formed the Perfection Block Machine Company. Dow's architectural knowledge combined with the booming concrete business resulted in almost instant success for the brothers. Dow soon began to incorporate his pressed blocks into architectural commissions, particularly the Scheurenbrand House in Mitchell, and publicized his new company with demonstrations in venues like the National Association of Cement Users convention in Buffalo, NY.[72]

Dow was far from the first to patent a method for concrete block manufacturing, but he made a significant contribution in the South Dakota market by combining architectural expertise with technological innovations. According to biographer Jennifer Dumke, "thousands of companies and individual contractors were inventing machines and utilizing the material for the next ten years… including Dow."[73] Although many types of stone faces were produced and utilized in construction, the pressed stone look that Dow used in the Scheurenbrand House and his other designs was the most popular.[74] Dow continued to design buildings using blocks produced by his Perfection Block machine, but only for a few years before his death in 1911.

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[69] SD Architect File, South Dakota State Historic Preservation Office, Pierre.
[70] Michael Bedeau, "Dow, Wallace (1844-1911)," in David J. Wishart, ed., *Encyclopedia of the Great Plains* (Lincoln: University of Nebraska Press, 2004), 76-77.
[71] Dumke, *W.L. Dow*, 129.
[72] Ibid., 129.
[73] Ibid., 103.
[74] Ibid., 132.

Conclusion

The Gottlieb Scheurenbrand House is an important example of the late work of prominent architect Wallace L. Dow and builder Gottlieb Schuerenbrand, and of the technological innovations of concrete block construction and its use in residential construction in the early 1900s, improvements in Portland cement and many patented machines revolutionized the field of concrete construction. As the twentieth century progressed, the use of concrete block in commercial, industrial, and institutional buildings grew in popularity. Wallace L. Dow was a well-known and respected South Dakota architect who designed many important buildings, including large institutional and government buildings. Gottlieb Schuerenbrand was a German immigrant who built up a career in Mitchell as a respected mason and builder. After working on three major commissions together in Mitchell, Scheurenbrand and Dow were both experimenting with new methods of producing and building with concrete block. Constructed in 1906, the Scheurenbrand House is the first single-family dwelling and one of the first buildings to utilize Dow's Perfection concrete block method, which was patented in 1905, with block manufactured at the factory Schuerenbrand had opened in 1904. Because Dow died in 1911, only five years after receiving the patent for his Perfection Block machine, the Scheurenbrand House is one of only a handful of buildings that Dow was able to design and construct before his death. The Gottlieb Scheurenbrand House has a high level of integrity in all categories to represent this significant architectural collaboration and is nominated to the National Register of Historic Places at a local level under Criterion C for Architecture and Engineering.

9. Major Bibliographical References

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Dakota Farmers' Leader (Canton SD), March 15, 1912.

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Universal Portland Cement Co. *Universal Bulletin* 102 (November 1912), 209-210.

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:

_X_ State Historic Preservation Office
_X_ Other State agency
____ Federal agency
_X_ Local government
____ University
____ Other
Name of repository: _South Dakota State Archives_____

Historic Resources Survey Number (if assigned): _DV00000309_____

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10. Geographical Data

Acreage of Property __less than one acre_____

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 [x] NAD 1983

1. Zone: 14	Easting: 579203.51	Northing: 4839977.68
2. Zone: 14	Easting: 579202.81	Northing: 4840020.14
3. Zone: 14	Easting: 579217.93	Northing: 4840021.18
4. Zone: 14	Easting: 579216.52	Northing: 4839978.54

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

The National Register boundary for the Gottlieb Scheurenbrand House encompasses approximately 0.25 acres and follows the existing and historic parcel boundaries. It encompasses Lot 7 and the west half of Lot 8 in Block 1 of the Applegate Addition to Mitchell, South Dakota. Starting at the southwest corner of the parcel boundary at the intersection of East Hanson and South Capital Streets, the National Register boundary follows the parcel boundary approximately 145 feet north to an alley at the northwest corner of the property. The boundary then turns eastward and travels approximately 75 feet along the alleyway before pivoting southward and extending approximately 145 feet along the parcel boundary to East Hanson Street. The boundary then pivots westward and travels 75 feet along East Hanson Street to meet with the beginning point.

Boundary Justification (Explain why the boundaries were selected.)

The National Register boundary for the Scheurenbrand House includes those lots originally purchased by Gottlieb Scheurenbrand in 1904. These are the same city lots on which he constructed his residence in 1906 and remain the legal property boundaries today.

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11. Form Prepared By

name/title: Caitlin Herrnstadt and Christine Leggio
organization: Johnson, Mirmiran, and Thompson
street & number: 1600 Market St. Ste. 520
city or town: Philadelphia state: PA zip code: 19103
telephone: 984-269-4917 or 984-269-4737
date: June 27, 2017

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.)

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: Scheurenbrand House

City or Vicinity: Mitchell

County: Davison State: SD

Photographer: Caitlin Herrnstadt, Johnson, Mirmiran and Thompson

Date Photographed: September 14, 2016 (unless otherwise stated)

Location of Original Digital Files: 1600 Market St. Ste. 520, Philadelphia, PA 19103



Photo #1 (SD_DavisonCounty_ScheurenbrandHouse_0001)
View of south façade, camera facing north.



Photo #2 (SD_DavisonCounty_ScheurenbrandHouse_0002)
View of northwest corner (3/4 view), camera facing southeast.



Photo #3 (SD_DavisonCounty_ScheurenbrandHouse_0003)
View of west elevation, camera facing east.



Photo #4 (SD_DavisonCounty_ScheurenbrandHouse_0004)
View of southeast corner, camera facing northwest. Date photographed: November 17, 2015, by Liz Almlie, South Dakota SHPO

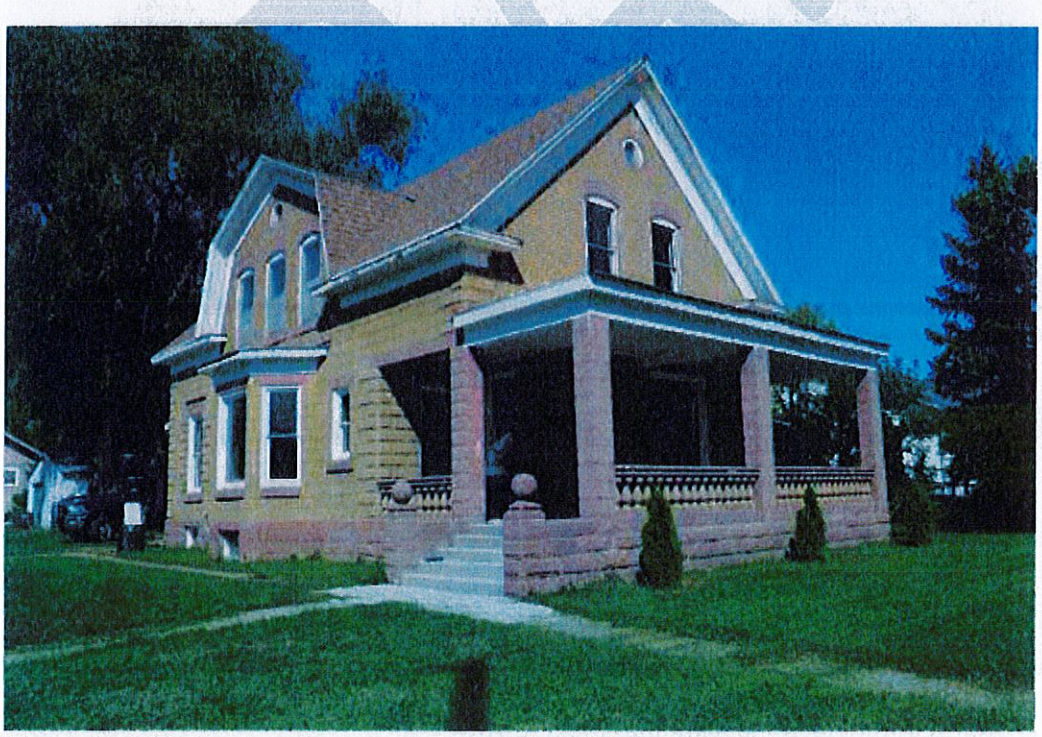


Photo #5 (SD_DavisonCounty_ScheurenbrandHouse_0005)
View of southwest corner (3/4 view), camera facing northeast.



Photo #6 (SD_DavisonCounty_ScheurenbrandHouse_0006)
View of front porch, camera facing east.



Photo #7 (SD_DavisonCounty_ScheurenbrandHouse_0007)
Detail of front porch balustrade, camera facing north.



Photo #8 (SD_DavisonCounty_ScheurenbrandHouse_0008)
Detail of front porch balustrade, camera facing north.



Photo #9 (SD_DavisonCounty_ScheurenbrandHouse_0009)
View of first floor entryway (southwest corner of house), camera facing southwest. Date photographed: November 17, 2015, by Liz Almlie, South Dakota SHPO



Photo #10 (SD_DavisonCounty_ScheurenbrandHouse_0010)
View of first floor parlor (southwest corner of house), camera facing east. Date photographed: November 17, 2015, by Liz Almlie, South Dakota SHPO

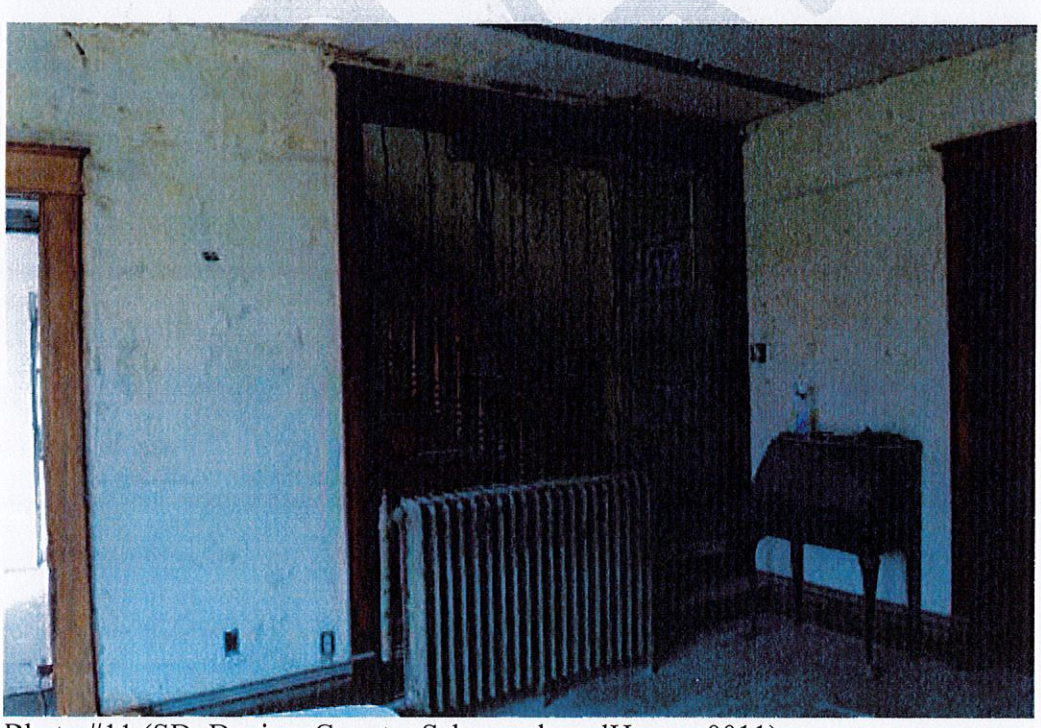


Photo #11 (SD_DavisonCounty_ScheurenbrandHouse_0011)
View of first floor parlor (southwest corner of house), camera facing northeast.

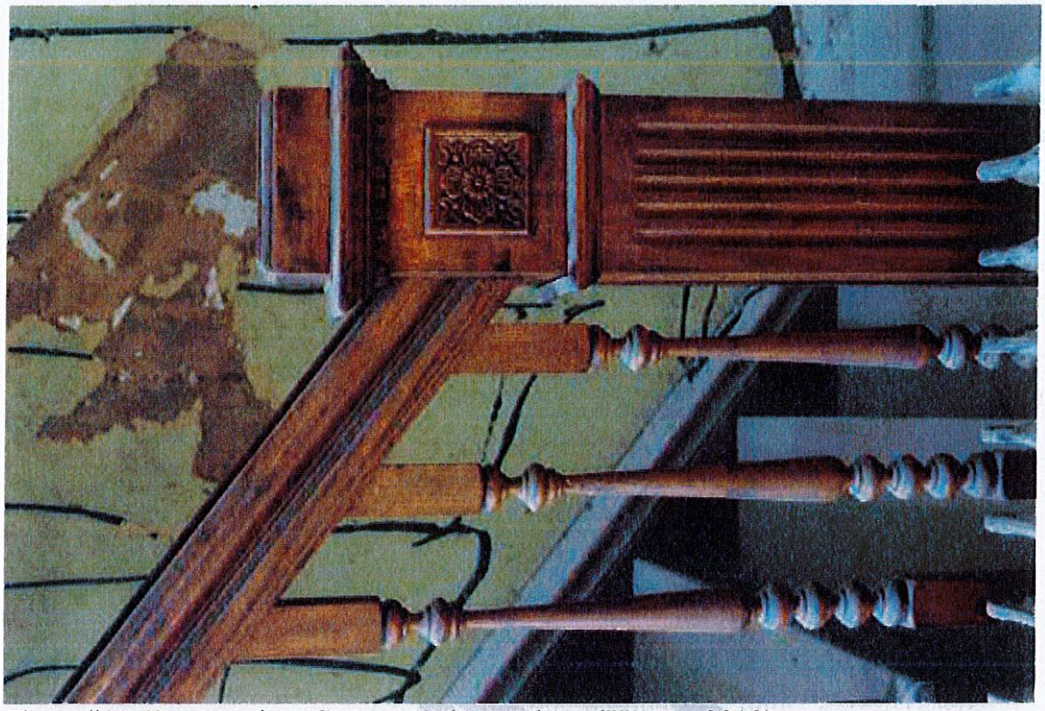


Photo #12 (SD_DavisonCounty_ScheurenbrandHouse_0012)
Detail of staircase (southwest corner of house), camera facing north.



Photo #13 (SD_DavisonCounty_ScheurenbrandHouse_0013)
View of first floor living room (south portion of house), camera facing north. Date photographed: November 17, 2015, by Liz Almlie, South Dakota SHPO



Photo #14 (SD_DavisonCounty_ScheurenbrandHouse_0014)
View of east room on first floor, camera facing west. Date photographed: November 17, 2015, by Liz Almlie, South Dakota SHPO



Photo #15 (SD_DavisonCounty_ScheurenbrandHouse_0015)
View of north room on first floor, camera facing southeast. Date photographed: November 17, 2015, by Liz Almlie, South Dakota SHPO

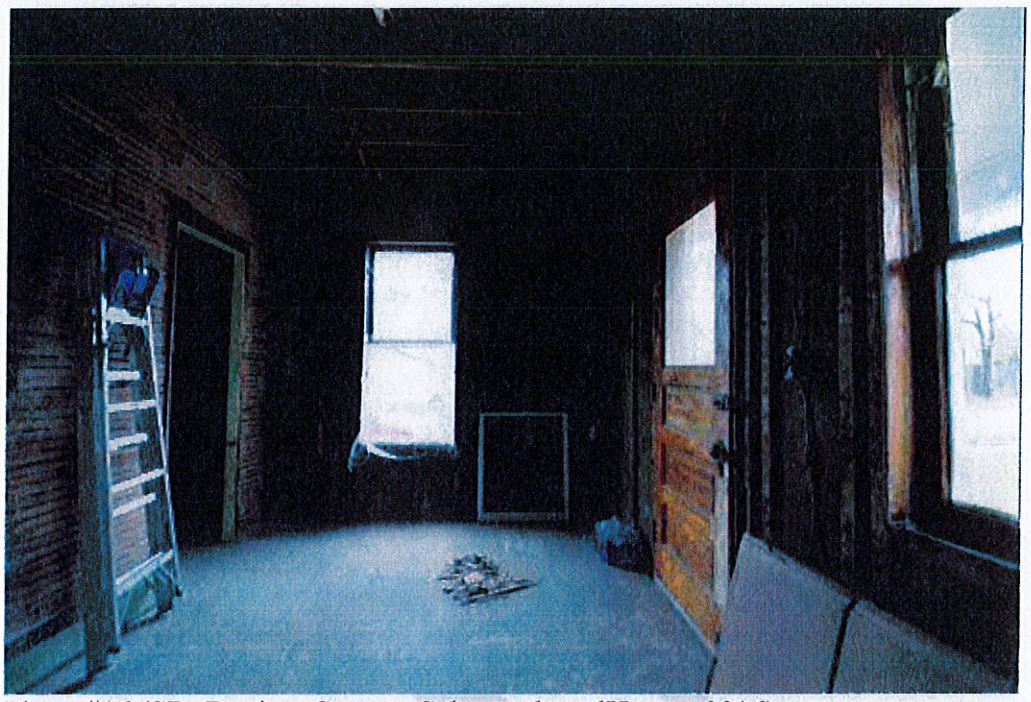


Photo #16 (SD_DavisonCounty_ScheurenbrandHouse_0016)
View of north room on first floor, camera facing west. Date photographed: November 17, 2015, by Liz Almlie, South Dakota SHPO



Photo #17 (SD_DavisonCounty_ScheurenbrandHouse_0017)
View of stairway to second story, camera facing west.



Photo #18 (SD_DavisonCounty_ScheurenbrandHouse_0018)
View of second story landing/hallway, camera facing east.

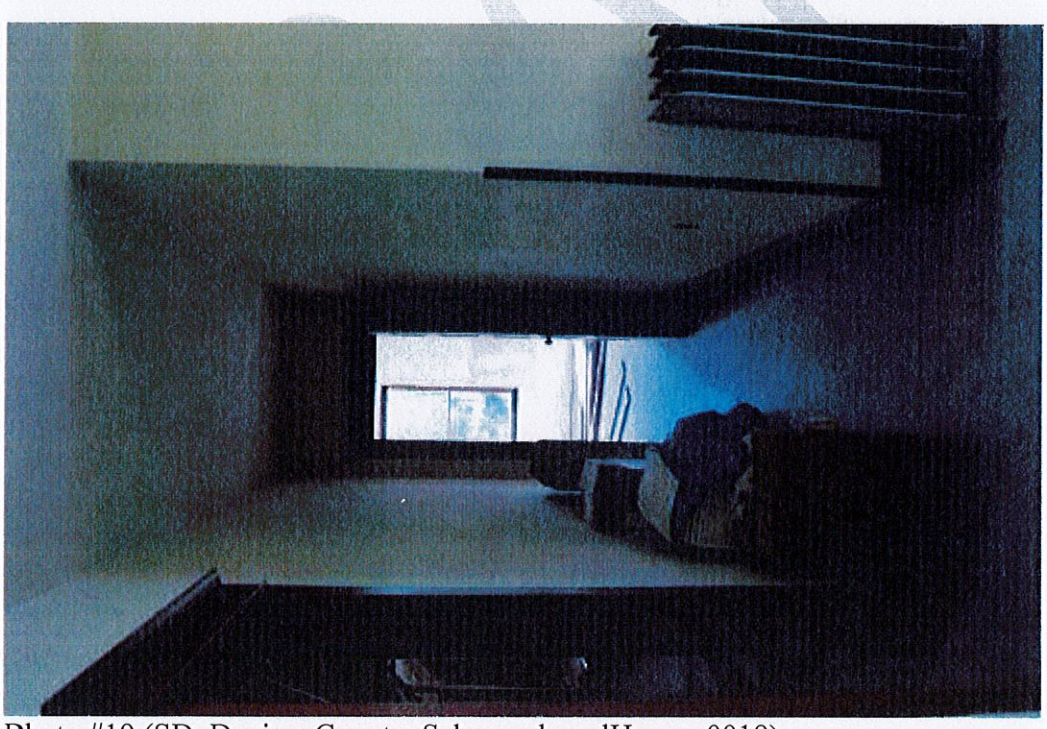


Photo #19 (SD_DavisonCounty_ScheurenbrandHouse_0019)
View of second story hallway, camera facing south.



Photo #20 (SD_DavisonCounty_ScheurenbrandHouse_0020)
View of second story bedroom at rear (north) of house, camera facing southeast.



Photo #21 (SD_DavisonCounty_ScheurenbrandHouse_0021)
View of second story south bedroom and closet, camera facing southeast. Date photographed: November 17, 2015, by Liz Almlie, South Dakota SHPO

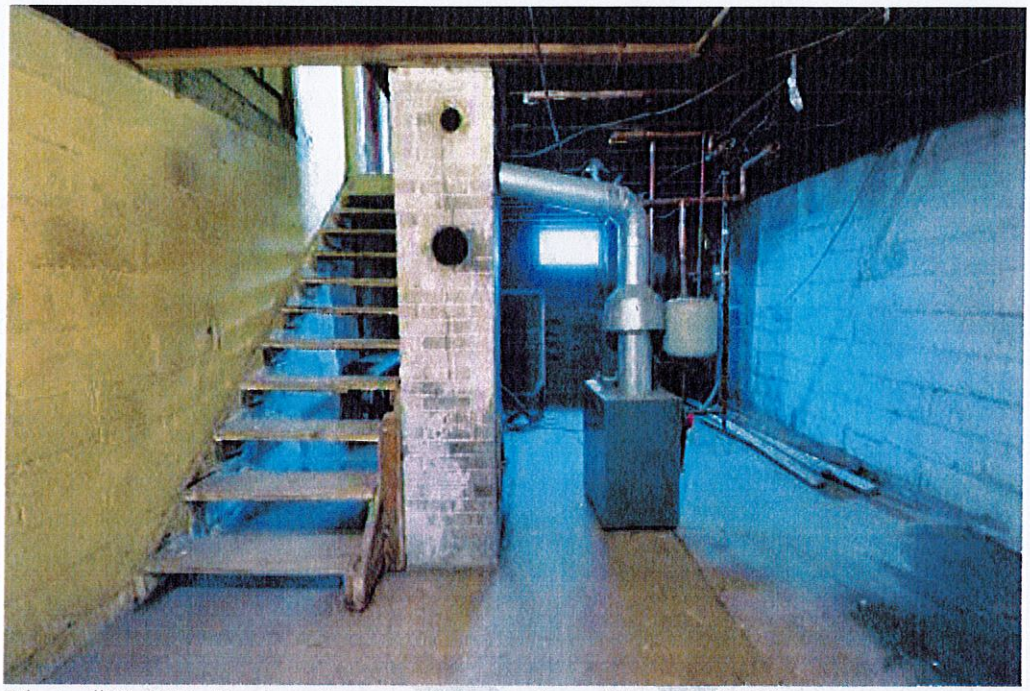


Photo #22 (SD_DavisonCounty_ScheurenbrandHouse_0022)
View of basement, camera facing west. Date photographed: November 17, 2015, by Liz Almlie, South Dakota SHPO

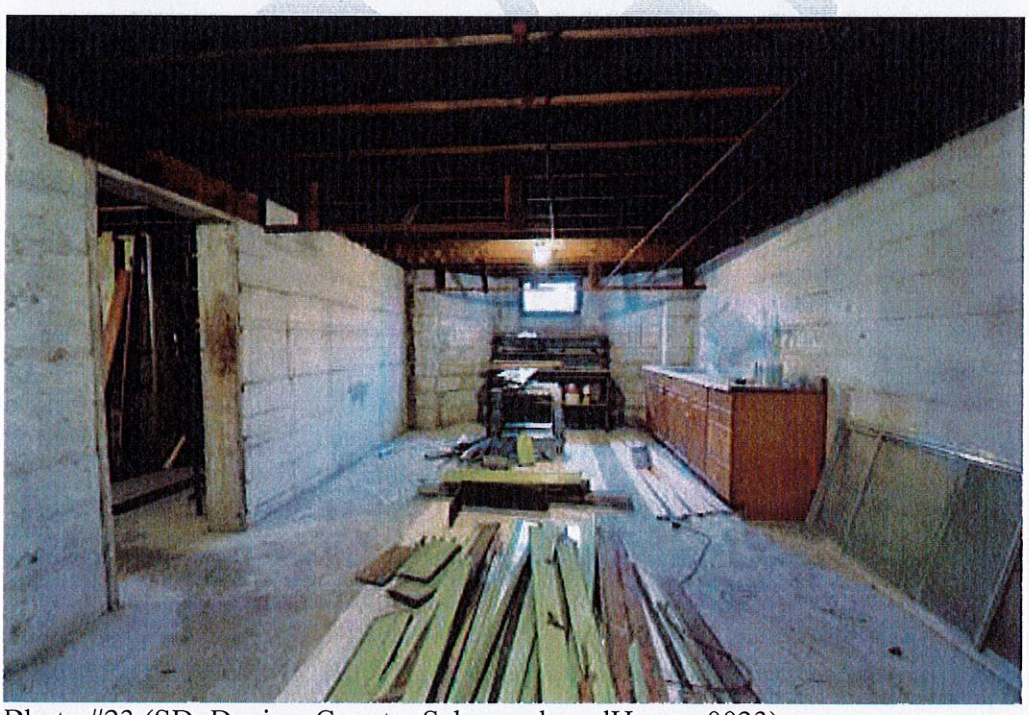


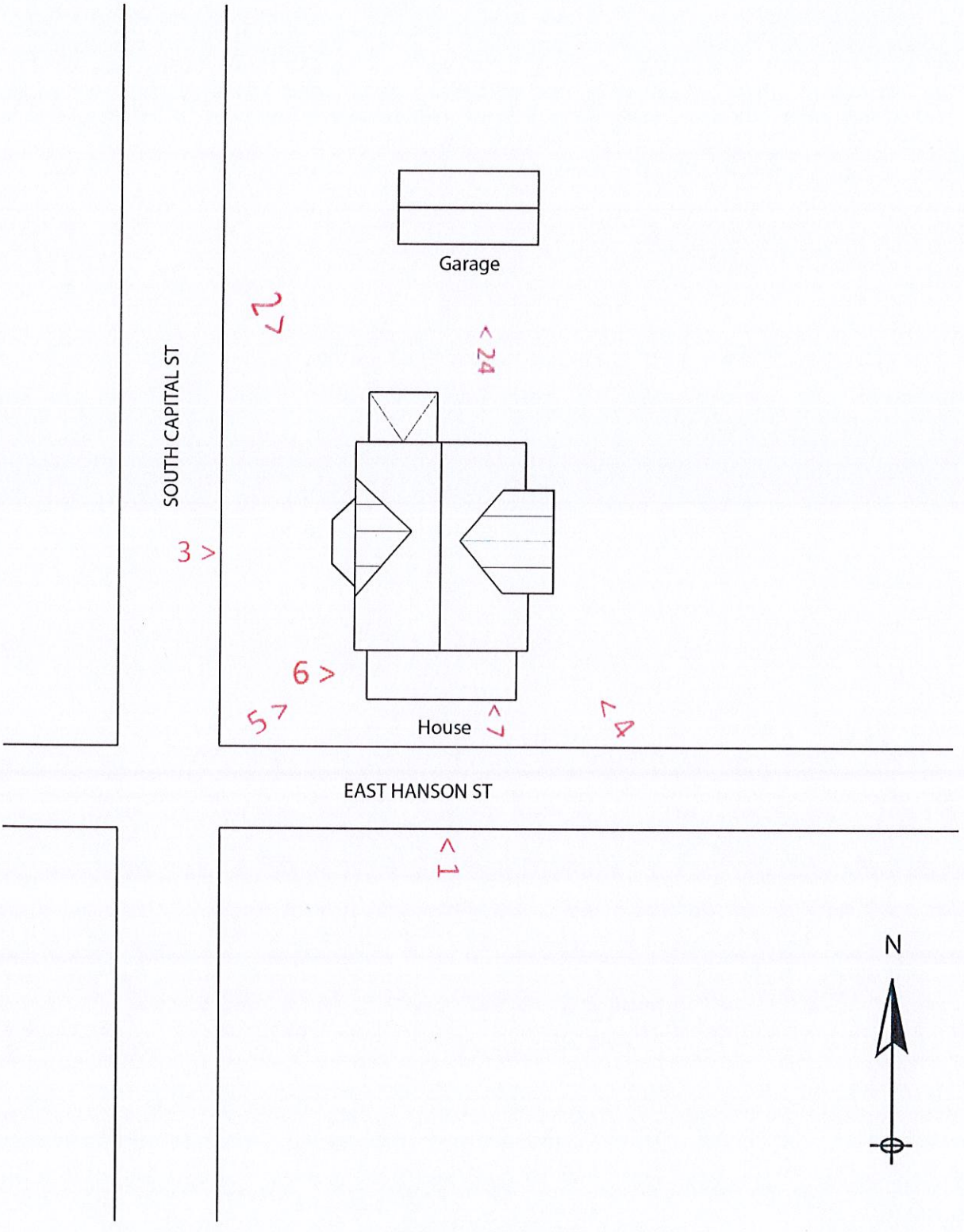
Photo #23 (SD_DavisonCounty_ScheurenbrandHouse_0023)
View of basement, camera facing west. Date photographed: November 17, 2015, by Liz Almlie, South Dakota SHPO



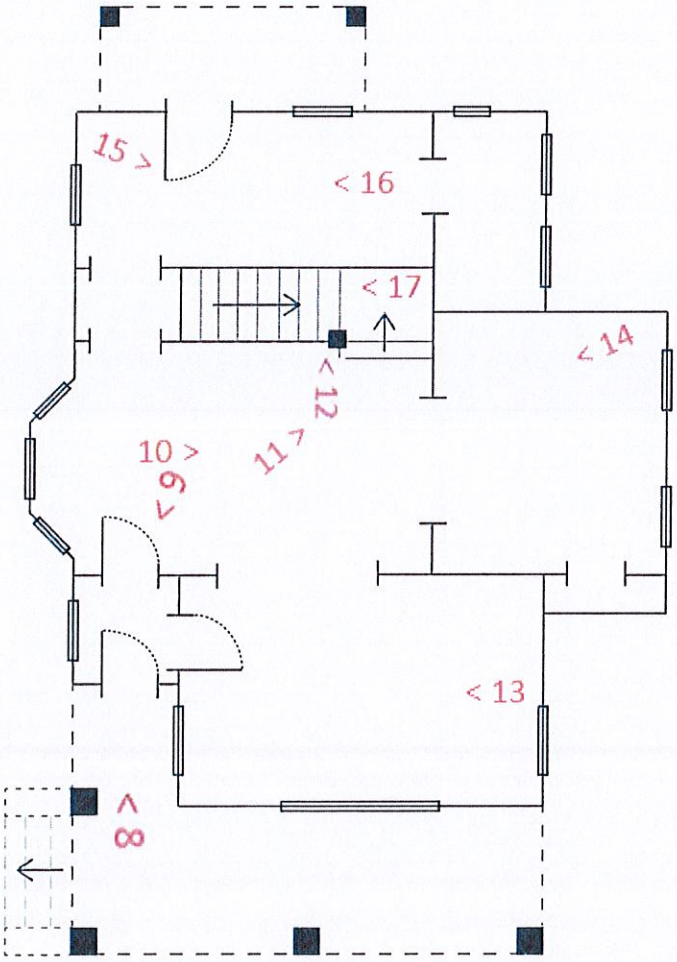
Photo #24 (SD_DavisonCounty_ScheurenbrandHouse_00024)
View of south elevation of garage, camera facing north.

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.

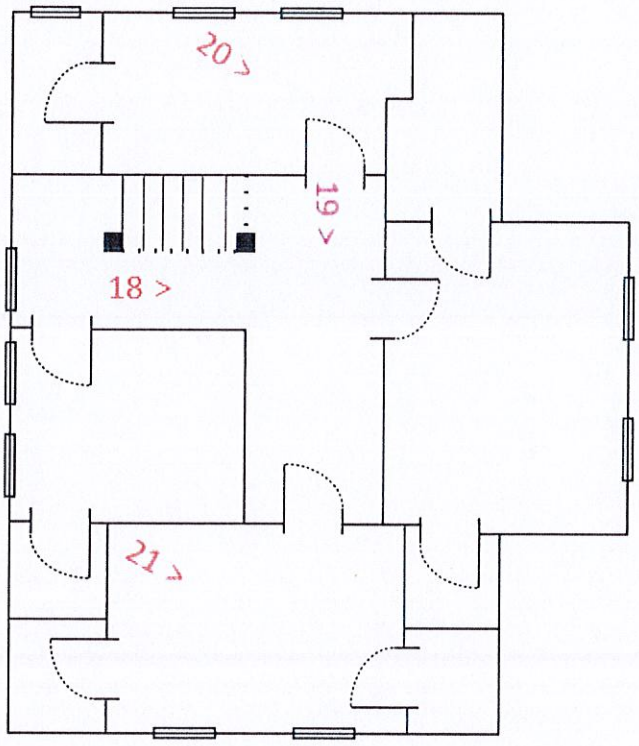
Scheurenbrand House
Site Plan



Scheurenbrand House
Interior, First Floor

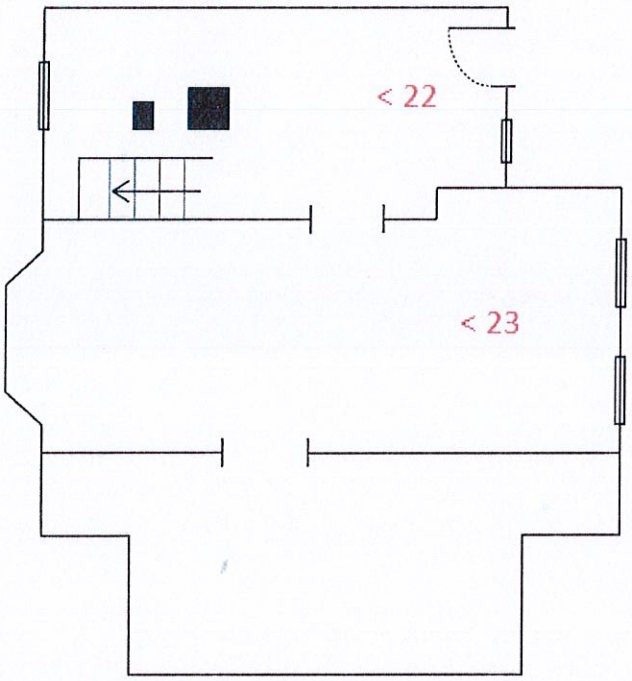


Scheurenbrand House
Interior, Second Floor





Scheurenbrand House
Interior, Basement Level





NATIONAL REGISTER OF HISTORIC PLACES NOMINATION REVIEW MAP
Legend
National Register Boundary
N
NOMINATION FOR:
Scheurenbrand House 700 East Hanson Street Mitchell, Davison County South Dakota
UTM Zone 14 NAD1983
#1
Easting: 579203.51 Northing: 4839977.68
#2
Easting: 579202.81 Northing: 4840020.14
#3
Easting: 579217.93 Northing: 4840021.18
#4
Easting: 579216.52 Northing: 4839978.54
Scale: 1:1,000
MITCHELL
Scheurenbrand House
0
0.3
0.6
1.2 Miles


NATIONAL REGISTER OF HISTORIC PLACES NOMINATION REVIEW MAP
Legend
National Register Boundary
N
NOMINATION FOR:
Scheurenbrand House
700 East Hanson Street
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#4
Easting: 579216.52
Northing: 4839978.54
Scale: 1:1,000
S WINSOR ST
E HANSON ST
S CAPITAL ST
#1
#2
#3
#4
0
0.0125
0.025
0.05 Miles
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, 2016 National Geographic Society, i-cubed

APPLICATION FOR MITCHELL MAIN STREET REVOLVING LOAN FUND

The intent of Mitchell Main Street's Revolving Loan Fund is to rehabilitate the exteriors of deteriorating properties in the downtown area. Interested property owners may apply for a five year, low interest loan, which can be used for the rehabilitation of building exteriors. The ultimate goal of these loan funds is to encourage building improvements, which adds to the aesthetic appeal of Mitchell's downtown area and encourages economic growth.

The property must be located in designated areas of downtown Mitchell (see map on following page) and the applicant must provide architectural renderings of the proposed design. Renovations to a historic property must maintain its historic character and must also conform to guidelines established in the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings". This information is available from Mitchell Main Street and Beyond or at http://www.nps.gov/hps/tps/tax/rhb/stand.htm.

Eligible Properties

Owners and renters of existing buildings within the historic commercial district are eligible for loans (see map of designated historic area). The loan funds are limited and will be available to eligible applicants on a first come, first serve basis until the funds have been loaned out.

Loan Award Disbursement

The maximum loan amount for an eligible applicant will be determined by the amount of lineal feet of the building frontage times four hundred ($400) per running front foot. Some examples are noted below.

Store Frontage	Maximum Loan
50 Feet	$20,000
75 Feet	$30,000
100 Feet	$40,000

Applicants that have buildings on corner lots may apply for additional loan funds for improvements to the visible street side of the building.

Terms of Loan

The interest rate to be levied on any loan originated before July 1, 2016, will not exceed zero (0) percent simple interest per annum.

The maximum term of a loan will not exceed 5 years. It is expected that the term for most loans will be five years or less in duration.

A loan must be paid off before a new one can be distributed for the same property. Only one loan will be allowed for a property at any given time.

Missing scheduled payments will create a default on entire loan balance and the loan will be turned over for collection.

Loans must be used and building improvements completed within the calendar year in which the loan was approved. Applicants may apply for an extension of 1 calendar year if they are in need of another construction season.

Uses of the Loan Funds

Loans will be made for the preservation, improvement, restoration, and rehabilitation of historic properties and non-historic properties as described in the following definitions:

> **"Preservation"** means the act or process of applying measures to sustain the existing form, integrity, and material of a property.
>
> **"Improvement"** means the act of upgrading the basic physical condition of a property in a manner consistent with the *Standards for Rehabilitation* adopted by the Secretary of the United States Department of the Interior now in effect and as may subsequently be modified, changed, or amended. This type of activity includes upgrading mechanical systems, providing appropriate barrier-free access for handicapped persons, and bring a property into conformance with building codes.
>
> **"Restoration"** is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.
>
> **"Rehabilitation"** is defined as the act or process of making possible an efficient compatible use for a property through repair, alterations, and additions while preserving those portions of features which convey its historical, cultural act or architectural values.

Properties deemed historic and listed as contributing to the Mitchell Historic Commercial District should follow the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures".

Properties listed as non-contributing to the historic district have the option to follow the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures" if the property is at least 50 years old or the property owner is interested in maintaining the historic character of the building. Otherwise, non-contributing properties must comply with downtown design guidelines that provide ways to create continuity among downtown buildings. A design plan must be approved for these buildings in the same manner that it would be for a contributing structure.

Applicants should approach the Mitchell Historic Preservation Commission, South Dakota State Historic Preservation Office, or Mitchell Main Street and Beyond to determine if their property is contributing or non-contributing to the historic district. Applicants will need to comply with design guidelines approved by the Mitchell Historic Preservation Commission for the central business district area, meet city building codes and permit requirements and meet basic lending criteria established by the participating financial institutions.

Eligible Improvements

1. Repair and renovation of building exterior facades;
2. Design or architectural fees and expenses;
3. Construction interest expense;
4. Masonry repair;
5. Cleaning of building exterior;
6. Exterior painting;
7. Repairing or replacing cornices, entrances, doors, windows, decorative details, awnings and appropriate exterior lighting;
8. Sign removal, repair or replacement in compliance with city sign ordinance;
9. Upper floor window rehabilitation;
10. Roof repair or replacement;
11. Life safety;
12. Exterior wall and roof structural work.

Priority will be placed on the exterior condition of the property prior to improvements to:

1. Structural integrity;
2. Life safety, including sprinkler systems and updated electrical systems;

Applications may be made for aid to infill work in the historic commercial district. Infill must blend with current architecture and must follow design guidelines. Separate considerations will apply.

All repairs must match the existing materials or be of a higher quality. All roof work must meet current building codes. Metal roofs will not be allowed. Other repairs may be approved if they improve the aesthetic quality of the building.

Criteria

The following criteria will be used to make loan award decisions:

- Significance of the resource;
- Physical condition of the property;
- Plans for the preservation of the structure;
- Plans for the future of the property;
- Loans must have a personal guarantee;

Application Process

Applications are available from Mitchell Main Street and Beyond and are accepted year-round. Applicants are urged to consult with Main Street Staff before and during the loan approval process.

1. Loan applicant must be credit worthy as determined by one of the participating banks listed below. A loan application must be submitted to a banker in order to receive further loan consideration.

CorTrust Bank, 996-7775
First National Bank South Dakota, 996-7755
First Dakota National Bank, 996-3364
Fulton State Bank, 996-1000
Home Federal Bank, 996-8100
BankWest, 995-5059

2. A copy of the loan application from the bank must be submitted with the design portion of the application.

3. Photos of the current façade must be attached to the application.

4. A detailed design and renovation plan prepared by a contractor or architect must be submitted with the application.

5. The quote being used for the project must be submitted with the application.

Approval Process

1. Applications are forwarded to the City of Mitchell Planning and Zoning Office for code and permit review.

   Applications are reviewed by the revolving loan fund committee.

2. Final decisions are made by the Historic Preservation Commission (HPC) upon the recommendation of the committee review of applications and action on requests normally takes a minimum of a month. The HPC reviews projects with the intent of preventing adverse impact to historic properties and the status of the historic district. The HPC must approve the project before any construction begins.

Properties Eligible for Revolving Loan Fund Must Be Located Within the Boundaries on the Map Below



PRIMARY CONTACT INFORMATION FOR THIS APPLICATION			
Name	keke leiferman		
Address	509 s west St Kimball SD 57355		
Phone	605-682-1690	**Fax**	
E-mail	kleiferman@midstatesd.net		
Property Address	jackpot Bar across from corn palace- 511 n main st		
Applicant Name	keke leiferman (name of person/entity to receive loan)		
Architect/Firm	no architect (all applicants must use an architect for project design)		
Property Owner	keke leiferman		
Mailing Address	509 s west st Kimball SD 57355- temporary		

Contributing ☐		**Non-Contributing** ☐	
Description of Property	indoor outdoor bar with kitchen		
☐ **Current Commercial Tenants**			
Business Name	Business Owner	Address	Current sq. ft. Occupied
☐ **Current Residential Tenants**		**# occupied**	**# vacant**
Tenant Name	Unit #	Mailing Address	
n/a			

Building History (if available)

there are 4 buildings put together here by one owner to make a large bar. Three of the buildings were original historic buildings and one building was put in after a waterslide was removed by the original jackpot owner. The original owner of the Jackpot started with one of the buildings and would buy an adjoining business and open the buildings together and so forth unti it became one business.

Purpose of Project (check all applicable)

- [x] Preservation
- [x] Improvement
- [x] Restoration
- [x] Rehabilitation

Total Cost of façade renovation $

Is the exterior renovation part of a larger project? yes

- [x] Yes
- [ ] No, the exterior rehab is the only work I am doing

If yes, please describe comprehensive project.

This business is a mess inside and out. It is my endeavor to restore and renovate this building to be a beautiful thriving restaurant in downtown mitchell. I currently own and operate The Back 40 restaurant in Kimball SD. I intend to bring my gourmet menu, taphouse and wine to this building. This building needs to be brought up to fire code with all exterior doors and emergency lights, has alot of insulation issues in the exterior walls due to shotty original remodeling work, electrical issues that need to be brought up to code and most of it removed. The water heaters need to be replaced and the pipes are freezing in the restrooms due to being installed in exterior walls.
the exterior french doors are actually interior doors and are not insulated glass or doors and need to be replaced as well. All light fixtures in the building need to be replaced as well.
The floor behind the bar is rotten incertain places and the drains in the original floor cannot be traced as to whether they are plumbed or going to the ground dirt. i intend to repair the floor and put new drains in as well as new electrical and remove the current faccade to the bar and restore the original look. I also intend to install a 30 tap tower for Kraft and midwest malt beverages. I will also install a

glass washer behind the bar with a wine display and water rinser for tap malt beverages.
The largest interior expense is the rennovation of the kitchen. It is grossly under code and cannot be used or function as it is. I will install me own new equipment that i own but will need to remove everything doen to the studs and rewire with new electrical box, replumb all gas and water and move the furnace and install a water heater in an up to code utility room. New commercial flooring and all new restaurant wall board along with a new vent hood and a new ansil system. It is a very large project as the building has been let go.
in additon there was an indoor casino built in the original structure for video lottery that is not structural at all. I will be removing this to get back to the original interior of the building.
enclosed you will find my blueprints and bids from all contractors along with my own list of items to be purchased and installed as well as my interior color scheme.

Mitchell
MAIN STREET & BEYOND

Summary of Existing Condition of Exterior (please attach pictures – Attachment 1)
attached pictures the roof is waving due to the extreme weight of the signage, the wood decking is rotting away and there is a large orange tarp over the shake roof that has been there so long it is also rotting away. the roof is leaking inside and the flashing needs to be replaced on the porch roof at this time i am only working on the front facade and i will continue with the back as a next project.

Summary of Proposed Scope of Work (materials, color schemes, etc.) Please attach colorized drawings that include pre- and post-rehab detail, indicating specifically what will be modified and how (Attachment 2).

The exterior needs a new awning roof with replacemnt of sheeting, replacement of rotten wood on decking, removal of most of the fence facade and we intend to update the existing vertical wood siding by power washing off the orange and achieving a speckled patina with the greyed original wood and leftover burnished orange. I will then seal the exterior siding with sprayed spar varnish. We will be using a metal roof for the awning /porch roof and wrap the existing columns in steel fluted square columns after removing the fence line. All existing signs and lights will be removed a new appropriate signage for a restaurant will be installed with any lighting being led to reduce utility costs as well as update the building. The current entry door will be romoved and the southern entrance will become the main entrance for the building
many of the entrances you see now will be emergency exits but will be outdoor chalkboards for daily/weekly advertising and will be lit at night

How will the proposed project affect the historic character of the property?

it will clean and update the exterior without taking away from the western warehouse effect but will enhance an eyesore downtown. It will also blend with the corn palace and create a more unified look to the whole block.
It will bring the interior up to building code for commercial kitchen, fire code and building code.

How will your project complement downtown redevelopment efforts?

Lets face it, this place is across from Mitchells largest drawing tourism business. Having a cleaned up restaurant with indoor/ outdoor seating , business meeting center, and original acoustic live music duos and trios from all over the united states would be the ultimate compliment to not only down town as a whole but right across from the corn palace.

Why is this project necessary and what are the desired results?
this building has been sitting there in a dilapidated state for more than ten years. There have been no structural improvements or really upkeep except a minimal effort. The Back 40 would like to bring our chefs, our wine, our taps, our events, and our support for the arts to mitchell. I am a master of fine arts and i support all performing and visual art in my own community and intend to work closely with my knowledge and talent with down town corn palace and community theatre to keep downtown alive and thriving. Ive done it in a town of 700 people and drawn up to 23 different states of musicians and stafff rom 7 different states. I feel i bring an invaluable presence and knowledge to downtown mitchell.
Would the completed project enhance the aesthetic appeal and quality of life of downtown Mitchell?
Would the completed project enhance the tenant mix and contribute to the economic draw and viability of downtown Mitchell?

Does the project substantially improve an unsightly or detracting building in downtown Mitchell?
yes
Will this project add or maintain employment or housing in the downtown area?
add employment. 10 waitresses, 6 cooks, 2 chefs, 6 bartenders and me! I will be bringing 4 staff with me and the rest will be hired in the community
Is the project a structural improvement, health and safety issue, or a remodel?
all of the above in the exterior and interior

For Office Use Only

Date Received at MMSB Office	
Date Sent to City Planning Office	
Date Reviewed by HPC	
Approved/Denied	

By applying for funds, the applicant agrees to the use of his/her likeness and property in publicity and further Mitchell Main Street & Beyond campaigns.

By undertaking a project using the Mitchell Main Street Revolving Loan Fund, the opportunity for the use of alternate funding sources may be affected depending upon the improvements made and whether the property is contributing to the historic commercial district. Any changes may affect the contributing/non-contributing status of a property. Please consult with the South Dakota State Historic Preservation Office if you are concerned about the matter.

Applicant Assurance
Acting as a duly authorized officer of the applying business, I submit this request for a revolving loan from Mitchell Main Street and Beyond.

_____
Signature of Applicant

keke leiferman
Name (Printed)

_____
Date

Owner Assurance
As a duly authorized representative of the property owner, I acknowledge and endorse this request.

keke leiferman
Signature of Property Owner

_____
Name (Printed)

_____
Date

Mitchell
MAIN STREET & BEYOND

ATTACHMENT 1: PHOTOS

(current and historic, if available)

ATTACHMENT 2: DRAWINGS PRE & POST

