

United States Department of the Interior
National Park Service

**National Register of Historical Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Brookings Central Residential Historic District
other names/site number N/A

2. Location

street & number Various/See Section 7 not for publication N/A
city or town Brookings vicinity N/A
state South Dakota code SD county Brookings code 011 zip code 57006

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally.
(See continuation sheet for additional comments.)

Signature of certifying official _____ Date _____

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:

Signature of the Keeper

Date of Action

<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain): _____	_____	_____
_____	_____	_____

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	126	83	buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district			sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site			structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure			objects
	<input type="checkbox"/> object	126	83	Total

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

Number of contributing resources previously listed in the
 National Register 1

6. Function or Use

Historic Functions
 (Enter categories from instructions)
DOMESTIC: single dwelling, multiple dwelling
RELIGION: religious facility, church related
residence, church school

Current Functions
 (Enter categories from instructions)
DOMESTIC: single dwelling, multiple dwelling
RELIGION: religious facility, church related residence,
church school

7. Description

Architectural Classification
 (Enter categories from instructions)
19TH and 20TH CENTURY REVIVALS: Classical Revival, Colonial Revival
LATE VICTORIAN: Queen Anne
LATE 19TH and 20TH CENTURY AMERICAN MOVEMENTS:
Bungalow/Craftsman

Materials
 (Enter categories from instructions)
 foundation Stone, Concrete
 roof Asphalt Shingle, Wood Shingle
 walls Wood, Stone, Brick, Stucco
 other Glass

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
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.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

ca. 1884 - 1943

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 a grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Cram, Ralph A. (see continuation sheet)

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record #

Primary Location of Additional Data:

- X State Historic Preservation Office
Other State agency
Federal agency
Local government
X University
X Other

Name of repository: South Dakota State University

10. Geographical Data

Acreage of Property 20.5 acres

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>14</u>	<u>675740</u>	<u>4908540</u>	3	<u>14</u>	<u>676415</u>	<u>4908350</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>14</u>	<u>676420</u>	<u>4908650</u>	4	<u>14</u>	<u>675760</u>	<u>4908140</u>
							See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Barabara Kooiman/Elizabeth A. Butterfield

organization U.S. West Research, Inc. date December 28, 1993

street & number 421 Main St., Suite 306 telephone (608) 782-3338

city or town La Crosse state WI zip code 54601

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name See property owners list

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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CONTINUATION SHEETSection number 7 Page 1Brookings Central Residential Historic District
Brookings, Brookings County, South DakotaSection 7: Description

The Brookings Central Residential Historic District encompasses approximately a nine square block area which extends from Third Street to the south, to Sixth Street to the north, to Medary Avenue to the east and Fifth Avenue to the west. The district is surrounded by commercial and municipal development to the west, and residential development to the east, north, and south. Sixth Street, which is also State Highway 14, is a main thoroughfare running east/west through the city. Wide paved streets allow easy access through the neighborhood, while large trees planted along the sidewalks provide shade and are aesthetically pleasing.

The buildings within the densely packed Brookings Central Residential Historic District are mostly two-story residential buildings, interspersed by several three-story homes, a number of churches, two apartment buildings and a service station. Most of the district displays frame construction, with a few examples of brick buildings.

The houses within the district are primarily vernacular in form, but some show influences of the architectural styles which were popular at their time of construction. Though the contributing buildings within the district were constructed from circa 1884 to 1943, the district is influenced by representatives of a variety of architectural styles including Queen Anne, Gothic Revival, Craftsman-Bungalow, Colonial Revival, and Neo-Classical Revival. The development of these styles in Brookings followed the general trend of architectural residential styles in South Dakota and across the Midwest.

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Of the 209 buildings located in the Brookings Central Residential Historic District, 126 contribute to the historic character of the district, while 83 are non-contributing. It must be realized, however, that a large number of non-contributing buildings are garages and outbuildings. Of the 121 primary buildings within the historic district, eighty-eight, or 71.5% are contributing to the district's historic character. The Brookings Central Residential Historic District represents the residential architectural development of the city from the earliest extant houses in the district, the circa 1884-86 W.D. Allison House at 715 Third Street and the Mary Deeth House at 716 - 718 Fourth Street, through the early modern period when the last contributing historic buildings, the Selma Wetterburg House at 615 Fifth Street and the Kathryn Mitchell House at 416 Ninth Avenue, were each constructed in 1943.

Based upon the evidence presented by the extant buildings in the district, the vernacular form and Queen Anne styles of architecture were the most prevalent influences in residential Brookings in the late nineteenth century and early twentieth century. The vernacular form in the upper Midwest, recognized by its lack of stylistic elements, was prevalent from the early railroad era of the 1870s into the early twentieth century. It was seen as a form of architecture which could be built by local architects and builders, using a minimal amount of decorative material. One and two-story front and side gabled balloon frame buildings had simple, functional floor plans, generally providing space for a living room, kitchen and bedrooms. Porches and rear additions provided additional living space.

Three excellent examples of the vernacular form in the Brookings Central Residential Historic District are evident. The W.D.

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Allison House at 715 Third Street was constructed 1884-86 as a two-story front gabled frame house. It features an offset door, two-over-one sash windows and a narrow frieze under the simple eave. The Mrs. John Rittman House was built circa 1919 at 706 Sixth Street as a one-story frame front gabled house. The windows are one-over-one sash and the gabled roof is slightly belled. The small open porch features a simple pediment. The Fanny Spooner House was constructed in 1916 at 416 Eighth Avenue. This one-story frame front gabled house features an offset front door, and two-over-two sash windows.

Queen Anne (1889 - 1909)

The Queen Anne style in the upper Midwest was prevalent from approximately 1880 to 1910. The style is characterized by an irregularity of plan and massing and a variety of surface textures, roofs, and wall projections. Shingle or clapboard siding sometimes appears on the upper stories. Roofs are steeply pitched, usually with a dominant front-facing gable, and cutaway bay windows are frequently employed, as are round or polygonal turrets. The asymmetrical facades often display wrap-around verandas as well. Architectural details are normally of a classical nature and tend to be small in scale, overwhelmed by the building itself.

The Queen Anne is represented by three periods of development. The earliest period, ca. 1880 to 1890, is reflective in Brookings by smaller, more modest versions of the style. The second period, circa 1890 to 1900, is represented in Brookings by more ornate versions which are larger in massing. The third period, circa 1900 to 1910, is seen in Brookings with the introduction of the

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Neo-Classical detail elements which predict the transition to the Revival styles which were to follow the Queen Anne.

Perhaps the oldest Queen Anne style cottage in the district was constructed in 1889 for Edward Scott Lorimer at 925 Fifth Street. Approximately three years later, Clarence and Frances West also erected a Queen Anne home, located at 816 Fifth Street. The Lorimer House is more ornate than the West House. It is a one and one-half story front gabled frame house with a prominent three-part bay window in the first story. Second-story shingle ornamentation gives the house its Queen Anne influence. The porch is set on one side of the front gable, creating a setback for the door. The West House is laid out in a similar style, however it does not feature a bay and the ornamentation is limited to a shingled window hood over the front window.

With the onset of the twentieth century, Queen Anne houses in Brookings became larger and more elaborate. In 1900, George and Elisa Sexauer built a two and one-half story Queen Anne style home at 929 Fourth Street (listed on the National Register on January 26, 1990). The Sexauer House features some of the best known Queen Anne details, such as irregular massing, steeply pitched roofs, varied wall treatments and a prominent corner turret. The wrap-around porch creates a visually strong veranda. Other than varied shingles, however, ornamentation on the Sexauer House is minimal. The E.C. Palmer House, constructed at 718 Sixth Street in circa 1901-03, is a smaller, simpler one and one-half story Queen Anne style house with crossed gables and a wrap-around porch with turned posted and spindle frieze ornamentation. Queen Anne style shingles decorate the front gable.

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During the first decade in the 1900s, Queen Anne style houses continued to be popular in the Brookings Central Residential Historic District, however they were increasingly ornamented with classical style elements. In 1901, H.H. and Fannie Reeves constructed a home at 825 Fifth Street. Besides typical features such as bargeboard, cove shaped shingles, and a wrap around porch, it also features Doric columns and dentils typical of the Classical Revival style. Four years later, in 1905, Charles and Mary Skinner also constructed a home at 824 Fifth Street with a wrap-around porch and central tower enhanced by Doric columns, pedimented entrances, and dentils.

Craftsman/Bungalow (circa 1913 - 1933)

Taste in residential architectural styles began to change in Brookings by the 1910s. The Craftsman/Bungalow style, popular in the upper Midwest from 1900 to 1940, demonstrated a more "natural" simplistic massing and style in well-crafted, wood houses. They characteristically possess broad gable or hipped roofs, often with one or two large front dormers, decorative brackets or rafters, prominent chimneys and simplified Queen Anne sash windows. Interiors are composed of airy rooms with simple surfaces of plaster and wood.

Sixteen important examples of Craftsman/Bungalow style houses exist in the Brookings Central Residential Historic District, reflective of the building boom which took place in this district in the first decades of the twentieth century. The Baptist Parsonage, a front gabled stucco and shingle clad two story house built in 1914 at 908 Fifth Street, features Craftsman style

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details such as exposed purlins on the porch and elbow brackets under the eaves. The one story frame H.J. Shoenwether House was constructed circa 1914-16 at 417 Medary Avenue. This house also features elbow brackets under the eaves and band windows on the enclosed porch. The low pitch of the gable roof is also typical of the Craftsman/Bungalow style.

The 1920s were prevalent years for the Craftsman/Bungalow style in the Brookings Central Residential Historic District. In 1920 John Gill constructed a one-and-one-half story stucco clad house at 712 Sixth Street which reflects the Craftsman/Bungalow style through its massive hipped roof porch and the tripartite window on the second story. The P.J. Scarbro House was constructed in 1923 at 516 Ninth Avenue as a two and one-half story stucco clad house with such Bungalow features as three-over-one sash windows and elbow brackets under the eaves of the porch and the second story roof. The Elizabeth Hanson House, constructed in 1925 at 410 Seventh Avenue also features stucco cladding, tripartite windows with Bungalow style glazing patterns and elbow brackets.

Though indirectly related to the Bungalow/Craftsman movement in Brookings, the eclectic Dr. Addison and Kate Harris House, constructed in 1915 at 703 Fifth Street, features Bungalow-Craftsman influences, as well as elements of Egyptian Revival with the tapered corners. The Harris House is one of two known examples of architect designed houses in the Brookings Central Residential Historic District. It was designed by Minneapolis architect Arthur Clausen. This house features a low, hipped roof with wide eaves. The house is clad in stucco and incorporates a variety of windows, including six-over-one sashes. The corners of the rectangular shaped building taper down, as do the columns of the portico porch.

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Concurrent with the development of the Craftsman/Bungalow style in Brookings were the Neo-Classical and Colonial Revival styles, which were popular in the upper Midwest from approximately 1895 to 1950 (McAlester 1984: 343). The Neo-Classical style Joseph and Elizabeth Catlett House was constructed at 903 Fourth Street in 1908. This massive, two story frame house features a prominent two story pedimented porch which is supported by Ionic and Doric columns. The porch pediment exhibits dentils and a fan light in the gable. Dormers exhibit gabled return eaves. The circa 1915 C.A. Lacke House is a modest Dutch Colonial style frame house constructed at 415 Eighth Avenue. It is a one and one-half story house with a gambrel roof, side dormers, and a prominent one story front porch. Most of the upper portion of the house is clad in shake shingles.

The Colonial Revival style Forrest and Violet Simmons House built at 921 Fifth Street in 1932 is one of two architect designed houses in the historic district. The two-story, side gabled frame house, which features a symmetrical facade, Colonial style portico porch and multi-light window sashes flanked by shutters, was designed by the Sioux Falls architectural firm Perkins and McWayne.

Later Period Revival styles are evident in the Brookings Central Residential Historic District in the form of Georgian and Spanish Revival influences. The E.A. Wing House, built in 1934 at 908 Sixth Street, is a one story front gabled, stucco clad house with an arched doorway which reflects elements of the Spanish Colonial Revival style.

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Churches/Gothic

The architectural character of the residential district was influenced in the first two decades of the twentieth century when three new church facilities, all displaying Gothic elements, were constructed in the area. The Gothic Revival style, which saw a resurgence in the upper midwest circa 1900 to 1940, is identified by lancet windows, steeply pitched gabled roofs and crenellation on corner towers.

In 1900, the First Presbyterian Church erected a brick facility at 405 Seventh Avenue in the Free Form Gothic Revival style. In 1904, the Methodist Episcopal Church constructed a building at 625 Fifth Street. Positioned near the edge of the district, this brick Gothic Revival style church is a prime example of Methodist churches erected in the state of South Dakota. In 1917, Calvary Cathedral Church (today St. Paul's Episcopal), designed in the English Gothic style by nationally renowned architect Ralph Cram, erected a facility at 726 Sixth Street. Cram, a distinguished ecclesiastical architect, practiced from 1887 to 1931. A deeply religious man, Cram designed a number of important religious buildings in the country as well as designing the rebuilding of the U.S. Military Academy at West Point, New York (Withey 1970: 145-47; 207-208).

In 1918, First Baptist Church erected a building at 527 Fifth Street. Designed by architect Harry Jones, the church displays Gothic arches and a tower topped by crenellation. Harry Jones was a Minneapolis architect who practiced from 1883 to 1918. He studied under H. H. Richardson in his early career, and is responsible for the design of a number of residences, public

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buildings and churches, mostly in the upper midwest.

To compliment the churches, several parsonages were also erected in the district. These buildings reflected the stylistic architectural trends used by home owners in the district. In 1914, a Baptist Parsonage was erected in the Craftsman/Bungalow style at 908 Fifth Street. The Episcopalians erected a two-story brick house of Neo-Colonial influence at 519 Eighth Avenue during the same year that the church was constructed, in 1917. The Presbyterians built a two-story frame manse in 1914 at 704 Fifth Street in the American Foursquare style.

The overall integrity of the buildings within the Brookings Central Residential Historic District is excellent. Nearly without exception the buildings are well maintained. The few intrusions that are seen are not severe, and generally are noted in the form of the application of modern siding materials, such as metal or vinyl siding over clapboard siding.

In summary, the architecture of the Brookings Central Residential Historic District reflect the architectural tastes of the residents of this small city. The styles and forms represent examples which were prevalent throughout the upper Midwest from the mid 1880s thorough the mid 1940s.

Note on Sources

Dates of construction were determined by researching and analyzing a combination of resources which included Sanborn Fire Insurance maps, "Central Residential Walking Tour," city directories,

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newspaper articles, historic photographs, tax records, intensive survey forms, local histories, and oral interviews.

Brookings Central Residential Historic District
Property List

Contributing (C) = 126

Non-contributing (NC) = 83

Total = 209

* N/A for garage may mean that a garage or outbuilding exists, however it is attached to the house. Otherwise, it means no garage or outbuilding exists with the house.

<u>Property Name</u>	<u>Address</u>	<u>C/NC</u>	<u>Date</u>	<u>Garage (C/NC)</u>
Brooke Sonder House	506 Third St.	C	1887	N/A
Homer Dwiggin's House	510 Third St.	C	1924	C/NC (2)
Ella Hauxhurst House	512 Third St.	C	pre-1884	NC
C.W. Higgins House	518 Third St.	NC	pre-1884	N/A
Morehouse Building	524 Third St.	NC	1905	NC
Clyde & Florence Tidball House	602 Third St.	C	ca. 1925	C
Mary Guerdette House	604 Third St.	NC	ca. 1913-1916	NC
J.W. Linn House	610 Third St.	NC	ca. 1913-1916	C
Carolina Blakeslee House	614 Third St.	C	ca. 1916-1919	C
W.B. Hanson House	616 Third St.	C	1935	N/A
Ruben Matson House	624 Third St.	C	ca. 1889-1890	NC
Gilbert Weaver House	703 Third St.	C	1935	N/A
Arthur Alton House	709 Third St.	C	1913	C
W.D. Allison House	715 Third St.	C	ca. 1884-1886	NC
Henry Arneson House	702 Fourth St.	NC	1933	NC

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Floyd and Ida Sebering House	704 Fourth St.	NC	1942	NC
George and Eva Wright House	705 Fourth St.	C	1900	N/A
John Alton House	708 Fourth St.	NC	1891	N/A
Herman and Iva Hauff House	711 Fourth St.	C	1915	NC
John and Emma Vrenegor House	712 Fourth St.	C	1915	C
Dr. G.J. and Helen Collier House	715 Fourth St.	C	1897	NC
Mary Deeth House	716-18 Fourth St.	C	1884-1886	C
Wilbur M. Johnson House	724 Fourth St.	C	1915	C
Dyar and Emma Campbell House	725 Fourth St.	C	1894	N/A
John P. Ashbaugh House	802 Fourth St.	NC	1914	N/A
C.E. Sheldon House	803 Fourth St.	C	1914	C
E.C. Sheldon House	805 Fourth St.	C	1917	C
Frank and Ada Ellis House	808 Fourth St.	C	1914	NC
Winifred Kendall House	809 Fourth St.	C	ca. 1917	NC
Catherine Nolan House	813 Fourth St.	C	ca. 1917-1919	C
E.R. Bartling House	816 Fourth St.	C	1937	C
Alvin and Ruby Schulz House	817 Fourth St.	C	1941	C
George & Florence Etting House	824 Fourth St.	C	1891	C
Dr. Alfred & Anna Hyde House	825 Fourth St.	C	1890	N/A
Joseph & Elizabeth Catlett House	903 Fourth St.	C	1908	NC
Ellsworth F. McCarl House	911 Fourth St.	NC	1914	NC
S.H. McCarl House	915 Fourth St.	NC	1914	NC
P.M. Orin House	919 Fourth St.	C	ca. 1886-1889	C
J.H. Farrington House	921 Fourth St.	NC	1913	NC
George and Elisa Sexauer House	929 Fourth St.	C	1900	C
James Walestra House	505 Fifth St.	C	1890	C
Susan Dutcher House	511 Fifth St.	C	1919	C
Nels Gullick House	515 Fifth St.	C	1917	C
W.H. Connell House	517 Fifth St.	C	1888	NC
J.E. McGill House	517 1/2 Fifth St.	C	1908	N/A
Anna Connell House	521 Fifth St.	NC	1919	NC

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First Baptist Church	527 Fifth St.	C	1918	N/A
Leslie Finger House	609 Fifth St.	C	1942	NC
Selma Wetterburg House	615 Fifth St.	C	1943	C
Methodist Episcopal Church	625 Fifth St.	C	1904	N/A
Dr. Addison & Kate Harris House	703 Fifth St.	C	1915	NC
Presbyterian Church House	704 Fifth St.	C	1914	NC
Birdie Chidester House	709 Fifth St.	NC	1949	NC
Calvin Quail House	710 Fifth St.	C	ca. 1939	NC
John Alton House	713 Fifth St.	NC	1897	NC
Hettie Fry House	714 Fifth St.	NC	ca. 1921	C
A. Fry House	716 Fifth St.	NC	1917	NC
Charles Lentz House	721 Fifth St.	NC	ca. 1890-95	NC
Louis and Sadie Skiff House	724 Fifth St.	C	1900	C
John & Caroline Nelson House	725 Fifth St.	NC	1895	N/A
Frank Pond House	802 Fifth St.	C	1907	C
Anson Swift House	804 Fifth St.	C	1937	C
C.E. West House	810 Fifth St.	C	ca. 1887-1889	C/NC (2)
Andrew Budahl House	815 Fifth St.	NC	ca. 1898-1900	NC
Clarence and Frances West House	816 Fifth St.	C	ca. 1892	C
L.E. Bartling House	817 Fifth St.	NC	1956	NC
Charles and Mary Skinner House	824 Fifth St.	C	1909	N/A
H. H. and Fannie Reeves House	825 Fifth St.	C	1901	N/A
Tom Behrand House	902 Fifth St.	NC	1981	N/A
Bertha Stewart House	905 Fifth St.	C	1933	NC
Baptist Parsonage	908 Fifth St.	C	1914	C(2)/NC(1)
Edwin & Lillie Williams House	911 Fifth St.	C	1906	C
Lillie Williams House	916 Fifth St.	C	1902	C
Thomas and Bergetha Wold House	917 Fifth St.	C	1918	C
Forest and Violet Simmons House	921 Fifth St.	C	1932	NC
Henry Grommersch House	922 Fifth St.	NC	1950	N/A
Edward Scott Lorimer House	925 Fifth St.	C	1889	C

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Perry and Bessie Peterson House	928 Fifth St.	C	1898	C
Lena Hubbert House	702 Sixth St.	NC	1937	N/A
Mrs. John Rittman House	706 Sixth St.	C	ca. 1919	N/A
John Gill House	712 Sixth St.	C	ca. 1920	C
E.C. Palmer House	718 Sixth St.	C	ca. 1901-1903	NC
Calvary Cathedral Church	726 Sixth St.	C	1917	N/A
J.O. Andrews House	806 Sixth St.	C	ca. 1892-1894	N/A
F.M. Kramer House	812 Sixth St.	C	ca. 1901-1905	C
Bill Haugen House	816 Sixth St.	C	ca. 1898-1900	N/A
Frank & Nellie Schouweiler House	902 Sixth St.	C	1901	NC
E.A. Wing House	908 Sixth St.	C	1934	C
Thomas Norby House	912 Sixth St.	NC	1920	NC
Amoco	ca. 914 Sixth St.	NC	post-1945	N/A
Dexter and Maud Bunday House	502 Sixth Ave.	C	1900	NC
house	512 Sixth Ave.	NC	ca. 1916-1928	C
Open Bible Church	310 Seventh Ave.	NC	1951	N/A
First Presbyterian Church	405 Seventh Ave.	C	1900	N/A
Elizabeth Hanson House	410 Seventh Ave.	C	1925	C
Kate Harris House	512 Seventh Ave.	NC	1916	NC
Edith Hubbard House	516 Seventh Ave.	C	1937	C
C.M. Fassett House	517 Seventh Ave.	NC	1915	C
Ed Wing House	521 Seventh Ave.	NC	1919	N/A
A.E. Bunday House	527 Seventh Ave.	C	1917	C
Anton Dokken House	312 Eighth Ave.	C	1915	NC
house	316 Eighth Ave.	C	ca. 1920	NC
E.C. Sheldon House	410 Eighth Ave.	NC	ca. 1915	NC
C.A. Lacke House	415 Eighth Ave.	C	ca. 1915	C
Fanny Spooner House	416 Eighth Ave.	C	1916	N/A
house	502 Eighth Ave.	NC	1968	N/A
W.J. Ray House	516 Eighth Ave.	NC	1947	NC
Episcopal Parsonage	519 Eighth Ave.	C	ca. 1917	NC

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Walter and Vivian Distad	524 Eighth Ave.	NC	1953	N/A
J.W. Catlett Carriage House	414 Ninth Ave.	C	ca. 1907-09	NC
Kathryn Mitchell House	416 Ninth Ave.	C	1943	N/A
Calving & Marilyn Krulish House	417 Ninth Ave.	NC	1964 moved	(2) NC
Ethel Van Cleve House	502 Ninth Ave.	C	1943	NC
H.P. Hanson House	510 Ninth Ave.	C	1937	NC
Catholic Rectory	511 Ninth Ave.	C	ca. 1905/moved 1963	NC
P.J. Scarbro House	516 Ninth Ave.	C	1923	C
Bryon L. Wilson House	517 Ninth Ave.	C	1897/1934 moved	N/A
Ingram R. Rohl House	525 Ninth Ave.	NC	1949	N/A
house	415 Medary Ave.	NC	1954	N/A
H.J. Schoenwether House	417 Medary Ave.	C	ca. 1914-1916	C
H.E. Dawes Apartments	517 Medary Ave.	C	1919	C

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Section 8: Statement of Significance

Architect/Builders (continued)

Clausen, Arthur

Jones, Harry

McWayne, Albert

Perkins, Robert

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Section 8: Statement of Significance

The Brookings Central Residential Historic District in Brookings, Brookings County, South Dakota is locally significant for its architecture under Criterion C. The district illustrates the evaluation of various types and periods of construction from 1884 to 1943. It is thematically related to the South Dakota Historic context entitled "Permanent Rural and Urban Pioneer Settlement." As a result of the district's close proximity to municipal facilities and the commercial hub, the district was erected as an early middle class neighborhood in Brookings. Few buildings detract from the general late nineteenth and early to mid-twentieth century character created by the 113 houses, and their associated outbuildings, two apartment buildings and five churches. Although some have been remodeled, the majority of the buildings retain a significant amount of historic integrity and represent one of the best concentrations of architecturally significant residential and religious affiliated buildings in the city.

Historical Background

Brookings, located approximately three miles from the Big Sioux River in the center of Brookings County, is surrounded by fertile prairie land and bordered by Six Mile Creek at its northwest corner. Rich soil, the presence of the railroad, and the establishment of the South Dakota State University facilitated the settlement and growth of Brookings.

Brookings County, formed on April 5, 1862, received designation of

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its current-day boundaries in 1873. Six years later, in 1879, the Chicago and Northwestern Railroad Company laid tracks as far west as Volga, South Dakota, thus constructing the Dakota Central Branch. During that same year, the Chicago and Northwestern platted four other towns along its tracks in Brookings County, including Brookings (Sandro 1936, 15 and 24).

A group of settlers purchased the land for Brookings from H.S. Aaby and Lewis Limesand and then donated Section 26, Township 110, Range 50 to the Chicago and Northwestern Railway, which was platted in October 1879. The northeast corner of this donated section later became the location of the Brookings Central Residential Historic District. The settlers who donated the land were businessmen interested in establishing Brookings as a commercial center. Judge Wilmot W. Brookings, an early pioneer of Dakota Territory, served as the namesake for the newly platted town. Though Brookings never lived in the city of Brookings, he was renowned as a governor of the Dakota Territory, organizer of the Dakota Southern Railroad and a member of the state Constitutional Convention (Brookings Centennial 1979, 1-2; A.T. Andreas 1884, 161).

Important men involved in the initial formation of Brookings included W.H. Skinner and George Sexauer (Sandro 1936, 19). W.H. Skinner, who was involved in Brookings' early real estate activity, platted a large portion of the Brookings Central Residential Historic District and still serves as the namesake for several blocks in the district. George P. Sexauer emerged as a prominent Brookings citizen when he bought the Brookings Mill Company in 1897. Sexauer owned and operated a grain mill in both Volga and Brookings. In 1900, he constructed a Queen Anne home at

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929 Fourth Street. Sexauer was known as the "elevator king of South Dakota" according to the Golden Anniversary Dedication of The Volga Tribune. The Sexauer House is the only building in Brookings Central Residential Historic District currently listed on the National Register of Historic Places (Richards 28 July 1989).

The presence of the railroad allowed Brookings to thrive, while nearby communities not located along the tracks disappeared (Schell 1975, 167). By November 4, 1879, Brookings was elected to serve as county seat. During that same month, a car load of lumber arrived in Brookings which facilitated both the construction of business and residential buildings in the city. (History of Southeastern Dakota 1881, 138).

In 1877, 250 people were living in Brookings County. Three years later, after the arrival of the rail lines, the census reports note that 4,959 people lived in the county. By 1890, just ten year later, the population figures more than doubled and reached 10,132 (Early Residents of Brookings County 1960, i). On May 2, 1881, Brookings received incorporation and a city charter followed one year later (Sandro 1936, 20).

The growth of Brookings in the twentieth century can be substantiated by the presentation of census figures. By 1905, 14,019 people were living in Brookings County and in 1915 the figure rose to 15,544 (Robinson 1915, 18). The census figures of the city of Brookings in 1910 and 1915 were 2,971 and 3,416 respectively. Thus, the population of Brookings encompassed approximately 21 percent of the entire county's population (Robinson 1925, 17). By 1920, 3,924 people resided in the city of

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Brookings. Just five years later, in 1925, an additional 689 people were reported to be living in the city. By 1935, 31 percent of the population of the county lived in Brookings. While the county reported 16,781 people, the city reported 5,311 residents (Fox 1935, 20). The rise in population directly related to a rise in the construction of new houses, particularly in the area east of downtown where the Brookings Central Residential Historic District is located. Many of these early twentieth century houses reflect the popular trend of the Craftsman/Bungalow style.

Prior to the twentieth century, the overall advancement of Brookings County can be documented through increasing property values and collected taxes. In 1880, the county's real estate and personal property totalled \$260,012. Ten years later, the real estate and personal property boasted an assessed value of \$4,900,034. Thus, the assessed valuation was approximately nineteen times greater in one decade. Reasons for this prosperous growth may be attributed to the presence of the railroad, location of the agricultural college at Brookings, and the establishment of Brookings as county seat in 1879 (Sandro 1936, 26). A similar analysis can be completed regarding the taxes in Brookings. County taxes in 1880 were \$2,000, whereas the municipality and school district taxes equalled \$192. Twenty-two years later, the county taxes increased by \$19,194 over the \$2,000 of 1880 and the municipality and school district taxes had risen by \$81,380 (Sandro 1936, 26).

The Brookings Central Residential Historic District, with its wide variety of residential styles, reflects three distinctive building periods in Brookings' history. The district is comprised mostly

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of residential buildings, with church related buildings interspersed throughout the area. Of the 113 houses and their related outbuildings, and five churches in the district, thirty were constructed between 1884 and 1900, the initial construction period of the area. The period from 1901 to 1920, with the construction of forty-six properties plus outbuildings, represents the most prolific building phase in the district. Church facilities made up a number of the newly constructed buildings during the period. A less influential, yet distinctive construction phase within the district is reflected by the twenty-two houses constructed between 1921 and 1943.

The Brookings Central Residential Historic District was comprised of a diverse group of people, who held a variety of occupations. Some of the first residents in the district included Clyde Tidball, a local druggist; G.J. Collier, a physician, Frank Ellis, a real estate agent; Edward Lorimer, a hardware store and lumberyard owner; John Alton, bank bookkeeper; Dyar Campbell, bank cashier; and George Etting, farmer. The diversity of the neighborhood is also apparent by the variety of styles and sizes of buildings in the district. The buildings range from gabled vernacular houses to ornate Gothic Revival churches. Furthermore, since the district houses five different churches it is difficult to categorize the area by one specific religious or ethnic affiliation.

The size of the homes in the district, as well as the materials used during construction appear to be fairly uniform throughout the nine block area. The majority of the buildings within the district are two-story. A majority of the buildings are of frame construction, with the exception of the Methodist Church, the

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Presbyterian Church, the Episcopal Parsonage, the Calvary Cathedral Church, and a few houses which are constructed of brick.

From 1870 to 1940, the emergence and improvement of manufactured materials greatly impacted construction trends seen throughout the country. The development of woodworking machinery coincided with the initial development of the Brookings Central Residential Historic District in the late 1880s. Brookings' close connection to the Chicago and Northwestern Railroad Company allowed residents to import millwork materials from mills located in the Upper Mississippi Valley. The earliest houses in the district display the use of materials manufactured specifically for vernacular design buildings. Woodworking manufacturing companies often shipped construction parts that were ready for assembly upon arrival at their destination. These early parts were often very simple in design, however, as the manufacturing process improved, companies began to ship more ornate and interchangeable materials (Gottfried and Jennings 1988, VIII-IX). By the early 1900s, a number of ornate Queen Anne homes were constructed in the district. The H.H. and Fannie Reeves House (1901) at 825 Fifth Street features fishscale shingles and intricate bargeboard in the gable peak. The Charles and Mary Skinner House (1905) at 824 Fifth Street features a corner turret decorated with shingles and a widow's walk, as well as Neo-classical details on the porch. The Dexter and Maud Bunday House (1900) at 502 Sixth Avenue exhibits a large wrap-around veranda with turned posts and spindles. The George and Eliza Sexauer House (1900) at 929 Fourth Street exhibits a corner turret with fishscale shingles, and a wrap-around porch with turned post bannister. These houses stand as just a few examples of houses that utilized the improved woodworking materials.

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The first architectural form to impact the Brookings Central Residential Historic District was vernacular. Front and side gabled houses, as well as gabled ells and one and two-story cubes, were prominent vernacular styles utilized across the country when the district initially underwent construction. Often, these one and two-story houses retained a balloon frame structure and were covered in clapboard. The second architectural style that influenced the district was Queen Anne. Queen Anne houses, characterized by irregular floor plans and asymmetrical facades, did not influence the Midwest until the 1880s. Queen Anne features did not make a strong impact on the Brookings Central Residential Historic District until the early 1900s. The most elaborate Queen Anne houses in the district were constructed in the first decade of the 1900s. During that same time period, many of the Queen Anne houses also displayed Classical Revival features. By 1910, the Bungalow style of architecture began to move across the country with its popularity being attributed to the California bungalow magazines. The district saw its first bungalow in 1914 with the construction of the Baptist Parsonage House. The bungalow emerged as one of the most prevalent styles constructed in the district.

The majority of the buildings constructed in the residential district apparently are the work of local carpenters and masons who used standard plans and traditional building practices. The stock plan or pattern books probably utilized by Brookings contractors were often published by architects, builders, and companies interested in selling their products (Gottfried and Jennings 1988, XII-XIII).

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Brookings, Brookings County, South DakotaArchitect Designed Buildings

Besides the standard plans, four buildings in the Brookings Central Residential District were designed by regional and even national architects. The Sioux Falls architectural firm of Perkins and McWayne designed a Colonial Revival style house at 921 Fifth Street in 1932 for Forrest "Butch" and Violet Simmons. Robert Augustus Perkins and Albert McWayne established their architectural firm in 1918. Perkins received degrees in architecture at the Armour Institute of Technology. He then attended the University of California and Columbia University and again studied art and architecture. McWayne graduated in Civil Engineering from Purdue University. After working as a construction superintendent in Chicago for six years he moved to Sioux Falls. The partnership of Perkins and McWayne existed for 36 years until 1954 when Perkins died ("Robert Perkins File"; "Albert McWayne File"). Other examples of buildings designed by Perkins and McWayne exist in Brookings at the South Dakota State University campus, including the Pugsley Continuing Education Center (original student union) 1939; Lincoln Music Hall (original library) 1926; and the Central Heating Plant, 1949 (Brookings HPC 23 Dec. 1993)

Arthur Clausen, an architect from Minneapolis, designed an unusual house for Dr. Addison and Kate Harris in 1915 at 703 Fifth Street. The design exhibits an eclectic combination of Prairie School style, Bungalow/Craftsman style and Egyptian Revival style. Clausen practiced in Minneapolis from 1908-1917. Clausen also designed the St. Charles Hotel in Pierre, South Dakota which is currently listed on the National Register of Historic Places (1911); Mudcura Sanitorium (1908-1909) Chanhassen, Minnesota;

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Mudbaden Sanitorium (1915) Jordan, Minnesota; George C. Kline House (1909) Chaska, Minnesota; and the Harold W. Rice House (1912), Richfield, Minnesota. Though a great deal is not known about Clausen, it appears that he specialized in residential as well as institutional types of buildings, and designed in a variety of styles, including Neo-classical ("Arthur Clausen File").

The First Baptist Church, the Gothic Revival brick church located at 527 Fifth Street, was designed by nationally known architect Harry Jones in 1918. Jones, born in 1859, received his education from Brown University, Providence, Rhode Island and Massachusetts Institute of Technology. In 1883, following graduation, Jones was employed by H.H. Richardson of Boston. Two years later, he opened a private practice in Minneapolis, Minnesota. By 1891, Jones began instructing at the University of Minnesota. He is known for his design of churches, private residences, and commercial buildings. In addition to the First Baptist Church in Brookings, Jones also designed the Baptist Church in Lidgerwood, North Dakota, the Scottish Rite Temple Sanctuary (1906), Minneapolis, Minnesota; the United Presbyterian Church, Lisbon, North Dakota; and the Lakewood Cemetery Chapel (1910), Minneapolis, Minnesota; First Congregational Church, Dickinson, North Dakota; the First Church of Christ Scientist (1898), Fairmont, Minnesota; and the Judson Memorial Baptist Church, Minneapolis, Minnesota ("Harry Jones File").

Ralph Adams Cram, a nationally acclaimed ecclesiastical architect from the East Coast, designed the Gothic Revival style Cavalry Cathedral Church at 625 Sixth Street in 1917. Cram was a leader in the Gothic Revival movement. He designed many churches

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throughout the country. Cram received his architectural training in New England. In 1887, Cram and Charles Wentworth formed an architectural firm in Boston. Four years later they were joined by Bertram G. Goodhue and became known as Cram, Wentworth & Goodhue. Following the death of Wentworth, the name of the firm was changed to Cram, Goodhue & Ferguson, which represented a new partner named Frank Ferguson. Cram's firm designed an enormous number of buildings throughout the country including Church of Our Saviour (1897), Middleboro, Massachusetts; All Saints Cathedral (1905), Halifax, Nova Scotia, Canada; Calvary Baptist (1909), Pittsburgh, Pennsylvania; Presbyterian Church, St. Paul, Minnesota; and St. Mark's Church, Toledo, Ohio (Withey and Rathburn 1970, 145-147 and 207-208).

Non-architect Designed Buildings

The vast majority of buildings in the Brookings Central Residential Historic District were not designed by architects. Their builders undoubtedly relied on pattern designs and contractors designs for their inspiration. The earliest residential buildings in the district tended to serve the owners need for function, rather than representing financial status. These were often of modest wood frame construction. With the beginning of the twentieth century came alternative siding materials such as stucco and brick, though wood frame examples continued to dominate the streetscapes well into the mid-twentieth century.

During the earliest phases of construction in the district, Queen Anne elements were often used in the late nineteenth century. Prime examples of the Queen Anne influenced houses, exist

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throughout the district. The later styles, such as the Craftsman/Bungalow, and eventually the Colonial Revival influenced buildings, were erected intermittently throughout the district. The churches erected in the district, constructed of brick, are located on the west edge of the district near the commercial center.

Religious Architecture

The growing population in the city of Brookings prompted the establishment of several religious institutions. Congregations in Brookings followed several statewide trends regarding development of religion in South Dakota. First, similar to other South Dakota cities, ethnic heritage and religious affiliation determined the style of architecture and building materials used by congregations to erect their churches. (Erpsted and Wood nd., 1). Second, even though erecting the first church in town was prestigious, cooperation in the construction of buildings often occurred among congregations that espoused similar beliefs (Erpsted and Wood nd., 2; De Jong nd., 5).

David Erpsted and David Wood, in an unpublished manuscript entitled "Early Churches," categorize the construction of churches in South Dakota into three phases. During the first phase, which usually occurred shortly after a community was first inhabited, congregations erected practical frame buildings for their house of worship (Erpsted and Wood nd., 3). On a state level, during the first phase of church construction, only twelve religious groups practiced in the state of South Dakota in the 1890s (Schell 1975, 390).

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The Methodist Episcopal congregation organized the first religious society in Brookings. During the first phase, after receiving a gift of land from the Chicago Northwestern Railway Company, it constructed a frame building at the corner of Fourth Street and Fifth Avenue in 1880. Between 1881-1882, the newly erected building also held services conducted for both local Baptists and Presbyterians (First United Methodist Church 1979, 4). Thus, Brookings' church development strongly supports Erpsted and Wood's text regarding interaction between different denominations to ensure a place to worship.

By 1882, the Baptists erected their first church on Fourth Street, while the Presbyterians did not construct a church until 1886 on the corner of Fourth Street and Seventh Avenue. The St. Paul's Episcopal congregation constructed its first building in 1893 on the corner of Sixth Street and Seventh Avenue (Brookings Centennial 1979, 43). It is important to note that St. Paul's Episcopal Church retained the name of Calvary Cathedral from its formation until November 25, 1960 (Brookings File St. Paul's Episcopal Church).

By the onset of the second building phase, church patrons were better established and could contribute more funds toward the construction of ornate churches (Erpsted and Wood nd., 3). Overall, on the state level, the 1906 federal census listed 56 different church bodies in South Dakota. The Methodist Episcopal, with 291 congregations, served as the largest religious society in South Dakota. While the Roman Catholics with 199 congregations and the United Norwegian Lutheran Church with 132 congregations followed close behind in size (De Jong nd. 3). By 1936, South Dakota reported that 42 percent of its population were affiliated

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with some religious institution (Schell 1975, 390).

On a local level, during the second phase, two churches were erected in the Brookings Central Residential Historic District. The Methodist Episcopal Church was constructed in 1904 at 625 Fifth Street. In an effort to accommodate its growing number of patrons and provide modern services, the Methodist congregation funded three significant building programs. In 1914, a nine room addition, which included a gymnasium, was constructed. By 1927, the basement was finished to accommodate a growing congregation and a steam heating system was purchased and installed (First United Methodist Church 1979, 6). The Methodists constructed a large education wing at a cost of \$150,352 to the west side of the church in 1964-1965 (Brookings Centennial 1979, 42; "Brookings File" Methodist Episcopal Church).

The Presbyterians constructed a brick church in 1900 at a cost of \$18,300 at 405 Seventh Avenue. In 1934, the basement was dug, adding space for a kitchen, a dining room, and several meeting rooms. Over thirty years later, in 1968-1969, an education unit was added to the church. Crenellation that runs along the roof and Gothic headed windows make the addition complimentary to the original church. A two-story frame American Foursquare style manse was built at 704 Fifth Street in 1914 to house the ministers of the church (Brookings File 405 Seventh Avenue; Webster 1982, 21).

The third building phase, prompted by the onset of World War I, resulted from the fact that many congregations no longer consisted of first generation immigrants. Church patrons often felt a need to break their strong ethnic ties. Brick served as the most

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prominent material utilized in the construction of third phase churches. Not only was it visually impressive, it also decreased the chance of destruction from fire (Erpsted and Wood, nd., 5-6)

Two churches, located in the Brookings Historic Central Residential District, were erected during this last phase. St. Paul's Episcopal Church, originally known as the Calvary Cathedral Church, constructed its present church in 1917 at 726 Sixth Street. This simple brick church, which is less ornate than most of the other churches located in the district, is noted for its English Gothic architecture, as well as its famous designer Ralph Cram. The parish house, located to the south at 519 Eighth Avenue, was purchased in 1960 (Brookings Centennial 1979, 43; Brookings Daily Register 12 September 1975).

The Baptist congregation constructed a church in 1918 at 527 Fifth Street. The church, designed by Harry Jones, cost the congregation \$30,000. One year later, the church bought a parsonage at 908 Fifth Street for \$6,650. In 1993 the church retains its original configuration, however the roof was replaced in 1958 and the interior was redecorated in 1974 (Brookings Centennial 1979, 43; Lemon 1980, up.).

In the area of floor plans, a large number of churches built in South Dakota feature two general categories, either the Ritual Plan or the Non-ritual Plan (Erpsted and Wood nd., 8). The Ritual Plan's subcategories, which originated from Romanesque, Gothic and Renaissance styles include:

The nave plan, often rectangular with a tower, is the most common in South Dakota used by all denominations;

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Basilica plan, which displays a cruciform shape, displays a center aisle and two side aisles. The side aisles are hooded with low ceilings;

The Gothic nave plan is similar to the basilica plan excluding the side aisles and a transept (Erpsted and Wood nd., 7).

Non-ritual Plan, with a centrally located pulpit and altar, is rarely recognizable from the building's exterior (Erpsted and Wood nd., 8). Non-ritual Plan's subcategories include:

The meeting house displays as a simple rectangular plan. The seating arrangement differs from the nave plan;

The denominational plan, which radiates from the pulpit, often forms a geometric shape;

Akron plan contains a main sanctuary connected to a large Sunday School room (Erpsted and Wood nd., 8).

Based upon the Sanborn Fire Insurance Maps, as well as the floor plan sketches for the reconnaissance survey conducted in Brookings in 1986, the Methodist, Baptist, St. Paul's Episcopal and Presbyterian churches, all fit into the category entitled Ritual Plans. Each of these churches display a cruciform floor plan and fall under the subcategory of Basilica plan. Calvary Cathedral Church displays the nave plan.

In spite of the floor plans utilized, South Dakota churches often display several specific elements. By the twentieth century,

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churches were usually constructed of either stone or brick. Increasingly, products imported from neighboring Midwestern states such as special brick and hardwood lumber were used during construction. Furthermore, bell towers were often incorporated into the plans. They were used to call their congregations to service (Erpsted and Wood, nd., 8-9). Interestingly, each church in the district displays brick construction with the exception of the non-contributing Bible Open Church constructed in 1951 at 310 Seventh Avenue. Furthermore, of the five churches in the district, three have bell towers.

Three principal groups designed the church facilities in Brookings. Carpenters and local church officials often collaborated to design the smaller vernacular buildings, while pattern books were also used by congregations. Large congregations often hired local architects to design churches. It is interesting to note that Episcopal and Roman Catholic congregations in South Dakota were more likely to spend money on an architect. Often the large churches, as well as the highly-ornate small churches in South Dakota were designed by regionally and even nationally known architects (Erpsted and Wood, nd., 9-11).

In summary, the Brookings Central Residential Historic District developed shortly after the founding of Brookings in 1879 and is representative of residential and religious architectural development in the city of Brookings. As a district reflecting the middle-class population of Brookings from the mid 1880s to the mid 1940s, the Brookings Central Residential District succinctly tells the story of the residents aesthetic taste in a wide variety of popular architectural styles.

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Brookings Central Residential Historic District
Brookings, Brookings County, South Dakota

Section 10: Geographical Data

Verbal Boundary Description

The proposed Brookings Central Residential District in Brookings, Brookings County, South Dakota has a verbal boundary description as follows: The southern-most point begins at the southwest corner the lot at 506 Third Street, continuing east along rear (southern) of lot lines of 506 to 524 Third Street, then continuing across Sixth Avenue to the rear lot lines of 602 Third Street, continuing east to 624 Third Street, then turning northerly along the east lot line of 624 Third Street to the intersection of Third Street and Seventh Avenue then crossing to the north side of Seventh Avenue, then turning east to the southwest corner of the lot line of 703 Third Street, then turning east and continuing along the front of the lot lines of 703 to 715 Third Street, then turning north and continuing along the east lot line of 715 Third Street to the southeast corner of the lot for 708 Fourth Street, then turning east and continuing along the rear (south) of lot lines of 712 to 724 Fourth Street, then crossing Eighth Avenue to the northwest corner of the lot for 312 Eighth Avenue, then turning south, following the west lot line of 312 Eighth Avenue to the southwest corner of the lot for 312 Eighth Avenue, then turning east and continuing along the south lot line of 312 Eighth Avenue, then turning north, continuing north along the rear, east lot line of 312 Eighth Avenue to the alley, then turning east and continuing east along the south lot lines of 808 to 824 Fourth Street, to the southeast corner of the lot for 824 Fourth Street, then turning north and continuing north to the southeast corner of the lot for 825 Fourth Street, then turning east, continuing east across Ninth Avenue, continuing along the

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Brookings, Brookings County, South Dakota

southern edge of the lot lines for 903 to 929 Fourth Street to the southeast corner of the lot for 929 Fourth Street, then turning north and continuing along the east lot line of 929 Fourth Street, 415 and 417 Medary Avenue, then crossing Fifth Street, continuing along the east lot lines of 925 Fifth Street and 517 Medary Avenue to the northeast corner of the lot for 517 Medary Avenue, then turning west and continuing along the front (north) lot lines of the even side of the 900, 800, and 700 blocks of Sixth Street to the northwest corner of the lot for 702 Sixth Street, then continuing west, across Seventh Avenue, continuing west along the north lot line of 527 Seventh Avenue to the northwest corner of the lot, then turning south and continuing south along the west lot line of 527 and 521 Seventh Avenue, to the alley, then turn west and continue along the rear (north) lot line of 625 Fifth Street, continuing along the rear (north) lot line of 615 and 609 Fifth Street and 512 Sixth Avenue, then cross Sixth Avenue, continuing along the rear (north) lot line of 527 Fifth Street, continuing west along the rear, north lot lines of 521 to 505 Fifth Street, then turn south, continuing south along the side, west lot line of 505 Fifth Street, then at the southwest corner of 505 Fifth Street, turn east, continuing east along the south, front lot lines of 505 to 527 Sixth Avenue, then cross Sixth Avenue, then continue east along the south, front lot line of 502 Sixth Avenue, then continue east along the south, front lot lines of 609 to 625 Fifth Street to the southeast corner of 625 Fifth Street, then turning south, following the west side of Seventh Avenue to the alley at the northeast corner of 405 Seventh Avenue, then turning west, following the rear, north lot line of 405 Seventh Avenue, then turning south and continuing south along the west lot line of 405 Seventh Avenue to the southwest corner, then turning east, continue along the south, side lot line of 405

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Seventh Avenue to the southeast corner, then cross Seventh Avenue to the east side of the street, then turn south, continuing south along the west, side lot line of 705 Fourth Street, 310 Seventh Avenue and 703 Third Street to the point of intersection with the northeast corner of the 600 block of Third Street.

Boundary Justification

The proposed Brookings Central Residential Historic District boundaries encircle architecturally significant buildings connected with the residential, religious, and educational development of Brookings. The boundaries include 209 buildings of which 126 contributing buildings were constructed in the late 1800s and early to mid 1900s. The district is clearly bounded on the west by commercial and municipal structures, and to the east, south, and north by recent construction and non-contributing historic residential structures.

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Brookings Central Residential Historic District
Brookings, Brookings County, South Dakota

Photographs

BROOKINGS Central Residential HISTORIC DISTRICT

Brookings, Brookings County, South Dakota

Photographs by Barbara Kooiman, U.S. West Research, Inc.

November 17, 1993

Negatives at the Historic Preservation Center, Vermillion, South
Dakota.

The above information applies to all of the following photographs:

Photo #1 of 37

George and Eliza Sexauer House, 929 Fourth Street

Photographer facing west

Photo #2 of 37

900 block Fourth Street, north side

Photographer facing west

Photo #3 of 37

400 block Medary Street, west side

Photographer facing west

Photo #4 of 37

Joseph and Elizabeth Catlett House, 903 Fourth Street

Photographer facing north

Photo #5 of 37

800 block Fourth Street, north side

Photographer facing west

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Brookings Central Residential Historic District
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Photo #6 of 37
400 block Ninth Avenue, east side
Photographer facing west

Photo #7 of 37
800 block Fourth Street, south side
Photographer facing southwest

Photo #8 of 37
800 block of Fourth Street, north side
Photographer facing east

Photo #9 of 37
Dyar and Emma Campbell House, 725 Fourth Street
Photographer facing northwest

Photo #10 of 37
700 block Fourth Street, south side
Photographer facing southwest

Photo #11 of 37
John and Emma Vrenegor House, 712 Fourth Street
Photographer facing south

Photo #12 of 37
Dr. G.J. and Helen Collier House, 715 Fourth Street
Photographer facing north

Photo #13 of 37
Presbyterian Church, 405 Seventh Avenue
Photographer facing north

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Brookings Central Residential Historic District
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Photo #14 of 37
700 block Fourth Street, north side
Photographer facing northeast

Photo #15 of 37
Elizabeth Hanson House, 410 Seventh Avenue
Photographer facing northeast

Photo #16 of 37
600 block Third Street, south side
Photographer facing southwest

Photo #17 of 37
Ella Hauxhurst House, 512 Third Street
Photographer facing south

Photo #18 of 37
700 block Third Street, north side
Photographer facing northeast

Photo #19 of 37
700 block Fifth Street, south side
Photographer facing southwest

Photo #20 of 37
Dr. Addison and Kate Harris House, 703 Fifth Street
Photographer facing north

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Brookings Central Residential Historic District
Brookings, Brookings County, South Dakota

Photo #21 of 37
Methodist Episcopal Church, 625 Fifth Street
Photographer facing north

Photo #22 of 37
Dexter and Maud Bunday House, 502 Sixth Avenue
Photographer facing northeast

Photo #23 of 37
First Baptist Church, 527 Fifth Street
Photographer facing north

Photo #24 of 37
500 block Fifth Street, north side
Photographer facing northwest

Photo #25 of 37
Nels Gullick House, 515 Fifth Street
Photographer facing north

Photo #26 of 37
A.E. Bunday House, 527 Seventh Avenue
Photographer facing west

Photo #27 of 37
700 block Sixth Street, south side
Photographer facing southwest

Photo #28 of 37
Calvary Cathedral Church, 726 Sixth Street
Photographer facing southwest

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Brookings Central Residential Historic District
Brookings, Brookings County, South Dakota

Photo #29 of 37
Episcopal Parsonage, 519 Eighth Avenue
Photographer facing northwest

Photo #30 of 37
800 block Sixth Street, south side
Photographer facing southwest

Photo #31 of 37
H.E. Dawes Apartments, 517 Medary Street
Photographer facing west

Photo #32 of 37
Edward Scott Lorimar House, 925 Fifth Street
Photographer facing north

Photo #33 of 37
900 block Fifth Street, north side
Photographer facing north

Photo #34 of 37
Charles and Mary Skinner House, 824 Fifth Street
Photographer facing southwest

Photo #35 of 37
H.H. and Fannie Reeves House, 825 Fifth Street
Photographer facing northwest

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Section number Photo Page 6

**Brookings Central Residential Historic District
Brookings, Brookings County, South Dakota**

Photo #36 of 37
800 block Fifth Street, north side
Photographer facing northeast

Photo #37 of 37
900 block Fifth Street, south side
Photographer facing southeast