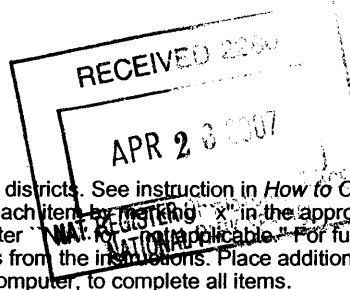


United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form

532



This form is for use in nominating or requesting determination for individual properties and districts. See instruction 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 an item does not apply to the property being documented, enter "N/A." 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 Pratt & Cjolme Building

other names/site number n/a

2. Location

street & number 500 South Main [] not for publication

city or town Platte [] vicinity

state South Dakota code SD county Charles Mix code 023 zip code 57369

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 [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title Jay D. Vogt State Historic Preservation Officer Date 04-17-2007

South Dakota State Historic Preservation Office
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 certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- [X] entered in the National Register [] See continuation sheet.
[] determined eligible for the National Register [] See continuation sheet.
[] determined not eligible for the National Register.
[] removed from the National Register [] See continuation sheet.
[] other, explain [] See continuation sheet.

Signature of the Keeper James McEllward Date of Action 6/8/07

Pratt & Cjolme Building
Name of Property

Charles Mix County, South Dakota
County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not count previously listed resources.)

Contributing

Noncontributing

1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	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.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

Commerce and Trade

Financial Institution (Bank)

Current Functions

(Enter categories from instructions)

Commerce and Trade

Business (Office Building)

7. Description

Architectural Classification

(Enter categories from instructions)

Commercial

Materials

(Enter categories from instructions)

foundation Cement

walls Brick

roof Tar

other

Narrative Description

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

Pratt & Cjolme Building
Name of Property

Charles Mix County, South Dakota
County/State

8. Statement of Significance

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

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance
(Enter categories from instructions)

Commerce

Periods of Significance

1906 - 1950

Significant Dates

1906

Significant Person(s)

(Complete if Criterion B is marked above.)

n/a

Cultural Affiliation

n/a

Architect/Builder

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- 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 of age or achieved significance within the past 50 years.

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:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Pratt & Cjolme Building
Name of Property

Charles Mix County, South Dakota
County/State

10. Geographical Data

Acreeage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1. 14 512554 4803698
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

[] 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 Mike Vogel

organization South Dakota SHPO

date December 15, 2006

street & number 900 Governors Drive

telephone 605-773-6056

city or town Pierre

state SD

zip code 57501

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 SHPO or FPO.)

name Jeffrey & Jacqueline Olsen

street & number 27504 365th Avenue

telephone 605-337-9705

city or town Platte

state SD

zip code 57369

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 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 Projects (1024-0018), Washington, DC 20503

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Section number 7 Page 1

Pratt & Cjolme Building
Charles Mix County, South Dakota

Description

The Pratt and Cjolme Building is located in the downtown business district at 500 South Main in Platte, South Dakota. It is a two story brick building with a concrete foundation and a flat tar roof.

The façade (east elevation) features two large one over one double hung windows on the first floor with plain concrete lintels and sills. Non-historic window awnings have been added to these windows in recent years. Two concrete belt courses are located on the first level, one at the bottom of the windows and the other nearer the top of the windows. A darker type brick is used between the foundation and the bottom of the first floor windows. The brick is recessed at both window openings. The second floor also has two large one over one double hung windows with plain concrete lintels and sills. The second level has a belt course nearer the top of the windows. Between the second story windows and the roof there are two recessed panels with a band of dentils above them and another concrete belt course near the top. At the very top is a parapet roof line supported by three elevated brick columns with a short recessed brick wall between the columns. The parapet wall is capped with concrete.

The main entrance is on the northeast corner of the building. The corner has it's own narrow elevation and consists of a main door on the first level with a concrete lintel on the same level as those above all the windows on the first floor. Etched in the concrete lintel above the main door is the address (500). The second floor has a one over one double hung window similar to those on the east elevation. The surface above the window is similar to the east elevation except on the parapet, between two brick columns in a triangular concrete form is the embossed name of the building (Pratt & Gjolme) and the year (1906) that it was built.

The first floor of the north elevation of the building has been altered from its historic configuration. All six window and door openings have been in-filled to help make the building more energy efficient. Wood infill has been used to make up for the smaller window surface within the original window opening. From left to right on the first floor there are three large window openings, an entrance door to the main floor, another large window opening and an entrance door for the enclosed stairway that leads to the second floor. On the second floor there are four large one over one double hung windows that are spaced over the elevation with concrete lintels and sills similar to the east elevation. The configuration of the north elevation is the same as the façade with the belt courses, window lintels and sills, the band of dentils and the parapet roof line.

The west elevation has a rather plain stucco surface with only three moderately arched window openings, two on the second floor that have been wood in-filled and a one over one double hung window on the first floor south side.

The south elevation shares a common wall with an adjacent building on the first floor. The second floor has no openings and is similar in texture to the west elevation.

The interior of the first floor, except for minor modifications, retains the same floor plan as the original bank building had. The old bank vault remains in the same location. The second floor offices, hallways and overall floor plan have not been altered.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Section number 8 Page 2Pratt & Cjolme Building
Charles Mix County, South Dakota

Significance

The Pratt & Cjolme building is located in the business district of downtown Platte, South Dakota. It is the oldest surviving bank building in Charles Mix County. The building is eligible under Criterion A in the area of commerce as it was one of the first brick buildings constructed in the downtown district and only one of a few remaining that were constructed in the very early 1900's. It is significant for the role it played in the early economic development of Platte and Charles Mix County.

In 1906 the Pratt & Cjolme building was built in Platte and became the location of the Commercial State Bank which had moved its office from Edgerton South Dakota in 1900. The location of the first railroad line in this part of the county prompted the relocation of the bank. The bank was owned by H.K. Cjolme, C.W. Pratt was president, and C.S. Pratt, vice president.¹

In the early years of the bank, the building was also used by other professionals in the community. An Attorney -at-Law, Arthur Frame occupied the back room of the bank. Dr. Albert DeVries had his clinic on the second floor of the building and Dr. M.A. Moran provided dental services on the same floor.²

In 1928 the Commercial State Bank went bankrupt. The City of Platte received the building as collateral for funds lost in the closing of the bank and it was then used for Council rooms. The first floor of the bank also became the City Finance Office, the Secretary and Treasurer Offices for the City, and the City Municipal Liquor Store. The building served as city offices until 2003 when the City relocated to a larger facility. In 2003 Jeff and Jackie Olsen purchased the building and use it for their business, First Choice Enterprises, Inc. (Hometown USA Family Fun Board Game) and Six J's Jinglebell Belgians.³

Charles Mix County was established by the first legislative assembly held in Dakota Territory in May 1862. The County is bounded on the south and west by the Missouri River, on the east by Bon Homme County, and on the north by Douglas Aurora and Brule counties.⁴

The county is located in the south central part of the state and it's geography includes 720,000 acres of undulating and rolling prairie land. The land is used almost exclusively for agricultural purposes with the soil consisting of a rich black loam which makes it very fertile.

Charles Mix County reorganized with it's present bounds under an Act of the Legislature passed in 1868-69. The county seat was established in Platte Creek. In January 1875, President Grant issued a proclamation whereby the lands in this and adjoining counties were withdrawn from settlement, and relegated to the Sioux Indian Reservation. In July of 1879, it was reopened for settlement by proclamation of President Hayes. There were at this latter date in the neighborhood of sixty voters in the county.⁵

¹ Jeffrey and Jacqueline Olsen, Personal Correspondence, 2006

² Ibid

³ Ibid

⁴ Donald Dean Parker. *History of our County and State*. History Department, South Dakota State College, 1960 p.2

⁵ Ibid

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
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Pratt & Cjolme Building
Charles Mix County, South Dakota

The townsite of Platte was laid out in 1899 by the Milwaukee Land Company, a corporation affiliated with the Chicago, Milwaukee and St. Paul railway. With the rail line travelling through what is now Platte, several other small towns including Edgerton, Castalia and old Platte, elected to move in 1900 to Platte and helped contribute to the business and economic base for the newly created town. Among those businesses moving in were a furniture store, a general store, a law office, a flour mill and two banks.⁶

Not unlike any other small towns in the Midwest, or for that matter South Dakota, the town of Platte suffered a great economic downturn following the national stock market crash. On top of the national economic problems, the Midwest suffered through one of the worst droughts in the history of the nation. The majority of banks in South Dakota small towns, including the Commercial State Bank in Platte, had to close their doors for good. Despite the failure of the bank, the city of Platte recognized the value of this grand old building and elected to utilize it for city business for several decades following the failure of the bank. Locating city offices in the Pratt & Cjolme building also helped others, such as the local doctors, obtain or retain office space in portions of the building that they might not have been able to do without the city occupying the majority of space.

Eventually the town of Platte recovered from the effects of the depression and drought and became a viable economic community in the heart of very productive agricultural land. With its economy once again healthy, Platte became the most populated town in Charles Mix County. Along with this prosperity, the downtown business district in Platte expanded with new businesses and buildings springing up along main street and many of the side-streets directly off main. With this expansion many of the old original downtown buildings vanished. However, a handful of original buildings survived including the Pratt & Cjolme building. For this reason, the survivability of this old building is worth recognition.

Although the Pratt & Cjolme building has been altered over the years, it still retains a high degree of integrity of location, setting, feeling, and association. A continual occupation of the majority of space in this old bank building, even after the depression and drought forced the closing of the doors, has assisted greatly in helping the people of Platte and Charles Mix County retain a close relationship with one of the very oldest buildings in Platte. The Pratt & Cjolme building is eligible under Criterion A for the integral role that it has played in the history and growth of Platte. This historic building is one of the most impressive older structures in the community of Platte.

⁶ Diamond Jubilee Committee, *Platte's 75th anniversary*, edited by Ruth Morgan, 1975 p.5

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Section number 9 Page 4 Pratt & Cjolme Building
Charles Mix County, South Dakota

BIBLIOGRAPHY

Jeffrey and Jacqueline Olsen.

Personal Correspondence, 2006

Donald Dean Parker, *History of our County and State.*

History Department, South Dakota State College, 1960 p.2

Diamond Jubilee Committee, *Platte's 75th Anniversary.*

Edited by Ruth Morgan, 1975 p. 5

**National Register of Historic Places
Continuation Sheet**

**United States Department of the Interior
National Park Service**

Section number 10 Page 5

Pratt & Cjolme Building
Charles Mix County, South Dakota

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Lot one, block twenty two in the original town plat of Platte.

BOUNDARY JUSTIFICATION

The boundary includes the area historically associated with the Pratt & Cjolme Building.

National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

Section number ___ Page 6

Pratt & Cjolme Building
Charles Mix County, South Dakota

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-__ except as noted:

Photographer:
Date of Photographs:
Negatives:

Photo No.	Photographic Information
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