RECEIVE**#** 2280

JUN 1 7 2011

NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

445

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. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name   Melham, Andrew and Lulu House

other names/site number   Dahl, Austin and Corrine House

2. Location

street & number   721 1st St. NW   ☐ not for publication

city or town   Watertown   ☐ vicinity

state   South Dakota   code   SD   county   Codington   code   029   zip code   57201

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

Jay D. Vogt

Signature of certifying official   06-06-2011

                                  Date

SDSHPO

Title   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:)

Edson H. Beall   7-28-11

Signature of the Keeper   Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

X	private
	public - Local
	public - State
	public - Federal

Category of Property
(Check only **one** box)

X	building(s)
	district
	site
	structure
	object

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

Contributing	Noncontributing	
1	0	buildings
0	0	district
0	0	site
0	0	structure
0	0	object
1	0	**Total**

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

North End Neighborhood MPS (AKA Historic Resources of the North End Neighborhood, Watertown, SD)

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS: Prairie School

Materials
(Enter categories from instructions)

foundation: CONCRETE

walls: BRICK

roof: ASPHALT

other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Andrew and Lulu Melham House is located at 721 1st Street NW in Watertown, South Dakota. This prominent, two-story, brick clad, Prairie School or Prairie style home, built c.1918, sits on a large corner lot at the southwest corner of the intersection of 1st Street NW and 8th Avenue NW. The front of the house faces east towards 1st Street NW. The home is within Watertown's North End Neighborhood, for which a National Register Multiple Property Submission was developed in 1988.[1] The lot includes deciduous trees, lining the boulevard between the sidewalk and 1st Street NW. Substantial shrubs are adjacent to the front (east) and north elevations of the house. The back (west) and south side yard are partially enclosed by a wood fence. A driveway leads from the side street, 8th Avenue NW, to a two-car garage behind the house.[2] The two-story, hipped roof, asymmetrical subtype Prairie style home has a basic square plan with three irregularities. A one-story carport, often referred to as the carriage porch or porte-cochere, extends south from the front porch roofline. A two-story, low pitched hipped roof, rectangular wing extends southward at the west half of the south (side) elevation. A one-story rectangular hipped roof bay is positioned towards the south end of the rear (west) elevation. These wings are all original to the house.[3] The Melham House has a low-pitched hipped roof and boxed eaves with a very wide eave overhang. The roof is clad in asphalt shingles. There are two brick chimneys, one on the northeast ridge of the hipped roof and one on the west slope. The roof features a low pitched hipped dormer on the front façade and a gabled dormer on the rear elevation. The house is clad in a brick veneer of variegated color and has a concrete foundation. The front façade is asymmetrical. It features a one-story, early-enclosed, full-width, hipped roof front porch with massive square brick porch supports with concrete caps. The hipped porch roof extends southward to create the carport, also featuring massive square brick supports at the south end. The long horizontal roofline of the porch and carport has a very wide eave overhang. A narrow drive leads from 1st Street NW to the carport. A variety of wood multi-pane over single- pane windows is found throughout the house including, single, paired, tri-part, and four-part windows. Nine-over-one windows are prevalent on the house, while twelve-over-one windows are prevalent on the early porch enclosure. The first floor windows have concrete sills while the sills for the second floor windows are created by a concrete stringcourse, further adding to the horizontality of the house.

Narrative Description

Exterior – East (Front) Façade
The front façade faces east. On the first floor, concrete steps lead to the slightly recessed central entry on the enclosed front porch. The porch roof is supported by massive brick piers at the north and south ends. Between these piers, the fenestration of the porch enclosure includes, from left to right (south to north), a paired twelve-over-one window, a narrow six-over-one window, a replacement glazed central door flanked by six-over-one sidelights, a narrow six-over-one window, and another paired twelve-over-one window. North of the porch, the first floor features a nine-over-one window. The porch roof extends to the south over the driveway to create a carport. Behind (west of) the carport, the setback east elevation of the south wing contains a paired nine-over-one window on the first floor and second floor. Above the enclosed porch, a tri-part window, consisting of a central nine-over-one window flanked by narrow six-over-one windows, is at the south end of the second floor. A paired nine-over-one window is located right (north) of center and a nine-over-one window is at the north end of the second floor. A concrete stringcourse serves as a sill for all of the second floor windows. The central hipped roof dormer contains three small six-light windows. A brick chimney is north of the dormer, rising from the northeast ridge of the hipped roof.

Exterior – North Elevation
The north elevation faces 8th Avenue NW. The north elevation of the enclosed porch contains a paired twelve-over-one window. West of this, the north elevation of the first floor features a four-part window (a paired nine-over-one window

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[1] The North End Neighborhood is located between Third and Tenth Avenue N., roughly between Third Street W. and Third Street E. (North End Neighborhood MPS).

[2] The garage at the southwest corner of the lot is not included as part of this nomination. It has a brick veneer similar to the house. However, it appears that the garage front (east elevation) has been altered. There is wide metal garage door within a wood bump out, about a foot further out than the original front wall.

[3] In the 1923 Sanborn Fire Insurance Map, the earliest available map showing the house, all of these wings are present.

flanked by narrow six-over-one windows). Above, the stringcourse creates the sill for two paired nine-over-one second floor windows.

Exterior – West (Rear) Elevation
The north half of the first floor west (rear) elevation features two tri-part windows. Each consists of a nine-over-one window flanked by narrow six-over-one windows. South of this is a one-story rectangular hipped roof bay. Four steps, screened to the north by a brick knee wall, lead to an entry on the north elevation of the bay. The west elevation of the bay contains a lower, enclosed shed roof entry (to the basement) at the north end, added in 1975. Also on the west elevation of the bay, a short twelve-over-one window is slightly right (south) of center. On the south elevation of the bay, a square window opening was enclosed with vertical boards. South of the bay, the south end of the first floor has a window opening enclosed with vertical boards. These rear elevation windows were boarded up in 1975 due to kitchen cabinetry updates. The second floor features, from left to right (north to south), a tri-part window matching those described on the first floor, a narrow paired nine-over-one window, a single nine-over-one window, a small raised square single light window, and a paired nine-over-one window. A stringcourse creates the sill for the full-length second floor windows. The only second floor window change is the small square window. It was originally a paired window. The sill remains, but the south pane was enclosed when a new shower/bath was added in the upstairs bathroom. The roof features a low pitched gabled dormer north of center. It has a tri-part window consisting of a central six-over-six window flanked by lower six-light rectangular windows. A brick chimney is immediately south of the dormer.

Exterior – South Elevation
The west end of the south elevation projects outward. A modern sliding glass door is on the first floor. A ribbon of four nine-over-one windows is above on the second floor. The set back east end of the south elevation features a nine-over-one window on the first floor and second floor. A stringcourse creates the sill for the second floor windows. Set back east of this, the south elevation of the enclosed porch features, from left to right (west to east), a replacement glazed entry door capped by a three-light transom; a narrow six-over-one window; and a large twelve-over-one window. The carport extends southward from the porch. It is supported at the south end by massive brick piers featuring brick knee wall capped by concrete coping.

Interior - Plan
The layout of the first floor remains similar to the original configuration with minor changes. Inside the enclosed front porch, the brick wall of the first floor east elevation has three openings. The slightly set back central entrance features a fifteen-light wood door with ten-pane sidelights. The panes within the door and sidelights are beveled. The central entry is flanked by twelve-over-one windows. Through the entry is a small vestibule. A single panel wood closet door is on the north wall of the vestibule. A fifteen-light door with ten-pane sidelights (matching the previous) leads to the reception hall west of the vestibule. A door centered in the west wall of the reception hall leads to a small study. The spacious living room is north of the reception hall and study. The wide opening between the reception hall and living room features an original colonnade with full-length tapered oak columns. There is a fireplace at the east end of the living room. North of the fireplace, three steps (the first two being curved) rise east along the north wall to a landing. They then turn south leading behind the fireplace up to the second floor. The dining room is south of the reception hall and vestibule. The wide opening between the reception hall and dining room features an original colonnade with full-length tapered oak columns. West of (behind) the dining room, the former pantry was converted into a modern first floor bathroom. The doorway to the former pantry, originally at the south end of the dining room's west wall, was moved north. It now leads west to a small hall with a door on the south side to the modern bathroom and a door on the west side to the original basement stairway. The kitchen is directly west of the modern bathroom and stairwell.[4] The historic back stairway leading from the north end of the east wall in the kitchen to the second floor is still visible, though currently closed at the top by air conditioning equipment. At the west end of the dining room's south wall, original ten-light French doors open to what was historically a breakfast nook southwest of the dining room. A partition wall between the breakfast nook and kitchen was removed to create an open space between these rooms, making the breakfast nook directly accessible from the kitchen.[5]

The layout of the second floor remains true to the original configuration. At the northeast corner of the second floor, stairs rise along the east wall leading to the second floor hall. A hall closet with original double doors is at the top of the stairs. A bedroom is west of the stairwell, with an adjacent bedroom at the northwest corner of the second floor. The master bedroom is at the southeast corner of the second floor, with the L-shaped hallway bordering it on the north and west side. Across the hall west of the master bedroom there is an office or sewing room (south of the aforementioned northwest bedroom). A stairwell borders the office or sewing room to the south. From the hallway, the stairway once led west, down

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[4] From the exterior, the kitchen is within the one-story rear bay. Historically, the kitchen was accessed by doorways from the dining room leading through the pantry. As the pantry is now a bathroom, these openings do not exist.

[5] Historically, a doorway in the north wall of the breakfast room or nook led north to the pantry. A doorway immediately west within the pantry then led to the kitchen. As the pantry is now the bathroom, these opening do not exist. Thus the wall was opened between the kitchen and breakfast nook.

to the kitchen. However, it is currently inaccessible due to mechanical equipment. A door at the west end of the south wall within the office/sewing room accesses the opposing side of this stairwell, leading east up to the attic. A bathroom is south of the stairwell. A sunroom wing is south of the hall and bathroom.

Interior – Detail

The interior of the Melham House retains much of its original features and trim. On the first floor, the reception hall, study, living room, and dining room feature original oak flooring laid in a radiating rectangular pattern. Similarly designed, stepped, three-part molding is featured around the windows and doorways. The first floor retains original wide molded wood baseboards. The first floor walls are plaster. The dining and living room feature a skeleton wainscot (vertical wood strips between plaster panels) capped by a wood plate rail. (The plate rail in the dining room features wood brackets). The walls in the reception hall and study feature original wide wood picture molding. The reception hall and dining room have wood crown molding of similar character to the interior window and door trim. The living room features an original beam ceiling. The wide openings on the north and south sides of the reception hall (leading to the living room and dining room respectively) each feature an original colonnade with full-length tapered oak columns. The original wood mantel centered on the east wall of the living room features wide wood pilasters that echo the design of the first floor colonnades.[6] The metal ventilating grate is highly ornamental. Original radiators are also found throughout the first floor.

On the second floor, the north bedrooms, office/sewing room, and sun room feature original oak flooring laid in a radiating rectangular pattern. The master bedroom and L-shaped hall are carpeted, but wood flooring remains beneath. The second floor retains original wide wood baseboards, plaster walls, three-part window and door trim matching that on the first floor, and simple wood crown molding. The wood doors to the second floor rooms and closets each have a large central recessed vertical rectangular panel and an octagon pressed glass knob. The northeast bedroom and office/sewing room feature original wide wood picture molding. Original radiators are also found throughout the second floor.

The house also has a full basement and useable attic space. The walls and ceiling of the stairwell leading to the attic retain original bead board. The attic features original maple flooring and small wood doors leading to attic storage closets.

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[6] According to the present owners, the original tile fireplace surround was replaced c.1970 and again in 2011.

8. Statement of Significance

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

☐ A   Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ B   Property is associated with the lives of persons significant in our past.

☒ C   Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D   Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply)

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 old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE

Period of Significance

c.1918

Significant Dates

c.1918

Significant Person
(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Period of Significance (justification)
The property is significant under Criterion C. The Period of Significance is therefore the date of construction, c.1918.

Criteria Considerations (explanation, if necessary)
N/A

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The Melham House is eligible under Criterion C as part of the multiple property group, "Historic Resources of the North End Neighborhood, Watertown, South Dakota." It is an excellent, prominent example of Prairie School or Prairie style architecture constructed in Watertown's North End neighborhood in the early twentieth century.

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

The Melham House is eligible under Criterion C as part of the multiple property group, "Historic Resources of the North End Neighborhood, Watertown, South Dakota." It is an excellent, prominent example of Prairie School or Prairie style architecture constructed in Watertown's North End neighborhood in the early twentieth century. The house was constructed c.1918 for Lulu and Andrew Melham, organizer and for many years president of the Watertown Sash and Door Company.

The "Historic Resources of the North End Neighborhood, Watertown, South Dakota" Multiple Property Submission or Listing was added to the National Register in 1989. According to this MPS, "The North End Neighborhood in Watertown, South Dakota is a dense collection of free-standing dwellings and one church just north and west of the central business core of the city." [7] It is located "between Third and Tenth Avenue North and roughly between Third Street west and Third Street East. With its west axis, Skyline Drive, the residential area was associated with Watertown's most prominent citizens [from its development] until the 1960s."[8] By the time the Multiple Property Submission was developed in the late 1980s, it stated that many of the dwellings in the neighborhood had suffered severe alterations to façade and floor plans. A number of houses had been clad with vinyl and aluminum siding. Thus, the MPS required properties chosen for nomination within the North End Neighborhood group remain relatively unaltered, having their original form, setting, and construction intact, setting them apart from others around them. The resources nominated under the North End Neighborhood stand out as local landmarks.

The Melham House is an excellent, prominent example of the Prairie School or Prairie style constructed in the North End Neighborhood in the early twentieth century. Prairie School or Prairie style buildings were developed in Chicago, primarily in the early 1900s. This style is prevalent in the Chicago suburbs of Oak Park and River Forest. Through pattern books published in the Midwest, it spread throughout that area in vernacular form. The style was distinctively American.[9] As historic preservation theorist Norman Tyler explains, "Frank Lloyd Wright developed a design vocabulary with horizontal, open floor plans representing the prairie, uniquely American in derivation and Midwestern influence."[10] Wright set out to solve problems in domestic design, becoming the master of the Prairie style for which there was no historical precedent. Wright's early designs were in this style (first in 1893), but other architects studying Wright and his former employer and teacher, Louis Sullivan, also focused on this style. The group of architects adhering to this architectural philosophy came to be called the Prairie School. The earliest Prairie houses were symmetrical and rectangular but between 1900 and 1913 the asymmetrical hipped roof form was popular. Primarily constructed between 1900 and 1920, this style enjoyed brief popularity, falling from favor by World War I.[11] According to historians of South Dakota architecture, David Erpestad and David Wood, "a small number of simple, two-story, Prairie-style houses were built in South Dakota."[12]

Common elements and features of the Prairie style include, emphasis on horizontality, a low-pitched roof (generally hipped), wide eave overhang (boxed eaves), flattened gable roof edges, a two-story home with one-story porch or wing, massive square porch supports, and broad chimneys. Horizontal emphasis is created by horizontal bands of windows, caps contrasting the porch or balcony material, use of horizontal trim between stories, and recessed horizontal joints between masonry. Tall leaded casement windows, wood-muntin double-hung windows, and "geometric patterns of small pane window glazing" are common.[13] Entries may be recessed. Door surrounds and friezes can feature bands of

[7] Sherry DeBoer, *Historic Resources of the North End Neighborhood, Watertown, South Dakota: National Register MPS*, (Washington, D.C.: U.S. Department of the Interior, 1989), pg. F 1.1.

[8] Ibid., E2.

[9] Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 2002), 440.

[10] Norman Tyler, *Historic Preservation: An Introduction to its History, Principles, and Practice* (New York: W.W. Norton, 2000), 130.

[11] McAlester, 440.

[12] David Erpestad and David Wood, *Building South Dakota: A Historical Survey of the State's Architecture to 1945* (Pierre, SD: South Dakota State Historical Society Press, 1997), 55.

[13] McAlester, 440.

Sullivanesque ornament ("carved geometric or stylized floral ornament").[14] Window boxes, integral planters, and flattened pedestal urns sometimes incorporate vegetation into the design. Common exterior materials include natural colored horizontal brick or red brick and stucco.[15] Examples in South Dakota tend to be vernacular and limit the use of ornamentation.

The central two-story hipped roof mass of the Melham House is contrasted, as a two-story rectangular wing extends southward at the west half of the south (side) elevation and a one-story hipped roof carport extends south from the front porch roofline. The window configuration is also asymmetrical. The Melham House is the "hipped roof, asymmetrical subtype," one of four principal subtypes of the Prairie style. Most high style examples of the Prairie style are of this subtype. There are many variations of the subtype, but all have asymmetrical facades, and most feature masonry walls.[16]

The Melham house exhibits key characteristics of the Prairie style (asymmetrical hipped roof subtype), including a two-story principal mass with wings and a one-story porch, use of brick (veneer), a low-pitched hipped roof, boxed eaves with a wide eave overhang, massive square brick supports for the carport and porch, wood multi-pane over single pane windows arranged asymmetrically, and a slightly recessed entry. Horizontal emphasis is created by grouped windows, concrete porch caps and a concrete second floor stringcourse contrasting the brick face, and the wide eave overhang and horizontal wood trim beneath the eave. The continuation of the carport roof from the porch roof creates a dominant horizontal line. The interior features an open floor plan, common to the Prairie style, between the dining room, reception hall and living room. The interior also emphasizes the use of natural materials in its extensive woodwork. The tapered full-length wood colonnades are an outstanding interior Prairie feature.

The Melham House retains integrity in setting, location, design, workmanship, materials, feeling and association. There have been a few modern changes. A first floor restroom was added in the former pantry. The kitchen has been modernized and opened up by removing a partition wall between it and the breakfast room. A modern sliding patio door was added from the breakfast room to the south side yard. Kitchen cabinet updates necessitated boarding a couple of rear windows. A second floor shower/bath update required enclosing one small second floor rear window. These changes, however, in the rear, non-public spaces of the house do not detract from the overall integrity of the house. It retains original character defining features such as its form. With the exception of a small shed roof door added to the rear elevation to access the basement, the home's footprint, today, matches that shown in historic Sanborn Maps. The house retains an open interior plan and original wood trim as well as character defining exterior elements such as its low-pitched hipped roof, wide eave overhang with horizontal wood trim below, grouped wood windows, brick veneer, concrete stringcourse, and massive square brick supports for the carport and porch. The house is in its original location on a prominent corner lot and has served as a single family dwelling since it was constructed for well known local businessman, Andrew Melham, in Watertown's North End Neighborhood c.1918. The home continues to be well-known within the community, featured in a 1997 print by nationally renowned artist Terry Redlin. The current owners have done much to research the history of the home, care for, and maintain it.

The registration requirements for a property to be included under the North End Neighborhood MPS are as follows:

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

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

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

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

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

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[14] Ibid.
[15] Tyler, 131; McAlester, 438-441.
[16] McAlester 439.

The Melham house meets these requirements. It is eligible under Criterion C as part of the multiple property group, "Historic Resources of the North End Neighborhood, Watertown, South Dakota." It is an excellent, prominent example of Prairie School or Prairie style architecture constructed in Watertown's North End neighborhood in the early twentieth century.

Developmental history/additional historic context information (if appropriate)

Development of Watertown [17]
The earliest recorded visit by whites into the lands that form Codington County was 1840, with the first permanent settler reportedly arriving in 1871. Railroads often provided the major mode of travel into Dakota Territory. The first railhead in Codington County was established in Watertown in 1873. Regular services began in 1878, forming the subsequent genesis of the "Dakota Boom" for this glacial lakes area trade center.

Created during territorial days from parts of Grant, Hamlin, and Clark counties, Codington County was formally organized in August, 1878, with Kampeska serving as a temporary county seat. Following a county-wide election in October of that same year, Watertown prevailed as the seat of government. Also playing an important role in the development of the city was the relocation of the U.S. Land Office to Watertown from Springfield, Dakota Territory, in May of 1880. At that time, the town boasted over 50 business establishments and nearly one-thousand residents. Arthur Calvin Mellette, appointed U.S. Land Office Registrar, moved to Watertown with his family at that time. His residential development northwest of the City of Watertown in 1883 would lend towards the creation of the North End Neighborhood, and he would later serve as Governor of the Dakota Territory and the State of South Dakota.

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

Development of the North End Neighborhood [18]
The North End Neighborhood in Watertown, South Dakota is a dense collection of free-standing dwellings and one church just north and west of the central business core of the city. The land rolls gently westward toward the bluffs of the Big Sioux River. It is located between Third and Tenth Avenue North and roughly between Third Street west and Third Street East. With its west axis, Skyline Drive, the residential area was associated with Watertown's most prominent citizens from its development until the 1960s. Early and prominent Watertown citizen, Arthur Mellette propelled the trend of residential development on the north end of Watertown when he constructed his Italian Villa style house in the North End Neighborhood in 1883 (421 Fifth Ave. NW). Mellette was influential in the locating of the U.S. Land Office at Watertown in 1880. Mellette went on to serve as the last governor of the Dakota Territory in 1889, and as the first Governor of the State of South Dakota from 1889 to 1893. The construction of the Mellette House on the northern edge of what was then the city limits signaled a new pattern of residential development in the city. Prior to this time, residential development centered around the original plat, south and due east of the railroad tracks. Several properties in the neighborhood were constructed by early settlers of the city. These pioneers held diverse occupations.

In 1883 at least eight new additions were surveyed with five additions located north of the tracks, vastly expanding the perimeters of the North End Neighborhood. In 1883, the Mellette and McIntyre Addition was platted. (This consisted of an 80-acre tract of land northwest of the city of Watertown, surveyed and platted into nine blocks of lots. Mellette constructed his Italian Villa on block 7 in 1883).[19] Another 1883 addition was the thirty-five block development by seven prominent merchants named the Syndicate Addition. (The majority of homes nominated with the original MPS were located in this

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[17] Information on the development of Watertown is from the North End Neighborhood MPS.
[18] Information on the development of the North End Neighborhood is from the North End Neighborhood MPS.
[19] *The Mellette House Story: 1883- 1989,* (no publisher, c.1989), p.2. Copy of booklet located in the National Register nomination file for the Mellette House, Watertown (Codington County), SD.

addition). The Melham house is on Block 21 of Syndicate Addition. 1884 was another year of rapid development with proportionate concentrations filling out the south area of town to Burch Avenue and comprising the far northwest portion of the North End Neighborhood. Very isolated development occurred over the next fifteen years, with only approximately five plats filed. This corresponds with the effects of the nationwide panic of 1893.

Recovering from the panic of 1893, Watertown reportedly entered the twentieth century full of hope and with the distinction of being a "city on the move." A full line of wholesale, commercial and manufacturing services were available. Eight railroad lines criss-crossed the city and local building industries developed along these routes. It was a time when new materials and new methods of construction and styles would emerge and change the landscape of the North End Neighborhood.

According to the North End Neighborhood MPS, the residential area was associated with Watertown's most prominent citizens until the 1960s. It surmises that a shift in residential development to the east portion of Watertown occurred at that time, as a result of the construction of new education facilities there.

Residential Architecture of the North End Neighborhood [20]
The construction of neighborhood residential dwellings and the evolution of distinctive architectural styles closely parallels the history of settlement in Watertown, SD. The earliest recorded dwellings were sod houses, claim shacks, and log buildings. Very few examples of these dwellings survive anywhere in the state. However, architect-designed styles of residential housing developed alongside a major economic boom that began in this newly-platted community in 1878.

Architectural styles vary throughout the North End Neighborhood. Nineteenth-century styles favored in the area included Italian Villa, late Italianate, late-Victorian vernacular cottages, and Queen Anne. Of these, Queen Anne seems to have been the most predominant choice. In South Dakota, unlike in most eastern states, the popularity of Queen Anne styling lasted well into the twentieth century. Although greatly simplified from nineteenth century examples, these later Queen Anne houses exhibit such distinctive features as asymmetry of façade, roof line, and floor plan, large open porches, multiplicity of siding materials, and irregular fenestration. The North End Neighborhood includes both nineteenth and twentieth century Queen Anne examples. All display typical picturesque qualities. Books by architects Palliser and Palliser séem to have had a profound influence on the North End Neighborhood. A large number of small houses that exhibit the Victorian plans and features popularized by their published works are found here. Such characteristic stylistic elements as steeply pitched roofs, ornamental stick and shingle work, tall thin chimneys, bargeboard, cut-away projecting second-story bays, and small asymmetrical entry porches are common.

With construction dates ranging from 1904 to 1927, a variety of new architectural styles evolved within this context of residential development. New construction materials, such as stucco and concrete, were introduced. Widespread use of the automobile affected the character of the neighborhood as free-standing and attached garages replaced carriage houses and horse stables. Most properties in the neighborhood feature detached free-standing garages; however a few feature either a porte-cochere or built-in garage spaces. Duplexes were also introduced into the neighborhood. However, according the late-1980s MPS, they had all lost their integrity and were not eligible for inclusion in the National Register.

Twentieth century designs constructed in the North End neighborhood after 1904 included styles and types such as a one-and-one-half story cube house, the very popular American Foursquare, small Mission style houses, a variety of bungalows, and other influences from the Craftsman movement. Except for the Foursquare and a rare vernacular Craftsman or Prairie School house, these dwellings are generally smaller than those of the previous decades. Both the one-and-one-half story cube and the Foursquare are practically free form constructions, the only commonality among examples being the cubic shape. Both styles are embellished with a variety of ornamental features, some of them deriving from contemporaneous Colonial Revival and Classical Revival concepts. Classical columns, dentils, and pediments are used quite frequently. One smaller cube employs a rare mansard roof. Later houses employ vernacular adaptations of Mediterranean concepts including red tile roofs and stucco walls.

Building materials within the North End Neighborhood also vary, but wood and brick were definitely the most popular. The "Mellette" brick factory established in the 1880s and nearby granite quarries also had an influence on building patterns in the city. An abundance of the soft local "Mellette" brick is evident in the North End Neighborhood as is the use of cut granite for foundations and basements. Poured concrete and stucco were introduced to the neighborhood in the twenties and thirties.

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[20] Information on the residential architecture of the North End Neighborhood is from the North End Neighborhood MPS.

By the late 1960s, many of the dwellings in the neighborhood had suffered severe alterations to their façade and floor plan. A number of houses had been re-clad with vinyl and aluminum siding. Thus, properties chosen for nomination as part of the North End Neighborhood MPS have remained relatively unaltered, setting them apart from others around them. Their integrity of original form, setting, and construction is intact. These resources stand out as local landmarks.

Historical Background for the Melham House

Andrew Melham was born November 2, 1868 in a sod house near Lanesboro, Minnesota. His parents, Ole Melheim and Annie Hogie Melheim emigrated from Norway to the United States, changing their name to Melham in the States. In 1881, Andrew moved with his parents to a homestead or farm between Clear Lake and Brandt (SD). After working as a grain buyer in Brandt for a short time, Andrew and his brother, John, entered the lumber business. They founded the Melham Brothers Lumber Company in 1895, a business that, according to a Codington County History, grew to a chain of twenty lumber yards. Andrew moved to Watertown in 1915. In 1918, he founded the Watertown Sash and Door Company. He served as company president from its founding until his retirement in 1945. He continued as vice president from 1945 until his death in 1948.[21]

Andrew was also active in farming interests as well as banking and financial affairs. According to his obituary he, "served as president of the First State Bank of Hazel at one time. He was also a former director of the Citizen's National Bank of Watertown and a director of the Midland National Life Insurance Company."[22] In other community leadership roles, Melham served on the Board of education from 1927-1932 (board president 1932-33). He was also "an active member in the Lutheran church, acting as chairman of the board of directors and president of the Luther hospital association for many years."[23]

Andrew married Lulu B. Adams. Lulu was born in Watertown on August 23, 1881, daughter of Ezra and Esther Howe Adams who came to the United States from Burrits Rapids, Canada. Lulu and Andrew Melham had two children, Morton Andrew Melham (2/20/1914) and Marion DePencier Melham (10/28/1919).[24]

Lulu was active in community affairs and the Methodist Church. She organized the Watertown Garden Club and served on the Girl Scout Council.[25] Lulu was among the early directors of the Mellette Memorial Association, formed in 1943 to save the Mellette House. The Mellette House was home to Arthur C. Mellette from 1883 to 1895. Mellette served as the last Governor of the Dakota Territory and first Governor of South Dakota. In the mid-twentieth century the Mellette House became a vacant, neglected, rental property, condemned by the fire marshal in 1943. This prompted the formation of the Mellette Memorial Association.[26] Lulu and Andrew's daughter, Marion (who also served on the Mellette Association Board for decades) reported that "Lu" Melham was among the original people who struggled to raise money to buy the house (purchased by the Association in 1944) and later worked to restore it.[27] Lulu continued to reside at 721 1st St. NW after Andrew's death. Their daughter, Marion and her husband became the new house holders in 1972.[28]

Marion Melham married Ross Hannum Oviatt, son of Thad and Grace Oviatt of Huron in 1943. Ross and Marion choose Watertown as their place of residence in 1946. Ross worked in Watertown as a lawyer. Ross and Marion had five children, Ross Andrew (1945), Timothy Melham (1950), Jonathan James (1954), Stephen Thad (1957), and Nancy Lou (1961).[29] The house remained "in the family," with Marion and Ross Oviatt, until 1982.[30] The present owners, Austin and Corrine Dahl, purchased the house in December 2009.

---

[21] "Andrew Melham Dies Sunday," *Watertown Public Opinion*, 9 March 1948, n.p.; Codington County Historic Book Committee, *The First 100 Years in Codington County South Dakota* (Watertown: Watertown Public Opinion Print, 1979), 267. (Hereafter cited as *"First 100 Years"*)

[22] "Andrew Melham Dies Sunday," *Watertown Public Opinion*, 9 March 1948, n.p.

[23] Ibid.

[24] *First 100 Years*, 267.

[25] Ibid.

[26] *The Mellette House Story: 1883- 1989*, (no publisher, c.1989), p.2. Copy of booklet located in the National Register nomination file for the Mellette House, Watertown (Codington County), SD.

[27] "Mellette House Opens Sunday," *Watertown Public Opinion*, 26 April 1989, n.p.

[28] *Polk's Watertown City Directory* (Kansas City: R.L. Polk & Co. Publishers, 1970), 8 (Street and Ave. Guide); *Polk's Watertown City Directory* (Kansas City: R.L. Polk & Co. Publishers, 1972), 8 (Street and Ave. Guide);

[29] *First 100 Years*, 267.

[30] *Polk's Watertown City Directory, 1972* (St. and Ave. Guide, pg. 8); *Polk's Watertown City Directory, 1979* (St. and Ave. Guide, pg. 7); *Polk's Watertown City Directory, 1982* (St. and Ave. Guide pg. 8).

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form)

"Andrew Melham Dies Sunday," *Watertown Public Opinion*, 9 March 1948, n.p.;

DeBoer, Sherry. *Historic Resources of the North End Neighborhood, Watertown, South Dakota: National Register MPS.* Washington, D.C.: U.S. Department of the Interior, 1989.

Codington County Historic Book Committee. *The First 100 Years in Codington County South Dakota.* Watertown: Watertown Public Opinion Print, 1979.

Erpestad, David and David Wood. *Building South Dakota: A Historical Survey of the State's Architecture to 1945.* Pierre, SD: South Dakota State Historical Society Press, 1997.

"Mellette House Opens Sunday," *Watertown Public Opinion*, 26 April 1989, n.p.

The Mellette House Story: 1883- 1989. Watertown, SD: No publisher, c.1989. Copy of booklet located in the National Register nomination file for the Mellette House, Watertown (Codington County), SD.

McAlester, Virginia and Lee. *A Field Guide to American Houses.* New York: Alfred A. Knopf, Inc., 2002.

Polk's Watertown City Directory. Kansas City: R.L. Polk & Co. Publishers, 1970, 1972, 1979,1982..

Tyler, Norman. *Historic Preservation: An Introduction to its History, Principles, and Practice.* New York: W.W. Norton, 2000.

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
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned): CD00000594 _____

10. Geographical Data

Acreage of Property   less than one _____
(Do not include previously listed resource acreage)

UTM References
(Place additional UTM references on a continuation sheet)

1	14	648730	4974652	3			
	Zone	Easting	Northing		Zone	Easting	Northing
2				4			
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The east 150 feet, north 95 feet, of block 21, Syndicate Addition.

Boundary Justification (explain why the boundaries were selected)

The boundary encompasses the area historically associated with the Melham House.

11. Form Prepared By

name/title   Jennifer R. Brosz, Historic Preservation Specialist

organization   SD SHPO   date   2-26-11

street & number   900 Governors Drive   telephone   (605) 773-2906

city or town   Pierre   state   SD   zip code   57501

e-mail   jennifer.brosz@state.sd.us

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.

- **Continuation Sheets**

- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

The following information pertains to photograph numbers 1-8 except as noted:

Name of Property: Melham House
County and State: Codington County, South Dakota
Photographer: Jennifer Brosz
Date of Photographs: November 2010
Location of Photographs: South Dakota State Historic Preservation Office, Pierre, SD

Photo No.	Photographic Information
0001	MelhamHouse_CodingtonCounty_SD_0001 Facing Northwest
0002	MelhamHouse_CodingtonCounty_SD_0002 Facing Southwest

0003 MelhamHouse_CodingtonCounty_SD_0003
    Facing Southeast

0004 MelhamHouse_CodingtonCounty_SD_0004
    Facing East

0005 MelhamHouse_CodingtonCounty_SD_0005
    Facing Northeast

0006 MelhamHouse_CodingtonCounty_SD_0006
    (Interior) Facing North

0007 MelhamHouse_CodingtonCounty_SD_0007
    (Interior) Facing South

0008 MelhamHouse_CodingtonCounty_SD_0008
    (Interior) Facing East

Property Owner:

(complete this item at the request of the SHPO or FPO)

name Austin and Corrine Dahl

street & number 721 1st St. NW   telephone

city or town Watertown   state SD zip code 57201

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 18 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.
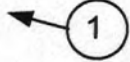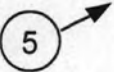
8th Avenue NW

②

③

⑧ →

⑦

Front Porch

④ →
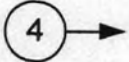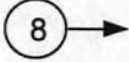
Melham House
721 1st St. NW

1st
Street
NW

Rear One-
Story Bay

⑥

①

Carport

⑤
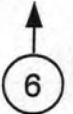
Melham, Andrew and Lulu House
Property Sketch
Codington County
Watertown, South Dakota

N

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY   Melham, Andrew and Lulu, House
NAME:

MULTIPLE   North End Neighborhood MPS
NAME:

STATE & COUNTY: SOUTH DAKOTA, Codington

DATE RECEIVED: 6/17/11   DATE OF PENDING LIST: 7/12/11
DATE OF 16TH DAY: 7/27/11   DATE OF 45TH DAY: 8/02/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000485

REASONS FOR REVIEW:

APPEAL: N   DATA PROBLEM: N   LANDSCAPE: N   LESS THAN 50 YEARS: N
OTHER: N   PDIL: N   PERIOD: N   PROGRAM UNAPPROVED: N
REQUEST: N   SAMPLE: N   SLR DRAFT: N   NATIONAL: N

COMMENT WAIVER: N

_✓_ACCEPT   ___RETURN   ___REJECT   7·28·11 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA_____

REVIEWER_____   DISCIPLINE_____

TELEPHONE_____   DATE_____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the
nomination is no longer under consideration by the NPS.

MelhamHouse_CodingtonCounty-SD-0001.TIF

Melham House _ Codington County _ SD _ 0002 . TIF

Melham House _ Codington County _ SD _ 0003 . TIF
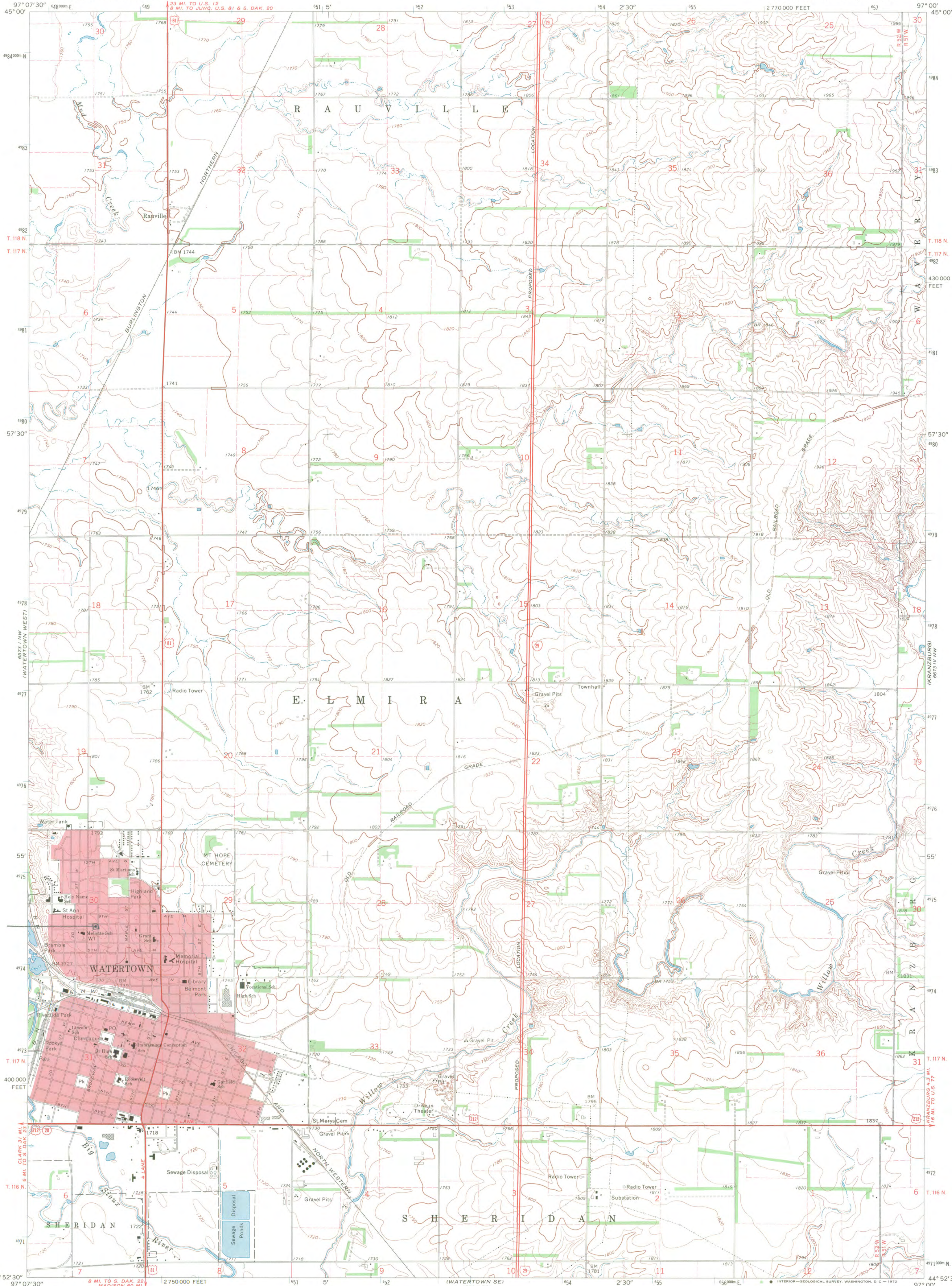
MelhamHouse_CodingtonCounty_SD_0004.TIF

Melham House _ Codington County - SD_ 0005. TIF

MelhamHouse_Codington County_SD_0006.TIF

Melham House _ Codington County _ SD _ 0007. TIF

Melham House _ Codington County _ SD _ 0008 . TIF

R A U V I L L E

Rauville

E L M I R A

Radio Tower

MT HOPE
CEMETERY

Water Tank

Water Tank

WATERTOWN

St Ann Hospital
Holy Name Sch
Highland Park
Bramble Park
Memorial Hospital
Library
Belmont Park
High Sch
Vocational Sch
Courthouse
Lincoln Sch
PO
Immaculate Conception Sch
Riverside Park
Roosevelt Sch
Garfield Sch
St Marys Cem
Drive-In Theater
Gravel Pit

Sewage Disposal
Sewage Ponds
Gravel Pits

S H E R I D A N

S H E R I D A N

Big Sioux River

Radio Tower
Substation
Radio Tower

Gravel Pits
Townhall
Gravel Pits
GRADE
RAILROAD

Willow Creek

Melham House
Codington County
South Dakota
Z = 14
E = 648730
N = 4909456

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL

Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography by photogrammetric methods from aerial
photographs taken 1966. Field checked 1969

Polyconic projection. 1927 North American datum
10,000-foot grid based on South Dakota coordinate system, north zone
1000-meter Universal Transverse Mercator grid ticks,
zone 14, shown in blue

Red tint indicates area in which only landmark buildings are shown

Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked

GN
MN
1°22'
24 MILS
8½°
151 MILS

UTM GRID AND 1969 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET
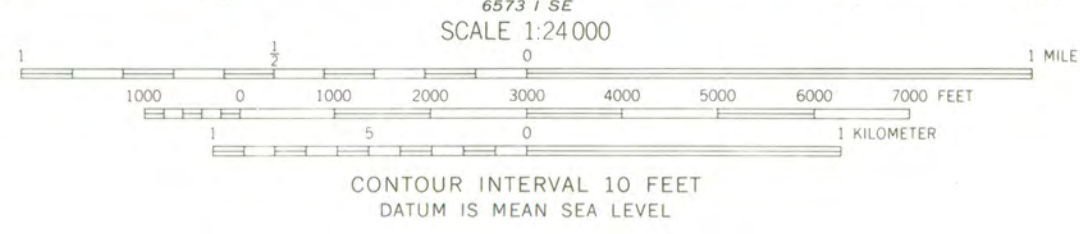
ROAD CLASSIFICATION

Primary highway, all weather,   Light-duty road, all weather,
hard surface,   improved surface
Unimproved road, fair or dry
weather

Interstate Route   U. S. Route   State Route

SOUTH DAKOTA
QUADRANGLE LOCATION

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D.C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

WATERTOWN EAST, S. DAK.
N4452.5—W9700/7.5

1969

AMS 6573 I NE—SERIES V873

SOUTH DAKOTA
STATE HISTORICAL SOCIETY
Department of Tourism and State Development

900 Governors Drive | Pierre, SD 57501-2217
Phone **605-773-3458** | Fax 605-773-6041 | **www.history.sd.gov**

RECEIVED

JUN 17 2011

NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE
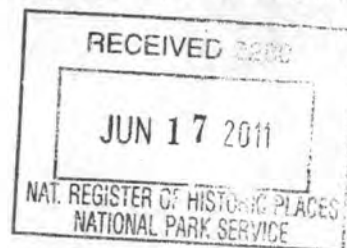
6 June 2011

Keeper of the National Register
National Register of Historic Places
National Parks Service
1201 Eye St NW
8th Floor (MS 2280)
Washington DC 20005

Dear Keeper of the National Register:

Enclosed are three nominations: the *M.O. Hanson Building*, *Melham House*, and *Aberdeen Highlands Historic District (Reclassification of Contributing and Non-Contributing Resources and Additional Documentation)*.

Also enclosed are amendments for the *Rapid City West Boulevard Historic District* and the *Rapid City Commercial Historic District*. Both amendments request a change in status: 1023 St. James in the *Rapid City West Boulevard Historic District* has been razed and removed from the count; 510 Main Street in the *Rapid City Commercial Historic District* is being changed from contributing to non-contributing.

If you have any questions regarding the submittals in the first paragraph above, please feel free to contact me at 605-773-2906 or jennifer.brosz@state.sd.us .

Questions about the Rapid City amendments may be directed to Chris Nelson at 605-773-3103 or at chrisb.nelson@state.sd.us.

Sincerely,

Jennifer R. Brosz
Historic Preservation Specialist

South Dakota
Department of Tourism & State Development

GREAT FACES. GREAT PLACES.

Office of Tourism TravelSD.com
Governor's Office of Economic Development SDreadytowork.com
Tribal Government Relations SDtribalrelations.com
Arts Council artscouncil.sd.gov
State Historical Society history.sd.gov
Housing Development Authority SDHDA.org

2010 initiative

2010initiative.com