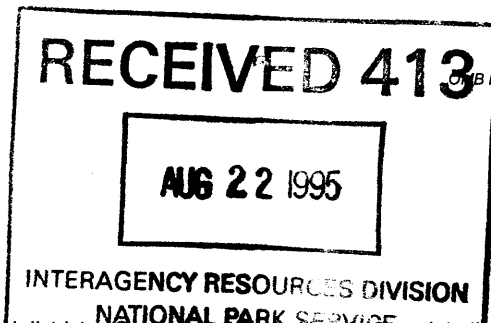


United States Department of the Interior  
National Park Service

### 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 *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 "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 (Form 10-900-a). Use a typewriter, word processor, or computer, to complete all items.



1122

#### 1. Name of Property

Historic name: Kibbee-Nepstad House

Other names/site number: Boyd-Prisbee House

#### 2. Location


Street & number: 409 E. Fifth Ave.  not for publication

City or town: Mitchell  vicinity

State: South Dakota Code: SD County: Davison Code: 035 Zip code: 57301

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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 and title of certifying official

8-7-95  
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 the Keeper

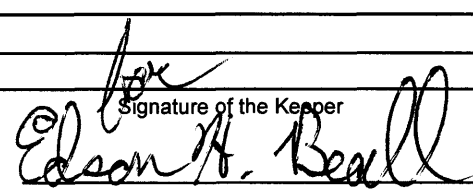
\_\_\_\_\_  
Date of Action

State or Federal agency and bureau

#### 4. National Park Service Certification

I hereby certify that the property is:

- 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.
- other, (explain): \_\_\_\_\_

  
Signature of the Keeper Edson A. Beall Date of Action 9-22-95

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Kibbee-Nepstad Home  
Name of Property

Davison, SD  
County and 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 include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		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 Functions**  
(Enter categories from instructions)  
DOMESTIC: single family dwelling

**Current Functions**  
(Enter categories from instructions.)  
DOMESTIC: single family dwelling

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)  
LATE 19TH AND EARLY 20TH CENTURY  
AMERICAN MOVEMENTS: American  
Foursquare w/ Prairie influences

**Materials**  
(Enter categories from instructions.)  
foundation Stone  
walls Wood-clapboard/shingle  
roof Asphalt  
other \_\_\_\_\_

**Narrative Description**

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

Kibbee-Nepstad Home  
Name of Property

Davison, SD  
County and State

**Application of Significance 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 of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1907-08  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1907-08  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

N/A  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Bjodstorp  
\_\_\_\_\_  
\_\_\_\_\_

**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 # \_\_\_\_\_

**Primary location of additional data:**

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

Name of repository: \_\_\_\_\_

Kibbee-Nepstad Home  
Name of Property

Davison, SD  
County and State

**10. Geographical Data**

**Acreege of Property** less than 1

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	1 4	5 7 8 8 0 0	4 8 4 0 3 2 0	2	_ _	_ _	_ _	_ _	_ _	_ _	_ _	_ _	_ _
	Zone	Easting	Northing		Zone	Easting	Northing						
3	_ _	_ _	_ _	_ _	4	_ _	_ _	_ _	_ _	_ _	_ _	_ _	_ _

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: Patricia Netherly Boyd w/ tech assistance by M. Dirr, shpo staff  
Organization: \_\_\_\_\_ Date: July 1995  
Street & Number: 409 E. 5th St. Telephone: (605) 996-0295  
City or Town: Mitchell State: South Dakota Zip code: 57301

**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: Patricia Netherly Boyd  
Street & Number: 409 East Fifth Avenue Telephone: (605) 996-0295  
City or Town: Mitchell State: South Dakota Zip code: 57301

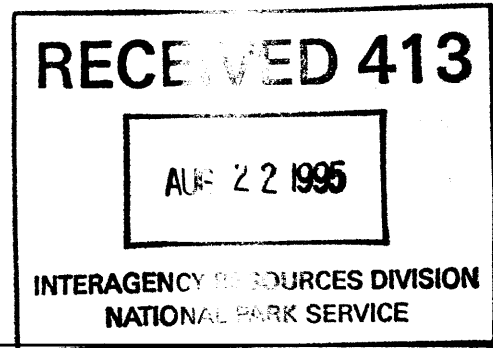
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to 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.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1



### Narrative Description:

The Kibbee-Nepstad House was constructed in 1907-08 and is located two blocks east of Mitchell's historic commercial district. The house has two full stories with attic and basement. Located on the main floor are the living/dining room, kitchen, foyer, and main entrance; upstairs are four bedrooms and a bathroom. A full staircase leads to the attic which contains the pump and check for the heating system. Housed in the basement are the coal room from the original heating system, original kitchen sink and cabinets, and boiler.

The interior of the house remains in excellent condition. All wood trim, flooring and moldings are original and unpainted on the main floor and staircase. Pocket doors and the wall dividing the living room from the dining room were removed, but are stored in the basement for future rehabilitation. Otherwise, all doors and windows are original to the house. Some doors boast beveled and etched glass. In 1963 the kitchen was remodeled with no structural alterations. In 1994 a new boiler for the hot water heat system was added. All the original radiators are present throughout the house.

A good example of American Foursquare building construction, the Kibbee-Nepstad house is accented with some Prairie School elements. These elements are present in the low pitch of the hipped roof with wide overhanging eaves and ornamental brackets. A single hipped dormer on the main facade, also with overhanging eaves and brackets, provides a low horizontal feel with a tripartite window. Plain, round Ionic columns support the low hipped roof of the full width front porch. The porch echoes the roofline with the same overhanging eaves and brackets. A smaller screened porch is on the back of the house. Shingles clad the second story of the house while narrow clapboards sheath the first story. These levels are divided by a plain stringcourse. A large bay window is located towards the back of the east facade.

The house is pleasantly landscaped with shrubs and flowers. A wide brick stairway provides access to the front porch and main entrance. The foundation is rusticated Sioux quartzite with ashlar masonry. Fenestration throughout the property was expressly designed for cross ventilation at the request of Jessie Kibbee Rowley, the sister of developer Howard Kibbee who had the house built. A new asphalt shingle roof was added in 1988.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 2

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**Narrative Statement of Significance:**

The Kibbee-Nepstad House is locally significant under National Register criterion C for its architectural merit as a representative of American Foursquare type of construction in Mitchell, South Dakota. Built in 1907-08 by Mitchell banker and developer Howard Kibbee the house retains a high degree of historic integrity and beautiful interior. The house is significant within the statewide historic context entitled "Permanent Rural and Urban Pioneer Settlement (1858-present)".

Mitchell was settled near the opening of the Dakota Boom of 1878-1887. The city was founded in 1879 when the Chicago, Milwaukee, and St. Paul, one of South Dakota's two most extensive rail systems pushed a line westward from the South Dakota-Minnesota border to the Missouri River. Mitchell was named after the railroad president. It prospered as the terminus for the Chicago, St. Paul, Minneapolis, and Omaha railroad (later the Chicago and North Western), and grew rapidly. A heated capital competition involved the cities of Yankton, Mitchell, and Pierre around the turn of the 20th century, and this is when such notable properties as the Corn Palace (listed on the Register in 1975) were built. Mitchell did not gain the capital but the publicity only helped boost settlement and growth for the community.

Approximately five years after the capital competition the Kibbee-Nepstad house was built two blocks east of the commercial district. Howard Kibbee was a banker and founding member of the Mitchell community. He built the house for his sister Jessie Rowley on the condition that she live there as caretaker of their invalid mother. Jessie Rowley and her family occupied the house until 1943 when it was purchased by Axel and Dorothy Nepstad. Dorothy Elvira Stebbins was Davison County Auditor, the youngest in the state at the age of 23. She married Axel Nepstad, a brick mason, and retired from public office to raise a family. Axel was elected to the state legislature for the first time in 1952, serving a two year term. he ran again and was elected in 1966. After his death in 1968, Dorothy ran for office and was elected to the State House as representative from Mitchell. She served in the State House of Representatives for 10 years. While in the legislature she served as Chair of the Health and Welfare Committee. Continuing her political role outside of official office she ran the Mitchell service office of Senator James Abdnor until her retirement. Dorothy Nepstad sold the home to its current owner in 1993, having lived there for fifty years.

**United States Department of the Interior**  
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The home is notable for its architecture, its graceful and functional design, and its substantially unaltered condition. Its few owners have gone to considerable lengths to preserve its integrity and dignity. It is gracious, comfortable and practical by design. No one has tried to improve upon the original plan except to upgrade and modernize plumbing and fixtures.

Architecturally, the house represents the American Foursquare building type and illustrates Prairie School design features. The house is significant as a representation of these features and typifies the elements associated with these architectural types, and is an excellent and unaltered local example. The American Foursquare building type is a common one in Mitchell. The Kibbee-Nepstad house is one of the earliest and best preserved local examples. It illustrates the square floor plan, simple symmetrical facade, columned porch, and low pitch hipped roof with overhanging eaves and brackets.

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

**National Register of Historic Places  
Continuation Sheet**

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**Bibliography:**

South Dakota Historic Sites survey form. 1989.

Davison County Auditors office. Tax records.

Oral interview with D.E. Nepstad, June 23, 1988.

Mitchell Directory, 1904-05, 1907-08, 1943, 1945.

Mitchell Residential Historic District National Register nomination. April 1995.

McAlester, Virginia and Lee. A Field Guide to American Houses. Alfred A. Knopf,  
New York 1990.



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

**National Register of Historic Places**  
**Continuation Sheet**

Section number 10 Page 5

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**Verbal Boundary Description:**

Kibbee-Nepstad House resides on lot 4 block 10 of Burr's addition to the city of Mitchell.

**Boundary Justification:**

The boundaries include the house and the lot historically associated with the property.