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**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 any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Zech Farmstead
other names/site number N/A

2. Location

street & number 16676 456th Avenue not for publication N/A
city or town Watertown Vicinity X
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 of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (___ See continuation sheet for additional comments.)

Jay D. Vogt
Signature of certifying official

02-14-2005
Date

South Dakota SHPO
State or Federal agency and bureau

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

Signature of commenting or other official

Date

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

Date of Action

Linda McClelland

3/31/05

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

Contributing	Noncontributing	
<u>5</u>	<u>1</u>	Buildings
<u>0</u>	<u>0</u>	Sites
<u>0</u>	<u>0</u>	Structures
<u>0</u>	<u>0</u>	Objects
<u>5</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat:	<u>Agriculture/Subsistence</u>	Sub:	<u>Storage</u>
	<u> </u>		<u>Animal Facility</u>
	<u> </u>		<u>Agricultural Outbuilding</u>
	<u> </u>		<u> </u>
	<u> </u>		<u> </u>
	<u> </u>		<u> </u>
	<u> </u>		<u> </u>

Current Functions (Enter categories from instructions)

Cat:	<u>Domestic</u>	Sub:	<u>Single Dwelling</u>
	<u>Agriculture/Subsistence</u>		<u>Agricultural Outbuilding</u>
	<u> </u>		<u>Storage</u>
	<u> </u>		<u> </u>
	<u> </u>		<u> </u>

7. Description

Architectural Classification (Enter categories from instructions)

Other: No Style

Materials (Enter categories from instructions)

Foundation	<u>Stone, Concrete</u>
Roof	<u>Wood Shingles, Metal</u>
Walls	<u>Wood Clapboard</u>
Other	<u> </u>
	<u> </u>

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

See Continuation Sheets

8. Statement of Significance

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

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

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

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance

1882; 1905-1908

Zech Farmstead
Name of Property

Codington County, South Dakota
County and State

Significant Dates 1882, 1905,
1906, 1908

Significant Person N/A

Cultural Affiliation N/A

Architect/Builder Gray Construction Company

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

See Continuation Sheets

9. Major Bibliographical References

(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: N/A

Zech Farmstead
Name of Property

Codington County, South Dakota
County and State

10. Geographical Data

Acreage of Property 4 acres

UTM References

(place additional UTM references on a continuation sheet.)

1	<u>14</u> Zone	<u>651050</u> Easting	<u>4980952</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>

See continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) See Continuation Sheet

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) See Continuation Sheet

11. Form Prepared By

name/title Jason Haug – Historic
Preservation Specialist

organization South Dakota SHPO date February 4, 2005

street & number 900 Governors Drive telephone (605) 773-6296

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)

Zech Farmstead
Name of Property

Codington County, South Dakota
County and State

Property Owner

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

name Marjorie Tesch & Ray Kerstetter
street & number 712 3rd Avenue NE telephone (605) 886-6641
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. 470 et seq.).

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

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The Zech Farmstead is located on about five acres in Section 4 of Elmira Township, Codington County, South Dakota. The contributing buildings in this district include a barn, granary, machine shed, homestead shack, and a woodshed. The house on the farmstead is non-contributing. Overall, this district retains a high degree of historic integrity.

1) Barn, contributing, 1908

The horse barn was constructed in 1908. It stands 36 feet tall on a 40 x 70 foot stone foundation. The south side of the foundation has been stabilized with concrete. The barn has a gambrel roof with wood shingles. The exterior walls are covered with wood clapboard siding. There are two square wood cupolas along the ridge of the roof. On each side of the cupolas are wood louvers for ventilation and each cupola also has a small cross-gable roof with wood shingles. The barn's interior has 8 single and 16 double horse stalls on the first level and a hay loft in the second level.

The façade, north elevation, has two fixed four-pane windows on both the left and right sides of the first level. Also on the façade is a hay-loft door with "1908," the year of construction, painted on the door. There is also a hay hood extending over the hay-loft door. On both sides of the hay-loft door is a four-pane window.

There are three doors along the west elevation. The first door on the left side of the elevation is a double door. The right side of the double door is a Dutch door while the left side is a full door. The other two doors along the west elevation, in the center and on the right side of the elevation, are single Dutch doors. There are also three fixed four-pane windows on the first floor of the west elevation, one to the left of the center door and two to the right of the center door.

The south elevation has a single door in the center and one four-pane window on both sides of the door. There are also two fixed four-pane windows toward the top of the second level on the left and right sides of the south elevation. The east elevation has four doors along the first level, a double door on the right side of the elevation and three single doors on the left half of the elevation. There are also three four-pane windows along the first level of the east elevation, one to the right of each single door. In the center of the elevation on the second level is a single door with access to the hay loft.

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2) Granary, contributing, 1906

The Granary was built in 1906 east of the barn. It was constructed on a stone foundation. The ground which the granary sits upon slopes down from north to south. The south wing of the building is raised off the ground on stone and wood piers. The granary has wood clapboard siding. It also has a broken-gable roof, with the north side of the roof steeper than the south side, and wood shingles.

The façade, west elevation, of the granary has three single hinged doors into the lower level, one each into the north and south wings of the building and one in the center of the elevation. Directly above the lower-level center door is another smaller door into the second level of the granary. The roof of the north wing of the granary is steeper than the south wing and thus the north elevation is shorter than the south elevation. The east elevation has a single door/window in center. The north and south elevations have no openings.

3) Claim Shack, contributing, 1882 (moved circa 1905)

The claim shack is a small front gable building with wood clapboard siding and wood shingles. It originally stood one mile south and one-half mile east of its present location on Charles Zech's tree claim. It was moved circa 1905, around the time the other buildings were constructed, because water was more readily available in the new location. It currently stands just east of the granary. After it was moved the shack was set on a concrete foundation and used as a chicken coop. Roosts were installed inside the shack for this purpose. The south elevation has a window opening on the left and a wood hinged door on the right. There is also a window opening on the left side of the east elevation. The four-pane windows on both the south and east elevations have been removed. The north and west elevations have no openings.

4) Machine Shed/Harness Shop, contributing, 1905

The harness and equipment shed was built in 1905 northeast of the granary. It has a front-gable roof with a lean-to wing on the north side. The lean-to wing served as the harness shop while the main section of building served as the equipment shed. The building has wood clapboard siding and a metal roof. The shed historically had wood shingles like the other buildings. The façade, west elevation, has a non-historic metal sliding door that replaced a wood sliding door. There is also a double hinged wood door on the lean-to addition of the façade. The north elevation has a single hinged door on the left-center of the elevation with

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one fixed four-pane window on each side of the door. The east and south elevations have no openings

The façade, south elevation, has a single door on the right with a fixed four-pane window on the left side of the façade. There is also a stove-pipe hole in the gable peak of the façade. The east elevation has a fixed four-pane window on the left side of the elevation. The north and west elevations have no openings.

5) Woodshed, contributing, circa 1908

The woodshed was built before the barn circa 1908. This small, rectangular/square building stands north of the machine shed and has a gable roof with wood shingles. It also has wood clapboard siding. The south elevation has a single hinged door in the center. The other three elevations have no openings.

6) House, non-contributing, circa 1884 – renovated 1966

The original rectangular section of the house was built in circa 1884. It has a gable roof. The house was renovated in 1966 with a gable addition to the east side of the original portion of the house giving the house a front-facing L plan. A three-car garage has also since been added to the east side of the addition. The exterior walls currently have board and batten siding and the roof is clad with asphalt shingles. The house also has one-over-one double hung windows.

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Statement of Significance

The Zech Farmstead in rural Codington County is eligible under Criterion C as it embodies distinctive architectural characteristics of a type and period. Although the buildings in this district do not represent any particular architectural style, this farmstead is a well-preserved example of a farmyard cluster in South Dakota from the early twentieth century. The contributing buildings all have similar construction and appearance. Each is of wood-frame construction with wood clapboard siding and wood shingles, which all except for the machine shed retain. With the exception of the claim shack (built in 1882), the contributing buildings in this district were built within roughly three years of each other (1905-1908) and have remained largely unaltered since their construction.

Codington County was formed in 1877 just prior to the First Dakota Boom (1878-1887). This rapid increase in settlement was a result of high demand for land facilitated by the construction of the railroad. The Winona and St. Peter Railroad, a subsidiary of the Chicago and Northwestern Railroad, arrived in Codington County in 1878 and spurred settlement there as had occurred throughout South Dakota east of the Missouri River. The introduction of the railroad in Codington County in the late nineteenth century allowed agricultural production to increase and ultimately persist in that County.¹

Charles Zech was born in 1846 in Stettin, Germany. After immigrating to the United States in 1867, Zech initially settled in Oshkosh, Wisconsin before moving to Sauk County, Wisconsin, where he met and married Fredricka Priebe in 1868. In 1882, Zech and two of his sons moved to Codington County where they filed on a homestead in Section 4 of Elmira Township. The following year Charles returned to Wisconsin to bring the rest of his family to their claim in Codington County. Current owner Marjorie Tesch is a great granddaughter of Charles Zech.

Varying amounts of rainfall resulted in differing types of agriculture developing east of the Missouri River compared to the western part of the state. Large scale sheep and cattle ranches emerged in the dryer western region of South Dakota while smaller farms focused on crops like wheat, corn, and oats as well as dairying developed in eastern South Dakota. The types of resources constructed characterized these different types of agriculture. The diversified methods of the eastern farms often resulted in the construction of more buildings for animal and grain storage than on the western ranches.²

¹ Codington County History Book Committee, *First 100 Years in Codington County* (Watertown, SD: Public Opinion Print, 1979), 3-5.

² 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), 98.

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As farmers like Zech moved into Codington County and eastern South Dakota, common methods of construction and types of agricultural buildings emerged. The first buildings to emerge were small, simple buildings often constructed by settlers in order to meet the federal requirements of legislation like the Homestead Act of 1862. These claim-era resources in South Dakota were generally made of stone, sod, log, or dug out of the earth. Many were also simple wood-frame buildings with gable roofs generally about 10 by 12 feet, as required by federal legislation, and rough wood clapboard siding where available. Wood-frame claim shacks were also often converted for other uses once other permanent housing or buildings were constructed.³

Barns were generally the next resource constructed. Barns constructed in Codington County reflected the types of agriculture in the region. Many barns were designed solely as dairy barns while others were designed to house both horses and cows with hay and grain storage in the loft area of both designs. The dairy industry in South Dakota began to increase after the turn of the twentieth century and became very common in the eastern region of the state. Barns designed solely for horses were rare in eastern South Dakota and were more frequently found on the western ranches.⁴ Most farms generally had only one or two horses. Horse barns generally had more detail than other outbuildings and were often the "showpiece" of the farm or ranch.⁵ Farms or ranches raising horses also had separate harness rooms or shops to store saddles, harnesses, and other equipment because fumes from manure could harm the leather.⁶ Eastern barns constructed during the late nineteenth and early twentieth century often featured gambrel roofs, stalls for horses and stanchions for dairy cows running from end to end of the barn with a central alley down the center.⁷

Other agricultural buildings, such as granaries and machine sheds, were generally constructed as financial and material resources permitted and as the need arose. These resources were generally simple wood-frame buildings that favored utility over decoration. Granaries often had rectangular plans with gable roofs and no windows. They were also often elevated on either stone or wood to protect from moisture and vermin. Early granaries also featured small doors in the gable peak to allow portable elevators access to deposit grain inside. Technological advances in agriculture

³ Allyson Brooks and Steph Jacon, *Homesteading and Agricultural Development Context* (Vermillion, SD: South Dakota State Historic Preservation Center, 1994), 46.

⁴ K.J.T. Ekblaw, *Farm Structures* (New York: MacMillian Company, 1914), 252.

⁵ Ekblaw, 63.

⁶ John Wiley, editor, *Agricultural Engineering Series: Farm Buildings* (New York: John Wiley & Sons, 1928), 244.

⁷ Erpestad and Wood, 101.

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provided farmers with machinery designed to increase their productivity. These advances in turn required farmers to construct facilities where they could store and repair their machinery. Machine sheds were also simple, rectangular buildings, often with gable roofs and large doors for the machinery.⁸

While the Zech barn is relatively unique to Codington County in both its function and design, the other agricultural outbuildings are of common design and construction. The Zech barn was designed solely for horses with both single and double stalls running from side to side in the barn instead of from end to end as was common in Codington County. Also, atypical of other horse barns in the state, the Zech barn lacks any major decoration but instead is very simple like the other outbuildings on the farm. The Horse barn on the National Register Anderson Farm in Clay County, South Dakota and the Courtyard Barns on the National Historic Landmark Frawley Ranch in Lawrence County, South Dakota are both examples of typical "showpiece" horse barns in South Dakota. The Anderson Barn features a large central wall dormer, a palladian window, and four-over-four windows with decorative lintels. The Courtyard Barns on the Frawley Ranch are of stone and wood frame construction and feature gable dormers, four-over-four sash windows, and decorative wooden cupolas. Some features of the Zech barn are typical to other Codington County barns, however. These include a rectangular plan with a gambrel roof, animal storage on the main level and hay or grain storage in the loft area of the upper level.

The granary is of typical design for Codington County. It features a rectangular plan with a broken-gable roof, no windows, and the south wing of the granary is elevated on both stone and wood. Like many early granaries, the Zech granary has a small door in the gable peak which provided access for portable elevators to unload grain into the granary.

Like the granary, the machine shed/harness shop is also of typical design for Codington County. It has a rectangular plan with a gable roof and lean-to wing on the north side. The machine shed also has a large sliding door that allowed easy access for early agricultural machinery. The lean-to wing of the machine shed was used by the Zech's as their harness shop in order to store the saddles and harnesses away from any harmful fumes in the barn.

While not representative of all claim-era resources, the Zech claim shack is typical of wood frame claim shacks constructed in eastern South Dakota in that it is a small, rectangular building that retains its gable roof, wood cladding, and wood shingles. Another feature typical of wood-frame

⁸ Brooks and Jacon, 62-65.

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claim shacks in South Dakota found in the Zech shack is that it was moved and adapted for another agricultural use (chicken coop) after a permanent home was constructed.

With the exception of the metal roof and door on the machine shed, the contributing buildings on the Zech Farmstead all retain a significant degree of historic integrity as they have been largely unaltered since their construction from 1905 to 1908. The horse barn is distinctive for both its design and agricultural function and the claim shack, although it has been moved, is significant architecturally as an example of wood frame claim shacks constructed in eastern South Dakota. Although the other outbuildings lack any individual distinction, as a collection the Farmstead represents the type and method of construction of early twentieth century agricultural buildings in rural Codington County, South Dakota. While most farms across eastern South Dakota and the rest of the Midwest have lost their historic integrity with construction of modern buildings and alterations to historic buildings, the Zech Farmstead provides a rare intact example of a collection of early twentieth century agricultural buildings. The Zech Farmstead is thus eligible for the National Register of Historic Places under Criterion C.

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Bibliography

Ekblaw, K.J.T. *Farm Structures*. New York: MacMillian Company, 1914.

Homesteading and Agricultural Development Context. Pierre: South Dakota State Historic Preservation Office, 1994.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred Knoff, Inc., 1984.

Nobel, Allen and Richard Cleek. *The Old Barn Book: A Field Guide to North American Barns and other Farm Structures*. New Jersey: Rutgers University Press, 1996.

The First 100 Years in Codington County, SD: 1879-1979. Compiled by Codington County History Book Committee. Watertown, SD: Public Opinion Print, 1979.

Wiley, John, editor. *Wiley Agricultural Engineering Series: Farm Buildings*. New York: John Wiley & Sons, Inc., 1928.

Verbal Boundary Description

Consisting of the entire farmstead, the nominated farmstead is bounded by a set of imaginary lines that intersect to form a polygon whose four vertices are the UTM points: 14/650994/4980908, 14/651108/4980908, 14/651108/4981008, and 14/650994/4981008. The property is located in the Southwest Quarter of Section Four Township 117 North, Range 52 West (Elmira Township) Codington County, South Dakota.

Boundary Justification

The boundary for this nominated district includes the approximately four acres on which the house, barn, and other outbuildings historically associated with the homestead of Charles Zech set.

Zech Farmstead
Watertown vicinity
Codington County
South Dakota

5. Wood
Shed - c

4. Equipment Shed -
c

3. Claim Shack -
c

2. Granary - c

6. House -
nc

1. Barn - c

← NORTH

456th Avenue