

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 93001341

Date Listed: 12/09/93

Property Name: Tubbs, Newton Seymour, House County:
Custer State: South Dakota

none
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Bruce McClelland
Signature of the Keeper

December 9, 1993
Date of Action

=====
Amended Items in Nomination:

Section 3/8. State Certification/Statement of Significance.
Certifying official has considered this property to be of local significance.

Melissa Dirr, National Register coordinator for the South Dakota, State Historic Preservation Office was notified of these amendments on December 2 and 9, 1993.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

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United States Department of the Interior
National Park Service

NATIONAL REGISTER

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.

1. Name of Property

Historic name: Tubbs, Newton Seymore House

Other names/site number: Custer Mansion

2. Location

Street & number: 35 Centennial Drive

not for publication

City or town: Custer

vicinity

State: South Dakota Code: SD County: Custer Code: 033 Zip code: 57730

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]
Signature and title of certifying official

South Dakota 57730

Date 10/12/93

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

4. National Park Service Certification

I hereby certify that the property is:
Action

Signature of the Keeper

Date of

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.

[Signature]

12/9/93

Tubbs House
Name of Property

Custer
County and State

5. Classification

Ownership of Property (Check as many boxes as apply) **Category of Property** (Check only one box)

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

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

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

Contributing	Noncontributing	
1		buildings
		sites
		objects
		Total

structures

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

N/A

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/singlefamily dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling/hotel

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN/Stick

Materials
(Enter categories from instructions.)

foundation stone/concrete

walls wood/weatherboard

roof wood/shingles

other _____

Narrative Description

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

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1891

Significant Dates

1891

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

Primary location of additional data:

- [] 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 #

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

Name of repository:

State His. Pres. Center

Tubbs House
Name of Property

Custer, SD
County and State

10. Geographical Data

Acceage of Property less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 3	6 1 1 6 7 0	4 8 4 6 2 7 0	2	_ _	_ _	_ _	_ _	_ _	_ _	_ _
	Zone	Easting	Northing		Zone	Easting					
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: Millard & Carole Seam w/ tech assistance by Melissa Dirr, SHPO staff
 Organization: _____ Date: Sept. 10, 993
 Street & Number: 35 Centennial Drive Telephone: (605) 673-3333
 City or Town: Custer State: South Dakota Zip code: 57730

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A UGS 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: _____
 Street & Number: _____ Telephone: _____
 City or Town: _____ State: _____ Zip code: _____

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

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

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TUBBS, NEWTON SEYMORE HOUSE
CUSTER, SD

Located one block off the commercial center of Custer, South Dakota the Newton Seymore Tubbs House is an excellent example of late nineteenth-century residential architecture in South Dakota. This is one of the largest and most ornately detailed nineteenth-century houses remaining in Custer County. The complex and ornate patterns of wall cladding are reflective of the Stick-style architecture of the late nineteenth-century. Stick-style houses such as this were uncommon in South Dakota. The Tubbs House is presently being used as a successfully bed and breakfast that is heavily trafficked during the busy tourism season in the southern Black Hills.

The main facade reveals the stick detailing that is evident around the entire circumference of the building. Five differently applied courses of wood siding set the character of the building. Horizontal clapboards define the first floor, this is capped by a stringcourse of blocked in diagonal boards. This course runs between the tops of the first floor windows and the bottom of the second story windows. Running parallel and above the diagonal course another section of horizontal clapboards emphasize the scalloped bottom of the final course of vertical boards that reach to the gable ends. Fishscale shingles are the final siding method that face the gable ends and gabled dormers along with ornamental bargeboards at the peak.

All fenestration remains original to the one over one rectangular sashes. The square tower at the front of the building is ornamented with brackets and a steeply pitched ornately shingled roof. The remainder of the roof with its gable ends and dormers is covered with wood shingles.

The interior of the Tubbs House retains its original floorplan, woodwork, and some light fixtures. The remainder of the interior has been modernized to facilitate its present use as a bed and breakfast. Most of the interior doors have transoms with rosette details in the fir woodwork. Modernizations include the addition of a new kitchen, carpeting throughout, and a new bathroom upstairs. Sections of the one-acre lot have been allowed to return to its natural vegetation of wild flowers and aspen trees around large native rock outcroppings.

Over the years the building was used as a community center and a county nursing home, a church home for a number of local families, and the site of several commercial ventures. Although neglected for a number of years the house has been restored to its original splendor by the last several owners.

The Newton Seymore Tubbs House retains a high amount of historic integrity and is a fine example of vernacular stick style architecture. Built in 1891 it remains one of the oldest standing buildings in Custer, South Dakota and a representative of the pioneering spirit and building creativity of its settlers.

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TUBBS, NEWTON SEYMORE HOUSE
CUSTER COUNTY, SD

The Newton Seymore Tubbs House is eligible for the National Register under criterion A for its association with the nineteenth-century development and growth of the town of Custer. It is one of the earlier extant residences in the town of Custer, and one of the largest remaining from the period; the building displays a size and level of construction quality attesting to the increasing stability and prominence of the Custer townsite. The Tubbs House is locally significant under criterion C as an excellent example of late nineteenth-century residential architecture in South Dakota. This is one of the largest and most ornately detailed houses of the era remaining in Custer County. The complex and ornate patterns of wall cladding are reflective of the Stick-style architecture of the late nineteenth-century. Stick-style houses such as his were uncommon in South Dakota. An unusual and intact example of the Victorian stick style of architecture. Under the South Dakota State Historic Preservation Plan the Tubbs House relates to the context labelled IV. Permanent Rural and Urban Pioneer Settlement (1858-Present): D. Urban Development: 2. Residences.

Following the discovery of gold in French Creek by members of the United States Cavalry led by General George Custer in 1874 Custer City became the first and remains today the highest city in the Black Hills. Early settlement was rapid and largely make-shift. Most of the mining activity moved north in 1876 when larger gold deposits were found near Deadwood. The Tubbs House exemplifies the vision of people other than miners for the future development of the southern Black Hills.

In the fall of 1876 Newton Seymore Tubbs drove a team of oxen to the Black Hills and took up land adjacent to Custer. Newton Tubbs and his brother are credited for introducing organized agriculture to the city of Custer. He operated a dairy and with his brother ran a large sheep operation that extended south and west to Edgemont. 1890 is the year when he was able to barter a bumper crop of potatoes for lumber from area sawmills and in 1891 built the home that became the center of many social activities and community gatherings.

From the sheep herds, potato fields, and organized planting the Tubbs family did, they were able to establish ties with the town of Custer and promote its settlement on a more permanent basis.

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TUBBS, NEWTON SEYMORE HOUSE
CUSTER COUNTY, SD

The stick style building is an unusual example of architecture in the Black Hills. The different panels of exterior wall covering and ornamental bargeboards on the gable ends and dormers are representative examples of the style. These are the elements that typify the style and that give the Tubbs House its special character in the city of Custer.

The Tubbs House is significant in the history of Custer as an example of initial permanent settlement in the area. The elaborate building located among the dugouts, soddies, and claim shanties of the transient miners provided Custer with a significant landmark property with which to identify itself. The period of significance of the Tubbs House extends from its date of construction in 1891 to the 50 year cut off date 1943.

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1. Tubbs, Newton Seymore House
Custer County, South Dakota
Mark Hufstettler, RTI
May 1993
State Historical Preservation Center
View of west of building, camera facing east
#1
2. Tubbs, Newton Seymore House
Custer County, South Dakota
Mark Hufstettler, RTI
May 1993
State Historical Preservation Center
View of north of building, camera facing south
#2
3. Tubbs, Newton Seymore House
Custer County, South Dakota
Mark Hufstettler, RTI
May 1993
State Historical Preservation Center
View of east of building, camera facing west
#3
4. Tubbs, Newton Seymore House
Custer County, South Dakota
Mark Hufstettler, RTI
May 1993
State Historical Preservation Center
View of south of building, camera facing north
#4

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BIBLIOGRAPHY

Sundstrom, Jesse. A History of Custer County, South Dakota.

Oral interview with present owners Carol and Mil Seaman.

Custer County deed book 4.

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VERBAL BOUNDARY DESCRIPTION

The Tubbs House is legally bounded as the northwest quarter of the northeast quarter of section 26, township 3 south, range 4 east of the "Tract Miller" of the Custer City addition.

VERBAL BOUNDARY JUSTIFICATION

The boundaries of the Tubbs House are those that were historically associated with the house itself. These are to Centennial Street on the east to the drive on the north and west and a natural rock outcropping on the west.