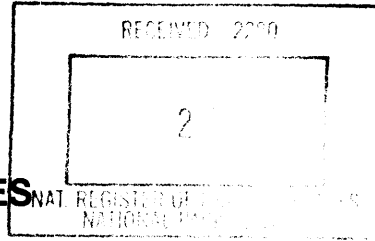


**United States Department of the Interior  
National Park Service**



**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 Old Redfield City Hall

other names/site number Chamber of Commerce and Economic Development Office

=====

2. Location

=====

street & number 517 N. Main St. not for publication   
city or town Redfield vicinity   
state South Dakota code SD county Spink code 115 zip code 57469

=====

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. Voigt 01-06-97  
Signature of certifying official Date

SD 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

name of property Old Redfield City Hall

county and state Spink CO., SD

4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register Edson R. Beall 2/27/97  
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):

bob Signature of Keeper Date of Action

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>1</u>	<input type="checkbox"/> buildings
<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/>	<input type="checkbox"/> objects
<u>1</u>	<input type="checkbox"/> 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

name of property Old Redfield City Hall

county and state Spink CO., SD

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>Government</u>	Sub: <u>City Hall</u>
<u>Commerce/Trade</u>	<u>Organizational</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: <u>Commerce/Trade</u>	Sub: <u>Business</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)

Late 19th and 20th Century: Commercial Style

Materials (Enter categories from instructions)

foundation concrete

roof asphalt

walls brick

other \_\_\_\_\_

\_\_\_\_\_

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

name of property Old Redfield City Hall

county and state Spink CO., SD

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)

- X 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)

Politics/Government
[Blank lines for additional categories]

Period of Significance 1928-1946
[Blank lines for additional periods]

name of property Old Redfield City Hall

county and state Spink CO., SD

Significant Dates 1928

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

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation N/A

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

Architect/Builder Architect: Perkins & McWayne

Builder: Stolte & Dobratz

Narrative Statement of Significance (Explain the significance of the property on one or more 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: South Dakota State Historical Society, Pierre, SD

name of property Old Redfield City Hall

county and state Spink CO., SD

=====
10. Geographical Data
=====

Acreage of Property less than one acre

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

Zone Easting Northing Zone Easting Northing
1 14 538800 4969260 3
2
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 Michael A. Koertje and Michelle C. Saxman-Rogers SHPO Staff
organization \_\_\_\_\_ date September 11, 1996
street & number 306 1st St. E telephone (605) 472-1856
city or town Redfield state SD zip code 57469

=====
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)

name of property Old Redfield City Hall

county and state Spink CO., SD

Property Owner

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

name Michael A. Koertje

street & number 306 1st St E. telephone (605) 472-1856

city or town Redfield state SD zip code 57469

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 7 Page 1

**Narrative Description**

The Old Redfield City Hall is a two-story brown and red brick building in the two-block commercial district on Main Street in Redfield, South Dakota. The building stands on the east side in the middle of the north block of the commercial district, and faces west. It stands between Spink County Abstract and Northwestern Public Service. There is a narrow fenced gap between the front of the Abstract office and City Hall, but none between City Hall and Public Service, which was built in the same year and by the same general contractor as City Hall. The lot is 25 feet x 156 feet, while the building is 25 feet wide and 70 feet long. The building stands in the original location in a lot purchased by the City of Redfield in 1900. The building is virtually identical in appearance as to what it was in 1928, both exterior and interior, except for some modifications on the first floor.

The exterior of the building is brown (facade) and red (sides and back) brick above a concrete foundation. As you face the front of the building, on the left side of the lower level is a large picture window, upon which was painted until recently the words "Chamber of Commerce" and "Economic Development Office", as these were the last tenants. The window has two narrow windows on each side, connected by the wooden frames. Above the windows is an aluminum awning, white with red stripes down both sides. The awnings were apparently not part of the building originally, but were added at a later unknown date. To the right of the windows are the glass doors, with metal frames. The doors are not original to the building. The date of replacement is unknown. The doorway features a decorative concrete porch with pilaster and an entablature. Between the upper and lower levels are two vents, one is on the frieze. Part of the entablature is blackened, possibly from an intense fire that destroyed the block across Main Street in 1986.

The upper floor of the front exterior contains four windows. The two windows of the left are six-over-one double hung windows. The two right windows are four-over-four windows. All of the windows have wooden frames and sills, although the left windows also have a brick sill. The right windows sit directly about entrances. The two left and two right windows each have an aluminum awning similar to the one on the lower level. Above the windows is a concrete beltcourse, and then a decorative entablature with dentils. Above the cornice is a concrete space with the words "Redfield City Hall" chiseled.

The sides of the building are red brick with no openings, except for vents. To the back of the building is an attached deteriorated concrete stairway on the right side that lead to an underground passageway to the doorway on the left side. The concrete retaining wall had collapsed and has been recently excavated and the wall re-poured. The wooden doorway to the basement is probably original to the building, but has been smashed inward and replaced on the top with another wooden piece nailed inside. The doorway led to the jail cell in the basement.



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

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Section 7 Page 2

The bricks on the back are red and in need of repointing. Gas pipes run up the back of the building. There are four windows on both levels of the back, with the original wooden frames and some screens that are no longer properly attached. Each window is one-over-one, with wooden frames. Each window has a brick sill. The two middle windows on the lower level have had the upper sections taken out and replaced with a wooden panel and fan for the bathroom. There is also a vent between the upper and lower floors on left side, and a drain pipe that turns from the left side of the building on to the back just above the lower left window, then runs between two windows and over the tin roof.

The building has been recently re-roofed. The tar paper/asphalt roof, which had been leaking, was covered by a mineralized rolled asphalt roof. The roof is flat and not visible from the ground.

The basement has a concrete floor and plaster over concrete and brick walls. The concrete stairs to the basement run along the south side of the building, with an iron railing and wooden banister on the exposed side. The doorway to the basement is original to the building, and contains a window on top and an iron doorknob. Approximately two-thirds of the basement is one large room, with several ornamental light fixtures and copper pipes running along the ceiling. On the south side, behind the stairs are paneled walls surrounding the old furnace. Another wooden wall to the east divides the rest of the basement from the jail cell, with an exposed entrance to the right. The jail cell appears to be old, but may not be original to the building. The 1928 newspaper articles mention the basement only as a "community room," and do not mention a jail. However, the door is an old door, perhaps even pre-dating the building, with square-shaped openings. A padlock lock was utilized. The ceiling in the area between the jail cell and the south wall has partially collapsed due to water damage. The cell of the floor is covered with mud. The cell also contains many shelves, added in more recent times. The east wall has two short glass-block windows, which probably let some light in but offered no outside view.

On the first floor, concrete red stairs along the south wall run to a landing, then turn left to the second floor. The stairway also contains an iron railing and wooden banister. The floor leading back to the men's bathroom, and in the small room between (old foyer area) is terra cotta tile. Between the tile and the former men's bathroom, and in the small room between the bathrooms, is a gray linoleum floor, probably original to the building. According to the original 1928 floor plans, the first floor originally had a large public "waiting room" to the left of the foyer, with a women's "rest room" behind that, and the "women's toilet" beyond. Behind the foyer was a "smoking room," and beyond that a "men's toilet." Both toilets and sinks are not original. Both bathrooms were missing plaster chunks from the back walls. The men's bathroom has been re-plastered and re-painted, and the sink and one toilet are operational. The bathroom floors are terrazzo. A long, narrow, vertical utility space runs between the bathrooms.

**United States Department of the Interior  
National Park Service****NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**Section 7 Page 3

The former "womens' rest rooms" has been carpeted and is connected by a doorway to the former "smoking room," while the connection to the former "waiting room" has been closed off. The "waiting room" itself has been carpeted and divided into two offices. The back office has two doorways (west and south sides) and a large window looking into the outer office. The front office contains a doorway to the back office and to the front door, and looks out the large window onto Main Street. Both offices have a dropped ceiling added in more recent years, with ceiling tiles. Most of these changes were made after 1980, after the City of Redfield had moved out and the Chamber of Commerce and Economic Development Office began using this space.

Above the landing to the staircase is a small skylight, divided into four sections, and further subdivided into four sections each, with wooden framework. The skylight was roofed over at some point. Directly opposite the top of the stairs, between the two rooms, is a small bathroom with one toilet and sink, currently not operational.

The east section of the upper floor is one large room. The doorway to the room has "Auditor" painted below the window. To the left is a large walk-in closet. To the right is an attractive black vault, with "Clerk of Courts" painted across the top, and the manufacturer, Hall's Safe & Lock Co., painted lower. The vault is locked, with no combination available. The floor is wooden, and was specially placed over the original floor by a dance instructor circa 1980. Another layer of wooden floor has recently been added, with a polyurethane coating for dance classes. A dropped ceiling, with ceiling tiles, was also placed in the room circa 1980. Many of the tiles were damaged from the leaking roof, and have all recently been replaced. The dropped ceiling hides another skylight, which was also roofed over at some unknown date. Plaster around and below the windows was also damaged by the leaking roof, and has been replaced. This room has been recently painted. There are wooden baseboards and chair molding approximately three feet from the floor.

The west section of the upper floor is divided into two rooms, and has been carpeted. Each has two windows. Both rooms have been recently repainted. The doorway (original) has "POLICE" painted below the window. To the right (as you enter the room) of the doorway is a vault, with a gray painted door. This vault is open and has a desk and a sink (not operational) contained within. A window overlooking the stairway landing is to the left of the door, and beyond that a small closet, then a doorway to the other room. The second room is bare except for a large closet adjoining the east wall, and the windows. Around the floors of both rooms are wooden molding and a wooden chair molding about three feet from the floor.

**United States Department of the Interior  
National Park Service****NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**Section 8 Page 4**Narrative Statement of Significance**

The building was the City Hall for the City of Redfield from 1928-1979, and was the first structure to serve in that capacity. Old Redfield City Hall is historically significant for its long association with the government and commerce of Redfield. The City Hall Building was the focal point of all governmental business in Redfield. The building housed not only the City government during that time period, but also served as a gathering point for community events and served as the public rest rooms. This facility maintains its historical presence by retaining its appearance. Even after the City government moved to a different location, the building continued to serve the community as offices for the Chamber of Commerce and as a dance studio. Old Redfield City Hall virtually remains visibly as it did in 1928 when the City first resided in the structure.

**Historic Background and significance**

Although Redfield, originally Stennett Junction, existed as early as 1880. The town was not incorporated until 1883<sup>1</sup>. It has had long since been an important regional railroad center. Prior to 1928 Redfield had no city hall. The city council met in various locations, including the Carnegie Library.<sup>2</sup> The City of Redfield purchased the lot on Main Street where Old City hall would be constructed in 1900 for two hundred and fifty dollars.<sup>3</sup>

Prior to the construction of Old City Hall, the lot contained a wooden building housing the police station and ladies' rest room, which was "in a bad state of repair, and is wholly unsuited to the purpose for which it is used."<sup>4</sup> The new building was to serve as a community meeting place, public rest rooms, and offices for the city auditor and police. "At the present time there are no places in the city that answers these purposes, and they are badly needed."<sup>5</sup> The estimated cost of the building was fifteen to eighteen thousand dollars, for which no bonds would need to be issued.<sup>6</sup>

---

<sup>1</sup> Harlow, Dana D., Prarie Echoes: Spink County in the Making Hayes Brothers Printing, Aberdeen, SD: 1961.

<sup>2</sup> Redfield Press, May 4, 1916.

<sup>3</sup> Deed from Nellie B. Goodwin, Benjamin Goodwin, Frank Goodwin, G. S. Goodwin and Eda Goodwin to the City of Redfield, November 28, 1900.

<sup>4</sup> Redfield Press, January 12, 1928.

<sup>5</sup> Redfield Press, January 12, 1928.

**United States Department of the Interior**  
National Park Service**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**Section 8 Page 5

The original floor plans for the building, prepared by Perkins & McWayne, Sioux Falls architects, are remarkably similar to the appearance of the building in 1996.<sup>7</sup> In April 1928 the City Council approved contracts for the building, including hiring Stolte & Dobratz of Redfield as general contractors. Other contracts for the plumbing and heating, linoleum floors and wiring were also let. "It is a pleasing fact to learn that all this work will be done by Redfield firms and all the money for the labor will stay in the city."<sup>8</sup> The durability of the building and its appearance today makes it a monument to the skill of those early Redfield citizens.

Active work on the building began in June 1928.<sup>9</sup> At about this same time, Stolte & Dobratz were hired to construct the Northwestern Public Service building next door to the City Hall, which still functions today as an office for the same company.<sup>10</sup> As work progressed, the Redfield Journal-ObsERVER mused, "What a desirable thing it would be for the city if more of our old frame shacks could be removed to make way for new buildings as has been done in the case of these two buildings this year."<sup>11</sup> Construction was completed in December 1928, and the auditor, mayor, and police moved into the second floor of the building. "All of these departments have everything necessary for a pleasant and convenient transaction of business in surroundings which are a credit to this city."<sup>12</sup> As planned, the first floor contained rest rooms, complete with a matron, while the basement was a "large community room which we understand the American Legion and band will use for their meetings."<sup>13</sup>

The completion of the building was a proud event for Redfield. The Journal-ObsERVER perhaps summed up community feeling best when it said, "The building is not ornate or large, but for the purpose for which it was built, it will serve its purpose for many years and when one remembers the old building which it replaces and recalls that it was erected and paid for without a bond issue,

---

<sup>6</sup> Redfield Press, January 12, 1928 and Redfield Journal-ObsERVER, January 26, 1928.

<sup>7</sup> Redfield Journal-ObsERVER, January 26, 1928.

<sup>8</sup> Redfield Press, April 26, 1928.

<sup>9</sup> Redfield Press, June 14, 1928

<sup>10</sup> Redfield Journal-ObsERVER, July 19, 1928.

<sup>11</sup> Redfield Journal-ObsERVER, October 11, 1928.

<sup>12</sup> Redfield Journal-ObsERVER, December 20, 1928.

<sup>13</sup> Redfield Journal-ObsERVER, December 20, 1928.

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

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Section 8 Page 6

absolutely out of debt, it means a lot. Redfield is stepping ahead all along the line."<sup>14</sup> In the minds of the citizenry, the addition of a city hall surely helped ensure Redfield's status as a great city.

For over fifty years, the building would serve as the seat of City government. The upper floors contained the police department, mayor, auditor, and clerk of courts, as evidenced by the names still inscribed on the doors and vaults of the building. The lower floor remained public rest rooms until at least 1980. The basement served as a meeting room for the City Council and many community groups, including the Boy Scouts and Girls Scouts.

In April 1979, The City Council decided to move the City offices to the old Spink County Bank Building further south on Main Street after that building was offered to the City free of charge.<sup>15</sup> By August 1979, the City Government had relocated.<sup>16</sup> After much discussion concerning use of Old City Hall, it was temporarily occupied by the Redfield Centennial Committee, while organizations such as the Boy and Girl Scouts continued to meet there.<sup>17</sup> After that time the Chamber of Commerce and Economic Development Office took up residence on the first floor of the building, while the Johnny Cavelle Dance Studio conducted classes on the second floor.

In the Spring of 1995, the Chamber of Commerce and Economic Development Office decided to relocate to the new City Hall due to roof and heating problems in the Old City Hall, and the building was closed. The building sat locked and vacant until April 1996, when the City Council decided to auction the building.<sup>18</sup> It was purchased by Michael and Margot Koertje at that time. The building has been partially rehabilitated and at this time is occupied once again by the Johnny Cavelle Dance Studio on the second floor, and by Jackson & Associates on the first floor.

---

<sup>14</sup> Redfield Journal-Observer, December 20, 1928.

<sup>15</sup> Redfield Press, March 22, 1979; April 5, 1979.

<sup>16</sup> Redfield Press, August 30, 1979.

<sup>17</sup> Redfield Press, October 3, 1979; October 17, 1979; November 7, 1979; January 1, 1980; March 19, 1980.

<sup>18</sup> City Council Minutes in the Redfield Press, April 3, 1996.

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

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Section 9,10 Page 7

**Bibliographic References**

Abstract of Title, Deed and letter from seller to City of Redfield obtained from the Spink County Abstract & Title Co., Redfield, South Dakota.

Harlow, Dana D. Prairie Echoes: Spink County in the Making. Aberdeen, SD.: Hayes Brothers Printing, 1961.

Redfield Journal-Observer, Redfield, SD., January 26, 1928, July 19, 1928, October 11, 1928, December 20, 1928.

Redfield Press, Redfield, SD., May 4, 1916; January 12, 1928; April 26, 1928; June 14, 1928; December 26, 1928; March 22, 1979; April 5, 1979; August 30, 1979; October 3, 1979; October 17, 1979; October 31, 1979; January 30, 1980; March 19, 1980; April 3, 1996.

**Verbal Description**

Lot Thirteen, Block Six, Original Plat of Redfield, Spink County, SD.

**Boundary Justification**

The nominated property encompasses only the Lot described above, with the building itself occupying the entire twenty-five foot front and seventy feet on the west side of the lot.

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

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Section Photographs Page 8

Photo #1 Old Redfield City Hall  
Spink Co., SD  
Mike Koertje  
Sept. 1996  
South Dakota State Historical Society, Pierre, SD  
SW direction  
Street view

Photo #2 Old Redfield City Hall  
Spink Co., SD  
Mike Koertje  
Sept. 1996  
South Dakota State Historical Society, Pierre, SD  
W direction  
Facade

Photo #3 Old Redfield City Hall  
Spink Co., SD  
Mike Koertje  
Sept. 1996  
South Dakota State Historical Society, Pierre, SD  
E direction  
Rear of building

Photo #4 Old Redfield City Hall  
Spink Co., SD  
Mike Koertje  
Sept. 1996  
South Dakota State Historical Society, Pierre, SD  
Interior

Photo #5 Old Redfield City Hall  
Spink Co., SD  
Mike Koertje  
Sept. 1996  
South Dakota State Historical Society, Pierre, SD  
Interior

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

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Section Photographs Page 9

Photo #6 Old Redfield City Hall  
Spink Co., SD  
Mike Koertje  
Sept. 1996  
South Dakota State Historical Society, Pierre, SD  
vault (interior)

Photo #7 Old Redfield City Hall  
Spink Co., SD  
Mike Koertje  
Sept. 1996  
South Dakota State Historical Society, Pierre, SD  
Stairway (interior)