



**United States Department of 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 (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name William T. and Rebecca Glendenning House
other names/site number

2. Location

street & number	204 Ninth Ave.		N/A	not for publication
city or town	Britton		N/A	vicinity
state	South Dakota	code	SD	county
			Marshall	code
			091	zip code
				57430

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 12-10-2007
Signature of certifying official Title 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 official/Title Date

State or Federal agency and bureau

Glendenning, William and Rebecca, House

Marshall County

South Dakota

Name of Property

County and State

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.

See continuation sheet.

removed from the National Register.

other, (explain:)

Edson H. Beall

2.19.08

for

Signature of the 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
- structure
- site
- object

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

contributing	noncontributing
1	1 buildings
	sites
	structures
	objects
1	1 total

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

N/A

Number of contributing resources is previously listed in the National Register

0

6. Function or Use

Historic Functions

DOMESTIC/single dwelling

Current Functions

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Queen Anne

Materials

(Enter categories from instructions)

Foundation concrete

walls clapboard

roof asphalt shingle

other glass

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the 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

Ca. 1906

Significant Dates

Ca. 1906

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

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

Glendenning, William and Rebecca, House
Name of Property

Marshall County
County and State

South Dakota

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/title	Keith Beck	date	September 2007
organization	owner	telephone	605-448-5273
street&number	204 9 th Ave.	zip code	57430
city or town	Britton	state	SD

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 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 Projects, (1024-0018), Washington, DC 20503.

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Section 7 Page 1 Glendenning, William and Rebecca, House, Britton, Marshall Co., S.D.

Description

The William and Rebecca Glendenning House was built in 1906 in the northwestern section of the county seat community of Britton, Marshall County, South Dakota. It is located on the southwest corner of Second Street and Ninth Avenue. It sits in a residential neighborhood that includes other early 20th century homes, as well as some that were built a little later, in the mid-century period. The lot is minimally landscaped with some shrubs and no large, mature trees in the lawn. The house faces east toward Ninth Avenue. The foundation is concrete block. A concrete driveway brings visitors into the lot on the south side of the house. A relatively large, modern (circa 1995) three car, vinyl sided garage is located in the southwest part of the house parcel.

The overall style of the house is American Foursquare with Queen Anne details. Typical of the American Foursquare style, this house is a two and one-half story cube form house. It has a full width front porch, with a hipped roof, punctuated with a shallow gable to appear like a portico above the entrance steps to the porch. The porch is decorated in the Queen Anne style with four cylinder shaped columns, turned spindles on the banister, and fretted decoration at the top of the porch. The front door is centrally located, with large, artglass windows on the front façade. There are two windows on the second floor east façade. A gabled dormer is set into the center of the hipped roof. A small, rectangular window is in the dormer.

The north façade is simple, with two windows on the first floor, and three on the second floor. The downstairs window at the west end is a simple, hipped roof three-sided bay window. A gabled dormer identical to the east-facing dormer is located in the north side of the roof.

The south façade faces the garage. In the center of the first floor, at ground level, is an entrance to the house, which allows the visitor to go either upstairs to the first floor, or downstairs to the basement. There is a standard sized sash window on the east end of the first floor façade, and a small window on the west end. A double window is located in the center of the façade, between the first and second floors, lighting the landing of the stairwell inside. The second floor features two sash windows. A gabled dormer is placed in the south side of the hipped roof.

The west/rear façade has a centered, open portico porch entrance in the middle of the first floor façade. This door enters into the kitchen. A sash window flanks each side of the porch entrance. The second floor features two sash windows. The roof is punctuated with a gabled dormer in the side of the hipped roof.

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The house is entered through the front door on the east side of the house. One enters a small vestibule, where a second, frosted glass windowed door allows one to enter into the living room. To the left are a set of pocket doors. The woodwork is unpainted and relatively simple. The floors and woodwork appear to be maple. In the southeast corner is the parlor. This room allows one access to the stairs, which are located on the south side of the house. One may take a few steps down to the south exit, or upstairs to the second floor. One may continue through a short hallway to the southwest room, the kitchen. This modest room has been modernized with newer cabinets. The dining room is located through the kitchen to the northwest corner. The bay window is the main feature in this room, which accesses the living room through a set of pocket doors. There are no built-in cabinets in the dining room, which would have been typical of this style and era of house.

The second floor, accessed by the south stairs, is much more simple in its features. There are modest bedrooms in each of the corners of the house, with a small bathroom on the north façade. The rooms have painted woodwork and painted floors, indicating that the second floor wood is likely fir or pine, typical of this era of house.

The basement has particularly high ceilings, and the current owner has finished the basement with more living space, including a gas fireplace and wood paneled walls. Some of the wood paneling and banister to the basement was salvaged from other properties, but is in keeping with the history and architecture of this house. Other utilities such as furnace and laundry are located in the basement.

Overall, the house is an attractively appointed, however not overly opulent house which would have been appropriate for a middle class property owner in the 20th century. The house retains a high degree of physical integrity, with its wood floors, unpainted woodwork, artglass windows, and pocket doors.

Garage (non-contributing), circa 1995

The current owner constructed this building. It is a one story, side gabled, frame three car garage. It sits on a concrete slab, and is clad in vinyl siding. It does not contribute to the historic property.

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Statement of Significance

The William and Rebecca Glendenning House, built in 1906 in the northwestern part of Britton, Marshall County, South Dakota, is an excellent example of the Queen Anne/American Foursquare style. As such, it is locally eligible for the National Register of Historic Places under Criterion C for its architectural style. It is an excellent example of a middle class home of this style in Britton.

Background

Britton is the county seat of Marshall County, South Dakota. Marshall County is located in the northeastern part of the state, and its north border extends along the south border of North Dakota. The town of Britton was platted in 1884, when the first settlers began coming due to the arrival of the Dakota and Great Southern Railway in 1884. The railway sold to the Chicago, Milwaukee, and St. Paul Railroad in 1885.¹

Shortly after the platting of Britton in 1884, which was named after Col. Isaac Britton, a Civil War veteran who was instrumental in the railroad, settlers came and within the first year, twenty-five businesses had been established, including the Britton Lumber Company, the New York Cash Store, and a newspaper, the Dakota Daylight. The settlers who came were of both Yankee stock as well as primarily Scandinavians and Germans, as was true of much of northeastern South Dakota.²

As the people of Britton built up their community, they expanded away from the core of town to the outer edges. They were building their houses primarily in wood frame, and in the latest styles, such as vernacular forms of Queen Anne, and as they entered the twentieth century, they began building more Craftsman style houses.

The Glendenning House

The land on the west side of Main Street was initially part of a large lot that was owned by one of the community's founders, J.B. Squire. He sold it to the Dakota and Great Southern Railway in 1886. The

¹ Joanita Kant, *South Dakota.... Our Towns.... A pictorial review: Northeast Region Vol. I.* Dallas, TX: Taylor Publishing Co., 1988: 11.

² Kant, 1988: 11-12.

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following year, the Railway sold the land to Roswell Miller, a trustee of what would become the Britton Land & Trust Company of Britton, South Dakota. In 1903, the BLTC sold most of what became known as the Fairview Addition to Charles Hamilton of Britton. Charles Hamilton sold all of Block 12 in 1904 to Ralph S. Wells. The following year, 1905, Ralph Wells sold Lots 1, 2, 3 and 4 of Block 12, Fairwell Addition to John F. Kelley for \$400. Though Kelley was a known property developer in the early 20th century in Britton, it appears that he did not build the house. He sold the land to William T. Glendenning for \$450 in June 1906, only nine months after he had purchased it. The nearly identical price and short period indicates that Kelley did not develop the lots.³

William Glendenning and his wife Rebecca sold the property in August 1907 for \$4,800 to Charles Wismer. The dramatic increase in price only fourteen months after being purchased for one-tenth the price indicates that a major development happened on the property. This is logically the construction of a substantial house. It is uncertain how long the Glendennings remained in the house, or whether they lived there at all. The First National Bank of Britton sold the property to its subsidiary First National Co. of Britton in 1930. In November 1931, the land was sold to W.M. Janning and L.M. Davis. Davis sold the property, made up of Lots 1, 2 and 3, to R.A. Beck in August 1944. R.A. Beck, reportedly a local butcher, and his wife Frances, deeded the property to their four children, Elizabeth, Mary, Daniel and Laurence, in August 1990. By this time, the property included only Lots 1, 2, and the east 30 feet of Lot 3. Then, in September 1994 the house was sold by three of the children, Mary, Daniel and Laurence to Keith A. Beck. Keith Beck is not related to the family of R.A. Beck.⁴

Keith Beck has made improvements to the property, such as paint the exterior, add a three-car garage, and finish the basement, while retaining the house in a historically sympathetic manner.

³ Marshall County Register of Deeds, Book B, Page 245, Warranty Deed, Squire to Dakota and Great Southern Railway Co., 6 September 1886; MCRoD, Book B, Page 418, Town Lot Warranty Deed, Dakota and Great Southern Railway Co. to Roswell Miller, Trustee, 31 March 1887; MCRoD, Book R, Page 91, Deed, Britton Land & Trust Co to Charles Hamilton, 23 April 1903; MCRoD, Book Q, Page 452, Deed, Hamilton to Wells, 21 May 1904; MCRoD, Book Ra, Page 55, Deed, Wells to Kelley, 30 September 1905; MCRoD, Book Ra, Page 266, Deed, Kelley to Glendenning, 22 June 1906.

⁴ MCRoD, Book Ca, Page 44, Deed, Glendenning to Wismer, 8 August 1907; MCRoD, Book Pa, Page 590, Warranty Deed, First National Bank of Britton to First National Company, Britton, Warranty Deed, 19 May 1930; MCRoD, Book Ha, Page 628, First National Co. to Jahning and Davis, Warranty Deed, 3 November 1931; MCRoD, Book Qa, Page 434, Jahning to Davis, Deed, 15 March 1932; MCRoD, Book A1, page 572, Deed, Davis to R.A. Beck, 9 August 1944; MCRoD, Book A25, pages 386 – 389, Warranty Deed, RA and Frances Beck to Elizabeth Beck et.al., 21 August 1990; MCRoD, Book A28, pages 65-66, Warranty Deed, Beck et. al. to Keith A. Beck, 5 September 1994.

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Queen Anne/Foursquare style

The Glendenning House, though with features of the Queen Anne style in its details, is essentially an American Foursquare form. The American Foursquare form is found throughout the United States in both urban and rural settings. Its essential features are a two and one-half story, hipped roof box shaped house typically with a full width front porch, large central dormer on roof, overhanging eaves and four-room plan on both floors. The materials cover a wide range of popular early 20th century building materials, including wood clapboard, brick, stucco, and adobe.⁵

Variations on the foursquare can be made by adding embellishments from different popular styles. The Prairie School style included lower wood or brick with upper stucco wall coverings. Craftsman versions included open eaves and Craftsman style windows. The Mission style often had stucco or adobe walls with barrel tile roofs.⁶

The Glendenning House features all of the American Foursquare features, including the two and one-half story box shape, hipped roof, centered dormers and full width front porch, as well as four room plan. The Glendenning House exhibits stylistic features of the Queen Anne style with rounded columns and turned spindles on the front porch banister, and a three-sided bay window on the north façade. Decorative shingles are found in the dormer. Artglass windows, pocket doors, and woodwork that is typically Queen Anne in style is found throughout the first floor interior.

The Glendenning House is an exceptionally well preserved example of the Queen Anne style Foursquare form of architecture in the city of Britton. It retains a high level of integrity both inside as well as on the exterior. It is a good example of what moderately successful people in Britton were able to own in early 20th century Britton.

⁵ <http://architecture.about.com/od/periodsstyles/ig/House-Styles/Foursquare.htm>

⁶ <http://architecture.about.com/od/periodsstyles/ig/House-Styles/Foursquare.htm>

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Bibliography

<http://architecture.about.com/od/periodsstyles/ig/House-Styles/Foursquare.htm>

Kant, Joanita. *South Dakota, Our Towns.... A pictorial review, Northeast Region, Vol. I.* Dallas, TX: Taylor Publishing Co., 1988.

Marshall County Historical Society (MCHS). *Marshall County, South Dakota.* Dallas, TX: Taylor Publishing Co., 1979.

Marshall County Register of Deeds (MCRoD), located in Marshall County Courthouse, Britton, Marshall County, South Dakota.

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Verbal Boundary Description

The William and Rebecca Glendenning House is located on Lots 1 & 2 and the east 30 feet of Lot 3, Block 12, Fairview Addition, Britton, Marshall County, South Dakota.

Boundary Justification

The boundary of this property is most of the original parcel when the house was built in 1906. At that time the parcel included all of lots 1, 2, 3 & 4. Sometime in the mid 20th century, the parcel was reduced to Lots 1 & 2 and the east 30 feet of Lot 3, which is the legal property description today. This current description is sufficient in depicting the historic look and feel of the house's site.

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PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-2 except as noted:

Name of Property: Glendenning House
County, State: Marshall County, South Dakota
Photographer: Barb Kooiman
Date of Photographs: December 2006
Location of Original: South Dakota State Historic Preservation Office, Pierre, SD

<u>Photo No.</u>	<u>Photographic Information</u>
1.	South elevation and east façade, facing northwest
2.	East façade and north elevation, facing southwest