

United States Department of the Interior  
National Park Service

049



# 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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

### 1. Name of Property

historic name Waddell Block

other names/site number \_\_\_\_\_

### 2. Location

street & number Lot 1, Block 7  not for publication

city or town Philip  vicinity

state South Dakota code SD county Haakon code 055 zip code 57567

### 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 at the following level(s) of significance:

national  statewide  local

Jay D. Vogt  
Signature of certifying official  
SD SHPO

01-04-2010  
Date

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official

\_\_\_\_\_  
Date

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register
- determined not eligible for the National Register
- other (explain: \_\_\_\_\_)
- determined eligible for the National Register
- removed from the National Register

for Edman H. Beall  
Signature of the Keeper

2-24-10  
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
- building(s)
- object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
		buildings
1	0	<b>Total</b>

**Name of related multiple property listing**

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

**Number of contributing resources previously listed in the National Register**

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

Commerce/Trade: Department Store

**Current Functions**

(Enter categories from instructions)

Vacant Not In Use

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American

Movements: Commercial Style

**Materials**

(Enter categories from instructions)

foundation: Stone, Concrete

walls: Brick

roof: Synthetic: Rubber

other:

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**Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

**Summary Paragraph**

The Waddell Block is a rectilinear, two-story Commercial Style building in the business district of Philip. It has a stone and concrete foundation, brick walls, and flat roof. There is a recessed central entry flanked by unaltered glass bays; the second story of the façade has one-over-one double hung windows with stone sills and hoods. The parapet has a decorative, corbelled brick cornice.

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**Narrative Description**

The façade (east elevation) has a recessed central entrance flanked by two bays. The two bays to the south of the entrance have a single pane and a double pane storefront window. The two bays to the north have the same configuration. Above all the bays are (single pane) glass windows covered by a metal panel. The recessed central entrance has three wood doors: one to access the second floor, one to access the south bays, and one to access the north bays. The north and south doors have two sidelights. There are ten one-over-one double hung windows on the second floor. All the windows have stone sills and hoods. There is a band of stone that runs across the facade just below window hoods. The cornice has decorative corbelled bricks. Under the cornice are three name stones that read from south to north "Waddell", "1910", and "Block". On the basement level, there is cut stone rising two feet from the sidewalk: the basement windows are boarded up.

The north elevation has been stuccoed. There is a small garage door toward the northwest corner on the first level and a one-over-one double hung window at the northeast corner of the second floor. The small garage used to be a window and another one-over-one double hung window at the northeast corner has been covered.

The west elevation shares a wall with a one-story building. There are no openings on the second floor.

The south elevation borders another building (lean-to that looks like an addition).

On the main level there are single rooms flanking the entrance; both rooms are open with the only other structure being support beams. The second floor is divided into four small rooms. All the walls are lathe and plaster. Most of the original woodwork (mopboard and trim) remain throughout but have been painted.

**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.

**Areas of Significance**

(Enter categories from instructions)

Architecture

**Period of Significance**

1910

**Significant Dates**

1910

**Significant Person**

(Complete only if Criterion B is marked above)

**Cultural Affiliation**

**Architect/Builder**

**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 old or achieving significance within the past 50 years.

**Period of Significance (Justification)**

The period of significance is 1910, the date of construction.

**Criteria Considerations (explanation, if necessary)**

Name of Property

**9. Major Bibliographical References**

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

Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Alta Mira Press, Walnut Creek: CA, 2001.

*First Half Century of Philip 1907-1957*. Pioneer Publishing House, Philip: SD, 1957.

**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:

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** Less than 1 acre  
(Do not include previously listed resource acreage)

**UTM References**

(Place additional UTM references on a continuation sheet)

1	<u>14</u>	<u>286519</u>	<u>4879724</u>	3	<u>                    </u>	<u>                    </u>	<u>                    </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>                    </u>	<u>                    </u>	<u>                    </u>	4	<u>                    </u>	<u>                    </u>	<u>                    </u>
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (describe the boundaries of the property)  
Lot 1, Block 7, City of Philip

**Boundary Justification** (explain why the boundaries were selected)  
Boundary includes only the area historically associated with the Waddell Block

**Statement of Significance Summary Paragraph** (provide a summary paragraph that includes level of significance and applicable criteria)

The Waddell Block is eligible under Criterion C on the local level as an example of Commercial Style architecture in Philip, South Dakota.

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**Narrative Statement of Significance** (provide at least **one** paragraph for each area of significance)

The Waddell Block is significant as an example of the Commercial Style architecture in small town South Dakota. It is also a good representative of an early 20<sup>th</sup> Century two-part commercial block in a downtown business district setting.

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**Developmental history/additional historic context information** (if appropriate)

#### **History of Philip**

The largest groups of American Indians present in South Dakota directly before white settlement were the Nakota, Dakota, and Lakota, known collectively as the Sioux. Anthropologists believe that the Sioux were pushed out of Minnesota onto the plains where they became the dominant group by the mid to late 1700s, although tribal creation stories tell of the Sioux inhabiting the area since time immemorial. The Dakota and Nakota lived primarily east of the Missouri River while the Lakota roamed the western half of the state. The Sioux were eventually forced onto reservations through a series of questionable treaties that opened up land for white settlement.

Philip was a post office for 16 years before it became an official town in 1907. Railroad company engineers platted the townsite in 1906. The Western Town Lot Company, organized by the Chicago and Northwestern Railroad Company, purchased the land for the town from Myrtie Dupree. Lots were sold in May of 1907.<sup>1</sup>

#### **Building History**

Ralph Waddell built the Waddell Block in 1910, right after the construction of the Bank of Philip building. Both were constructed of Fort Pierre brick and were the first masonry structures in town. Both the bank and the Waddell Block were two of the few buildings to survive a devastating fire that destroyed most of the business section of town in 1920. The Bank of Philip has been razed, making the Waddell Block the oldest masonry structure in Philip. The Waddell Block was traditionally retail space.

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<sup>1</sup> Pioneer Publishing House, compiler. *First Half Century Philip: 1907-1957*. (Philip: SD, Pioneer Publishing House, 1957), 5-6.

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Name of Property

The R.M. Waddell Land Company started business in Philip in 1907. The company sold land all over the county, including commercial, residential, and farm and ranch property. Offices for the Waddell Land Company were above the post office, which was adjacent to the Waddell Block. The first businesses in the Waddell Block were the Philip Shoe Store and Philip Harness Shop. The harness shop was located in the Waddell Block for many years. The Waddell Block was also the home of the Philip Clinic for many years. Many residents identify the Waddell Block as the clinic today even though the building is currently not in use.

The Waddell Block is a Commercial style building. The Commercial style in South Dakota is identified generally by multiple stories. Most are constructed of masonry and have multiple bays with large storefront windows and an entryway. Most Commercial style buildings have been altered, particularly the storefronts and interior areas. The building fits into the Commercial style trends of South Dakota. It is a two story building, constructed of masonry with multiple bays. Unlike most commercial buildings in South Dakota, this building has not been extensively altered and retains a high degree of integrity in design and materials.

The Waddell Block is also what Richard Longstreth classifies as a two-part commercial block in his study of commercial architecture *The Buildings of Main Street: A Guide to American Commercial Architecture*. Two-part commercial blocks are the most common type of composition used for small and moderate-sized commercial buildings across the country.<sup>ii</sup> This type is generally limited to two to four stories and has a distinct boundary between distinct zones. The single story lower zone at street level is used for public spaces, such as retail stores, banking rooms, insurance offices, etc. The zone of the building on stories two through four offer a more private use, such as meeting halls, hotel rooms, and private offices.<sup>iii</sup>

The two-part commercial block was prevalent from the 1850s through the 1950s. Its origins can be traced to Roman antiquity, when shops were located beneath living quarters, but became popular in America after the revolution during a period of rapid growth in commerce and manufacturing. These early shop-houses evolved into the modern two-part commercial buildings that are found on almost every main street.<sup>iv</sup>

By the late 19<sup>th</sup> Century, stylistic changes were influencing main street buildings. The popular Victorian buildings characterized by their additive compositions and exuberant variety in parts started to give way to an academic switch that emphasized unity, order, and balance.<sup>v</sup> This academic transition was based on two principles: 1) belief that the classical tradition provides the basis for the principles of design and 2) belief that these principles apply not just to individual buildings, but also indeed to groups and most forms of settlement.<sup>vi</sup> Based on these premises, commercial buildings should be contributors to a coherent urban landscape.<sup>vii</sup>

### Integrity

The Waddell Block possesses excellent integrity. The retention of most of its historic materials, including an intact storefront, gives it high degree of integrity of design, workmanship, and materials. Located in the business district of Philip, it also retains integrity of setting and location. The high integrity of the aforementioned aspects contribute to the building's overall integrity in feeling and association.

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<sup>ii</sup>Richard Longstreth. *The Buildings of Main Street: A Guide to American Commercial Architecture*. (Walnut Creek: CA, Alta Mira Press, 2000), 24.

<sup>iii</sup> Ibid, 24.

<sup>iv</sup> Ibid, 24.

<sup>v</sup> Ibid, 39.

<sup>vi</sup> Ibid, 39.

<sup>vii</sup> Ibid, 39.

Name of Property

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**11. Form Prepared By**

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name/title Chris Nelsonorganization South Dakota State Historic Preservation Office date 31 July 2009street & number 900 Governors Drive telephone 605-773-3103city or town Pierre state SD zip code 57501e-mail Chrisb.nelson@state.sd.us

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**Additional Documentation**

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Submit the following items with the completed form:

- **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. Key all photographs to this map.

- **Continuation Sheets**
- **Additional Items:** (Check with the SHPO or FPO for any additional items)

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**Photographs:**

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Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property: Waddell Block****City or Vicinity: Phillip****County: Haakon****State: SD****Photographer: Chris Nelson****Date Photographed: 10 September 2009****Description of Photograph(s) and number: 1-3****WaddellBlock\_HaakonCounty\_SD\_0001.TIF South****WaddellBlock\_HaakonCounty\_SD\_0002.TIF East****WaddellBlock\_HaakonCounty\_SD\_0003.TIF South**



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Waddell Block  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: SOUTH DAKOTA, Haakon

DATE RECEIVED: 1/15/10                      DATE OF PENDING LIST: 2/03/10  
DATE OF 16TH DAY: 2/18/10                      DATE OF 45TH DAY: 3/01/10  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000049

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    2.24.10 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Waddell Block - Haakon County - SD - 0001.tif



Waddell Block - Haakon County - SD - 0002.tif

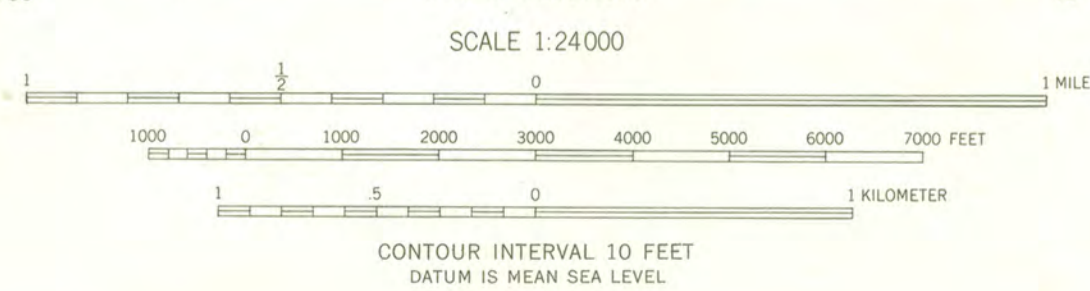


Waddell Block - Haakon County - SD - 0003.tif



Waddell Block  
Haakon County  
South Dakota  
Z=14  
E=286519  
N=4879724

Mapped, edited, and published by the Geological Survey as part of the Department of the Interior program for the development of the Missouri River Basin Control by USGS and USC&GS  
Topography from aerial photographs by multiplex methods  
Aerial photographs taken 1948. Field check 1953  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on South Dakota coordinate system, south zone



ROAD CLASSIFICATION  
Heavy-duty 4 LANE 6 LANE Light duty  
Medium-duty 4 LANE 6 LANE Unimproved dirt  
U. S. Route U. S. Route  
Slate Route



PHILIP, S. DAK.  
N4400—W10137.5/7.5





Department of Tourism and State Development

5 January 2010

Keeper of the National Register  
National Register of Historic Places  
National Parks Service  
1201 Eye St NW  
8<sup>th</sup> Floor (MS 2280)  
Washington DC 20005



Dear Keeper of the National Register:

Enclosed are National Register of Historic Places nominations approved by the South Dakota State Historical Society Board of Trustees and State Historic Preservation Officer Jay D. Vogt. The nominations enclosed are for the *Waddell Block*, *E. E. Haugen Residence* and the *Whittier and Virginia Bauer House*. Also enclosed is an amendment for the *Belle Fourche Commercial Historic District*. Also enclosed is a letter for an address correction for the *Rock Island Depot*.

If you have any questions regarding any of these submittals, please feel free to contact me at 605-773-3103 or at [chrisb.nelson@state.sd.us](mailto:chrisb.nelson@state.sd.us).

Sincerely,

Chris B. Nelson  
Historic Preservation Specialist

Office of Tourism  
Governor's Office of Economic  
Development  
Tribal Government Relations  
711 E. Walla Ave / Pierre, SD 57501-3369  
Phone: 605-773-3301 / Fax: 605-773-3256  
[travelsd.com](http://travelsd.com) / [sdgreatprofits.com](http://sdgreatprofits.com) /  
[sdtribalrelations.com](http://sdtribalrelations.com)

South Dakota Arts Council  
800 Governors Dr. / Pierre, SD 57501-2294  
Phone: 605-773-3131 or 1-800-423-6665 in SD  
Fax: 605-773-6962  
[sdac@state.sd.us](mailto:sdac@state.sd.us) / [sdarts.org](http://sdarts.org)

**South Dakota State  
Historical Society**  
900 Governors Dr. / Pierre, SD 57501-2217  
Phone: 605-773-3458 / Fax: 605-773-6041  
[sdhistory.org](http://sdhistory.org)

South Dakota Housing  
Development Authority  
PO Box 1237 / Pierre, SD 57501-1237  
Phone: 605-773-3181 / Fax: 605-773-5154  
[sdhda.org](http://sdhda.org)

