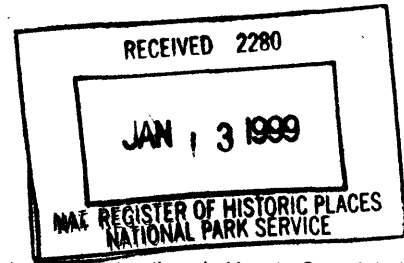


United States Department of the Interior  
National Park Service



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 Petty House

other names/site number Petty Mansion

2. Location

street & number 201 N. Third Street not for publication

city or town Hot Springs vicinity

state South Dakota code SD county Fall River code 047 zip code 57747

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

10-05-98  
Date

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

Petty House  
Name of Property

Fall River County, South Dakota  
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
- removed from the National Register.
- other,

(explain:)

*for*  
Signature of the Keeper: Edson H. Beall Date of Action: 2-12-99

#### 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>	<u>          </u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>1</u>	<u>0</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

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**6. Function or Use**

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**Historic Functions** (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions** (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

---

**7. Description**

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**Architectural Classification** (Enter categories from instructions)

Late Victorian – Queen Anne  
\_\_\_\_\_  
\_\_\_\_\_

**Materials** (Enter categories from instructions)

foundation Sandstone  
roof Asphalt shingle  
walls Clapboard; Fishscale shingles  
other \_\_\_\_\_  
\_\_\_\_\_

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

See Continuation Sheets

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**8. Statement of Significance**

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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**

1891  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Petty House  
Name of Property

Fall River County, South Dakota  
County and State

**Significant Dates**    1891  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person** (Complete if Criterion B is marked above)  
N/A  
\_\_\_\_\_

**Cultural Affiliation**    N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**    Joseph Petty – Builder  
\_\_\_\_\_

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

See Continuation Sheets

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## 9. Major Bibliographical References

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(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



Petty House  
Name of Property

Fall River County, South Dakota  
County and State

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**Property Owner**

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

name Frank and Carol Foster  
street & number 201 N Third Street telephone (605) 745-7333  
city or town Hot Springs state SD zip code 57747

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**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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## National Register of Historic Places Continuation Sheet

Section number 7 Page 1

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### Physical Description:

The Petty House is a two-story Queen Anne style house constructed in 1891. The house sits at the end of its street within a residential neighborhood comprised of structures built from the 1890s through the 1960s. The house was historically a single-family residence, was used for a short time in the 1950s as a boarding house and is currently returned to its historic function. Constructed by the original owner Joseph Petty, the house has seen few alterations to its historic design and materials over time, although the interior has seen minor alterations.

The plan of the house is mainly rectangular with a projecting gable on the east elevation and a two-story projection forming a small L at the northwest corner. The property features a single-story full width porch on the front façade. The foundation of the structure is cut sandstone. The wood frame house is sheathed in horizontal clapboard siding with some decorative vertical elements and fishscale shingles. The irregular roof features several cross-gables and some hipped elements and is covered with asphalt shingles. Two interior, brick chimneys sit at the ridgeline of two of the gables.

The façade of the house features the porch, which is adorned with Queen Anne elements including turned posts and balustrade, a spindle frieze and brackets. The shed roof porch also features a gable pediment above the entry steps. Bays on the first floor are a left-of-center door and a pair of double hung one-over-one windows. Window trim on the building is simple and plain milled boards and narrow lintels. Windows on the second story are a single one-over-one and a Chicago style window. The Chicago style window features a central one-over one window and three-quarter height, narrow one-over-one sidelights with small fixed windows above. The roof over this elevation is a gable on hip with an intersecting gable. Within the gable end are



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## National Register of Historic Places Continuation Sheet

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vertical stickwork, bargeboard, and open scrollwork with spindles forming a sunburst pattern.

The main characteristic on the east elevation is the two-story gable projection featuring a first floor canted bay window. The bay window features decorative brackets above the side windows. Four rows of fishscale shingles form a belt between the first and second stories. Within the gable the fishscale shingles continue and there is a simple rectangular Palladian style window. At the northeast corner of the house is a single story shed roof addition constructed around the turn of the century.

The west elevation features the same types of windows, but is simpler in its design, as it does not have the fishscale shingles or decoration within the cross-gables. The north elevation is similar to the west in its simplicity.

The interior of the property also retains a majority of its original decorative trim and detailing. Even though the house was altered through the lowering of the first floor ceiling and upgrading of plumbing and heating systems in the 1980s, it still offers a sense of the design and craftsmanship that went into its construction.

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### Statement of Significance:

The Petty House is historically significant and eligible for listing on the National Register of Historic Places under Criterion C as an excellent example of the Queen Anne style of architecture in South Dakota. The property meets the criteria for listing under South Dakota Historic Context IV. Permanent Rural and Urban Pioneer Settlement D. Urban Development 2. Residential Living. The ornate Late Victorian era home continues to provide a sense of high style architectural appeal that made it worthy of notice in the 1890s.

The Queen Anne house style was most popular from about 1880 through the turn of the century although it did persist somewhat into the 1900s. The style is typified by irregular, steeply pitched roofs, asymmetrical facades, and decorative elements such as differing shingle patterns used to avoid flat walls (McAlester 266). The Petty House is a typical representation of the Queen Anne style and the Picturesque movement in architecture.

According to the Hot Springs Star, the daily newspaper, Joseph Petty's house was constructed in 1891 at a cost of \$4,000. Petty and his family had come to Fall River County with his brother in 1880, only four years after the Black Hills area was opened to settlement. The brothers ran a cattle ranch and a livery and stage business. The Petty Block, a sandstone structure on the city's main street, was constructed by Petty and his brother (Fall River County 200-202). Petty was a wealthy businessman and his house was impressive in the young and growing community of Hot Springs. In fact, the town was still using its original name of Minnekahta when Petty built his house. The house was so grand compared to the other homes in the town at that time that it became known as the Petty Mansion.

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Architecturally the house is significant as it represents the era of ornate and picturesque construction that followed an era of symmetry and simpler wall treatments.

The house exhibits many of the characteristics associated with the Queen Anne style. It has the irregular roof, full width asymmetrical porch, variations in wall cladding, and decorative spindles and scrollwork. The house has seen few alterations and additions over time and those that have occurred have been mostly cosmetic. There was a small single story addition built onto the rear of the property early in its existence. Some stained glass windows have been lost through the course of time and were replaced with regular glass windows. The interior has been the most changed. Ceilings on the first floor were lowered in the 1980s when a central heating system was installed and ductwork was placed in the house. The plumbing system was also upgraded at that time. Floor coverings, some light fixtures, and other cosmetic changes have occurred as times and stylistic choices have changed.

The Petty house is eligible for listing on the National register of Historic Places under Criterion C, for its architectural value and significance in Hot Springs, South Dakota. Although the local stories of Joseph Petty being a friend of Buffalo Bill Cody and the possibility that he visited the house is undocumented, the house's significance as an architectural landmark in the town is unquestionable.

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# National Register of Historic Places Continuation Sheet

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## Bibliography:

Fall River County Pioneer Histories, Fall River County Historical Society, 1976.

Hot Springs Star, various issues.

McAlester, Virginia and Lee, A Field Guide to American Houses, New York: Alfred Knopf, 1992.

## Personal Interviews:

Margaret Strain, June 1997

Delbert Petty, May 1997

## Geographical Data:

### Verbal Boundary Description:

The property, 201 North Third Street, currently occupies one quarter acre (three city lots) in the City of Hot Springs.

### Boundary Justification:

The boundary is the three city lots associated with the property.