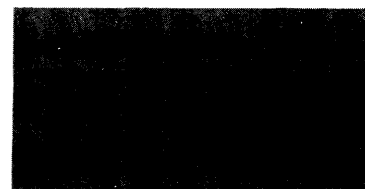


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections



1. Name

historic The Hyde Buildings (Capitol Hotel or Capitol Avenue Block, Hyde Block, Grand Opera House, London's, Pierre Street Block)
and/or common Hyde Holding Corporation

2. Location

101 1/2, 105, 108 1/2, and 109 S. Pierre St.; ~~103 1/2~~ and 103 1/2 Capitol Ave.

street & number See Continuation Sheet N/A not for publication

city, town Pierre N/A vicinity of congressional district Second

state South Dakota code 46 county Hughes code 065

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Hyde Holding Corporation

street & number Box 36 102 S. Pierre Street

city, town Pierre N/A vicinity of state South Dakota

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds

street & number Hughes County Courthouse, East Capitol Avenue

city, town Pierre state South Dakota

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

The Hyde Buildings are a set of five structures built for Charles Hyde between 1906 and 1909. All are faced in brown brick and have simple Classical Revival details. Built in two and three stories, the buildings are grouped along Capitol Avenue and the north end of Pierre Street.

Hyde Block, 1906. Three stories in height, the Hyde Block is organized in three bays along the front, Pierre Street, facade and seven bays along the side, Capitol Avenue, facade. Although the openings along the first floor are intact, they have been filled with contemporary windows and panels. All but the center bay over the main door have two window openings, while this bay has four. The bays are separated by a pilaster-like panel. A simple recessed arch marks the front doorway

Grand Opera House, 1906. The third structure built in the row is the Grand Opera House which is three stories in height and repeats the semi-circular entrance arch motif in the second and third stories over the doorway. Grouped in three bays, the facade has pilaster-like panels which demarcate the divisions. As in all the Hyde buildings a projecting, pressed metal cornice, decorated with dentils, extends along the front wall. While the openings in the first floor are original, the south side has been paneled and a c. 1960s panel surrounds the theatre entrance. The theatre seats more than 100 people and is entered from the second floor.

London's (or Moore's Department Store), 1906. This single story structure houses one shop, and remains in its original condition. Fitted between the Hyde Block and Grand Opera House on the west side of Pierre Street, the building has large plate glass display windows and a central, recessed entrance. The wall over the windows is broken into three recessed panels and the cornice, which is similar to all the Hyde buildings, has a balustrade-like appearance.

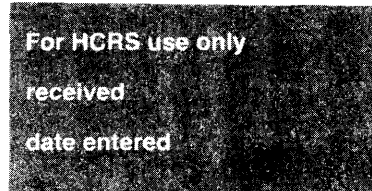
Capitol Hotel, or Capitol Avenue Block, 1908. Ten bays along the Capitol Avenue facade, this building is two stories in height. The virtually unadorned facade is flat with a pressed metal cornice. Cement lintels and sills decorate the windows and five store fronts with recessed entrances mark the first floor. The eastern two store fronts have been altered.

Pierre Street Block, 1909. Built in two units, this building faces Capitol Avenue but extends to the alley southward along Pierre Street. This is the most modeled or three dimensional of the three buildings. The recessed panels of the bays are more pronounced and the front entrance on Capitol has a pedimented hood. The first block is three stories in height and is three bays along Capitol and four bays along Pierre. The second block is also three stories and four bays but because of the slope of the land, is lower. Shop entrances and display windows face both Capitol and Pierre Streets. Hyde described this building: this is a "semi fireproof building. The Kahn system of reinforced concrete is used for the basement (while) the first story (has) brick partitions and metal lath for the second and third. (There is also) an asbestos roof, bank vault, numerous toilets and 18 bath rooms."

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The Hyde Buildings



Continuation sheet

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Capitol Hotel	105 1/2 E. Capitol Avenue
Hyde Block	101 1/2 S. Pierre Street
Grand Opera House	109 S. Pierre Street
London's	105 S. Pierre Street
Pierre Street Block	101 1/2 Capitol Avenue and 108 1/2 S. Pierre Street

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) Local business
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> invention		

Specific dates 1906-1909 **Builder/Architect** See Continuation Sheet

Statement of Significance (in one paragraph)

The Hyde Buildings create a uniform streetscape, which has a surprising density and urban quality for a mid-size South Dakota town. Due to Charles Hyde's influence, Capitol Avenue and north Pierre Street became the new focus of the commercial center of Pierre after 1900. These structures therefore are significant in the areas of architecture and local business history.

Charles Hyde, the builder of the Hyde Buildings, was an entrepreneur, real estate dealer, and colorful promoter, who settled in Pierre in 1887. Born in Illinois in 1860, Hyde worked as a detective, reporter, cattle hand, and a semi-professional roller skater before moving into real estate investment.

The town of Pierre was platted in 1880 for the Chicago Northwestern Railroad. Early building was in the flood plain or "flats" along the Missouri River. Although Charles Hyde built several businesses along lower Pierre Street including the Capital Flouring Mill, his title to a large section of land on the hill made Capitol Avenue and upper Pierre Street a logical choice for new building. In 1906 the federal government built on Hyde land. That same year, Hyde began plans for a uniform block of commercial structures. The first, built in 1906, was the Hyde Block designed by the Aberdeen architectural firm Jeffers & Henry. The firm of Jeffers & Henry began practicing in Aberdeen in 1906. Jeffers appears to have left the firm in 1910 and J. W. Henry continued to be active until 1931. Henry's commissions included several buildings on the campus of Northern State College in Aberdeen. From his experience with this project, Hyde decided to do his own contracting and his next buildings were built under his supervision. Two more structures were built in 1906, London's and the Grand Opera House. The latter burned in 1932 and was rebuilt as the Grand Theater, according to Hyde's autobiography. However, the name Grand Opera House appears in the cornice. P. R. Johnson, an architect from Kansas City, was hired to design the Capitol Hotel or Capitol Avenue Block in 1908. And, in 1909 the Pierre Street Block was erected. The last of Hyde's Capitol Avenue ventures was the glazed terra cotta hotel, the St. Charles, designed by A. R. Clausen and erected in 1911 (listed on the National Register).

Hyde County History recounts the reaction of other businessmen to Charles Hyde's ventures. "Because of his success, Mr. Hyde was disliked by many envious people, particularly of the Flat district, who were opposed to developing the Hill district." Hyde's fortune was built on more than real estate. In 1907 he was a founding member of the American Exchange Bank and in 1925 the Onida National Bank in Sully County. He was also an active cattle raiser. A member of the Congregational Church, Hyde also was an outspoken opponent of saloons and tobacco.

The Hyde Buildings which line the north end of Pierre Street and three blocks of Capitol Avenue, represent one of the most complete and dense units of speculator building in South Dakota. While the St. Charles is an exuberant, yellow terra cotta, the Hyde Buildings are constructed of reddish-brown brick and have simple Classical Revival

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property 1.5 acres

Quadrangle name Pierre, SD

Quadrangle scale 1:24000

UMT References

A	<u>114</u>	<u>3912</u>	<u>21810</u>	<u>49113</u>	<u>41810</u>
	Zone	Easting		Northing	

B	<u>114</u>	<u>3912</u>	<u>31210</u>	<u>49113</u>	<u>51310</u>
	Zone	Easting		Northing	

C	<u>114</u>	<u>3912</u>	<u>31810</u>	<u>49113</u>	<u>41810</u>
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D	<u>114</u>	<u>3912</u>	<u>31715</u>	<u>49113</u>	<u>41710</u>
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E	<u>114</u>	<u>3912</u>	<u>31210</u>	<u>49113</u>	<u>41510</u>
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F	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
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G	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
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H	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
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Verbal boundary description and justification See Continuation Sheet.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
state		code	county	code

11. Form Prepared By

name/title Donald R. Gallimore Sect./ Tres. Carolyn Torma
Historical Preservation Center
USD, Vermillion, SD 57069
organization Hyde Holding Corporation date 11 August 1982

street & number Box 36 telephone 605-224-4831

city or town Pierre state South Dakota

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Jimmie R. Fishburn
title Director, Office of Cultural Preservation date 12/13/82

For HCERS use only

I hereby certify that this property is included in the National Register

Patrick Andrews / Carol D. Skull date 2/1/83
Keeper of the National Register

Patrick Andrews / Carol D. Skull date 2/1/83
Attest: Chief of Registration

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details. Virtually unaltered, the buildings provide a nearly original 1905-1911 streetscape. While the details are spare, the design and uniform character of the structures is pleasing. Unlike the garishly altered storefronts along lower Pierre Street, this area provides a pleasant compliment to the courthouse square across Capital Avenue.

ARCHITECTS

Hyde Block, 1906, Jeffers and Henry, Aberdeen, South Dakota

Grand Opera House, 1906, ND

London's Department Store, 1906, ND

Capitol Hotel of Capitol Avenue Block, 1908, P. R. Johnson, Kansas City, Missouri

Pierre Street Block, 1909, ND

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Hughes County History, 1937. pp. 96, 205.
 Ruane Pringle, ed. and compiler, Hughes County History. Stanley County Centennial
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 blueprints for Hyde Block, Jeffers & Henry.
 blueprints for Capitol Hotel, P. R. Johnson.

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date entered

Verbal Boundary Description:

Capitol Hotel: West 41.83 feet of North 80.3 feet of Lot 2, East 45 feet of North 80 feet of Lot 3, Block 2, First Railway Addition.

Grand Opera House: Rear 73 feet of Lots 6 through 8, Block 2, First Railway Addition.

London's: 42 feet to the Rear of the Front or North 50 feet of Lots 6 through 8, Block 2, First Railway Addition.

Pierre Street Block: West 5 feet of the North 80 feet of Lot 3, the Rear 85 feet of Lot 3, all of Lot 4, Block 2, First Railway Addition.

Hyde Block: Front or North 50 feet of Lots 6 through 8, Block 2, First Railway Addition, City of Pierre.