

DATA SHEET

Form 10-300
(Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: South Dakota
COUNTY: Yankton
FOR NPS USE ONLY
ENTRY DATE FEB 13 1975

1. NAME

COMMON: Yankton Historic District
AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: <i>both sides of</i> Bounded by Cedar, Mulberry, 4th Streets, and Marne Creek.			
CITY OR TOWN: Yankton		CONGRESSIONAL DISTRICT: No. 1	
STATE: South Dakota	CODE: 046	COUNTY: Yankton	CODE: 135

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input checked="" type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____

4. OWNER OF PROPERTY

OWNER'S NAME: Several	NOV 1 1974		
STREET AND NUMBER:			
CITY OR TOWN: Yankton	STATE: South Dakota	CODE: 046	

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Register of Deeds		
STREET AND NUMBER: Yankton County Courthouse		
CITY OR TOWN: Yankton	STATE: South Dakota	CODE: 046

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: South Dakota Historic Sites Survey		
DATE OF SURVEY: 1973 <input type="checkbox"/> Federal <input checked="" type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local		
DEPOSITORY FOR SURVEY RECORDS: Historical Preservation Center		
STREET AND NUMBER: USD Alumni House		
CITY OR TOWN: Vermillion	STATE: South Dakota	CODE: 046

SEE INSTRUCTIONS

STATE: COUNTY: ENTRY NUMBER: DATE: FOR NPS USE ONLY

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7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The proposed Yankton Historic District is located in the southeast corner of the residential area north of the business district. The core of the district is an oblong set of five square blocks extending east to west along Fifth and Sixth Streets and from Mulberry Street (east) to Cedar Street (on the west end). This rectangle has three adjacent streets of district components which meet the core perpendicularly. Two of these tangents are Douglas Boulevard and Capital Street on the north side. Each road encounters viaducts spanning the creek which is proximate to the district's upper border. The viaducts mark a salient in the northernmost reach of the district which is otherwise defined at its upper border by the north side of Sixth Street. The third tangent is Pine Street--grafted to the district's lower border, or Fifth Street. The Pine Street extension ends at Highway 50; the three adjacent streets are each one block long.

Elements within the bounds are graded in accordance with their effects upon historic atmosphere. The grades from "A" to "F" depending on whether they enhance or injure the district's aim. The aim or intention is this: to have a linkage of buildings depicting or corresponding to an important era in Yankton's past--the years from 1870 to 1895.

There are 152 buildings within the district. Thirty-four were graded "A" as outstanding examples of the period. Fifty-four were given "B" for having period appearance. Forty-three received "C" due to neutral effect. Nine houses were classed "D" (meaning slightly detracting) and twelve buildings were marked "F" for distracting greatly from the historic atmosphere.

Aside from buildings, some other characteristics of the district required grading. Two of these features received "F" due to unsightliness: a "Dead End" barricade at the north end of Cedar Street and the parking lot for the Community Library. The paved playground for the Monsigneur Link Memorial School was classed "D". A vacant lot east of the police station and the paved lot between the Old Courthouse and Memorial Hall were given "C". Finally, two district attributes merited "A" ratings: a park green beside the creek on Capital Street's north end and the south lawn of 512 Mulberry Street.

Several of the district's traits have served to enhance its appeal. Private garages are rarely exposed to view from the street. Shade trees, valuable to aesthetic appeal, are predominate throughout the locale. Stone and stone-facade retaining walls for raised lawns are located intermittently along sidewalks. Contrasts in building materials, individual styles and differences in proportion among buildings exhibiting similar architectural fashion provide the observer with an entertaining variety.

This architectural variety is apparent among primary buildings. Some display styles quite dissimilar to the other district structures, and a number exhibit common features attesting to the influence of two period styles: Italianate and Queen Anne. Exceptions to this framework are primary buildings of functional design and churches holding to Gothic design. Primary sites noted for their peculiarity of architectural vogue are discussed below.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known) **1858-1895**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Aboriginal | <input checked="" type="checkbox"/> Education | <input checked="" type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input checked="" type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input checked="" type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input checked="" type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

Following the Treaty of 1858, Yankton was surveyed and plotted by the Yankton Land and Town Company. In 1859, settlement of the town began. Following the creation of Dakota Territory on March 2, 1861, the importance of Yankton increased. It received designation as the territorial capitol in 1862; by then it was the largest settlement in Dakota. With the creation of the territory, attention was drawn to the northwest areas. The Montana and Idaho gold rush in 1861-62 brought trade and immigrants to the region. The Homestead Act of 1862 drew settlers to the area. The Sioux Indian Uprising of 1862 and subsequent military maneuvers in the West required increased commercial development. With this came the demand for the institutions of the social fabric--churches, schools, and governing bodies.

Because of its proximity to the Missouri, Yankton became a riverboat town. It grew into a principle port on the Upper Missouri for riverboats traveling to the Montana mines during the 1860s. With Yankton's increasing prosperity came further developments. In the 1870s the telegraph and railroad arrived. The Black Hills gold strike in 1874 spurred Missouri River trade. In 1878, a rapid settlement of the territory, often referred to as the "Great Dakota Boom" began. It continued for nearly ten years. Near the end of those ten years, Yankton began to decline in importance. In 1883, the legislature moved the Territorial capital from Yankton to Bismarck. Railroad development forced the decline of river trade and transportation. Yankton's trade decreased as commercial centers developed elsewhere. By 1890, Sioux Falls had supplanted Yankton as the state's principle city. Attempts at commercial innovation faltered and Yankton suffered proportionately. Beginning in 1870, Yankton had taken real commercial root, it had begun its greatest years of commercial growth. The 1870s and 1880s were for Yankton the years most important to its history of growth and the themes of that era are the most important to the district today: commercial, political, and social development.

The Yankton historic district was the residential home of many of the town's early men of prominence. Among these were:

Sanford B. Coulson, a riverboat entrepreneur, who lived at 517 Mulberry. He owned the Missouri River Transportation Company, one of the most important on the upper river.

J. C. McVay was president of the company that first drilled artesian wells west of the Mississippi. He was also an early banker in Yankton and lived at 503 Pine.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Briggs, Harold. THE SETTLEMENT AND ECONOMIC DEVELOPMENT OF THE TERRITORY OF DAKOTA, Thesis, Ph. D., History. Iowa City: University of Iowa Press, 1929.

Jennewein, J. Leonard, and Boorman, Jane, eds. DAKOTA PANORAMA. Sioux Falls: Midwest Beach Printing Company, 1961.

Karolevitz, Robert. PIONEER CHURCH IN A PIONEER CITY. Aberdeen: Northern Plains Press, 1971.

SOUTH DAKOTA PICTORIAL BIOGRAPHICAL. Chicago: S. J. Clarke Publishing Company, 1915.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	42° 52' 29"	97° 23' 32"		° ' "	° ' "	
NE	42° 52' 29"	97° 23' 09"		° ' "	° ' "	
SE	42° 52' 15"	97° 23' 09"		° ' "	° ' "	
SW	42° 52' 15"	97° 23' 32"		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **35 acres**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE

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NO
447
02

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11. FORM PREPARED BY

NAME AND TITLE:
J. Michael Peterson, Consultant

ORGANIZATION: **Historical Preservation Center** DATE: **12 Oct 74**

STREET AND NUMBER:
USD Alumni House

CITY OR TOWN: **Vermillion** STATE: **South Dakota** CODE: **046**

12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

As the designated State Liaison 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 National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: *James E. Gillihan*
Title: **Historic Preservation Officer**

Date: **10-28-74**

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

AR... ..
Director, Office of Archeology and Historic Preservation

Date: *2/13/75*

ATTEST:

WJ Stewart
Keeper of The National Register

Date: *2-12-75*

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DESCRIPTION--Page 2

613 Douglas--Chalkstone House. This is a one and one-half story, T-shaped structure with medium gable roofing. Construction materials include asbestos shingling and chalkstone blocks laid in a coarse common bond to form the walls. Window openings are segmental at the head and have lugsill bottoms. There are two dormers, one containing a single window and the gaged hip roof shelters the porch and the rear roof has a saltbox slant to it. The use of chalkstone blocks dictates its peculiarity. It is also a primary site due to its association with Ephriam Miner who built it in 1873.

506 Pine--Brick House. An irregular plan and the engaging of three roof styles (hip, conical, and gable) present difficulty in crediting this building to any one style. Openings are square-topped with a decorated string course of masonry running along the tops of windows. Below the windows are lugsills. There is a second-story oriel window with five openings. Its conical roof is engaged to the junction of hip and gable roofs. Windows are two-sash and double-hung. A gable roof dormer juts up from the low-hip roof. There are also half-windows with segmental heads embraced by the coursing. These are single-sashed, fixed and located by no discernible pattern. The only structure similarity between this and other period buildings is the use of "soft" brick in construction. This house was built in 1872 by E.C. Dudley, a local merchant and hardware dealer.

512 Mulberry--Victorian Brick House. This house possesses a very distinct style. It is a brick structure with double-gable walls rising above the roof line. Single finials sit atop the blunted peaks of the walls. It has a combination of medium-gable and engaged-hip roofing (capping the dormers). The bay window is four-sashed--each sash being multipaned. The porch and portico are covered by engaged-hip roofing and low-pitch roofing, respectively. French windows open onto the portico. Segmental labels accent common window heads as does a painted design between the label and the actual opening. The exterior is of common brick bond. Although a singular architectural example, it is also associated with a significant man of the period--Reverend Joseph Ward. He had the house built in 1873.

517 Mulberry--Second Empire Building. Resembling Italianate architecture in some ways, this Second Empire (French) structure received its classification from the bellcast mansard roofs which cover the tower, most dormers and main areas alike. It is a one and one-half story with tower, wood-framed and wood-sided structure. Windows are wall-length on the first floor. They have semi-elliptical heads and are surrounded by ornamental entablatures and pediments. Dormers (of which there are twelve) are enclosed in bellcast mansard and flat roofs. Large double-leaf doors of one panel each are centered on the porch beneath the tower structure. The porch is supported by square wooden columns which engage a frieze bearing a dentil row. The porch roof is a flat engagement which marks the base of the tower. The tower extends upward to raise an entablature just above the main roof. The entablature is coursed by a dentil row and has ornamental support brackets located at its corners. Upon this rests a high bellcast mansard roof. Each face of the roof contains a small

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DESCRIPTION--Page 3

dormer with semicircular openings. The dormer roofs are flat. Crowning the roof of the tower is a squared cresting accented with finials. Overall, the fenestration and arrangement of supporting members is symmetrical. Symmetry applies to the related carriage house as well. It has a hipped roof, is wood frame with dormers and contains two double-door openings. Classical features of the carriage house include low-pitched pediments heading the doors and small brackets beneath the eaves. This structure is obviously an outstanding architectural example. In addition, it is closely associated with a very significant person, Sanford B. Coulson, for whom the house was built in 1878.

Of the two most influential architectural styles in the district, Italianate proved to be the more pervasive. Among primary buildings, Queen Anne characteristics are rarer than Italianate features.

416 Pine. A good example of Italianate architecture is the M.M. Mathieson house. It is a two-story brick structure with a squared tower extending just above the main roof line. This tower is covered by a low-hip roof, as is the rest of the house. The only interruption in this conformity is a low pitch pediment on the porch roof over the entrance way. The entrance is a double-leaf door, each leaf single paneled. The overdoor opening contains a recessed segmental light surrounded by a large arched label. All openings, except one, have keystone segmental labels surrounding their heads. Window openings are single, two-sash openings, paired two-sash windows separated by a mullion, and a round window located near the tower's cornice. Ornamental bracketing is engaged to bargeboard and roof. The sills of the windows are lugsills. Specifically, 416 Pine would be classified as an Italian Villa.

Other examples of Italianate architecture similar to proportional usage in 416 Pine are:

503 Pine. Here again, semi-elliptical surrounds, a medium-pitched roof, the open porch, ornate brackets and a bay window manifest the Italianate style. This house was built by J.C. McVay in 1879.

607 Douglas. This building, too, exemplifies the Italianate style. This two-story structure was the home of Dr. H.F. Livingston, who lived there in the early 1870s.

417 Pine. This was an Italianate structure expressed through wooden frame and siding rather than brick composition. It was the home of William P. Dewey, having been built for him in the late 1880s. It corresponds to proportions of those houses mentioned above. It differs in construction material and window shape but still retains evidence of the Italianate definition.

The influence was apparent in buildings of dissimilar proportion as well. It likewise showed up in small cottages and public buildings.

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DESCRIPTION--Page 4

407 Pine. This house was built in 1870. It was the home of Leonidas M. Purdy, a local druggist. It is a one-story structure with long, segmental windows. The labels are keystone and segmental--like many other labels in the district. The lugsills are decorated with supporting header bricks. The roof is an offset hip roof. Its eaves are enhanced by a dentil course and brackets. A bay window is attached to the south wall. A recessed segmental light is enclosed in the overdoor entablature at the entrance. The porch is an appended portico with imperfect arches springing from engaged piers. These arches run parallel to ornamental termination of a pendant form. A small dormer faces the east from the low roof.

106 East 6th. This house is another cottage reflecting the Italianate features through the opening labels, a bay window, and roof plan. It is a one-story brick structure built around 1890.

300 West 6th. Though it is saltbox in general style, this small house contains segmental windows, segmental overdoors and a bay window which display Italianate influence.

511 Cedar. This is the H.B. Wynn home built in 1880. It is a two story brick structure with cross-gabled roofs of medium pitch. The flat-topped windows and general design indicate Greek revival. However, the ornate lintels and lugsills suggest the Italianate style.

400 East 6th. This is a grade "B" house due to remodeling. However, Italianate style influence still reveals itself. The ornate window surrounds and segmental windows of the first floor go back to the date of construction, 1885. This was the August Nyberg home.

Other sites depicting Italianate fashion are:

414 Pine. This was the home of L.D.F. Poore, an early newspaperman. The house was built in 1878. It is Italianate with Federal influences.

513 Douglas. It is a two-story brick structure. It was built for use as a rectory to accompany the Episcopal Church which was erected in 1881. It has Italianate traits.

604 Douglas. The block plan and shapes of openings place this house within the Italianate category. However, its complex dentil coursing and wall designs are characteristic of Panel Brick design.

607 Capital. The characteristic segmental definitions appeared in this building as well. It is a T-shaped, two-story brick structure with medium-gable roofing.

508 Douglas. The Phil Kearney Memorial Hall contains Italianate elements in its windows and the cornice of its facade. The two front windows approach

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Gothic tracery beneath the semicircular labels. The side windows are labeled segmentally with slipsills. The cornice contains a dentil course and pacing of brackets. The hall was constructed in 1886.

100F Hall. The old County Courthouse, built in the mid 1870s, retains the semicircular and segmental surrounds indicative of the style. It is a large structure (two stories) and is in excellent condition.

510 Douglas. This three-story brick structure, a rooming house, is another example of Italianate influence.

The other style most influential during the period was Queen Anne. Two outstanding examples are worthy of description.

416 Capital. This was the home of Hugh S. Gamble who concerned himself with real estate and loan business during the 1880s. It is two and one-half stories high and of wood construction. On the west end, the uppermost one-half story projects over the first and second stories. On the south side, the second story overhangs above the first story in a projecting manner. The plan is irregular. The roofs are medium-pitch gable. The porch roof, supported by wooden columns based on a balustrade, is an engaged hip roof. The gable walls are cut off into triangular pediments which display half-timbering. Brackets and dentil courses run beneath the overhanging roofs and offset stories. Within the upper roof's pediment are a semicircular half-window and a small flat window. Windows, generally flat, vary in size and proportion and patterns when stained. There is one dormer on the south side of the house, and a side door. The front door is double leaf. The house was built around 1890.

509 Pine. This building was built by a man named Teller and sold to N.J. Cramer in 1890. Cramer was an attorney. The house is an example of the Queen Anne style. It has medium-pitched gable roofs covering projections in the over all plan. Portions rise up as engaged rectangular towers. Immediately beneath the eaves is a shingle surface, giving way to a horizontal dropsiding surface offset by curving wooden projections. In some cases on the house surface, the next surface might be diagonal patterns of board or vertical boards juxtaposed to form horizontal coursing. This encounters another difference in the wall surface. Size and shape of windows varies often, as does their tints and number of panes. There are corner windows, overhangs, a bay window and windows placed horizontally. There are panes of tile and glass in relief upon the surface.

Adding to its effect is the presence of its carriage house nearby. It has a gable roof with dormer and cupola. It has three doors: two double-leaf and one single-leaf door. It is one and one-half stories high and of wood composition.

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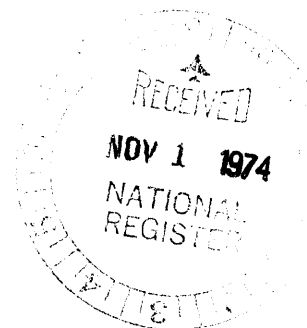
Ephriam Miner, who resided at 613 Douglas, was an early political leader. He took Dakota's first census and was a delegate to the Territorial legislature.

H.B. Wynn served as mayor of Yankton and ran for governor in 1890. He lived at 511 Cedar.

Several other eminent figures lived in the confines of the proposed district, but it would be redundant to list them all.

Structures tied to the theme of Social Development include the Phil Kearney Memorial Hall and the home of Reverend Joseph Ward. The Phil Kearney Post of the Grand Army of the Republic established Memorial Hall in early October of 1887. This was one of the early theatres within Yankton. It was not a theatrical landmark, due to Turner Hall's greater popularity. But it was part of a growing cultural sense. The home of Reverend Joseph Ward is significant due to its association with his person. Reverend Ward arrived in Yankton in 1868. By 1872 he had established the Yankton Academy (predecessor of the Yankton High School), and was president of the town's first Board of Education. He established the First Congregational Church, founded Yankton College in 1881 (the first private college incorporated in the territory), and was the College's first president.

Yankton is the oldest continuing city in the state. The period architecture chosen for the district related to a time when Yankton had a principal impact on the development of the state--commercially, politically, and socially. Through its architectural styles and associations, one can glimpse the environment and attitudes of Yankton's past. A vision of Yankton's past is a vision of the state's past as well.



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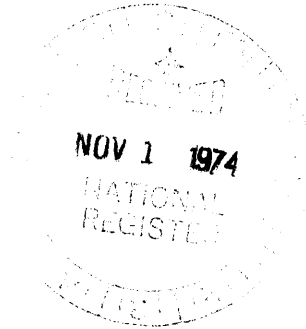
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YANKTON HISTORIC DISTRICT BOUNDARY DESCRIPTION

The Yankton Historic District includes an area within the confines of a line running down Marne Creek as it makes its way through the city from the alley west of the intersection at Sixth and Cedar Streets to the center of the block north and east of the corner of Mulberry and Sixth. The line continues south through the center of the block east of Mulberry to Fifth where it follows this street west to the alley of the eastern 400 Block on Pine Street.

Here the line turns south to Fourth Street and continues down Fourth until it joins the center of the western 400 Block of Pine where it runs north. At the southeast corner of the lot facing Fifth Street, the line turns to the west and follows the southern boundaries of all lots facing Fifth Street from the south side from the said lot corner to the southwestern corner of the extreme northeastern lot of the western 400 Block on Cedar Street. At this point, the line runs north along all the western boundaries of lots facing Cedar Street from the west until it again reaches Marne Creek.



Yankton S.D. Historic District

- A_s
- B_s
- C_s
- D_s
- F_s



Mulberry

Pine

Capital

Douglas

Walnut

Cedar

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