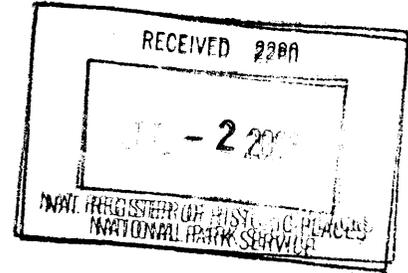


United States Department of the Interior
National Park Service

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 Cobel, Ivan House
other names/site number N/A

2. Location

street & number 727 Main Avenue not for publication N/A
city or town Brookings vicinity N/A
state South Dakota code SD county Brookings code 011 zip code 57006

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

Jay D. Voigt 06-30-2003
Signature of certifying official 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

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:) _____

Signature of the Keeper for
Robert H. Beall Date of Action 8/14/03

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>2</u> | <u>1</u> | buildings |
| <u>0</u> | <u>0</u> | sites |
| <u>0</u> | <u>0</u> | structures |
| <u>0</u> | <u>0</u> | objects |
| <u>2</u> | <u>1</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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

7. Description

Architectural Classification (Enter categories from instructions)

Late 19th and Early 20th Century American
Movements: Craftsman

Materials (Enter categories from instructions)

foundation Concrete
roof Asphalt Shingles
walls Weatherboard

other Brick, Stucco

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

See Continuation Sheets

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.

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

1920 _____

Cobel, Ivan House
Name of Property

Brookings County, South Dakota
County and State

Significant Dates 1920

Significant Person (Complete if Criterion B is marked above)
 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.)

See Continuation Sheets

9. Major Bibliographical References

(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: _____

Cobel, Ivan House
Name of Property

Brookings County, South Dakota
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(place additional UTM references on a continuation sheet.)

| | | | | | | | |
|---|-------------------|-------------------|-------------------|---|-------------------|-------------------|-------------------|
| 1 | <u>14</u> | <u>675543</u> | <u>4908789</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> |

See continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) See Continuation Sheet

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) See Continuation Sheet

11. Form Prepared By

name/title Doris Roden/Lynda Schwan
organization Owner/SD SHPO date February 28, 2003
street & number 727 Main Avenue telephone 605-692-5562
city or town Brookings state SD zip code 57006

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)

Cobel, Ivan House
Name of Property

Brookings County, South Dakota
County and State

Property Owner

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

name James and Doris Roden
street & number 727 Main Ave telephone 605-692-5562
city or town Brookings state SD zip code 57006-1426

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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NARRATIVE DESCRIPTION

The Ivan Cobel House is located on Main Avenue in the City of Brookings, South Dakota. The house is located in a thriving community, just blocks from the commercial core. The house is surrounded by early 20th century structures. The house is an excellent example of early 20th Century Craftsman style.

Architectural Description

The Cobel House faces east on Main Avenue. It rests on a concrete foundation. The first and second floors have wood weatherboard. Other details include exposed rafter ends on the gable ends, brackets on the gable ends and wood trim around windows.

The façade (east elevation) has a full width porch which extends to the south into a porte-cochere. Two square tapered brick and stucco columns support the gable roof over the porch and three square tapered brick and stucco columns support the gable roof over the porte-cochere. The columns extend to the ground. A knee wall, constructed of brick and stucco to match the columns, is located between the porch steps and porte-cochere. There is also a knee wall on the south end of the porte-cochere. The gable ends have exposed rafter tails. There are large brackets located at the gable peak and at the column locations. On either side of the central entry are four narrow windows. They are divided into three small panes on the top and one large pane on the bottom portion of the window. Located in the center of the house is a hipped roof second floor. The east elevation of the second floor has eight narrow three-over-one windows. There are exposed rafter ends at the eave.

The north elevation has two gables on the first floor separated by the two-story central portion of the house. The gable at the northeast corner has a chimney in the center. On either side of the chimney are two windows. They are divided into three small panes. Located at the gable ends are large brackets. The gable at the northwest corner has two three-over-one windows in one bay. Also located at the gable ends are large brackets. The central portion of the house on the first floor has a pair of three-over-one windows and a smaller set of two windows divided into three panes. The second floor has three narrow three-over-one windows and exposed rafter ends at the eave.

The west elevation has two windows in the one bay, one story gable roof portion at the northwest corner. The windows have smaller upper panes and a large bottom pane. Located at the gable peak and ends are large brackets. The remainder of the first floor of the west elevation has two three-over-

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one double hung windows. There are five large brackets at the eaves. The second floor has two three-over-one windows and exposed rafter ends at the eave.

The south elevation has one gable on the first floor and a two-story central portion of the house. The gable has one narrow three-over-one double hung window on the northwest extension of the house. The gable at the southwest corner includes the back entry door with side one-over-one windows. The gable also includes two narrow three-over-one windows in one bay. There are two large brackets and seven exposed rafter ends at the eave. The two story central portion of the house has three three-over-one narrow windows. The remainder of the first floor has two sets of four three-over-one windows. Each set of four windows is in one bay. The porte-cochere at the southeast corner of the house has a knee wall on the south side.

Interior:

The interior of the house features eight rooms on the first floor and one large room with a closet and three-quarter bath on the second floor. The living room has a large fireplace with an American elm mantel. On either side of the fireplace are oak bookcases. A set of leaded glass doors is located between the living room and dining room and another leaded glass door between the dining room and breakfast room. The living and dining rooms have coffered ceilings of American elm.

Garage:

Located at the southwest corner of the lot is a two stall garage constructed at the same time as the house. The east elevation has two garage doors. The top of each door has four square glass windows. The remainder of each door has twelve wood panels. The north elevation has two one-over-one double hung windows. The west elevation has two steel garage doors with sixteen panels. The south elevation has two one-over-one double hung windows.

Shed:

Located north of the garage, at the rear of the property is a shed constructed in 1999. It is a non-contributing building.

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STATEMENT OF SIGNIFICANCE

The Ivan Cobel House is significant under criterion C for its distinctive architectural style of Craftsman. It exhibits many distinctive characteristics of the Craftsman style. The Ivan Cobel House continues to provide a sense of architectural appeals that made it noteworthy in 1920.

A farming region characterizes the surrounding area of downtown Brookings. Brookings is the county seat of Brookings County. Brookings County was settled in 1871. Settlement in the City of Brookings began in 1879 with the laying of permanent railroad tracks. Brookings had an immediate prominent role in the county by beating out White and Aurora for the county seat in an election the same year. Official incorporation followed in 1883.

The Ivan Cobel House is significant for its Craftsman style of architecture. Common elements of this style include a low-pitched gable roof, wide unenclosed eaves, exposed roof rafters, and a full width porch supported by square posts. The Ivan Cobel house has all of these elements including a porte-cochere to the south.

The Craftsman style was the dominant style for smaller houses built throughout the country during the period from 1905 until the 1930's in South Dakota. It originated in southern California and most landmark examples are located there. It was quickly spread throughout the country by pattern books and popular magazines. The style rapidly faded in South Dakota after the mid-1930s.

The Ivan Cobel House is eligible for the National Register under Criterion C for the architectural style of Craftsman. It exhibits many of the characteristics of the Craftsman style and is an excellent high-style example.

Cobel, Ivan House
Name of Property

Brookings County, South Dakota
County and State

NPS FORM 10-900-A
(8-86)

OMB Approval No. 1024-0018

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National Park Service

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Bibliography

Architectural History in South Dakota. South Dakota State Historic Preservation Office, 2000.

McAlester, Virginia and Lee. *A Field Guide to American Houses.* New York: Alfred A. Knopf, 2000.

Verbal Boundary Description

Lot 1, N 1/2 Lot 2 Blk 2 Henry Addition of the City of Brookings, Brookings, County, South Dakota

Verbal Boundary Justification

The boundary includes all the property associated with the building.