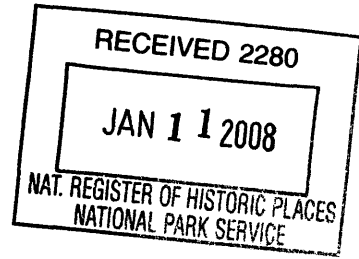


**United States Department of Interior
National Park Service**



**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 an 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 Karpen, Anton and Mary Agnes, House
other names/site number Lewis Bicknell House

2. Location

street & number 818 First Street West. **N/A** **not for publication**
city or town Webster **N/A** **vicinity**
state South Dakota **code** SD **county** Day **code** 037 **zip code** 57274

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 nationally statewide locally. (See continuation sheet for additional comments.)

Jay D. Vogt 12-10-2007
Signature of certifying official Title Date

SD SHPO
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 official/Title Date

State or Federal agency and bureau

Karpen, Anton and Mary Agnes, House

Day County

South Dakota

Name of Property

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.
 ___ See continuation sheet.
 ___ removed from the National Register.
 ___ other, (explain:)

Edson H. Beall

2.19.08

[Signature]

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property (check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	contributing	noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	2	buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> structure		sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> site		structures
	<input type="checkbox"/> object		objects
		2	0 total

Name of related multiple property listing:
(Enter "N/A" if property not part of a multiple property listing.)

N/A

Number of contributing resources is previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/single dwelling

Current Functions

(Enter categories from instructions)

Domestic/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th/Early 20th Century American Movements/bungalow

Materials

(Enter categories from instructions)

Foundation Concrete

walls Wood/weatherboard

roof Asphalt shingle

other

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the 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.)

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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1917

Significant Dates

1917

Significant Person

(Complete if Criterion B is marked)

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.)

9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):

- 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:

- X State Historic Preservation Office
 - Other State Agency
 - Federal Agency
 - Local government
 - University
 - Other
- Name of repository:

10. Geographical Data

Acreeage of Property Less than one (1) acre _____

UTM References (Place additional UTM references on a continuation sheet.)

1	14	615870	5021112	3			
	Zone	Easting	Northing		Zone	Easting	Northing
2				4			
	Zone	Easting	Northing		Zone	Easting	Northing
<input type="checkbox"/> See Continuation Sheet							

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title	Barbara Kooiman, architectural historian	date	September 2007
organization	Mississippi Valley Archaeology Center	telephone	608-785-6783
street & number	1725 State St.	zip code	54601
city or town	La Crosse	state	WI

Karpen, Anton and Mary Agnes, House
Name of Property

Day County
County and State

South Dakota

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)

Property Owner

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

name/title	Carol Johns and Stephen Carlson	date	September 2007
organization		telephone	605-345-4331
street&number	818 1 st St. W.	zip code	57274
city or town	Webster	state	SD

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 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 Projects, (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 1

Karpen, Anton and Mary Agnes, House, Webster, Day Co., S.D.

Description

The Anton Karpen House, built in 1917, is a two-story frame bungalow style house. It sits on the southeast corner of the intersection of First Street West and Ninth Avenue West. The house sits in a triple lot, with the primary façade facing west. Because it sits on a corner lot, the north side of the house is visible to the street, as well. An alley runs behind/east of the house, and a wood frame garage, contemporary with the house, is assessable there. A modern hurricane style metal fence, with several mature trees in the yard, surrounds the entire yard. The house, covered in wood clapboard, is currently painted a cream color with tan trim and medium brown colored asphalt shingles.

Though the house is basically a two story, side-gabled form, it exhibits many bungalow features. For example, the entry to the house, facing west, protrudes out from the main body of the house and is offset to the north side of the west façade. Three concrete steps take the visitor to the enclosed entry that is housed in a gabled portico with sidelights and exposed purlins in the portico roof. It is side gabled with a gabled roof, clapboard siding, and several bungalow features. The front of the house, facing west, exhibits a row of windows, which are shaded by a shed roof over the windows, with exposed purlins. A narrower, two-story wing that extends from the south side of the house encompasses the sunrooms, which have windows on the three exposed facades, both downstairs and upstairs. The rear of the house has a one story gabled wing that extends eastward. This wing encompasses part of the kitchen and the mudroom/back porch. Concrete steps take the occupants down to the lawn.

The interior of the house is heavily accented with Craftsman style features. As you walk in the front/west doorway, through a portico door, which features sidelights, one enters a small entryway with a closet door for coats, which has a beveled mirror within its frame. Turn to the right, and one enters the spacious and light living room, with its hardwood floors, span of windows to the west, dark stained woodwork, and timbered ceilings. Original light features are affixed to the ceiling and walls flanking either side of the dark brown brick fireplace with simple wood mantel. Doors flank either side of the fireplace, allowing a dual entry into the sunroom on the south side of the house.

From the living room, one can either go up the stairs to the south, to a small study to the right rear, or to the dining room to the left rear. The dining room has a massive built in china cabinet on the south wall. An original light fixture with pink glass shades is prominent in this room. Beyond the dining room to the east is the kitchen, which has been updated since the original kitchen. A mudroom/porch extends further west from the kitchen, to the exterior.

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Section 7 Page 2

Karpen, Anton and Mary Agnes, House, Webster, Day Co., S.D.

One ascends the open stairs, with square banisters and rails, to a landing where a pair of colorful artglass windows lights the stairs. At the landing, the stairs turn the other direction to the top. Three bedrooms and another sunroom as well as a small bathroom are upstairs. The master bedroom, which accesses the sunroom, also features a fireplace, directly above the livingroom fireplace downstairs.

The house has beautiful oak and fir woodwork throughout. In the more public areas of the house, including the living room and dining room, the trim features triple moulding, indicating the quality of workmanship in the house.

Outside, the large lot opens to the alley in the rear, and a small, one car wood frame garage, contemporary with the house, is in the southeast corner of the parcel. A newer garage door encloses the garage, however, it also has brackets and exposed purlins, like the house.

Overall, the Karpen House exhibit exceptional integrity, with very few alterations (with the exception of the typical kitchen and bathroom alterations) throughout the house. Built in features, light fixtures and original woodwork are the hallmark of this nicely preserved Craftsman style house.

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Continuation Sheet

Section 8 Page 1

Karpen, Anton and Mary Agnes, House, Webster, Day Co., S.D.

Statement of Significance

The Anton and Mary Agnes Karpen House is locally eligible for the National Register of Historic Places under Criterion C as an excellent example of the Craftsman Style of residential architecture in the city of Webster, Day County, South Dakota. The house exhibits many of the classic features of the Craftsman Style, with exposed purlins, bands of windows, artglass, sunrooms, built-in features such as the brick fireplace and built-in cabinets in the dining room. Anton Karpen, a manager at a local lumberyard, had the house built in 1917, and mid-century Lewis Bicknell, prominent local attorney, lived in the house for several years.

Background

The city of Webster in Day County was first settled by white settlers in 1880-81. J.P. Webster, the village's namesake, was one of these early settlers, founders and businessmen. Early settlers came in anticipation of the construction of the Chicago Milwaukee and St. Paul Railroad. Webster was platted in 1881, and early settlers moved quickly to the fledgling town. By 1885, Webster was incorporated as a village.¹ As the community grew, with businesses such as hotels, banks and lumber mills, the city was incorporated as a city in 1895.

By the early 1920s, Webster had well secured its location in Day County as a strong anchor. The population had reached about 2,000. Schools, churches, a variety of industry, commerce and health care, through the Peabody Hospital (est. 1905) had settled in Webster.²

As the fledgling city grew, the housing stock grew as well. A few prominent houses were built on Main Street. Most of the houses in Webster were wood frame and some of the early houses were built in the popular Queen Anne style. However, as Webster grew into the early 20th century, some of the houses were constructed in the increasingly popular Craftsman style. The Karpen House was one such building.

The Occupants

Anton Karpen purchased three city lots in 1915 from Lurancy W. Norton, wife of a prominent businessman in Webster. Karpen owned the Farmers Lumber Company in Webster and owned another lumberyard in Eden, South Dakota. A few years after the 1915 purchase, Anton Karpen built the

¹ Jack Kilgore and Associates, *South Dakota, Our Towns... a pictorial review: Northeast Region I*, 1988: 38.

² L.G. Ochsenreiter, *History of Day County, from 1873 to 1926*. Mitchell, SD: Educator Supply Co., 1926: 85.

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Continuation Sheet

Section 8 Page 2

Karpen, Anton and Mary Agnes, House, Webster, Day Co., S.D.

nominated two-story frame Craftsman style house on the property. Shortly after constructing the house in 1917, Anton died of influenza during the Spanish flu epidemic of 1918. His wife Mary Agnes Karpen continued to live in the house and run the lumber companies until 1931.³

In 1931, Mary Agnes Karpen sold the property to Lewis W. Bicknell, who was a long time Webster resident and a local attorney.⁴ Reportedly, Lewis Bicknell was a bachelor and lived in the house with his mother. Lewis W. Bicknell was a well-established Webster attorney. He came from Minneapolis in 1908 to Webster, having received his law degree from University of Minnesota. He initially worked for the Lampert Lumber Company as the manager, however, he later opened a law office in town. He fought in World War I with the South Dakota National Guard. In 1920, Bicknell unsuccessfully ran for the South Dakota 2nd district representative of the U. S. House of Representatives. Mr. Bicknell was appointed as the General Counsel for the Farm Credit Administration in Omaha in 1943. At that time, he added William J. Holland of Sisseton to this firm. Mr. Bicknell died in Mellette County, South Dakota in 1953, though he was still considered to be a resident of Day County. The firm continued to function after Mr. Bicknell's death.⁵

Lewis Bicknell and his mother lived in the house from 1931 until 1941, when Mrs. Bicknell died, and Mr. Bicknell continued to live there until the 1950s. According to his will, all of his real and personal property was to be given to Martha Walton, a widow, and Viola Engebritson, an unmarried woman, to share as one-half interest. This included the house property. Viola Engebritson had been Mr. Bicknell's secretary since the 1923 and Martha Walton was his housekeeper.⁶ No doubt, the two women were his surrogate family, and took care of him through his adult years.

It appears that the two women, Viola Engebritson and Martha Walton, shared the house for some time, with one residing upstairs, the other downstairs, and likely sharing the kitchen and bath. In 1964, Martha Walton died, leaving her one-half estate to her daughter Rita A. Hammon. In 1967, Viola Engebritson and Rita Hammon sold the property to William J. and Gloria Smith. Dr. Smith was a chiropractor. The Smiths continued to own the house until 1993, when the property was sold to Richard and Rhonda Rylance. Rylance, at that time, was the president of Dacotah Bank in Webster.

³ George W. Kingsbury, *History of Dakota Territory* (Chicago : S. J. Clarke Publishing Co., 1915), 1097-1098.

⁴ Day County Register of Deeds, Book A2, Page 62, Norton to Karpen, 14 Oct. 1915, Warranty Deed;

⁵ Day County Historical Research Committee, *Day County History*, 1981: 871; <http://politicalgraveyard.com/bio/beucher-biddis.html>.

⁶ Day County Register of Deeds, Book 22, Page 1, 3 June 1941, Alice B. Bicknell last will and testament; Day County Register of Deeds, Book 42, page 406, 7 March 1956, Lewis Bicknell last will and testament.

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Continuation Sheet

Section 8 Page 3

Karpen, Anton and Mary Agnes, House, Webster, Day Co., S.D.

The house became the property of Dacotah Bank in 1999. It was the bank that sold the property to the current owners, Carol Johns and Stephen Carlson, husband and wife, in March 2003.⁷

The House

The Karpen House was built in the popular early 20th century style, the Craftsman style. This style of architecture was an early 20th century reaction to the more ornate Queen Anne style that had been popular in the United States for decades before. Its popularity was common in the United States from about 1910 to the early 1930s. The Craftsman style features low roofs, portico entrances, exposed purlins at the edges of the roofs, and natural materials such as wood clapboard and shake shingle. Craftsman houses also features lots of built in furnishings, including bookshelves flanking fireplaces and built-in cabinets in the dining room. The Karpen House features the sunrooms that become a hallmark of the Craftsman style. These rooms, which are essentially enclosed porches, with windows on three sides, allow for excess light and typically casement windows.

The Karpen House, with its exposed purlins, portico entrance, bands of windows, built in furnishings, sunrooms and artglass windows is apparently one of the best examples of the Craftsman style in Webster. A comprehensive survey of Day County in 2006 reveals that this is one of few National Register eligible properties in Webster, because of its architecture.⁸

In summary, the Karpen House, with long term owners and well maintained exterior and interior, is one of the best examples of the Craftsman style of architecture in Webster, Day County, South Dakota. Anton Karpen, a manager at a local lumberyard, used the finest materials in constructing his house, and Mr. Lewis Bicknell, a prominent attorney in Webster, saw this house fit for his status in Webster

⁷Day County Register of Deeds, Book 54, page 705, 18 April 1967, affidavit of ownership, Rita A. Hammon and Viola Engebritson; Day County Register of Deeds, Book 57, page 631, 24 April 1967, Hammon & Engebritson to Smith; Day County Register of Deeds, Book 111, page 78, 30 July 1993, Smith to Rylance; Day County Register of Deeds, Book 123, page 116, 12 July 1999, Rylance to Dacotah Bank; Day County Register of Deeds, Book 132, page 599, 15 May 2003, Dacotah Bank to Johns and Carlson.

⁸ Louis Berger Group, Inc. *Reconnaissance Level Architectural Survey, Day County, South Dakota*. For the South Dakota State Historical Society, Pierre, S.D., May 2006.

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Continuation Sheet

Section 8 Page 4

Karpen, Anton and Mary Agnes, House, Webster, Day Co., S.D.

society. The Anton and Mary Agnes Karpen House is thus eligible for the National Register of Historic Places under Criterion C as an excellent example of the Craftsman Style of residential architecture in the city of Webster, Day County, South Dakota.

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Continuation Sheet

Section 9 Page 1

Karpen, Anton and Mary Agnes House, Webster, Day Co., S.D.

References

Day County Historical Research Committee. *Day County History*. N.p., 1981.

Day County Register of Deeds, Day County Courthouse, Webster, Day County, South Dakota.

Kilgore, Jack and Associates. *South Dakota, Our Towns.... A pictorial review: Northeast Region Vol. I, Historical overview by Joanita Kant*. Dallas, TX: Taylor Publishing Co., 1988.

Louis Berger Group, Inc. *Reconnaissance Level Architectural Survey, Day County, South Dakota*. For the South Dakota State Historical Society, Pierre, S.D., May 2006.

Ochsenreiter, L.G. *History of Day County, from 1873 to 1926*. Mitchell, S.D.: Educator Supply Co., 1926.

<http://politicalgraveyard.com/bio/beucher-biddis.html> (reference to Bicknell's run for U.S. House of Representatives in 1920).

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Continuation Sheet

Section 10 Page 1

Karpen, Anton and Mary Agnes House, Webster, Day Co., S.D.

Boundary Description

The Anton and Mary Agnes Karpen House is located on Lots 6, 7 & 8, Block 4, Bush & Fander Horck Addition of Webster, Day County, South Dakota.

Boundary Justification

The Anton and Mary Agnes Karpen House is located on the same property, three city lots in Webster, Day County, as it was when built. Thus, the boundaries for this property are the same now as they were when the house was first built.

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Section photos Page 1 Karpen, Anton and Mary Agnes House, Webster, Day Co., S.D.

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-2 except as noted:

Name of Property: Karpen House
County, State: Day County, South Dakota
Photographer: Barb Kooiman
Date of Photographs: November 2007
Location of Original: South Dakota State Historic Preservation Office, Pierre, SD

<u>Photo No.</u>	<u>Photographic Information</u>
1.	West façade, looking east
2.	West façade and south elevation, looking northeast