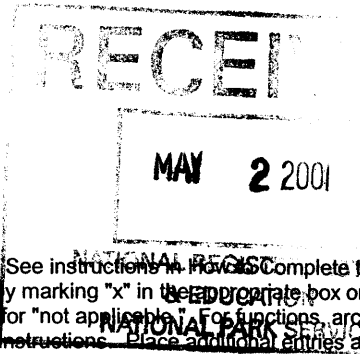


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

641



This form is for use in nominating or requesting determinations for individual properties and districts. (See instructions in NPS Form 10-900a.) 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 John E. and Ruth Hipple House
other names/site number London House

2. Location

street & number 219 N Highland not for publication N/A
city or town Pierre Vicinity N/A
state South Dakota Code SD county Hughes code 065 zip code 57501

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. Voigt
Signature of certifying official

04-27-2001
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 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

Date of Action

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>0</u>	Buildings
<u>0</u>	<u>0</u>	Sites
<u>0</u>	<u>0</u>	Structures
<u>0</u>	<u>0</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 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: Prairie School

Materials (Enter categories from instructions)

Foundation Concrete
Roof Clay tile
Walls Stucco

Other _____

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

1913

John E. and Ruth Hipple House
Name of Property

Hughes County, South Dakota
County and State

Significant Dates 1913

Significant Person 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: South Dakota State Historical Society, Pierre

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>392628</u>	<u>4913550</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

Map: Pierre

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 Michelle C. Saxman/ Historic Preservation Specialist

organization South Dakota SHPO Date December 21, 2000

street & number 900 Governors Dr Telephone 605-773-6296

city or town Pierre state SD zip code 57501

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)

John E. and Ruth Hipple House
Name of Property

Hughes County, South Dakota
County and State

Property Owner

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

name John Young
street & number 219 N Highland Telephone _____
city or town Pierre state SD zip code 57501

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 1

The Hipple House is located on a large lot in the city of Pierre, South Dakota near the State Capitol complex. This Prairie style house built in 1913 for John E. Hipple and his family. The house is on a full basement with a foundation constructed of concrete. A beltcourse is located between the basement level and the first level. The house features a projecting hip dormer on the south elevation. Red slate tiles cover the hip roofs and hip dormer with four casement windows. The stucco exterior remains in good condition. A large retaining wall is on the edge of the east elevation. Stone piers provide the opening for the steep stair sidewalk.

The front façade (east elevation) has a one-story full width porch with three openings. The shed porch roof also features the balcony for the second story porch. The northern opening is the entrance to porch, which leads to the front entrance. Starting from the north the fenestration pattern on the first floor is a casement window, the front door with sidelights, and a Chicago type window. The second floor features a twelve-over-one window on either side of the balcony. The balcony entrance is by a multi-light door. On either side of the door is a nine-light casement window.

The south elevation has a two-story bay and a hip projection. The bay features a ribbon of four one-over-one windows on the second level and a Chicago Style window on the first level. On either side of the bay and below the beltcourse is a one-over-one window. The east elevation of the hip projection has a one-over-one window on the first and second level. A ribbon of three nine-light fixed windows and a twelve-over-one double hung window are on the second floor. The first floor has triple window located on an oriel with a parapet. Below the oriel is a small one-story projection with a parapet wall. The south elevation of the projection features a one-over-one double hung window.

A side entrance with sidelight is located on the north elevation. The first level also features two one-over-one windows. The second level has windows in the following pattern, a casement, a one-over-one window, a pair of twelve-over-one window, and two single twelve-over-one windows.

The rear elevation (west) on the first level has two nine light casement windows. North of the casements is a pair of nine-over-one double hung windows. A small hip roof projection is located on the north corner of the building. The south elevation of the projection has a back entrance door and a one-over-one window. A pair of twelve light casements is located on the second level along with a single one-over-one window, a pair of nine-over-one windows, and a single nine-over-one window.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 2

Statement of Significance

The John E. Hipple House is eligible for the National Register of Historic Places under Criterion C. This house is an excellent example of Prairie Style house. The 1913 building is a well-preserved example of Prairie style in a small community.

“Prairie identifying features include: low-pitched roof, usually hipped with wide overhanging eaves; two stories with one story porch; details emphasis horizontal lines; often with massive square porch support. The Prairie style originated in Chicago and is concentrated throughout the United States in early 20th century suburbs. Vernacular examples were spread widely through pattern books. Most were built between 1905-15.”¹

Historical Background

The Chicago and Northwestern Railway formed the city of Pierre on October 6, 1880 by selling 100 lots from the original plat. Over 500 people lived in the city of Pierre by the end of the 1880. John E. Hipple moved to Pierre in 1888 and organized State Publishing Company. Five years later, he sold his interest in State Publishing and started the Hipple Printing Company. In 1905, John purchased the Weekly and Daily Capital Journal.

John along with another prominent family in Pierre had houses built in 1913. Henry Karcher, a businessman, built the first brick commercial building in town. The Karcher house is located next door to the Hipple House, but faces East Prospect Street.

Hipple served as mayor from 1924-1939. He contributed many improvements to the city of Pierre. During one of his terms of office, the city purchased several outlets from the Chicago and Northwestern Railway. This land includes almost two miles of Missouri River front property, which became in 1974 Steamboat Memorial Park. Hipple also convinced the Civilian Conservation Corps

¹ Rogers, Stephen & Lynda B. Schwan. “Architectural History in South Dakota.” South Dakota Preservation Office, Pierre, SD, 2000.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 3

officials to locate a camp on Farm Island. The city had owned the land since 1889, but did little with the property. John E. Hipple envisioned a recreational facility. This dream transpired through the work of the CCC. They built two public picnic areas, gravel roads, and cabins for the Boy Scouts, Girl Scouts, and Izaak Walton League.

Ruth Hipple was an active member in the women's suffrage movement. Other women involved in the suffrage movement stayed with the Hipple's, when they came to Pierre. Mrs. Hipple influenced several Pierre women to join the movement. She also helped start the Girl Scout program in Pierre.

The John E. and Ruth Hipple House retains a high degree of architectural integrity and has only a few interior alterations. Few examples of this building type remain in South Dakota with a high degree of architectural integrity. The house remains an example of a Prairie Style House and is therefore eligible for listing on the National Register of Historic Places under criterion C.

John E. Hipple House
Name of Property

Hughes County, South Dakota
County and State

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

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9, 10 Page # 4

Rogers, Stephen & Lynda B. Schwan "Architectural History in South Dakota." South Dakota Preservation Office, Pierre, SD, 2000.

Schuler, Harold. A Bridge Apart: History of Early Pierre and Fort Pierre State Publishing Company, Pierre, SD. 1987.

Schuler, Harold. Pierre Since 1910 Pine Hill Press Inc. Freeman, SD. 1998.

Verbal Boundary Description

The property lies on the rear half of 108 feet of lots 1-3 and the rear half 108 feet of the east half lot 4 in Block 5, of the First Railway Addition in the City of Pierre.

Boundary Justification

The nominated property includes house, the garage and the surrounding property. It coincides with the legal description of the tract of land historically set aside as the grounds.