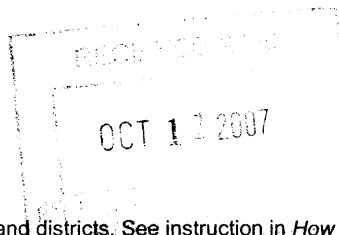


United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form



1209

This form is for use in nominating or requesting determination for individual properties and districts. See instruction 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 Wagner House

other names/site number Kostel House

2. Location

street & number 29649 401st Avenue [ ] not for publication

city or town Wagner [x] vicinity

state South Dakota code SD county Charles Mix code 023 zip code 57380

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.)

Signature of certifying official/Title: Jay D. Vogt, State Historic Preservation Officer; Date: 09-19-2007

South Dakota State Historic Preservation Office
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 certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- [x] 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 [ ] See continuation sheet.
[ ] other, explain [ ] See continuation sheet.

Signature of the Keeper: Edson H. Beall; Date of Action: 11-19-07

Wagner House  
Name of Property

Charles Mix County, South Dakota  
County/State

**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**  
(Do not count previously listed resources.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

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

N/A

**Number of contributing resources previously listed in the National Register.**

0

**6. Function or Use**

**Historic Function**

(Enter categories from instructions)

Domestic

**Current Functions**

(Enter categories from instructions)

Single Dwelling

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Craftsman

**Materials**

(Enter categories from instructions)

foundation Brick

walls Brick

roof Wood Shakes

other \_\_\_\_\_

**Narrative Description**

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

Wagner House  
Name of Property

Charles Mix County, South Dakota  
County/State

**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.)

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.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(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
- # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

Architecture

**Periods of Significance**

1919 - 1943

**Significant Dates**

1919, 1943

**Significant Person(s)**

(Complete if Criterion B is marked above).

**Cultural Affiliation**

**Architect/Builder**

Unknown

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Wagner House  
Name of Property

Charles Mix County, South Dakota  
County/State

**10. Geographical Data**

**Acreage of Property** less than one

**UTM References**

(Place additional UTM references on a continuation sheet.)

1. 14 567113 4771132  
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

[ ] 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 Mike Vogel

organization South Dakota SHPO date July 27, 2007

street & number 900 Governors Drive telephone 605-773-6056

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)

**Property Owner**

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

name Lucille Kostel

street & number 29649 401<sup>st</sup> Avenue telephone 605-384-3284

city or town Wagner state SD zip code 57380

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

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**

Wagner House  
Charles Mix, County, South Dakota

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**DESCRIPTION**

The Wagner House is located 29649 401<sup>st</sup> Avenue six miles east of Wagner, South Dakota. The Craftsman style house was started in 1917 and completed in 1919.

The façade faces east. The two story brick house has a gabled roof, wooden shingles, decorative brickwork, wooden braces beneath the gables and two centered chimneys at the top of the roof line.

The east elevation from left to right on the first story includes four three over one double hung windows on the south side of the centered entrance. Above each of these windows is a smaller fixed three pane window. The main entrance has five concrete steps along with a concrete landing that has two brick railings with a concrete cap on either side. The entrance has three over one double hung windows on either side of the main door and a set of three fixed three pane windows over the main door and the entrance windows. The windows on the north side of the main entrance have exactly the same pattern as those on the south side of the entrance. All of the windows on this floor of the elevation have extended brick sills. The main entrance on the façade leads to an enclosed porch which has a centered oak wood door leading into the house. On the second story a centered, gabled dormer was constructed in 1943 which enclosed a balcony area. The dormer includes three one over one double hung windows and a stucco wall.

The north elevation from left to right on the first floor includes three side by side windows on the porch that are similar to the porch windows on the façade. A smaller three over one double hung window is located to the east of the north porch entry to the house. Below the small window are a small pair of three over three hopper basement windows. The gabled north porch entrance has a door opening on the east side. Leading to the opening is a five step concrete staircase with concrete landing and a cast iron railing. Two three over one double hung windows are located on the north side of the entry and one three over one double hung window exists on the west side of the entry. To the west of the north side entry on the first floor is a three over one double hung window and below that a smaller three over three hopper basement window. The second story of the north elevation east to west includes a pair of three over one double hung windows on the east end and one three over one double hung window on the west end. Located in the upper gable is a four pane eyebrow window. All of the windows on this elevation have decorative, slightly arched brick lintels and extended brick sills. An extended brick beltline below the first story windows and a corbelled beltline above the first story windows also adorn the house.

The west elevation from left to right include a pair of three over one double hung windows with a small three over three hopper basement window below them, two more three over one double hung windows with another small basement window and a west side first floor entrance. The entrance has a small step up concrete slab. To the right of the entrance door are two three over one double hung windows. The second story features four three over one double hung windows. The middle two are centered below a shed roof dormer located in the middle of the roof. This elevation also features the brick belt courses and decorative brick window surrounds similar to those on the north side.

The south elevation from left to right on the first floor features a one stall garage with an eight pane fixed window at the top. To the right of the garage door are a pair of four over one double hung windows and three windows on the south side of the porch that are exactly the same as those on the east elevation. The second story has three evenly spaced three over one double hung windows. A four pane eyebrow window is located in the upper gable and right below that window is painted on brick the number 1919 (the year in which the house was completed). The decorative brick on the windows and belt courses are also present on this elevation.

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National Park Service**Wagner House  
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The interior of the Wagner House still has the original floor plan in place, the oak wood floors and stair cases, as well as the original oak wood trim and moldings. The plaster walls and ceilings are still in-tact.

# National Register of Historic Places Continuation Sheet

United States Department of the Interior  
National Park Service

Wagner House  
Charles Mix County, South Dakota

Section number 8 Page 3

## SIGNIFICANCE

The Wagner House is eligible for the National Register of Historic Places under Criterion C as it is an excellent example of the Craftsman type of architecture that was utilized in the early 20<sup>th</sup> century.

Identifying features of Craftsman houses include a low pitched roof with wide, unenclosed eave overhang; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, either full-or partial-width, with roof supported by tapered square columns; columns or pedestals frequently extend to ground level (without a break at level of porch floor).<sup>1</sup>

The Wagner House, which is actually a Sears Model Home, can also be classified under a principal subtype of the Craftsman style of architecture called the Side Gabled Roof subtype.

About one-third of the Craftsman houses are of the Side Gabled subtype. Most are one-and-half stories high with centered shed or gabled dormers. Porches are generally contained under the main roof, sometimes with a break in slope. Two story examples commonly have added, full-width porches. This subtype is most common in the Northeastern and Midwestern states.<sup>2</sup>

Charles Mix County is located in the south central part of South Dakota. The county is bounded on the south and west by the Missouri River. It contains, including the Yankton Sioux Indian Reservation, about 720,000 acres.<sup>3</sup> The general surface of the county is undulating and gently rolling prairie. The soil on the prairie is generally a black vegetable loam and equally fertile.<sup>4</sup>

The largest groups of American Indians present in South Dakota directly before white settlement were the Nakota, Dakota, and Lakota, know collectively as the Sioux. Anthropologists believe that the Sioux were pushed out of Minnesota onto the plains where they became the dominant group by the mid to late 1700's. The Dakota and Nakota lived east of the Missouri River while the Lakota roamed the western half of the state. The Sioux were eventually forced onto reservations through a series of questionable treaties that opened up land for white settlement.

In the late 1850's white settlement had advanced east of the Missouri River with sites set on land now occupied by the Yankton Sioux. The Yankton were pressured to relinquish their hold on the area. Realizing they lacked the strength to resist white encroachment, they signed a treaty in 1858 agreeing to withdraw to a reservation along the Missouri River in present day Charles Mix County.<sup>5</sup>

<sup>1</sup> Virginia and Lee McAlester, *A Field Guide to American Houses*, (Alfred Knopf, Inc., New York, 1984 p. 453

<sup>2</sup> Ibid

<sup>3</sup> Donald Dean Parker, *History of our County and State, (Charles Mix County)* South Dakota State College, 1960

<sup>4</sup> Ibid

<sup>5</sup> Jan Cerney, *Images of America, Gregory and Charles Mix Counties*, Arcadia Publishing, Chicago, ILL. 2004

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
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Wagner House  
Charles Mix County, South Dakota

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Following the settlement of the white man into the area, the economy became primarily agriculture and that has remained the same until present time. Agricultural practices that include the planting and harvesting of row crops and small grain combined with raising cattle comprise the vast majority of economic activity.

Charles Mix County was established by the first legislative assembly held in the Territory, the bill being approved May, 1862. The original county's boundaries were changed in 1873 to create the new county of Douglas in the northeast area of the original Charles Mix County.<sup>6</sup>

Ferdinand Wagner's parents were immigrants from Czechoslovakia. Ferdinand and his wife Anna were homesteaders on the same location that the Wagner house sits today. As original homesteaders, the Wagners lived in a sod home for five years prior to building another house and subsequently, in 1919, built the home that a descendent, Lucille Kostel still lives in today.<sup>7</sup>

In addition to farming the homestead land, Ferdinand was also an accomplished blacksmith and provided his services to many homesteaders in the area. As a farmer, he was an innovator and developed a unique type of seed corn called Red Dent. The corn eventually became rather famous as a staple that was used on Mitchell's Corn Palace in its earlier years. Ferdinand and his wife lived on the original homestead for more than a half a century. Anna his wife passed away in 1960 and Ferdinand in 1968. The original 360 acres of homestead land remains with the family today.<sup>8</sup>

The Sears Model Wagner House is eligible for the National Register of Historic Places under Criterion C and is an excellent example of the Craftsman type of architecture that was introduced into South Dakota during the early part of the 20<sup>th</sup> century. Although the house is two story rather than the most common one and a half story house in this part of the country, its craftsman features such as the low pitched roof, the decorative braces under the gables, the full length porch under the main roof and the shed and gabled dormers are very impressive and representative of this type of architecture. The Wagner House has been well maintained and retains a great amount of historic integrity. Some of the local residents refer to it as a small castle in the country.

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<sup>6</sup> Donald Dean Parker, *History of our County and State, (Clay County)* South Dakota State College, 1960

<sup>7</sup> Personal Correspondence, Lucille and Grace Kostel, June 2007

<sup>8</sup> Ibid



**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**Wagner House  
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**BIBLIOGRAPHY**

Virginia and Lee McAlester, *A Field Guide to American Houses*, Alfred Knopf Inc.  
New York, 1984 p.453

Donald Dean Parker, *History of our County and State, (Charles Mix County)*  
South Dakota State College, 1960

Jan Cerney, *Images of America, Gregory and Charles Mix Counties*,  
Arcadia Publishing, Chicago, ILL. 2004

Lucille and Grace Kostel  
Personal Correspondence June 2007

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
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**GEOGRAPHICAL DATA****VERBAL BOUNDARY DESCRIPTION**

Legal Description: T 96N, R62 W, Section 33, SE1/4 of NE 1/4

The boundary is an imaginary line encompassing the house. It begins at a point fifteen feet northwest of the northwest corner of the house then runs east to a point fifteen feet northeast of the northeast corner of the house. The line then runs south to a point fifteen feet southeast of the southeast corner of the house then runs west to a point fifteen feet southwest of the southwest corner of the house. The line then runs north to the original starting point.

**BOUNDARY JUSTIFICATION**

The boundary includes only the house. There are no other eligible buildings on the site.

**National Register of Historic Places  
Continuation Sheet**

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Wagner House  
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**PHOTOGRAPH LOG**

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

Photographer: Mike Vogel  
Date of Photographs: June 06, 2007  
Negatives:

Photo No.	Photographic Information
	SD Charles Mix County, Wagner House

- 1. Tiff
- 2. Tiff