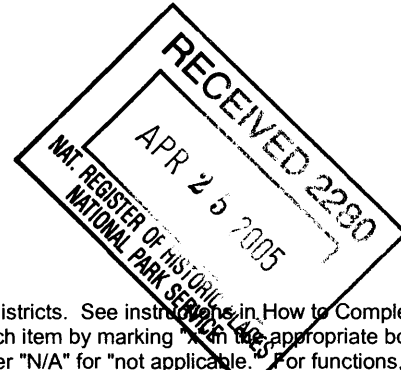


United States Department of the Interior
National Park Service

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 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 McGregor House
other names/site number N/A

2. Location

street & number 621 South Kline Street not for publication N/A
city or town Aberdeen Vicinity N/A
state South Dakota Code SD county Brown code 013 zip code 57401

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. Vogt 04-20-2005
Signature of certifying official Date

South Dakota 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

McGregor House
Name of Property

Brown County, South Dakota
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
- removed from the National Register.
- other,

(explain:) _____

Signature of the Keeper: Edson Beall
Date of Action: 6/8/05

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>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>2</u>	<u>0</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
Domestic	Secondary Structure
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: Domestic	Sub: Single Dwelling
Domestic	Secondary Structure
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)

Late Victorian: Italian Renaissance

Materials (Enter categories from instructions)

Foundation Concrete; Brick

Roof Asphalt

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

1926

McGregor House
Name of Property

Brown County, South Dakota
County and State

Significant Dates 1926

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: N/A _____

McGregor House
Name of Property

Brown County, South Dakota
County and State

10. Geographical Data

Acreage of Property Less than 1 Acre

UTM References

(place additional UTM references on a continuation sheet.)

1	<u>14</u> Zone	<u>540508</u> Easting	<u>5033984</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> 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 Jason Haug –
Historic Preservation Specialist

organization South Dakota SHPO date January 14, 2005

street & number 900 Governors Drive 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)

McGregor House
Name of Property

Brown County, South Dakota
County and State

Property Owner

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

name LaVonne Scepaniak
street & number 621 South Kline Street telephone (605)225-6894
city or town Aberdeen state SD zip code 57401

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

Narrative Description

Located at 621 South Kline Street in Aberdeen, Brown County, South Dakota, the McGregor House faces west onto Kline Street on the northeast corner of Kline Street and Seventh Avenue Southeast. This two-story house was constructed in 1926 as a simple hipped roof subtype of the Italian Renaissance style. It has a rectangular plan with a smaller rectangular section protruding off the rear, east elevation, of the house. It is clad in stucco and sits upon a brick and concrete foundation with the brick visible along the outer base of the house. The house also features a low-pitched hipped roof covered with asphalt shingles and boxed eaves.

The symmetrical façade, west elevation, features an accentuated front door in the center of the first story. There is a brick staircase, which matches the brick foundation, leading up to the front door with brick rails on each side. Ascending the façade from each rail of the staircase is a classical pilaster. Projecting from the top of each pilaster is a decorative bracket supporting a segmental-arched door hood. The door is surrounded by decorative molding. On each side of the door are two eight-over-eight windows. Below each of these windows is a small decorative iron balustrade. Surrounding the windows on the first level are rounded arches recessed slightly into the stucco. Above each window on the first story within the rounded arches are three decorative diamonds, the center one being larger than the outer two. The second story of the façade has four six-over-six light windows with a shorter, smaller rectangular window in the center directly above the door. This center window is paired with each section having three-over-three lights. Below this window is an iron balustrade like those beneath the first-story façade windows.

The south elevation has two six-over-six windows on the main section of the house with the same decorative arched surround recessed into the stucco as the first story windows on the west elevation. There is a large rectangular window on the first floor of the south side of the rear section of the house. This window has been enclosed with a smaller one-over-one window. Along the second floor of the main section of the house are two six-over-six windows, located directly above the two first floor windows. Directly above the resized window on the rear section of the house is larger rectangular window, the same size as the original window on the first floor that has a ribbon of three six-light windows.

The east elevation features the rear section of the house that projects from the main rectangular plan. In the center of this elevation is a single door with similar decorative trim as the front door. To the left, or south, of the door is a large rectangular window that has been enclosed. To the right of the door is a four-over-four window and a slightly larger six-over-six window. The second floor of this section has an enclosed porch on the south side and an open porch covering the remaining two-

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 2

thirds of the section. The east side of the second story enclosed porch has a ribbon of three six-light windows within it. The north side of the enclosed porch has a door providing access to the porch. To the right of these doors on the east side of the second story are two six-over-six adjacent windows with a single six-over-six window further to the right overlooking the second story porch.

The north elevation has a single six-over-six window on the rear section of the house. The main section of the house has a three six-over-six windows across the first story. The two windows on the right of the first story are the same as the façade windows. The second story of the north elevation has two six-over-six windows.

The interior of the house retains many original elements. There is an original crystal chandelier in the dining room, original woodwork throughout most of the house, and the original mahogany fireplace in the living room. The house also features several segmental arched doorways.

Garage, 1926, contributing

The detached one stall garage was built at the same time as the house and is clad in stucco like the house. The garage has a front clipped-gable roof clad in asphalt shingles like those on the house. The façade, south elevation, of the garage has a non-historic overhead door with a single door to the left. The west elevation has a single door on the left side and a window with three vertical panes on the right. The east elevation has an identical window in the center. There are no openings on the north elevation of the garage.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 3

Narrative Statement of Significance

The McGregor House at 621 South Kline Street in Aberdeen, South Dakota is eligible for the National Register of Historic Places under Criterion C for its distinctive architecture. This house exemplifies the simple hipped roof subtype of the Italian Renaissance style. It is well preserved and has undergone few alterations since its construction in 1926.

The Italian Renaissance style is characterized by a low-pitched hipped roof typically covered with ceramic tiles. The roof also typically has wide overhanging boxed eaves with decorative brackets. Stucco and masonry walls are essential to this style. Façades of Italian Renaissance houses are generally symmetrical and have accentuated doorways often decorated with classical columns or pilasters. First story windows and doors often have arches while second story windows are usually smaller and less elaborate. The main subtypes of this style include the simple hipped roof, the hipped roof with projecting wing, the asymmetrical, and the flat roof. Examples of this style can be found across the country and dates primarily from the early twentieth century through the 1920s.¹

Historical Background

European settlement into Brown County, South Dakota was largely delayed until the 1880s for a combination of reasons. While the passage of the Homestead Act of 1862 allowed for the cheap distribution of western lands, Brown County was not completely surveyed until 1882. Conflicts with American Indians of the Dakotas during the 1860s and 1870s discouraged settlement. Overall poor economic conditions across the country during the 1870s combined with the grasshopper plagues in the Dakota Territory also held back settlement. The main impediment to settlement in the area prior to the 1880s, however, was the lack of transportation. In 1881 the Chicago, Milwaukee, St. Paul, and Pacific Railroad reached Brown County and as the other limitations dissipated settlement into Brown County and the eastern Dakotas boomed.²

The history of Aberdeen is directly related to the railroad. When the Milwaukee Road reached Brown County in 1881, the original plan was to head northwest toward Columbia, the county seat at the

¹ Virginia and Lee McAlester, *A Field Guide To American Houses* (New York: Alfred A. Knopf, Inc., 1984), 396-407.

² Brown County History Committee, *Brown County History* (Aberdeen, SD: North Plains Press, 1980), 23-26, 383-388.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 4

time. Columbia officials, however, wanted to sell land to the Milwaukee Road instead of donating land as other communities had done and they also demanded a bridge be constructed over the James River. The Milwaukee Road was unwilling to meet these demands and instead rerouted the railroad to Aberdeen. This was the first of several lines to run through Aberdeen, earning the city the nickname of the "Hub City." In 1883 a connection from Aberdeen to Mitchell, SD was completed and by the mid 1880s the Great Northern also ran through Aberdeen. In 1906 the Minneapolis and St. Louis Railway reached Aberdeen, providing nightly passenger service from Aberdeen to St. Paul on the "Aberdeen Limited."³ The railroad thus caused Aberdeen to grow rapidly. In 1900 the City's population was roughly 4,000. By 1920 it was nearing 15,000.⁴

The Thomas Addition to Aberdeen was platted in June 1882. It included six and one-half blocks from north to south between Sixth Avenue South and 12th Avenue South. The Addition extended east to State Street and west to Main Street. In 1902, the Northern Normal and Industrial School, currently Northern State University, was established just south of the Thomas Addition. Throughout much of the early twentieth century, the demand for housing for University faculty, staff, and students led to rapid development of this area of Aberdeen.⁵

The McGregor House is located in the northeast corner of this neighborhood. The house was built in 1926 for John and Helen McGregor.⁶ John was the owner of the Dakota Sash and Door Company in Aberdeen. He lived in Aberdeen from 1906 until his death in 1955.⁷ Most of the higher style homes built in Aberdeen from the 1880s through the 1920s were Queen Anne, Colonial Revival, and Folk Victorian. The Italian Renaissance style of the McGregor House is relatively unique to both Aberdeen and South Dakota.⁸

³ *Brown County History*, 383-388.

⁴ *Brown County History*, 187-191.

⁵ *Brown County History*, 433-440.

⁶ "Large McGregor Home is sold to L.H. Lockington," *Aberdeen American News*, 11 October 1925, 6.

⁷ "Manager of Dakota Sash Dies," *Aberdeen American News*, 5 October 1955, 1.

⁸ Megan Reid, *Architectural Records in Brown County Collections: Dacotah Prairie Museum – Aberdeen, SD* (Vermillion, SD: State Historic Preservation Center, 1970), 14.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 5

Identifying features of the Italian Renaissance style found in the McGregor House include: a low-pitched hipped roof with wide, boxed eaves; simple rectangular plan with a small rear section; stucco walls; symmetrical façade; and the front door is accentuated by classical pilasters and a decorative hood. Also characteristic of the style, the first-story windows have decorative arch surrounds while the second-story windows are smaller and have no ornamentation. The contributing detached garage was built at the same time as the house and of like materials.

Because it has undergone very few alterations, the McGregor House retains a significant degree of its historic integrity from its date of construction. It is thus eligible under Criterion C as an excellent example of the simple hipped roof subtype of the Italian Renaissance style.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9&10 Page # 6

Bibliography

- Brown County History Committee. *Brown County History*. Aberdeen, SD: North Plains Press, 1980.
- "Large McGregor Home is Sold to L.H. Lockington." *Aberdeen American News*. 11 October 1925, 6.
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 1984.
- "Manager of Dakota Sash Dies," *Aberdeen American News*, 5 October 1955, 1.
- Reid, Megan. *Architectural Records in Brown County Collections: Dacotah Prairie Museum – Aberdeen, SD*. Vermillion, SD: State Historic Preservation Center, 1970.

Verbal Boundary Description

The south one-half of lots thirteen and fourteen of block fifteen of the Thomas Addition to Aberdeen, Brown County, South Dakota.

Boundary Justification

The nominated property includes the house, the garage and the rest of the property lot. It coincides with the legal description of the tract of land historically associated with the house and garage.