

NPS FORM 10-900 (Rev. 8-86) OMB No. 1024-0018 [SD-SHPO # ECA-OH-597-1/89]
[use paper with at least 25% cotton rag content, use NLQ or LQ printer]

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 of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering "NA" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name: Homestake Workers House
other name/ site number: NA

2. Location

street & number: 830 State Street /NA/ not for publication
city, town: Spearfish /NA/ vicinity
state: SOUTH DAKOTA code: SD county: Lawrence code: SD 081 zip code: 57783

3. Classification

Ownership of Property:	Category of Property	Number of Resources within Property:		
		Contributing	Noncontributing	
/XX/ private	/XX/ building(s)	<u> 1 </u>	<u> </u>	buildings
/ / public-local	/ / district	<u> </u>	<u> </u>	sites
/ / public-state	/ / site	<u> </u>	<u> </u>	structures
/ / public-federal	/ / structure	<u> </u>	<u> </u>	objects
	/ / object	<u> 1 </u>	<u> 0 </u>	Total
Name of related multiple property listing: NA _____		Number of contributing resources previously listed in the National Register: <u> 0 </u>		

11. Form Prepared by

name/title: James R. McDonald w/technical assist by John Rau, SHPO staff
organization: James R. McDonald Architects PC date: June 13, 1991
street & number: P. O. Box 8163 telephone: 406-721-5643
city or town: Missoula state: Montana zip code: 59807

page 2: Homestake Workers House
property name

, Lawrence
county

, SOUTH DAKOTA
state

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. / / See continuation sheet.

[Signature] 9/26/91
Signature of certifying official Date

SHPO South Dakota
State or Federal agency or bureau

In my opinion, the property / /meets / / does not meet the National Register Criteria. / / See continuation sheet.

Signature of commenting or other official Date

State or Federal agency or bureau

5. National Park Service Certification

I, hereby, certify that this 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) _____

Entered in the
National Register.

[Signature] 11/1/91

[Signature] Signature of the Keeper Date

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property name

, Lawrence
county

, SOUTH DAKOTA
state

6. Function or Use (enter categories from instructions)

Historic functions:
DOMESTIC/Single Dwelling

Current Functions:
DOMESTIC/Single Dwelling

7. Description

Architectural Classification:
(enter categories from instructions)
Bungalow/Craftsman

Materials:
(enter categories from instructions)
foundation Concrete
walls Wood

roof Wood Shingle
other Wood

Describe present and historic physical appearance: /XX/ see continuation sheet

8. Significance

Certifying official has considered the significance of this property in
relation to other properties: / / / / /XX/
 nationally statewide locally

Applicable National Register Criteria / / A / /B /XX/C / /D

Criteria Considerations / /A /XX/B / /C / /D / /E / /F / /G

Areas of Significance (enter from instructions)
Architecture

Period of Significance
1912

Significant Dates
1912

Significant Person
NA

Cultural Affiliation
NA

Architect/Builder
Sears, Roebuck and Company

State significance of property, and justify criteria, criteria considerations,
and periods of significance noted above /XX/ see continuation sheet

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property name

, Lawrence
county

, SOUTH DAKOTA
state

9. Major Bibliographical References /XX/ see continuation sheet

Previous documentation by 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:

- /XX/ State historic preservation office
- / / Other State agency
- / / Federal agency
- / / Local government
- / / University
- / / Other

Specify repository:

South Dakota Historical Preservation Center

10. Geographical Data

Acreeage of property: Less than one acre.

UTM References:

A = /13/	/591-115/	/4926-965/	B = / /	/ /	/ /
C = / /	/ /	/ /	D = / /	/ /	/ /
ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING

Quad: Spearfish

Scale: 1:24000

/ / see continuation sheet

Verbal Boundary Description:

/XX/ see continuation sheet

Boundary Justification:

/XX/ see continuation sheet

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Situated in the center of a lot east of the original commercial core in Spearfish, South Dakota, the Homestake Workers House is a one and one-half story Craftsman/Bungalow dwelling. Rising from a modern concrete foundation, the wood frame building is clad with clapboard siding. Wood shingles cover the gable ends and the sidewalls of the dormer. The house is capped by a broken side-gabled roof. The lower gable begins about one-third of the distance from the peak of the roof and extends over the front (west side) full-width porch. A large gabled dormer projects from the center of the lower roof, and a shed roof covers the rear (east) single-story section of the house. All roof surfaces are covered with wood shingles. A wooden lattice encloses the north opening of the porch. Fenestration includes groupings of one, two, and three wood one-over-one double-hung windows, six-over-six double-hung windows in the living room, and two picture windows with stained glass transoms flanking the main entrance. Two modern casement windows have been installed in the kitchen/breakfast room at the rear of the house. All of the windows have wooden storms. A wood paneled door with a single light and a wood storm door is located at each of the three entrances.

The floor plan of the house is symmetrical with a central hallway flanked by moderate-sized rooms. Wide, flat archways with tapered wood columns and wood bases decorate each of the openings into the side rooms. All of the original woodwork including stair railings, door and window trim, baseboards, and picture rails still retain a natural oil finish. The kitchen has been modernized to some degree with new appliances and cabinetry.

Southwest of the house is a one-story wood frame garage (not counted) clad with clapboard siding and capped by an asphalt-shingled gable roof with exposed rafter ends. Although architecturally compatible with the house, the garage is of new construction, built in 1972 when the house was moved to the lot. It does not relate to the significance of the house and is not included within boundaries of the nominated property.

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Under Criterion C of the National Register Criteria, the Homestake Workers House is significant in the area of architecture, because it is a good example of the Craftsman/Bungalow style of architecture as popular in Spearfish, South Dakota, during the early 20th century. Constructed in 1912, the dwelling is strongly believed to be a catalog house from Sears, Roebuck and Company and represents the development of pattern book and pre-cut domestic architecture in the region as well as the efforts of Homestake Mining Company to secure comfortable low-cost housing for its workers. Under the South Dakota Historical Preservation Plan, the nominated property relates to the following historic context: V. Depression and Rebuilding. A.3. Changing Urban Patterns/Residential Changes: Development of Suburbs, New Building Materials, and Pattern Book Architecture.

During the early decades of the 20th Century, the Craftsman/Bungalow was a dominant style for smaller houses built throughout the country. Inspired primarily by the work of California architects Charles and Henry Greene, the bungalow concept enjoyed widespread acceptance largely due to the plethora of pattern books and popular builders' magazines of the day. The bungalow was promoted as a low cost house form well-suited for small single-family households. Pure examples of the style are low, one-story dwellings featuring broad gables on the street facade, overhanging eaves, and open porches. Floor plans are often symmetrical but generally lack any formal entrance foyer. As this style was adopted for vernacular designs and for promotion in pattern books, many of the stylistic attributes of the original bungalows disappeared. The first of these qualities to be compromised was the single-story height, as numerous designers opened up the attic with dormers to make more room for sleeping chambers. These hybrids are often referred to as "bungaloid" houses rather than as bungalows. The Homestake Workers House illustrates a common pattern book technique of turning the axis of the roof ninety degrees so that the eave line rather than the broad gable faces the street. In addition, it features a formal central hall influenced by the Neo-Classical Revival and Colonial Revival architectural trends, equally popular after the turn of the century.

The dwelling was erected by the Homestake Mining Company in 1912 near its hydroelectric plant at the east end of Spearfish Park for use as workers' housing. It was one of four identical houses that the company built for this purpose. Local reports claim that these houses were ordered from Sears, Roebuck and Company. Although at the present time no makers marks or plans have been uncovered, it is very likely that these houses were indeed catalog pre-cut or standard plan dwellings and that they were purchased from Sears. In fact, in form, plan, fenestration, and exterior and interior detail, the nominated property is strikingly similar to the Sears Model 144 (1911-1913, akin to "The Westly," 1913-1929). Only the roof line and the one-story shed-

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roofed section on the rear of the house reveal variation from the advertised Sears plan. ¹

The population of the United States rose nearly 50 percent between 1890 and 1910. This growth, coupled with rising standards of living, caused an acute demand for low-cost comfortable housing for an expanding middle class. Pattern books and house catalogs quickly filled this need. Sears, Roebuck and Company, one of the nation's premier mail-order firms (founded in 1886), was selling building supplies and plans by 1895. The company published its first catalog of homes in 1908. Throughout the first four decades of the 20th Century, Sears sold between 100,000 and 150,000 houses and was a leader in the mail-order home business. ² Like most suppliers, Sears offered some alterations to advertised plans to accommodate the needs of the buyer and also promoted sales to industrial companies for worker housing. The Homestake Workers House is an excellent example of such custom industrial housing, albeit on small scale.

Three of the original dwellings, including this one, were moved from the hydroelectric plant location in 1972, when all four of the buildings were sold by Homestake Mining Company. Two of the dwellings were moved to the north edge of Spearfish and only one of those was partially rebuilt. The dwelling that remained at the original site has suffered some recent alteration; however, the house at 830 State Street, nominated here, has retained most of its architectural integrity and lies in the midst of a residential neighborhood with dwellings of the same size and scale.

The period of significance of the nominated property does not extend beyond the date of construction in 1912. Although removed from its original location, the property derives its significance from its architectural distinction, which it retains at its new location, and therefore qualifies for listing in the Register under Criteria Consideration B.

1. See, Stevenson and Jandl, Houses By Mail, p. 123.

2. There is some discrepancy in the claimed number of Sears houses erected, but doubtless the company was one of the foremost suppliers of pre-cut domestic architecture and greatly influenced the availability of affordable low-cost housing during the first half of the 20th Century. See, Schweitzer and Davis, America's Favorite Homes, p. 65.

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Blumenson, John J. -G. Identifying American Architecture. Nashville: American Association for State and Local History, 1979.

Deed Records. Lawrence County Clerk and Recorder's Office.

Schweitzer, Robert and Michael W. R. Davis. America's Favorite Homes: Mail-Order Catalogues as a Guide to Popular Early 20th-Century Houses. Detroit: Wayne State University Press, 1990.

Some History of Lawrence County. Deadwood, SD: Lawrence County Historical Society, 1981.

Stevenson, Katherine Cole and H. Ward Jandl. Houses By Mail: A Guide to Houses from Sears, Roebuck and Company. Washington: The Preservation Press, 1986.

Whiffen, Marcus. American Architecture Since 1780. Massachusetts: The M.I.T. Press, Inc., 1977.

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VERBAL BOUNDARY DESCRIPTION: The nominated property is bounded by a set of imaginary lines that intersect to form a rectangle around the rectangular house. The western boundary line lies five feet west of the westernmost surface of the front (west) porch and runs parallel to that surface. The southern boundary line lies five feet south of the southernmost wall of the house and runs parallel to that wall. The eastern boundary line lies five feet east of the easternmost wall of the house and runs parallel to that wall. The northern boundary line lies five feet north of the northernmost wall of the house and runs parallel to that wall. The property is located within Lot 5, Block 12, Original Townsite, and Lots 6 and 7, Block 41, Uhlig Addition, City of Spearfish, Lawrence County, South Dakota.

BOUNDARY JUSTIFICATION: The boundaries of the nominated property are set to include only the house and to exclude any other public or private features that do not relate to the significance of the property as defined in this document.

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1.

Homestake Workers House
Spearfish, Lawrence County, South Dakota
Photographer: James R. McDonald
December 1989
Neg.: James R. McDonald Architects PC
North and west (front) facades, looking southeast
Photo No. 1

2.

Homestake Workers House
Spearfish, Lawrence County, South Dakota
Photographer: James R. McDonald
December 1989
Neg.: James R. McDonald Architects PC
West (front) facade, looking east
Photo No. 2

3.

Homestake Workers House
Spearfish, Lawrence County, South Dakota
Photographer: James R. McDonald
December 1989
Neg.: James R. McDonald Architects PC
West and south facades, looking northeast
Photo No. 3

4.

Homestake Workers House
Spearfish, Lawrence County, South Dakota
Photographer: James R. McDonald
December 1989
Neg.: James R. McDonald Architects PC
East (rear) facade, looking west
Photo No. 4

5.

Homestake Workers House
Spearfish, Lawrence County, South Dakota
Photographer: James R. McDonald
December 1989
Neg.: James R. McDonald Architects PC
North and east facades, looking southwest
Photo No. 5

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6.

Homestake Workers House
Spearfish, Lawrence County, South Dakota
Photographer: James R. McDonald
December 1989
Neg.: James R. McDonald Architects PC
Interior, looking southwest at entry
Photo No. 6

7.

Homestake Workers House
Spearfish, Lawrence County, South Dakota
Photographer: James R. McDonald
December 1989
Neg.: James R. McDonald Architects PC
Interior, looking southeast at living room windows
Photo No. 7

8.

Homestake Workers House
Spearfish, Lawrence County, South Dakota
Photographer: James R. McDonald
December 1989
Neg.: James R. McDonald Architects PC
Interior, looking east at stairway to second floor
Photo No. 8

9.

Homestake Workers House
Spearfish, Lawrence County, South Dakota
Photographer: James R. McDonald
December 1989
Neg.: James R. McDonald Architects PC
Interior, looking west at second floor hallway and bedroom doors
Photo No. 9