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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 "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 (Form 10-900-a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name: Goodner, I.W. House

Other names/site number: William Summerside House

2. Location

Street & number: 216 East Prospect Avenue

not for publication

City or town: Pierre

vicinity

State: South Dakota Code: SD County: Hughes Code: 065 Zip code: 57501-2531

3. 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature and title of certifying official

SHPO (acting)

Date

2-8-95

State or Federal agency and bureau

SD STATE HISTORICAL SOCIETY

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of the Keeper

Date of Action

State or Federal agency and bureau

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

for
Edson H. Beall

3-23-95

Entered in the
National Register

I.W. Goodner
Name of Property

Hughes, SD
County and 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 include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
_____	_____	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
n/a

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/single dwelling/house

Current Functions

(Enter categories from instructions.)

domestic/single dwelling/house

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH & 20TH CENTURY REVIVALS
Colonial Revival

Materials

(Enter categories from instructions.)

foundation brick
walls wood/clapboard
roof asphalt, cedar shingles
other _____

Narrative Description

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

I. W. Goodner House
Name of Property

Hughes, SD
County and 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

Period of Significance

1881-83

1900-1905

Significant Dates

Ca, 1900-1905

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

N/A

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

I.W. Goodner House
Name of Property

Hughes, SD
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

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Zone Easting Northing Zone Easting Northing

3 | | | | | | | | | | | | | | | | | |
4 | | | | | | | | | | | | | | | | | | |
| 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: Lynne DeLano
Organization: _____ Date: 11/8/94
Street & Number: 216 East Prospect Telephone: 224-9219
City or Town: Pierre State: SD Zip code: 57501-2531

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: Lynne DeLano
Street & Number: 216 East Prospect Telephone: 224-9219
City or Town: Pierre State: SD Zip code: 57501-2521

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.*).

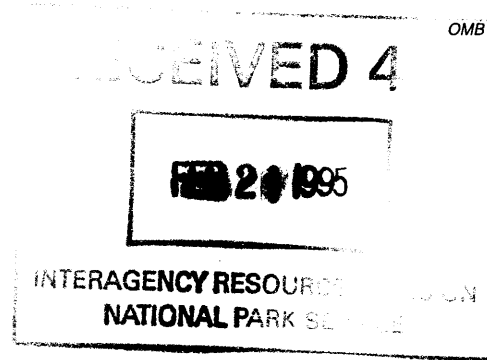
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this 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.

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Narrative Description:

The I.W. Goodner house, built between 1881-1884, is located 1-1/2 blocks east of the State Capitol in Pierre, South Dakota. It is a large 2-1/2 story dwelling with four bedrooms, a large living room, full attic, formal dining room, two bathrooms, pantry and kitchen. When originally built the house was a 1-1/2 story Gothic Revival style building in Dakota Territory. It underwent a major renovation in the early 1900's when a full second story and attic were added to reflect the Colonial Revival style. The home was unoccupied from at least 1983-1993 and despite many years of neglect, maintained its original beauty and unique architectural features. Restoration, begun in 1993, is nearly complete and the owner is seeking placement on the National Register of Historic Places.

The foundation of the Goodner house is brick, covered with cement. Cut stone with tuckpointing is used around the porch corners as their foundation. The siding of the house is clapboard. The flat-roofed porch wraps around a portion of the west side of the house and extends the full length of the house front. A small cement stoop is located on the north side leading out from the kitchen/back door. A small cement patio surrounds the kitchen area which features raised flower beds retained by stone and cement walls. A deck between the east stoop and back patio area was added by the current owner.

On the east side of the first floor, the house features a long, double-hung sash window, as well as a paneled door, with a glass upper panel and a transom, exiting what is now the east side bedroom. There is a squared bay window on the east side of the first floor. The flat tin roof over the bay window has an ornate cornice and brackets. The front of the house (south side) features paired double-hung windows with drip molding. The paneled front door features a glass upper panel and a transom. The doorknob hardware is ornate brass. Two stained glass windows are located on the west side over the interior staircase. One window is at the first story level, the other at the second story level. The dining room window was installed in 1994 to replace a 1940's or 50's style picture window, not original to the house. Currently a set of double-hung windows selected to match the upstairs in size and to better represent the original style of the house are present. On the north side addition are smaller, double-hung sash windows. A newer, paneled door with glass upper panel serves as the door exiting from the kitchen. A set of double-hung windows on the west side were replaced by the current owner in 1994 with French doors.

With only 3 exceptions, the windows on the second story are large, double-hung sashes with diamond panes in the upper sash. A

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small, rectangular single window is located on the west side of the house leading out from what is now a walk-in closet room. A stained glass window is also featured on the west side over the interior staircase. The south/front side of the house features an oval shaped stained glass window.

The attic features three gabled dormers, one on the east, west and south sides of the attic. Each window set features three, double-spaced, double-hung sash windows. The original windows were replaced by the current owners due to their poor condition. The replacements are replicas of the original windows. Plain finials are featured over each of the gabled dormers.

The four-square part of the house has a hip roof that originally had a balustrade. The current owner has set posts on the roof in preparation to replace the lost balustrade railing in the near future. The asphalt roof has a wide eave overhang, boxed with brackets. The roof over the kitchen addition is flat-topped hipped. The flat part is covered with a (new) rubber seal and the hipped portion covered with cedar shingles.

Entering the house from the front or south side, is an entry hall with an open staircase. A narrow hallway connects the formal dining room with the living room. The stairs and trim are varnished oak in good condition. The wood trim around the doors is likely varnished pine or other paint-treated wood, in need of refinishing. The restored original light fixture is in excellent condition.

To the east of the entry hall, is a large living room containing the bay window and two sets of double-hung windows. A shortened wall once had pocket doors which were stored on the front porch for many years and salvaged for possible use. The floors throughout the original square-house are oak or birch and have been lightly sanded and varnished. The living room features molded plaster ornamentation along the ceiling-wall junction of the room and medallions around the light fixtures. The brass light fixtures are original to the house and have been restored. The living room has paneled doors leading to the downstairs bedroom, the formal dining room and the entry hallway. The pine doors were refinished and painted.

Original pine and oak wainscoting surround the dining room. A new oak chair-railing tops the wainscoting. A corner cupboard is built-in to the north east end of the room. The dining room has four doors, one leading from the entry hall, one from the living room, one from the east bedroom and one into the hallway connecting to the kitchen. The ceiling in the dining room was lowered approximately 18" during renovation to allow for upstairs plumbing needs. This change did not impact the doors or the new window trim.

An entry hall leads from the dining room into the newest portion of the house. There is a pantry/utility room on the west side, a

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bathroom on the east side and the kitchen occupying the full north side of the addition. The ceilings in this part of the house are approximately 8 feet high and the window trim is typical of the 1940's-50's - plain, basic pine. The floors were refinished and revarnished. The kitchen was remodeled by the current owner, with one wall removed and replaced. A French door replaced a window set on the west side. The ceiling was raised approximately two feet and new oak flooring and maple cabinets were installed. A tin ceiling and new, antique-reproduction light fixtures were installed. A back door leads to the outside, while another door leads to the basement from the kitchen.

The partial basement of the house shows the remnants of a water cistern and contains an old oil storage tank. A coal storage area is still visible. The foundation required shoring up by the current owners to level floors and increase the stability of the house.

All of the upstairs rooms retain a picture rail and original light fixtures. The northeast and southeast bedrooms have one wall-mounted brass light fixture which were once gas fired. The southwest bedroom features two wall-mounted fixtures, as well as brass light fixtures, all of which have been restored. The southwest bedroom also features the oval stained glass window. The floors in the upstairs were cleaned and revarnished, with the exception of the new bathroom and southwest bedroom which had only wide pine board subfloors. New hardwood floors were laid atop these two floors.

The attic was originally used only for storage. Its chimney and the rafters showed damage from water leaks and a fire of some years in the past. The dormer windows were beyond repair. The current owners had the chimney removed, the roof repaired, windows replaced and the room insulated. Kneewalls were added and sheetrock installed along the lines of the rafters. The attic is now liveable space.

The one non-contributing building on the property is a three-car garage added by the current owners to the north edge of the lot. The garage replicates the roof line and style of the old part of the house. Clapboard was cut to the same width as the house to ensure the same integrity.

Restoration of the Goodner house by its current owners is approximately 95% complete. The balustrade deck on the roof top, repairs to the basement and general decorating and landscaping remain to be done. The wiring was entirely replaced as was the plumbing. The original radiators were left in place except where moved in the kitchen and upstairs bathroom, and the heating system was upgraded and new boiler installed. The exterior of the house received minor repairs, caulking and was scraped and painted in 1994. Many other major and minor repairs were required due to the previous neglect of the house.

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The house remains in excellent condition and is a good example of the Colonial Revival style.

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Narrative Statement of Significance:

The I. W. Goodner house is an excellent local example of Colonial Revival architecture in the capitol city of Pierre. The property is being nominated to the National Register under criterion C for its association with the aforementioned style. Elements evident on the property that characterize this style are the symmetrical rectangular floorplan, large wraparound porch with simple Tuscan columns and plain railing with spindles. An oval shaped stained glass window and pyramidal roof with deep overhanging eaves cap the building. Originally constructed in the Gothic Revival style, a major reconstruction of the property occurred in the early 1900s around the same time of the construction of the new capitol building.

Founded at a railhead in the 1880s Pierre developed along the Missouri River as a supply center to nearby roads and the Cheyenne River reservation. Its future was guaranteed by its choice as the state capitol following a spirited competition for that honor at the turn of the century. With the arrival of public officials, office workers and others who supported state government the community grew, often exhibiting quality and wealth unavailable in prairie communities. Many large, modern homes were built during the later 19th century and early 20th century. Those which remain today provide a good cross-section of architectural styles of the times. The I.W. Goodner house is a prime example and also represents the important transition of the city of Pierre from cow-town to capitol.

The I.W. Goodner house, built between 1881-1885 in Dakota Territory, is one of Pierre's oldest homes. The house underwent a major renovation early in its history, transforming its style from Gothic Revival to its current Colonial Revival style. A photograph dating to the late 1880's shows a 1 1/2 story building with a steeply pitched roof and gabled dormer windows, as well as a full front porch with decorative spindlework. The house was then remodeled in the early 1900's to the more modern style (Colonial Revival) by the addition of a full second story and attic with three gabled dormers. A balustrade deck was added to the hipped roof. An oval shaped stained glass window with ornamental molding was also added to the second story front. The porch was modified at the time and evolved from a full-length porch with turned posts to one which wrapped around part of the west side of the house front with solid, plain columns. This major renovation reflected not just an expansion of space for the Goodner family, but a significant modernization to a newer architectural style. It is estimated the modernization occurred around the time construction began on the new State Capitol in 1905, which is located only 1 1/2 blocks

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east of the Goodner house. The State Capitol is a domed revival style building that influenced the direction of styles in Pierre. The Goodner House illustrates the willingness of the family to maintain their place in Pierre and to modernize their property.

The Goodner House is a typical example of the hipped roof with full-width porch version of the Colonial Revival style. Approximately one-third of Colonial Revival houses constructed before 1915 fall into this category. The cube-shaped Goodner house with its one story full-width with partial wrap around porch also has the typical classical columns which replaced the earlier turned supports of the original porch. This porch along with the arrangement of fenestration adds to the symmetrical feel of the property and style. This version of the Colonial Revival style was popular from approximately 1900 to 1915. Other houses in Pierre reflect stylistic influences from the Colonial Revival period, but the Goodner House is one of the most outstanding examples and it retains a high degree of historic integrity.

This house has belonged to three families prior to its current owner. It was built by the I.W.Goodner family in 1881 and sold in 1909 to the William Summerside family. Members of the Summerside family occupied the house until 1960, when it was sold to the Fred W. Winans'. Mr. Winans was a justice in the South Dakota Supreme Court. Neighbors report the Winans' family made no structural changes to the house. Overall, the house retains a high degree of historic integrity. It retains the features that classify it in the Colonial Revival style like the simple wraparound porch, circular windows, hipped roof with dormers, and general square massing. The house is a good representative example of this type of architecture and is therefore, eligible for listing under criterion C for its locally significant contribution to building styles in Pierre.

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Bibliography:

Sahr, Carla and Roberts, Henrietta. 100 Years of Pierre, Pierre, SD:
State Publishing, 1981.

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

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Verbal Boundary Description:

The east 35 feet of lot 11 and all of lot 12 in Block 5. First Railway Addition, city of Pierre, South Dakota.

Boundary Justification: The boundaries of this property include the house and only the house with no surrounding outbuildings.

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The following applies to all photos:

I.W. Goodner House

Hughes County, SD

By: Lynn DeLano

November 1994

South Dakota Historical Preservation Center

1.

View of north, camera facing south

2.

View of north, camera facing south

3.

View of northeast, camera facing southwest

4.

View of southeast, camera facing northwest

5.

View of southwest, camera facing northeast

6.

View of west, camera facing south

7.

View of interior stair

8.

View of interior bathroom

9.

Detail view of interior bathroom
