

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

RECEIVED

APR 17 1988

NATIONAL
REGISTER

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 the requested information. If an item does not apply to the property being documented, enter "N/A" 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 THE MAIL BUILDING

other names/site number Versatile Carpets

2. Location

street & number 731 Main Street

N/A not for publication

city, town Spearfish

N/A vicinity

state South Dakota code SD

county Lawrence

code SD 081

zip code 57783

3. Classification

Ownership of Property

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing
1	buildings
	sites
	structures
	objects
1	0 Total

Name of related multiple property listing:

N/A

Number of contributing resources previously
listed in the National Register 0

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 of certifying official

Date

State or Federal agency and bureau

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

Signature of commenting or other official

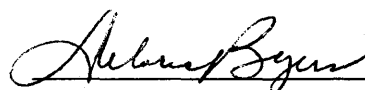
Date

State or Federal agency and 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

5-16-88

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

~~INDUSTRY-PROCESSING/~~ Communications Facility

Current Functions (enter categories from instructions)

~~COMMERCE/~~ Specialty Store
~~DOMESTIC/~~ Multiple Dwelling

7. Description

Architectural Classification

(enter categories from instructions)

~~LATE 19th AND EARLY 20th CENTURY AMERICAN~~
~~MOVEMENTS/~~ Commercial Style

Materials (enter categories from instructions)

foundation Stonewalls Concrete

roof Asphaltother N/A

Describe present and historic physical appearance.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

Situated along the west side of Main Street in Spearfish, The Mail Building is a two-story false-fronted commercial structure built of concrete or cast stone blocks. Typical for its time of construction, the material for the concrete mixture contains native sandstone giving the blocks a natural brown or tan color, which is in harmony with older buildings along Main Street (Spearfish Commercial Historic District) that are constructed of cut sandstone. This impression is supported by the "rusticated" pattern cast into the blocks. The two-story cast block structure is connected at the rear (alley side) to a newer, single-story concrete block section, which is used as a small warehouse.

The front (east) facade is three bays wide, with its original fenestration openings intact. However, window and door units have been replaced by modern models. Window bases on the first floor have been filled in with brick. All openings are capped by original concrete lintels.

The interior of the first floor is modern retail space, while the upstairs apartments have plaster walls and simple wood trim.

Flanked by two remodeled structures, the building remains in good condition.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☐ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Communications

Period of Significance

1920-1932

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

☒ See continuation sheet

9. Major Bibliographical References

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 # _____

☒ See continuation sheet

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository:

South Dakota Historical Preservation Center

10. Geographical Data

Acreage of property Less than one acre

UTM References

A 13 590735 4926775
Zone Easting Northing

C

B
Zone Easting Northing

D

☐ See continuation sheet

Verbal Boundary Description

The property is bounded by the North 35 feet of Lot 3, Block 21, Original Townsite, City of Spearfish, Lawrence County, South Dakota.

☐ See continuation sheet

Boundary Justification

This boundary is based on legally recorded property lines historically associated with the property.

☐ See continuation sheet

11. Form Prepared By

name/title James R. McDonald

organization James R. McDonald Architects PC date 25 November 1987

street & number 210 North Higgins Avenue telephone 406-721-5643

city or town Missoula state Montana zip code 59802

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 1

Under Criterion A of the National Register criteria, The Mail Building is significant in the area of communication, because from 1920 to 1932 it was the location of the community's foremost newspaper. Established in 1889, the Queen City Mail played an important communications role in the early years of Spearfish and continues to be the major newspaper in the immediate community to the present day. The Mail Building is the oldest extant reminder of this early newspaper enterprise. Under the South Dakota Historical Preservation Plan, the property relates to the historic context labeled: V. Depression and Rebuilding, A.2. Rebuilding of Commercial Centers.

Spearfish was founded in 1876 in response to the emerging gold rush in the Black Hills. It immediately served as a support community for the area mines and surrounding ranches. In 1888, James H. and Augusta Warren and their son Edward H. (born 1859) came to Spearfish to settle in the young community. The following year, the Warrens, who were experienced in the newspaper business, established the Queen City Mail. Before coming to Spearfish, Mr. Warren worked for the St. Paul Pioneer Press, a paper in West Bend, Iowa, and the Daily Republican in Rapid City, Dakota Territory, another Black Hills shipping and commercial center. For a short time, the Warrens published a second newspaper in Spearfish, the Daily Bulletin; however, they soon limited their business to the weekly Mail. The senior Mr. Warren died in 1895, but his son Edward continued to publish the weekly newspaper until 1929, when he sold it to Arthur Nieselius. Edward Warren belonged to the Masons and the Knights of Columbus. He served two terms in the South Dakota legislature in 1889 and in 1901 and served as Lawrence County Auditor from 1917 to 1920.

In 1920, Edward Warren erected The Mail Building to house his operation. Constructed of cast concrete blocks of native sandstone material, the new building replaced an outdated wood frame structure, which is no longer extant. The Queen City Mail grew to be one of the primary newspapers of the northern Black Hills region supporting the thriving commercial, industrial, and educational community of Spearfish. It continues to be a major source of communication in the area. In 1932, the newspaper moved from The Mail Building to newer quarters. Currently, the building is used as a retail floor covering store and for apartments.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2

The period of significance of the property extends from its construction in 1920 to 1932, when the building ceased to be the home of the newspaper.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

Cotton, J.Randall. "Onamental Concrete Block Houses." Old House Journal. v. 12, n. 8 (October 1984): pp. 180-183+.

Karolevitz, Robert F. With a Shirt Tail Full of Type: The Story of Newspapering in South Dakota. Freeman, SD: South Dakota Press Association, 1982. p. 90.

Kingbury, George W. History of Dakota Territory: Smith, George Martin. South Dakota: Its History and Its People. 5 vols.: Chicago: S.J. Clarke Publishing Co., 1915.

Lawrence County Historical Society. Some History of Lawrence County. Pierre, SD: State Publishing Co., 1981.