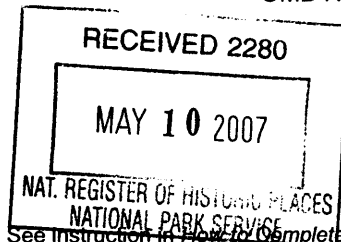


United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form



587

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 Pearl Hotel

other names/site number n/a

2. Location

street & number South Main [] not for publication

city or town Kadoka [] vicinity

state South Dakota code SD county Jackson code 071 zip code 57543

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: 04-17-2007

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:

- [] 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: Linda McMillan; Date of Action: 6-14-07

Pearl Hotel
Name of Property

Jackson 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/Hotel

Current Functions

(Enter categories from instructions)

Work in Progress

7. Description

Architectural Classification

(Enter categories from instructions)

No style

Materials

(Enter categories from instructions)

| | |
|------------|---------|
| foundation | cement |
| walls | wood |
| roof | asphalt |
| other | |

Narrative Description

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

Pearl Hotel
Name of Property

Jackson 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.

Areas of Significance

(Enter categories from instructions)

Commerce

Periods of Significance

1907-1957

Significant Dates

1907

Significant Person(s)

(Complete if Criterion B is marked above).

n/a

Cultural Affiliation

n/a

Architect/Builder

n/a

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
- # _____

Primary location of additional data:

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

Name of repository:

Pearl Hotel
Name of Property

Jackson 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. 13 780566 4859148
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 Chris B. Nelson

organization SD State Historic Preservation Office date 1 March 2007

street & number 900 Governors Drive telephone 605-773-3103

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 City of Kadoka

street & number PO Box 58 telephone _____

city or town Kadoka state SD zip code 57543

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 Reductions Projects (1024-0018), Washington, DC 20503.

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DESCRIPTION

The Pearl Hotel is located on South Main Street in Kadoka, South Dakota. It has a cement foundation, wood clapboard siding, and a flat roof.

The façade (east elevation) has from left to right on the first story, two doors, a band of three cottage windows, a three pane window, and another door. The second story has from left to right, a one-over-one double hung window, a door, a one-over-one double hung window, a door, and a one-over-one double hung window. There is a sign above the southernmost door that reads Hotel Pearl. There is a small cornice that protrudes slightly from the façade. A three-quarter width balcony that extended from the southwest corner was removed.

The south elevation has three window openings on the first floor and four on the second floor. All windows are one-over-one double hung windows; some have been boarded up. A ghost sign above the second floor windows reads "Pearl Hotel."

The west elevation has from left to right on the first floor a one-over-one double hung window, a door, two one-over-one double hung windows, and a door. The second floor has three one-over-one windows and a door. A stairway that led to the second floor door has been removed.

The north elevation has three one-over-one windows on the first floor and four one-over-one double hung windows on the second floor.

The interior of the building has tin ceilings and wood floors.

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Jackson County, South Dakota

SIGNIFICANCE

The City of Kadoka was originally named Willard but was eventually renamed Kadoka, which originated from "Hodoka", meaning "Hole in the Wall". The American Indians thought Kadoka was a fitting name because it sits at the mouth of a gap leading into the Badlands. The town was established in 1906 to coincide with the arrival of the Chicago, Milwaukee, St. Paul and Pacific Railroad.

The train depot was built in the spring of 1907 and town lots were sold April 7, 1907. J.A. Jones and his wife Minnie built the Pearl Hotel in 1907. The Pearl Hotel was the only lodging and eating establishment in Kadoka when it was built. Jones built his hotel across from the Milwaukee Depot because he knew all the activity would mean lots of business for his hotel. Many travelers and railroad workers stayed or ate at the restaurant in the Pearl Hotel.

Jones and his wife operated the motel until 1924, at which time they sold it to Hans Boock. The Boocks continued to operate the business into the 1960s.

The passenger trains quit coming through Kadoka in 1953 and the freight trains quit in 1978. When it was not used as a hotel by travelers, a number of kids from the country lived there during the school year. Shortly after this the Pearl Hotel was sold and used as a private residence. The last several years it has been vacant and not in use.

The main economic activity in the area is livestock production. 100 years ago Kadoka was one of the major cattle shipping points in western South Dakota.

The westward expansion of the railroad and the white settlement of South Dakota are synonymous. The railroad expansion created towns and then delivered the settlers to occupy them. After this initial wave of settlement that lasted from about 1870 to 1900, the role of the railroad changed. The railroad operated as the main source for passenger travel but was also the vital transportation link that supported South Dakota's agricultural economy. The railroad continues to serve agricultural production in the state, but its overall importance has been reduced with the emergence of the automobile.

As the automobile became the primary form of transportation after World War II, the vast railroad system began its decline. As the railroad became more freight dependent, it relied less on transporting humans. As a result, the built structures that comprised railroad complexes began to fade away. Depots and passenger terminals disappeared as their use diminished. Other auxiliary structures, such as water stations, coal houses, and ice houses, disappeared as new technology eliminated their need. With the exception of the necessary maintenance structures and agricultural structures, the contemporary appearance of railroad centers has vastly changed.

As railroad travel changed, so did the private businesses that had evolved with it. The hotels, boarding houses, restaurants, etc. whose livelihoods depended on the railroad also declined as the passengers and potential customers dried up. Many of these buildings that housed the ancillary businesses were moved, destroyed, or simply left to deteriorate.

The Pearl Hotel was established within a year of the town's founding, making it a first generation building in Kadoka. First generation hotels and other main street commercial buildings were usually of wood construction. Brick buildings were erected later to replace these structures as businesses grew and more substantial building materials became available. It was common in South Dakota for wood

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frame structures to be replaced by brick commercial buildings as their economies increased and as fire codes restricting the construction of wood frame buildings were implemented. Most of the early hotels were relatively unadorned wood frame structures.¹

The majority of the historic buildings, structures, and sites that the railroad built in Kadoka no longer exist. The Pearl Hotel is one of the few remaining links that connects the town to the railroad. The Pearl Hotel is eligible under Criterion A for the role it played as a social center for the community of Kadoka and as a fine example of the type of commercial buildings that accompanied the westward expansion of the railroad.

¹ David Erpstad and David Wood. *Building South Dakota*. (Pierre: SD, South Dakota State Historical Society Press, 1997), 148-49.

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BIBLIOGRAPHY

Erpestad, David and David Wood. *Building South Dakota*. South Dakota State Historical Society Press, Pierre: SD, 1997.

Jackson-Washabaugh Historical Society. *Jackson-Washabaugh Counties: 1915-1965*. State Publishing Co. Pierre: SD, 1965.

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GEOGRAPHICAL DATA**VERBAL BOUNDARY DESCRIPTION**

The boundary is an imaginary line that begins three feet northwest of the northwest corner and runs east to a point three feet northeast of the northeast corner and then runs south to a point three feet southeast of the southeast corner and then runs west to a point three feet to the southwest of the southwest corner and then runs north to the original starting point.

BOUNDARY JUSTIFICATION

THE BOUNDARY INCLUDES THE AREA ASSOCIATED WITH THE HOTEL.