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SEP 20 1989

NATIONAL REGISTER

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: Welch, L. J., House  
other name/ site number: DV-MT-MT-NE-81

2. Location

street & number: 608 East 4th Avenue /NA/ not for publication  
city, town: Mitchell /NA/ vicinity  
state: SOUTH DAKOTA code: SD county: Davison code: SD 035 zip code: 57301

3. Classification

Ownership of Property:	Category of Property	Number of Resources within Property:	
		Contributing	Noncontributing
/XX/ private	/XX/ building(s)	3	
/ / public-local	/ / district		
/ / public-state	/ / site		
/ / public-federal	/ / structure		
	/ / object	3	0
Name of related multiple property listing:		Number of contributing resources	
NA		previously listed in the National Register: 0	

11. Form Prepared by

name/title: Stephen Nicolaisen, owner; w/technical assistance by John Rau, SHPO staff  
organization: date: July 19, 1989  
street & number: 608 East 4th Ave. telephone: 605-996-5501  
city or town: Mitchell state: SOUTH DAKOTA zip code: 57301

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property name

, Davison  
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.

*Don Ford*  
Signature of certifying official                      9/17/87  
Date

South Dakota SHPO  
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

Entered in the  
National Register

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) \_\_\_\_\_

*Melores Byer*                      10/19/89

*fast*  
Signature of the Keeper                      Date

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property name

, Davison  
county

, SOUTH DAKOTA  
state

6. Function or Use (enter categories from instructions)

Historic functions:  
DOMESTIC/Single Dwelling

Current Functions:  
DOMESTIC/Single Dwelling

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7. Description

Architectural Classification:  
(enter categories from instructions)  
OTHER: American Foursquare

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

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

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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 / /B / /C / /D / /E / /F / /G

Areas of Significance (enter from instructions)  
Architecture

Period of Significance  
Circa 1915

Significant Dates  
Circa 1915

Significant Person  
NA

Cultural Affiliation  
NA

Architect/Builder  
Unknown

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

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Situated in the heart of Mitchell, South Dakota, a few blocks east of the central commercial core, the L. J. Welch House is a large two-and-one-half story wood frame dwelling designed in the popular vernacular American Foursquare style. The cube-shaped house rises from a foundation of ornamental concrete block masonry construction. Exterior walls are clad with narrow clapboard siding. A pyramidal roof covered with asphalt shingles caps the building. A massive brick chimney rises from near the peak of the roof. The half-story attic is lighted by a single hip-roofed dormer that projects from the roof surface on the south (front) facade. An enclosed sun porch sprawls across the front of the house. Projecting from the rear of the rear of the house is a small enclosed entry porch. Fenestration although generally balanced does consist of a number of different sizes and types of windows, including original wooden casement units. Many double-hung windows on the house feature multiple vertical muntins in the upper sashes, characteristic of the property's period of construction.

First floor interior space is divided on a symmetrical plan, with a central hall flanked by a large living room on the east and a dining room and kitchen on the west. The stairway to the second floor is located near the center of the house. A walk-through pantry separates the kitchen from the dining room. Hardwood floors, woodwork, doors, and built-in cabinets, including a hutch in the dining room, are found throughout the house. The doorway to the living room is flanked by paired fluted Doric columns. A fireplace is located along the west interior wall of the living room. Vertical-light French doors with sidelights open onto the enclosed sun porch from both the living room and the dining room. Interior appointments include numerous examples of original lighting fixtures, including a circa 1915 "shower" light fixture in the dining room.

A cistern is located just to the north of the rear porch.

Situated a few yards northwest and contemporary with the house is a wood frame garage (contributing). Similar in style to the dwelling, it is a one-story cubic building rising from a poured concrete foundation and floor. Walls are clad with narrow clapboard siding. The building is capped by a pyramidal roof covered with asphalt shingles. A modern wooden overhead door has been installed in the drive-through entry portal, but the size of the opening does not appear to have been changed.

Just to the east of the garage is a wood frame utility shed (contributing) also contemporary with the house. Like the other two buildings it features a cubic form, narrow clapboard siding, and a pyramidal roof covered with asphalt shingles.

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Under Criterion C of the National Register Criteria, the L. J. Welch House is significant in the area of architecture, because it is an excellent unaltered example of the popular vernacular style now commonly called the American Foursquare. Constructed in circa 1915, the house displays a plethora of authentic original design features. 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.

Promoted by pattern books and mail order houses, two-and-one-half story cubic dwellings commanded widespread popularity across the United States for at least the first three decades of the Twentieth Century. Now generally accepted by historians of vernacular architecture as the American Foursquare, this style is noted primarily by its large, massed cubic form. Facade treatments and floor plans vary considerably. Roof plans are either hipped or pyramidal (full or truncated). Open porches were incorporated into almost all designs. Like the older Queen Anne style, the Foursquare grew out of the enduring Craftsman movement; however, many examples feature Colonial Revival and Classical Revival elements becoming popular again for domestic architecture at the turn of the century. Often elements of Prairie School styling will be included. Costs of houses span a wide range depending upon personal tastes, needs, and resources of the owner. Yet these dwellings are generally noted for their affordability and versatility.

Almost completely unaltered, the Welch House illustrates this very recognizable cubic form and features numerous period appointments. Taking most of its influence from the Craftsman Style, the house displays such components as built-in cabinets, well crafted casement windows, vertical muntin sash windows, a brick fireplace, and French doors. Although the initial architectural plans now in possession of the owner called for an open porch, the enclosed sun porch appears to be very early, if not original. Authentic lighting fixtures of various types are found throughout the house. Typical period building materials include narrow clapboard siding and the ornamental concrete blocks used for the foundation.

Taking its name from a prominent pioneer politician and area homesteader, Davison County was organized in 1874 in the flat fertile plain of the James River valley. Mitchell, near the center of the county, had its beginnings the same year when early settlers staked out a claim on the confluence of Firesteel Creek and the James River. This townsite, known as Firesteel, was not acceptable to surveyors of the Chicago, Milwaukee, and St. Paul Railroad (the Milwaukee Road), who platted the present town of Mitchell three miles further west. Founded in 1879 and named for Alexander Mitchell, then

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president of the railroad, the city quickly became an important hub of regional commerce, transportation, and politics. Three times during the late 19th and early 20th centuries, the city became embroiled in a bitter campaign for the state capital, which it lost. Nevertheless, the community has persevered and remains a busy trade center today. Since the turn of the century, Mitchell has been the home of the world's only Corn Palace.

In circa 1915, local banker L. J. Welch had this house built. In quick succession it was owned by two other individuals-- G. W. Irwin, an engineer for the Milwaukee Road, and Robert J. Harrison, another early banker. In 1933, it was purchased by C. L. Morgan, a prominent local attorney, whose family held title to the property until 1988, when it was transferred to the current owners Stephen and Charlotte Nicolaisen.

The period of significance of the nominated property does not extend beyond its date of construction in circa 1915.

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property name

, Davison  
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

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**10. Geographical Data**

Acreeage of property: Less than one acre

**UTM References:**

A = /14/	/579-170/	/4840-210/	B = / /	/ /	/ /
C = / /	/ /	/ /	D = / /	/ /	/ /
ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING

Quad: Mitchell

Scale: 1:24000

**/ / see continuation sheet**

**Verbal Boundary Description:**

The nominated property is bounded by the legal description as recorded in the Davison County Register of Deeds Office: Lot 5 and the east one-half of Lot 6, Block 31, Cooley and Guernsey's Addition, City of Mitchell, Davison County, South Dakota.

**/ / see continuation sheet**

**Boundary Justification:**

The boundaries of the nominated property are based on legally recorded lot lines of the parcel historical associated with the property.

**/ / see continuation sheet**

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PHOTO DOCUMENTATION

1.

L. J. Welch House  
Mitchell, Davison County, South Dakota  
by John Rau  
August 1989  
Neg.: South Dakota Historical Preservation Center  
South (front) facade, camera facing north  
Photo No. 1

2.

L. J. Welch House  
Mitchell, Davison County, South Dakota  
by John Rau  
August 1989  
Neg.: South Dakota Historical Preservation Center  
east and north (rear) facades, camera facing southwest  
Photo No. 2

3.

L. J. Welch House  
Mitchell, Davison County, South Dakota  
by John Rau  
August 1989  
Neg.: South Dakota Historical Preservation Center  
French door leading from sun porch to living room, camera facing east  
Photo No. 3

4.

L. J. Welch House  
Mitchell, Davison County, South Dakota  
by John Rau  
August 1989  
Neg.: South Dakota Historical Preservation Center  
Built-in hutch in dining room, camera facing west  
Photo No. 4

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5.

L. J. Welch House

Mitchell, Davison County, South Dakota

by John Rau

August 1989

Neg.: South Dakota Historical Preservation Center

Garage, south and east facades, camera facing northwest

Photo No. 5

6.

L. J. Welch House

Mitchell, Davison County, South Dakota

by John Rau

August 1989

Neg.: South Dakota Historical Preservation Center

Utility shed, south (front) facade, camera facing north

Photo No. 6