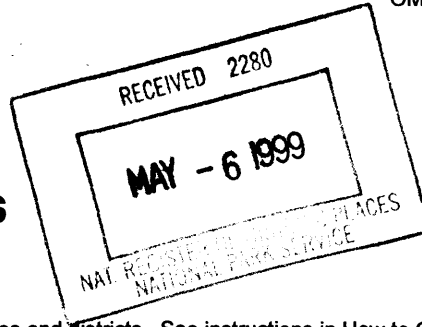


**United States Department of the Interior  
National Park Service**



**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 any 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 Mitchell West Central Residential Historic District  
other names/site number N/A

**2. Location**

street & number Roughly bounded by First and Seventh Avenues and Sanborn Blvd and Rowley St. not for publication   
city or town Mitchell vicinity   
State South Dakota code SD County Davison code 053 zip code 57301

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, 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.)

Jay D. Vogt  
Signature of certifying official

04-29-99  
Date

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 commenting or other official Date

**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

*Linda McCalland* 6/18/99

**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**

Contributing	Noncontributing	
<u>105</u>	<u>54</u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>105</u>	<u>54</u>	Total

Number of contributing resources previously listed in the National Register 3

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

**6. Function or Use**

**Historic Functions** (Enter categories from instructions)

Cat: Domestic	Sub: Single dwelling, multiple dwelling, secondary structure
<u>Religion</u>	<u>Religious Facility</u>
<u>Education</u>	<u>School</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

**Current Functions** (Enter categories from instructions)

Cat: Domestic	Sub: Single dwelling, multiple dwelling, secondary structure
<u>Religion</u>	<u>Religious Facility</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

---

**7. Description**

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**Architectural Classification** (Enter categories from instructions)

Late Victorian: Italianate, Second Empire,  
Queen Anne, Victorian or High Victorian  
Eclectic

**Materials** (Enter categories from instructions)

Foundation Quartzite, concrete  
Roof Asphalt, Wood, Clay Tile  
Walls Weatherboard, Vinyl, Aluminum,  
Shingle, Asbestos, Chalkrock  
Other    
 

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

See Continuation Sheets

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**8. Statement of Significance**

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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.)**

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a 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.

**Areas of Significance (Enter categories from instructions)**

Social History  
Community Planning and Development  
Architecture  
 \_\_\_\_\_

**Period of Significance**

1883-1949  
 \_\_\_\_\_  
 \_\_\_\_\_

**Significant Dates**

1884, 1885,  
1886, 1887,  
1901, 1905

**Significant Person**

(Complete if Criterion B is marked above)  
N/A

Cultural Affiliation N/A  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder Dixon, Walter J., Kings, Floyd F., Beach, W.W.  
\_\_\_\_\_

**Narrative Statement of Significance** (Explain the significance of the property on one or more continuation sheets.)

See Continuation Sheets

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### 9. Major Bibliographical References

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(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: Mitchell Historic Preservation Commission

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### 10. Geographical Data

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Acree of Property Approximately 25 acres

#### UTM References

(place additional UTM references on a continuation sheet.)

1	<u>14</u>	<u>578240</u>	<u>4840550</u>	3	<u>14</u>	<u>578430</u>	<u>4839990</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>14</u>	<u>578470</u>	<u>4840450</u>	4	<u>14</u>	<u>578200</u>	<u>4839900</u>

See continuation sheet

**Verbal Boundary Description** (Describe the boundaries of the property on a continuation sheet.) See Continuation Sheet

**Boundary Justification** (Explain why the boundaries were selected on a continuation sheet.) See Continuation Sheet

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### 11. Form Prepared By

---

Name/title Gemini Research and Lynda B. Schwan,  
SHPO Staff

Organization \_\_\_\_\_ date March 3, 1999

Street & number 15 E. 9<sup>th</sup> Street telephone 320-589-3846

City or town Morris state MN zip code 56267

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### Additional Documentation

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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)

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**Property Owner**

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(Complete this item at the request of the SHPO or FPO.)

name See continuation sheet  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state SD zip code \_\_\_\_\_

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**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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# National Register of Historic Places Continuation Sheet

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## Architectural Classification

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals: Colonial Revival, Classical Revival,

Late Gothic Revival, Mission/Spanish Colonial Revival

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements: Prairie School,  
Bungalow/Craftsman

Modern Movement: Art Deco

## Narrative Description

The Mitchell West Central Residential Historic District is located in Mitchell, a town of approximately 13,800 people in the James River Valley in southeastern South Dakota's Davison County. The historic district encompasses an approximately 12-square-block residential neighborhood located west of Mitchell's downtown commercial area. The historic district is a roughly two-block wide by 5 ½-block long rectangle which is located one block west of Mitchell's north-south aligned Main Street and 1 ½ blocks north of the Chicago, Milwaukee, and St. Paul (also known as the Milwaukee Road) railroad tracks. The tracks of the Chicago, St. Paul, Minneapolis, and Omaha Railroad originally ran along the path of present day Eighth Avenue, one block north of the district's boundary. The district, which includes some of the oldest parts of the city, is roughly bounded by Rowley Street on the east, Sanborn Boulevard on the west, West Seventh Avenue on the north, and an alley between West First and West Second Avenues on the south.

The properties in the Mitchell Historic Residential District were the subject of an intensive-level historic sites survey which was conducted in 1992-1993 by the Mitchell Historic Preservation Commission in cooperation with the State Historic Preservation Office. The survey was part of the Mitchell Historic Preservation Commission's ongoing effort to comprehensively survey and evaluate Mitchell's historic resources. The properties within the Mitchell Historic Residential District are a subset of the 30-square block area that was surveyed in 1992-1993.



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# **National Register of Historic Places**

## **Continuation Sheet**

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The district is comprised primarily of 19<sup>th</sup> and early 20<sup>th</sup> century houses and contains 94 parcels on which stand 105 contributing buildings and 54 noncontributing buildings. The majority of the contributing structures in the district are single family homes. Three properties are already listed on the National Register. They include: the John F. Anderson House at 323 N. Duff St., Koch Apartments at 209 West Second Avenue and Koch Williams House at 201 West Second Avenue. One property is currently listed on the State Register, Koch Flats at 203 West Second Avenue.

The 63 contributing houses in the district range in date from circa 1883 to circa 1938. Most of the houses are Queen Anne, "Folk Victorian" (meaning they have vernacular Victorian-era forms and designs), or Craftsman in style. There are fewer examples of the Italianate, Colonial Revival, Neoclassical, and Prairie styles, and two rare examples of the French Second Empire style. Most of the houses range from one to two and one-half stories in height and are in fair to good condition although most have been altered to some degree. There has been very little post-World War II infill housing. Most of the houses categorized as noncontributing are altered, rather than being noncontributing because of recent construction dates.

Other contributing principal structures include one duplex house, one boarding house or hotel, one church, and four apartment buildings. The district's apartment buildings include: Koch Flats (circa 1902) at 203 W. Second Ave., Else Apartments (circa 1918) at 121 W. Sixth Ave., Wilson Apartments (circa 1929) at 404 N. Duff St., and the former Whittier School (1880) which was substantially remodeled circa 1938 into an apartment building at 209 W. Second Ave. These four apartment buildings are among only a handful of pre-World War II apartment buildings standing in Mitchell. The boarding house or hotel is the Western Hotel (circa 1883) at 210 W. Second Ave. The contributing churches are St. Mary's Episcopal Church (1912) at 214 W. Third Ave and the First Lutheran Church (circa 1948) at 411 N. Duff Street. Noncontributing principal structures include two apartment buildings, one post office, and one professional office, all of which were built after 1949.

All but three of the principal structures in the district are woodframe. One rare, very early chalkstone house, the Goodykoontz House, was built circa 1883 at 205 N. Duff St. The remaining two non-woodframe principal structures are brick veneer: the Western Hotel (circa 1883) at 210 W. Second Ave. and the Russ House (circa 1886) at 113 W. Sixth Ave. Many of the principal structures in the district have foundations made of red quartzite that was quarried in southeastern South Dakota and used for several churches, public buildings, and commercial structures in Mitchell.

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## National Register of Historic Places Continuation Sheet

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The city streets in the district were platted in Mitchell's predominant gridiron pattern. Most of the streets retain their original widths of 66 feet and most have circa 1970 streetlamps. The City of Mitchell installed historic reproduction streetlamps, featuring a corn motif cast in the concrete base, on North Rowley Street in 1993-1994. Most of the blocks are 300 feet square and are divided into 12 lots that measure 50 feet wide by 142 feet deep. Sixteen-foot-wide alleys bisect many of the blocks and tend to run north and south in Rowley's Second Addition and east and west in the Original Townsite portion of the district. Nearly all of the houses are set back uniformly from the street. Most streets are lined with sidewalks and boulevards with mature deciduous trees. Most of the properties are landscaped with grass-planted lawns, shrubs, and deciduous trees.

Nearly all of the district's 66 secondary structures are modest, utilitarian automobile garages constructed between circa 1910 and circa 1940. Of these structures, 35 outbuildings are contributing and 31 are noncontributing. All of the noncontributing garages were built after circa 1949. The most unusual outbuilding in the district is a large circa 1903 combination garage and powerhouse which accompanies the Koch Flats (circa 1902) at 203 W. Second Avenue. No large barns or carriage houses stand within the district.

A brief description of contributing principle buildings in the district is provided below. The properties are arranged by street address and may be identified by street address on the accompanying map entitled "Mitchell West Central Residential Historic District, Mitchell, South Dakota." A complete list of all properties in the district appears at the end of the Narrative Description section.

201 W. 2<sup>nd</sup> Ave.  
Koch House  
Built circa 1901  
1 Contributing House  
National Register Listed

The Koch House is one of a handful of large, elaborate Queen Anne style houses in the district. It is two and one-half stories tall with two story bay windows under gable ends on the eastern and western elevations. A full open porch with a quartzite base and half-length Tuscan columns spans

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the northern facade and wraps around the northeastern corner. The porch has two main entrances, a detail rare in Mitchell. There is an unusual square hipped roof at the porch's northern entrance, a pediment over the eastern entrance and dentil detailing at the porch cornice. The main facade has a two story bay window, a second story two-sided oriel window, and an attic level rectangular oriel window with triangular panes in the upper sash. The house has clapboard siding, a quartzite foundation, and rectangular window openings with one-over-one panes. It is further ornamented with fishscale shingles, Queen Anne and Palladian windows at the attic level, and two tiny eyebrow dormers lighting the attic on the eastern facade. The house has a hipped-roof rear addition and was converted into five apartments circa 1930. A fence comprised of brick piers with chains hanging between them lines the northern and eastern edges of this property and the rest of the Koch Flats complex.

This was the home of William Koch, an agricultural implement dealer. He apparently lived alone here until sometime between 1907 and 1913 when his wife Mary Koch joined him. Koch helped raise funds to establish St. Joseph's Hospital in 1906. In 1913 Koch was treasurer of O. L. Branson and Company, a banking and real estate firm. Mary Koch survived William and continued to live here into the late 1910s.

203 W. 2<sup>nd</sup> Ave.  
Koch Flats  
Built circa 1902  
1 Contributing Apartment Building  
1 Contributing Garage  
State Register Listed

With a Mansard roof, Classically-inspired window hoods and detailing, and wall surfaces covered with heavily-textured pressed metal which simulates stone, Koch Flats is a good example of the French Second Empire style which is rare in South Dakota. It is even more unusual as part of an early 20<sup>th</sup> century apartment building complex which includes a large intact garage and powerhouse. This two and one-half story, wood frame building rests on a quartzite foundation. Its Mansard roof is covered with pressed metal which simulates slate tiles. The roof has a heavy cornice and closely spaced shed-roofed dormers. There is a cornice at the top of the second story. At the outer bays of the main facade are two, three-story bay windows with polygonal roofs. The central bay of the main facade is topped by a pediment dormer. There is a

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# National Register of Historic Places

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three story wood frame porch spanning the rear elevation. The building's front porches have been altered or replaced with stucco-covered porches. The building has been recently renovated.

Built circa 1903, the one and one-half story garage and powerhouse at the rear matches the apartment building in style and detailing. It retains a Mansard roof, decorative metal siding, rare hinged garage doors with multi-paned windows and multi-paned transom lights on the eastern elevation, pediment and shed-roofed dormers, an iron balcony on the eastern elevation, and a 45-foot-tall brick chimney. The building has a western addition built to house additional cars. A fence comprised of brick piers with chains hanging between them has been added to the northern edge of this property and the rest of the Koch Flats complex. This 12-unit wood frame structure is the oldest apartment building in the district, which was originally built for that purpose. It is the second-oldest structure in what eventually became a five-building Koch Flats apartment complex.

209 W. 2<sup>nd</sup> Ave.  
Koch Flats (former Whittier School)  
Remodeled circa 1938 (Built 1880)  
Architect: Kings and Dixon (circa 1938)  
1 Contributing Apartment Building  
National Register Listed

Koch Flats, a three story, wood frame, former school building, was built in 1880 as Mitchell's first public school. It was moved from its original site in 1895 to make room for Central School. Until 1935 it was located about two blocks west of its current site. When Mitchell's current Whittier School was built beginning in 1935, this building was moved to this site to become part of the Koch Flats apartment complex. (See also Koch Flats at 203 W. Second Ave.) About 1938, local architects, Kings and Dixon designed its conversion into an apartment building. The building was altered extensively during the remodeling. It originally had a three and one-half story entrance tower, a truncated hipped roof, Italianate style bracketed eaves, and narrow double hung sash.

Although the building has lost integrity as a school building, it is now architecturally significant as one of Mitchell's best examples of the Art Deco style. Its intact Art Deco features include smooth stucco wall surfaces, curved balconies on the main facade, a dramatic projecting central entrance bay (stairwell) with a stepped geometric design of glass block, and paired windows which wrap

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around each corner. The truncated-hipped roof visible at the top is nearly all that is evident of the original Whittier School. The building currently has 13 units.

210 W. 2<sup>nd</sup> Ave.  
Western Hotel  
Built circa 1883  
1 Contributing Hotel  
1 Contributing Garage

This two story, Italianate style building is wood frame with a veneer of soft red brick and a stone foundation. Its rather complex massing is comprised of three merged box forms. It has typical Italianate style vertical emphasis to the design, widely-spaced narrow segmental-arched window openings with one-over-one sash, and an overhanging cornice with ornate paired brackets and a paneled frieze. There are two windows in a single segmental-arched opening at the center of the main facade. This building is a rare example of the Italianate style and one of the most intact examples of this style in Mitchell. It is also rare because of its brick construction. The building has been covered with stucco and an early hipped-roofed, L-shaped wood frame porch has been added to the main facade. A one story wood frame addition with a second story sleeping porch has been added to the rear elevation. It is currently a duplex. At the rear of the lot is a circa 1930 contributing garage.

Located about two blocks west of Main Street, this building is marked "Western Hotel" on an 1884 Sanborn insurance map. It dates from circa 1883, the city's early settlement period, and is one of the oldest boarding houses or residential hotels in Mitchell. By 1902, it was apparently a private home.

212 W. 2<sup>nd</sup> Ave.  
Built circa 1883  
1 Contributing House  
1 Contributing Garage

This one story house has a simple vernacular design with an asphalt shingle hipped roof. The main structure is a very small square with an addition to the rear and east. The gable roof, front

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### **Continuation Sheet**

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porch, according to Sanborn Maps, the third porch on the house. It has clapboard siding and a rockfaced concrete block foundation. The house features one-over-one double hung windows. This house is a pre-1884 house that has been changed by historic alterations. The result is a sturdy 1920's design. The core of the house dates from the early settlement period in Mitchell's history and the alterations from the city's mature urban residential growth phase.

217 W. 2<sup>nd</sup> Ave.  
Leehan House  
Built circa 1883  
1 Contributing House  
1 Contributing Garage

This one and one-half story house has an L-shaped design with a hipped-roofed front porch located at the intersection of two gabled-roofed forms. It has clapboard siding and a rockfaced concrete block foundation. It has a rare gabled-roofed wall dormer on the main facade that suggests an early construction date. The rectangular window openings have two-over-two and one-over-one sash and there is a large fixed window on the main facade. The interior retains an open staircase, oak woodwork, and other original features. The front porch has been enclosed and small entrance porches have been added to the western and rear elevations. The house has been converted to a duplex. With the exception of the entrance porches, this house is a well-preserved example of a tri-gabled ell, a common Midwestern house type. At the rear of the lot is one circa 1925 contributing garage. This house dates from the early settlement period in Mitchell's history.

313 W. 2<sup>nd</sup> Ave.  
Lane House  
Circa 1912  
1 Contributing House  
1 Non-Contributing Garage

This is a one and one-half story Craftsman bungalow. It has a side gable facing the street with a rockfaced concrete block foundation. It has a large gable dormer with a balcony with square

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balusters on the main facade. The house has one-over-one, double hung windows with new storms. The clapboard siding has been covered with aluminum siding. The original stained glass transom windows on the main facade remain.

316 W. 2<sup>nd</sup> Ave.  
Built circa 1886  
1 Contributing House  
1 Non-Contributing Garage

This is a two story gable-and-wing Folk Victorian house from the settlement period of Mitchell. The once clapboard sided house has since been altered with a coating of stucco yet the fishscales in the gable ends remain. Many of the once two-over-two windows have been replaced with one-over-one double hung windows. A chimney has been added to the facade and a carport to the east elevation.

317 W. 2<sup>nd</sup> Ave.  
Built circa 1935  
1 Contributing House  
1 Contributing Garage

This is a one and one-half story Minimal Traditional House. The gable front, asphalt shingled house is clad with stucco. It has three-over-one double hung windows flanked by shutters. The entry on the facade is covered with a gable dormer. The house has newer storm windows and doors. The garage at the rear of the property is a gabled structure with the ability to house one vehicle. It is clad in wood clapboards.

320-322 W. 2<sup>nd</sup> Ave.  
Duplex House  
Built circa 1915  
1 Contributing Duplex House

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This building is apparently the only structure that was built as a duplex house within the district. It has two and one-half stories, a gabled roof, a rockfaced concrete block foundation, and a symmetrical design. Across the main facade is a hipped-roofed porch. There are projecting gable-roofed bays on the eastern and western elevations. The rectangular window openings have four-over-one sash on the second story and three-over-one sash on the first story. Minor exterior alterations include the replacement of the porch columns and base, and covering the original clapboard with asbestos siding. The building is now used as apartments.

323 W. 2<sup>nd</sup> Ave.  
Built circa 1915  
1 Contributing House

This is a one story, side gable bungalow. The house is covered in coarsely textured stucco. It has three-over-one double hung windows varying in size from square to rectangular. The only alteration is the front porch addition.

200 W. 3<sup>rd</sup> Ave.  
Cassem House  
Built circa 1905  
1 Contributing House  
1 Non-Contributing Garage

The Cassem House is an intact example of the Queen Anne style, which is one of the largest houses standing in the historic district. It has complex massing which is dominated by a three story rounded tower with conical cap and a ball finial located at the southwestern corner. Gable ends project from the roofline on the southern (main) facade and the western and eastern elevations. On the western elevation the gable end projects over a two story rectangular projecting bay, on the main facade over a second story oriel window, and on the eastern elevation over a first story polygonal bay window. The gable ends are treated differently on the three sides of the house. There is a Palladian window in the eastern gable end, a double-hung window with triangular panes recessed within a decorated arch on the main facade, and a semi-circular window in the western gable end. The house has two and one-half stories, clapboard siding, rectangular one-over-one sash, and a quartzite foundation. The attic level of the house and the tower are covered with square-cut wood shingles. The interior retains original woodwork and tall ceilings.



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The exterior has been altered slightly through the removal of the original open porch on the main facade and the alteration of the entrance area. A rear porch was also probably removed. The house has been converted into several apartments. At the rear of the lot is a circa 1970 noncontributing garage.

201 W. 3<sup>rd</sup> Ave.  
Wells House  
Built circa 1901  
1 Contributing House

The Wells House is a largely intact example of the Queen Anne style with complex, picturesque massing. It is two and one-half stories tall and sits on a quartzite foundation. An open, hipped-roofed porch with Tuscan columns and turned balusters curves around the northeastern corner. Within the porch is a one story corner bay window, and above the porch the corner of the second story is canted. The house has rectangular one-over-one sash, several stained glass windows, and square-cut wood shingles and bull's-eye windows in the gable ends. The interior retains an intact floor plan and ornate woodwork, which is lightly stained and varnished. The house has been encased in metal siding. Two small shed dormers have been added to the main facade and there is a rear addition. This house was built sometime between 1898 and 1903.

205 W. 3<sup>rd</sup> Ave.  
Liko House  
Built circa 1902  
1 Contributing House  
1 Non-Contributing Garage

The Liko house is an Italianate house built circa 1902. This house represents Mitchell's residential development immediately after the pioneer decades of the first settlement. It has a hipped roof with decorative brackets at the eave line. The exterior is clad in stucco and has evenly spaced one-over-one double hung replacement windows. The facade features a one story stucco hip roof porch with wide, short porch supports. The entire structure has a quartzite foundation. At the rear of the property is a non-contributing garage.

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214 W. 3<sup>rd</sup> Ave.  
St. Mary's Episcopal Church  
Built 1912  
Architect: W. W. Beach  
1 Contributing Church

St. Mary's Episcopal Church is an excellent example of the Gothic Revival style, constructed of smoothly dressed, buff-colored limestone in 1912. The church was designed by W. W. Beach of Sioux City, possibly in collaboration with a prominent national firm, Cram, Goodhue, and Ferguson of Boston. The main facade has a large ogee-arched stained glass window with Gothic tracery and a one story flat-roofed stone entrance porch. The six-bay nave has pointed-arched stained glass windows which are separated by buttresses. A transept projects from the eastern elevation. There is another large pointed-arched stained glass window at the northern end behind the altar. The church has a red ceramic tile roof and original woodwork on the interior. A parish hall, an unobtrusive basement-grade rear addition, was added at the northeastern corner in 1954. The stonework was repointed circa 1992. Along the edge of the property is a low retaining wall constructed circa 1980 of concrete blocks which are colored to match the stone of the church. St. Mary's is one of Mitchell's three oldest church congregations. It was organized in 1880 as an outgrowth of the Methodist Episcopal Church which originally was located in Firesteel. The first church was built in 1881 farther east on this block. It was replaced by the present church in 1912. The church's first stained glass was installed after 1919.

215 W. 3<sup>rd</sup> Ave.  
Hager House  
Built circa 1886  
1 Contributing House  
1 Contributing Garage

The Hager House, built sometime between 1884 and 1887, is one of the largest and most elaborate houses in the district that date from Mitchell's early settlement period. It is an intact, two story, clapboard-covered house resting on a stone foundation. The house displays an unusual blending of Italianate style features such as boxlike massing, a shallow-pitched hipped roof, vertical emphasis to the design, triangular dormers on northern and eastern facades, corner

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pilasters with chamfered corners, and a relatively narrow two story bay window on the eastern facade. It also includes Neo-classical features such as a pedimented entrance porch supported by Tuscan columns, dentils at the cornice, and nine-over-one and twelve-over-one sash. There are unusual large multi-paned casement windows on the main facade and vertical wainscoting-like siding on the triangular dormers. On the rear facade is a second story sleeping porch or sunroom within the massing of the roofline at the southeastern corner. The house appears to be basically intact except for the early multi-paned front entrance porch enclosure. Behind the house at the alley is a circa 1900 contributing garage.

The house is historically significant for its associations with early owner Adelbert B. Hager, an early Mitchell attorney and real estate dealer, and with Mina Hager, an opera singer of national reputation. Adelbert B. Hager, lived here with Arthur Hager, a student, and Maude H. Hager, a stenographer in Hager's office. By 1921 Adelbert had married Eva Hager. Mina Hager, apparently Hager's niece, was a music graduate of Dakota Wesleyan University who sang with the Chicago Grand Opera, studied in Europe, and was living and performing in New York City by 1935. She gave vocal lessons in the house's rear second story sunroom.

219 W. 3<sup>rd</sup> Ave.  
Peterson House  
Built circa 1918  
1 Contributing House  
1 Contributing Garage  
1 Noncontributing Garage

This handsome and well-preserved house is one of the largest and most intact examples of the Craftsman style in the district. It has a gabled roof, one and one-half stories, and is covered with unusual, coarsely-textured stucco. It has a two story sunporch or sleeping porch on the eastern elevation beneath a gabled roof. On the main facade is a gabled-roofed front entrance porch. The house has many typical Craftsman style details such as overhanging eaves, exposed rafters, wide bargeboards, knee braces, a suggestion of half-timbering in the gable ends, an exterior end wall chimney, and a Craftsman style front door. There is a shed-roofed enclosed entrance porch on the rear elevation. The interior is intact with oak floors and extensive oak woodwork. At the rear of the lot is a circa 1920 contributing garage and a circa 1950 noncontributing garage. The

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Peterson House was owned by Henry A. and Gertrude P. Peterson, proprietors of Peterson Hardware.

223 W. 3<sup>rd</sup> Ave.  
Raymond House  
Built circa 1918  
1 Contributing House

The Raymond House is an intact example of a Craftsman style house with its gable end facing the street, a version of the style, which was common in Mitchell in the mid-to-late 1910s and the early 1920s. The house has a shallow-pitched gabled roof, which allows a full second story. It has clapboard siding, exposed rafter tails, knee braces, and wide bargeboards. It is supported by a rockfaced concrete block foundation and porch base. The house has rectangular window openings with four-over-one sash, one-over-one sash, and an oriel window on the western elevation. The interior retains an open stairway and original woodwork. There is an unobtrusive rear addition.

308 W. 3<sup>rd</sup> Ave.  
Burns House  
Built circa 1903  
1 Contributing House

The Burns House is a two and one-half story example of the Queen Anne style, which rests on a quartzite foundation. The house retains complex massing with gable ends which project from the hipped roof on the western, southern, and eastern elevations, two story polygonal bay windows on the southern and eastern elevations, and a one story polygonal bay window beneath the projecting gable end on the western elevation. It has a large, open, L-shaped hipped-roofed porch, which is supported by Tuscan columns. The rectangular window openings are filled with one-over-one sash. There is a Palladian window in the main gable end, which is supported by large brackets. The interior retains original features such as an ornate door, ornate woodwork, marble on the fireplace, and an open stairway with an ornate balustrade and newel post. The house has been covered with asbestos siding, and some ornamentation has been covered. The front porch

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balustrades have been replaced and a garage has been added to the rear northeastern corner. The interior has been converted into apartments.

The house is historically significant as the home of leading Mitchell business owners and civic leaders Thomas C. and Lucile Burns. Thomas C. Burns was president of the Rathbun Grocery Company and Lucile Burns was vice president of the company. The Burns helped secure funding to establish St. Joseph's Hospital in 1906. Thomas C. and Lucile Burns lived here with Celestine, Lucile, and Mary L. Burns, presumably their children.

312 W. 3<sup>rd</sup> Ave.  
Webber House  
Built circa 1902  
1 Contributing House  
1 Noncontributing Garage

The Webber house is a two story Queen Anne style residence which, while not as complex and ornate as some houses of this scale in Mitchell, is largely intact and in good condition. The house has clapboard siding, a stone foundation, and gable ends which project from the hipped roof on the southern (main) facade and eastern elevation. The main facade has a shed-roofed open porch supported by Tuscan columns. The southeastern corner of the house is canted and the rectangular window openings have two-over-two and one-over-one sash. Other ornamentation includes a bull's-eye window and square-cut wood shingles in the gable ends. There is a gable-roofed rear kitchen wing with two-over-two sash. The house has been converted to a duplex and an exterior staircase has been added to the rear elevation. At the rear of the lot is a circa 1960 noncontributing garage.

The Webber House was built sometime between 1898 and 1903. It was the home of Samuel Webber, proprietor of the Webber and Company restaurant (later Webber's Restaurant). Webber's was serving meals in Mitchell as early as 1883. Samuel Webber was also one of the co-founders of the Commercial Savings Bank in 1897. Webber first lived here with Charles A. Webber and Loren W. Webber, co-proprietors of the family business. By 1913 Mary J. Webber, wife of Samuel Webber, was living here, and Charles A. Webber was residing elsewhere. By 1921 Jessie C. Webber, wife of Loren W., was also living here. The Webbers lived here at least through 1937.

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320 W. 3<sup>rd</sup> Ave.  
Moore House  
Built circa 1895  
1 Contributing House  
1 Contributing Garage

This house apparently dates from the period 1891-1898 but was transformed in the 1910s or 1920s into a well-detailed and handsome example of the Craftsman style. It is a one story house with an intersecting gabled roof and a stucco-covered exterior. Typical Craftsman style features include exposed rafter tails, mock half-timbering, simple knee braces, and a gable-roofed entrance porch which has been enclosed. At the rear of the lot is circa 1920 contributing garage.

200 W. 4<sup>th</sup> Ave.  
Johnston House  
Built circa 1890  
1 Contributing House

The Johnston House, constructed circa 1890, is significant for its association with G. A. Johnston and his role in the development of the district and well as the economic impacts on Mitchell. The house is Queen Anne style with an irregular plan. It has had significant alterations including a porch that has been partially enclosed, new one-over-one windows and doors, aluminum siding, ornamentation removed, rear addition, and an added garage.

It was the home of George A. Johnston, an early settler for Mitchell. The house represents the early period of settlement and was once one of the most ostentatious houses from that early era. Mr. Johnston was one of two major merchants during the early period of settlement.

210 W. 4<sup>th</sup> Ave.  
Herrick House  
Built circa 1912  
1 Contributing House

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### 1 Contributing Garage

The Herrick House is an intact example of the Craftsman style. This one and one-half story bungalow has an open porch within the massing of the roofline. The porch is supported by short columns, which rest on a solid balustrade. The house has wide overhanging eaves, exposed rafter tails, knee braces, and bargeboards with curving ends. The rectangular window openings have one-over-one sash and there are leaded glass windows with diamond-shaped panes on the southern elevation. The house has been covered with composition board siding but is otherwise intact. At the rear of the lot is a circa 1920 contributing garage.

215 W. 4<sup>th</sup> Ave.  
Stair House  
Built circa 1915  
1 Contributing House

The Stair House is a formal, sophisticated, two story example of Prairie style influence with a horizontal design emphasis, wide overhanging eaves, broad smooth stucco wall surfaces, and horizontally-banded windows. The first story windows are arranged in groups and topped by dentil-like detailing beneath an entablature which is supported by simple brackets. The entablatures join a simple hipped entrance overhang, which is supported by heavy corbels. The curves of the corbels are echoed in the curving sides of the front steps. There is a sunporch on the eastern elevation and a second story sunroom on the rear elevation. The interior retains original features such as intact woodwork, built-in china cupboards, French doors in the dining room, and diamond-shaped leaded glass windows in the living room. At the rear elevation is an unusual below-grade parking garage, which is entered via a sloping concrete drive. The house is basically intact. There is a low concrete retaining wall along the front (northern) edge of the lot.

218 W. 4<sup>th</sup> Ave.  
Lamme House  
Built circa 1905  
1 Contributing House  
1 Contributing Garage

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This two and one-half story front gable house is vernacular in form. It has a concrete block foundation with clapboard and wood shingle siding. It has one-over-one double hung windows and a bay window beneath the projecting gable end on the east elevation. The roof has intersecting gables that are covered with wood shingles. While the front porch has been enclosed and shutters have been added, the house contributes to the district. The house represents the period of urban growth in residential Mitchell, which occurred just after the state capitol competition. At the rear of the property sits a contributing garage.

223 W. 4<sup>th</sup> Ave.  
Hitchcock House  
Built circa 1886  
1 Contributing House  
2 Noncontributing Garages

This one and one-half story house has a steeply-pitched intersecting gabled roof. It retains several features reminiscent of the Stick Style, and may originally have had stickwork and decorative patterning on the exterior wall surfaces. The original clapboard siding is visible on the main facade within the porch. The roof has exposed rafters at the eaves and closely-spaced brackets at the cornice level of the main facade. A shed-roofed overhang supported by simple curving brackets on the western elevation suggests Stick or Eastlake influences. The northeastern corner of the house has a porch within the massing of the roofline. The porch, now screened, has simple square timber posts and a fieldstone base. Most windows have one-over-one sash and several upper story windows have Queen Anne style double-hung windows with 42 panes in the upper sash. There is a small oriel window on the eastern elevation. The interior is basically intact with oak woodwork, double base boards, a built-in china cabinet, and other original features. Alterations include the stuccoing of the exterior walls and the addition of fieldstone to the porch. The hipped dormer was also probably added. Behind the house are two noncontributing garages built circa 1955 and circa 1960.

300 W. 4<sup>th</sup> Ave.  
Gunderson House  
Built circa 1920  
1 Contributing House  
1 Noncontributing Garage



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The Gunderson House is a well-preserved example of a fairly large Craftsman bungalow. It is one and one-half stories tall with a concrete block foundation. The house has a front porch within the massing of a wide gabled roofline which is entered from the southern side. The porch is supported by square, battered wooden columns resting on a rockfaced concrete block base. It has characteristic Craftsman style wide overhanging eaves with exposed rafter tails, and wide bargeboards. It has a smooth stucco exterior, rectangular window openings with four-over-one sash, and a shallow rectangular oriel window on the southern elevation. The house is basically intact with the exception of the enclosure of the northern half of the porch. Also on the property is a circa 1990 noncontributing garage. This was the home of Carl and Gertrude B. Gunderson. Carl Gunderson served as Lieutenant Governor of South Dakota in the early 1920s.

310 W. 4<sup>th</sup> Ave.  
Branson House  
Built circa 1901  
1 Contributing House  
1 Contributing Garage

The Branson House is a large, intact, one and one-half story Colonial Revival style house with a broadside gambrel roof. Spanning the main facade is a deep front porch, which is supported by short, square columns resting on a solid balustrade. The porch has a brick base and is approached via brick steps. Most of the window openings are rectangular with one-over-one sash. There is an oriel window and two bull's-eye windows on the eastern facade, and a diamond-shaped window in the gable end on the main facade. At the northeastern corner is an open rear porch. The house has been covered with metal siding and the porch has been screened-in. The house is set back from the street on a large lot with mature oak trees. Also on the property is a circa 1925 contributing garage.

The Branson House was built sometime between 1898 and 1903. This was the home of Otis L. Branson, a prominent Mitchell banker and politician. He owned the First National Bank of Mitchell, was mayor of the city in 1906-1908, served as a state senator for two terms, and ran unsuccessfully for the U.S. Congress. Branson lived here with his wife Hattie A. Branson, Raymond Branson, a stenographer and later assistant cashier at the First National Bank, and Genevieve Branson, a student. The family lived here at least through 1917. In 1937 Bernard I.

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and Ruth I. Lahey lived here. Bernard I. Lahey was the president of Mitchell Wholesale Grocery and Fruit Company.

315 W. 4<sup>th</sup> Ave.  
Moyer House  
Built circa 1905  
1 Contributing House  
1 Contributing Garage

The Moyer House is an intact example of the influence of the Classical Revival style on turn of the century residential design in Mitchell. The house has a deep, wide open porch with a massive base of rockfaced, coursed ashlar quartzite. The porch has wooden Tuscan columns and a full pediment over the entrance. The porch spans the main facade and wraps around to the eastern elevation where it becomes an enclosed sunroom. The house has two and one-half stories, clapboard siding, a quartzite foundation, a tripartite window on the main facade, gable returns, and narrow corner pilasters with Doric capitals. The rectangular window openings have one-over-one sash and simple architraves at the top of the window frames. Behind the house is a circa 1940 contributing garage.

319 W. 4<sup>th</sup> Ave.  
Shepard House  
Built circa 1910  
1 Contributing House  
1 Contributing Garage

The Shepard House is a two and one-half story Foursquare structure. It has a cut stone foundation with clapboard siding. It has one-over-one double hung windows. The house has a hipped roof covered with asphalt shingles. The front porch features a second story balcony with a wooden balustrade. While the front porch has been enclosed and shutters have been added, the house contributes to the district. The house represents the period of urban growth in residential Mitchell, which occurred just after the state capitol competition. At the rear of the property sits a contributing one and one-half story garage.

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321 W. 4<sup>th</sup> Ave.  
Hager House  
Built circa 1901  
1 Contributing House  
1 Contributing Garage

The Hager House is a one and one-half story vernacular house. It has a refaced foundation and stucco cladding. It has one-over-one replacement windows. The house has a clipped gable roof with intersecting gables covered with asphalt shingles. The only alterations to the house are the replacement windows and the enclosed main entry. The house is associated with Mitchell's early settlement period. At the rear of the property sits a contributing one story garage.

217 W. 5<sup>th</sup> Ave.  
Built circa 1920  
1 Contributing House

This is a one story bungalow house. It has a cut stone foundation and stucco clad exterior. It has three-over-one double hung windows. The house has a truncated, hipped roof covered with asphalt shingles. It was wide overhanging eaves with decorative brackets above the entrance. This is a modest residence that was built during a positive period in Mitchell's economy.

221 W. 5<sup>th</sup> Ave.  
Built circa 1925  
1 Contributing House  
1 Contributing Garage

This house is a very well-preserved 1920s Colonial Revival style house with an intact garage of the same period. The house has clapboard siding, a rockfaced concrete block foundation, and a steeply-pitched gambrel roof which is covered with wood shingles. Two large shed-roofed dormers light the upper half story. There is a one story, sunporch on the western elevation. The house has rectangular three-over-one sash windows and a Craftsman style front door. The entrance area has been altered slightly. Behind the house is a circa 1925 contributing garage with a jerkinhead roof and exposed rafter tails.

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312 W. 5<sup>th</sup> Ave.  
Built circa 1894  
1 Contributing House  
1 Contributing Garage

This is a two story dwelling with an L-shaped form, a rockfaced concrete block foundation, and an intersecting gabled roof with gable returns. There is a porch located at the intersection of the wings and a rectangular bay window on the main facade. Some of the rectangular window openings retain two-over-two sash. The house is apparently back-plastered so that it is unusually warm and air-tight for its age. The interior has oak flooring and oak woodwork with cornerblock motifs. The porch columns and balusters have been replaced, it has been covered with stucco, and it has been converted into a duplex. Standing behind the house is a circa 1930 contributing garage constructed of hollow tile. This house, which was built sometime between 1891 and 1898, predates many of its neighbors.

121 W. 6<sup>th</sup> Ave.  
Else Apartments  
Built circa 1918  
1 Contributing Apartment Building

The Else Apartments is a two story, stucco-covered, mildly Classical Revival style building. The building has a simple Classical Revival style cornice and Classical Revival treatment of the northern facade's two main entrances. The 12-unit building is located on the western edge of downtown at the corner of Sixth Avenue and Rowley Street. The Else Apartments were built circa 1918. It is probable that the Rowley streetcar line, which operated from 1915-1917, served as an impetus to the building's construction. By 1937, the building was known as the Comstock Apartments.

222 W. 6<sup>th</sup> Ave.  
Built circa 1901  
1 Contributing House

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This house has an unusually intact vernacular Victorian-era design. It has one and one-half stories, clapboard siding, and a stone foundation. On the main facade is an intact open porch, which is supported by Tuscan columns. The rectangular window openings have one-over-one sash and simple architraves at the top of the frames. There are square-cut wood shingles in the main gable end.

305 W. 6<sup>th</sup> Ave  
Built circa 1938  
1 Contributing House

This is a two story, Craftsman style house with a shingled gable roof. The exposed rafter tails and wide overhanging eaves reflect the Craftsman style. The exterior of the home is clad in asbestos siding. The windows are four-over-one double hung and evenly spaced on the facade. Centrally located is an enclosed entry with the Craftsman style exposed rafter tails and wide overhanging eaves. An attached garage has been added to the west elevation. The date of this house indicates its importance in the last period of residential construction in the district.

307 W. 6<sup>th</sup> Ave.  
Foss House  
Built circa 1910  
1 Contributing House  
1 Contributing Garage

This one story house has an intact vernacular design with boxlike massing and a truncated-hipped roof. It has clapboard siding, a rusticated concrete block foundation, and rectangular window openings with one-over-one sash. The hipped-roofed front porch has been enclosed. At the rear of the property is a circa 1920 contributing garage. This was the longtime home of Mitchell businessman Frank Foss and his family. Frank H. Foss owned Foss Land Company. His wife, Rose B. Foss, outlived her husband and was still living here in 1937.

320 W. 6<sup>th</sup> Ave.

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Built circa 1921

1 Contributing House

1 Non-Contributing Garage

This is a one and one-half story Craftsman bungalow with a asphalt shingle side facing gable. It exhibits the typical exposed rafters and wide overhanging eaves of the Craftsman style. This bungalow form has a centrally located gable roofed porch with a brick base and clustered simple square posts. The windows are generally grouped pairs, usually four-over-one rather than the typical three-over-one. It dates from approximately 1920, the end of a long period of economic prosperity and population growth in Mitchell.

305 N. Rowley St.

House

Built circa 1910

1 Contributing House

This one and one-half story, clapboard-covered house is an intact example of the Queen Anne style as it was interpreted for the middle class in early 20<sup>th</sup> century Mitchell. It has complex roofline and massing which is well-preserved. The facade is dominated by a projecting second story gable end into which a sunrise motif is deeply recessed beneath a paneled semi-circle which is supported by ornate brackets. Beneath the sunrise motif is a pair of double-hung windows with hexagonal and diamond-shaped panes. Beneath the windows is a small balcony, which has a flared, clapboard-covered balustrade. The balcony serves as a cap over a rectangular first story window which has a stained glass transom. The southern half of the main facade has an entrance porch, now enclosed, within the massing of the roofline. The second story of the house flares out over the first story, making the exterior wall surfaces complex. The building has a quartzite foundation and an open shed-roofed porch, which is supported by narrow square posts at the rear facade. The front porch has been enclosed.

315 N. Rowley St.

First Presbyterian Church Parsonage

Built circa 1910

1 Contributing House

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### 1 Contributing Garage

This one and one-half story house has clapboard siding, a quartzite foundation, a wood shingle roof, and rectangular window openings with one-over-one sash. It has boxlike massing with a front porch, which is cut into the main mass at the northeastern corner. There is a large rectangular window with a leaded glass transom on the main facade, square-cut wood shingles in the pediments of the gabled dormers, and wide overhanging eaves. Above the rear entrance is a bracketed shed-roofed overhang. The front porch has been enclosed. Along the front edge of the property is a low, concrete block, retaining wall. At the rear of the lot is a circa 1925 contributing garage. This one and one-half story house served as the parsonage for Mitchell's First Presbyterian Church.

500 N. Rowley St.  
Navin House  
Built 1910  
1 Contributing House

The Navin House is one of Mitchell's most intact and elaborate examples of the Queen Anne style as it was used for the residences of the upper-middle class. It retains complex massing, a variety of intricate window treatments and ornamental details, and a full open front porch with columns. It is prominently situated on a corner lot. The two and one-half story house features large gabled masses, which project to the west and south and a hipped-roofed rear wing. The gable ends are decorated with fishscale shingles and intact Palladian windows. Spanning the main facade and wrapping around the southwestern corner is an open hipped-roofed porch, which is supported by Tuscan columns. The porch has a tympanum at the entrance, which is decorated with wood shingles, and a medallion. A second tympanum marks a second entrance to the porch at its northern end. This entrance is enclosed with early wainscoting-like siding. There are two story bay windows beneath bracketed projecting gable ends on the western and southern elevations. There are several large, fixed, rectangular windows with hexagonal and diamond-shaped panes of glass in the transoms. The rear elevation has a hipped-roofed entrance porch with short square posts on a clapboard-covered base. The house has clapboard siding, a quartzite foundation, and rectangular one-over-one sash. There is a picket fence along the western and southern sides of the lot. The interior is largely intact with wooden floors, intact stained and varnished woodwork, an open staircase with hardwood balusters and newel post, and original screen doors.

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504 N. Rowley St.  
Carlson House  
Built circa 1910  
1 Contributing House

This house is one of the district's most intact examples of the Colonial Revival style, despite the metal siding, which covers its original surface textures and detailing. It is a one and one-half story woodframe house, which has a concrete block foundation and rectangular nine-over-one and one-over-one sash. There is an open front porch within the massing of the roofline, which has Tuscan columns and turned balusters. At the center of the main facade above the porch is a large gabled-roofed dormer with a pediment. The dormer has an open balcony with turned balusters. The original front door has small panes of glass and is flanked by multi-paned sidelights. The interior retains original features such as Mission oak woodwork on the main floor and two bird's-eye maple doors on the second floor. An enclosed entrance foyer has been added within the front porch and a rear porch has been enclosed.

508 N. Rowley St.  
Woodman House  
Built circa 1905  
1 Contributing House  
1 Contributing Garage

This two story house has Italianate-inspired massing and a truncated-hipped roof. There is an original or early L-shaped wing, which wraps around the northeastern corner. The main facade has an open hipped-roofed entrance porch at the southwestern corner, which is supported by one Tuscan column. The rear elevation has an enclosed hipped-roofed porch, now screened, which retains Tuscan columns. The house has clapboard siding, a quartzite foundation, and rectangular window openings with one-over-one sash and simple architraves over the window frames. There is a bay window on the southern elevation and fishscale shingles in the main gable end. The interior is largely intact and has a fireplace, which is diagonally placed in a corner of the room. At the rear of the lot is a circa 1920 contributing garage.



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512 N. Rowley St.  
Scott House  
Built circa 1901  
1 Contributing House

The Scott House is a Queen Anne style house with irregular massing, two and one-half stories with clapboard and shingle siding. The gable ends feature the typical fishscale shingles on Queen Anne houses. The house has replacement one-over-one double hung windows. The north elevation features an oriel window. There is a hipped roof porch on the east elevation. This is one of the largest house in the district. Although it has been converted to a duplex, it still conveys the complex massing and varied surface textures that are characteristic of Queen Anne houses. It was built during the period of 1901-1905 during the state capitol competition between Mitchell and the city of Pierre. This was a time of growth and relative prosperity for Mitchell.

518 N. Rowley St.  
Built circa 1915  
1 Contributing House  
1 Contributing Garage

This is a one and one-half story bungalow with a stucco exterior. The intersecting gable roof is clad in asphalt shingles. The eave line features exposed rafters with wide bargeboards with cut out ends. The shed roofed, open front porch is supported by square, battered columns. The fenestration of the house is comprised of four-over-one double hung windows. The west elevation has a gable end porch. There is a garage at the front of the property. This house is one of many examples of bungalows in Mitchell. The house dates from the 1910's, a period of economic prosperity in Mitchell.

609 N. Rowley St.  
McDonald House  
Built circa 1910  
1 Contributing House  
1 Contributing Garage

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The McDonald House is an American Foursquare style house with boxlike massing, two and one-half stories, clapboard siding, and a quartzite foundation. Its hipped roof has wide overhanging eaves and a centrally-located hipped-roofed dormer. The rectangular window openings are filled with one-over-one sash. On the main facade is a shed-roofed front porch and on the rear is a hipped-roofed rear wing. The front porch has been altered. Also on the property is a circa 1925 contributing garage.

201 N. Duff St.  
Betts House  
Built circa 1918  
1 Contributing House  
1 Noncontributing Garage

The Betts House is one of the most intact examples of the American Foursquare type standing in the historic district. It has characteristic boxlike massing, a hipped roof, hipped-roofed dormers, and a symmetrical facade. The house is two and one-half stories tall with clapboard siding and a concrete block foundation. There is a two story bay window on the southern elevation and the window openings are rectangular with three-over-one and one-over-one sash. The hipped-roofed porch which spans the main facade has been enclosed but retains paneled, square columns. The house has been converted to three apartments and an office. Behind the house is a circa 1950 noncontributing garage constructed of concrete block. This was the home of Andrew H. and Margaret Betts. Andrew H. Betts was a buyer and seller of grain and coal who served as a state senator. The town of Betts west of Mitchell was named for him.

205 N. Duff St.  
Goodykoontz House  
Built circa 1883  
1 Contributing House  
1 Contributing Garage

The Goodykoontz House is architecturally significant as one of only two chalkstone houses known standing in Mitchell. Unlike the other example which is located at 408 E. 1<sup>st</sup> Ave. (outside of the historic district), this house has excellent integrity. It was constructed of smoothly-dressed

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chalkstone blocks which are covered with a thin stucco or plaster finish. The Goodykoontz House is an excellent example of the French Second Empire style. The one and one-half story house is dominated by an ornate Mansard roof, which is topped by a cornice with paired brackets. There is a similar cornice with paired brackets at the top of the first story. Projecting from the roof is a series of narrow gabled-roofed wall dormers that are sided with square-cut wood shingles. The house has large, widely-spaced, segmental-arched window openings which have heavy quoins, window hoods, large keystones, and two-over-two and one-over-one sash. There are similar quoins at the corners of the house's cubic forms. Spanning the main facade is a front porch, which retains narrow wooden Tuscan columns. The house has one lead and stain glass window. The front porch may represent an early addition, and has been enclosed. A rear entrance porch at the southwestern corner has been altered and the house has been converted to a duplex. At the rear of the property is a circa 1930 contributing garage. The house is historically associated with Stewart F. Goodykoontz, an early Mitchell banker. He lived here with his wife, Sarah Goodykoontz. Stewart F. Goodykoontz established the Exchange Bank in 1879 and assumed presidency of the Bank of Dakota circa 1883. He was a member of Mitchell's first Board of Trade in 1883.

209 N. Duff St.  
Betts House  
Built circa 1918  
1 Contributing House

This one and one-half story stucco-covered house has an unusual combination of Craftsman style massing and features combined with a Colonial Revival-inspired gambrel roof form on the main facade. Craftsman style features include exposed rafter tails, knee braces, wide overhanging eaves, a gabled roof, and a shed-roofed overhang at the entrance. The rectangular window openings have six-over-one and eight-over-one sash. The house has been sensitively converted to a duplex and has a rear exterior staircase.

210 N. Duff St.  
Built circa 1895  
1 Contributing House  
1 Contributing Garage

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This two story Italianate house has been converted to a duplex. The exterior walls are clad in wood clapboards. The first story main facade is covered with vertical board. A metal canopy has been installed for a porch roof. The roof is hipped and clad with standing seam metal. At the eave line are decorative brackets and a wide frieze. The house features one-over-one double hung windows with metal storm windows. The rear porch has been removed. It has one contributing garage next to the house. The house dates from just after the city's early settlement period.

214 N. Duff St.  
Built circa 1915  
1 Contributing House

This one and one-half story side gable, massed plan is a good example of a Craftsman style house. The roof is gabled with rolled asphalt material covering it. The stucco exterior features one-over-one double hung windows with aluminum storms. The main entrance is on the northeast corner. It is a typical house constructed in the mid-1910's. It was built during a period of economic prosperity and population growth in Mitchell.

317 N. Duff St.  
Fullerton House  
Built circa 1886  
1 Contributing House  
1 Non-Contributing Garage

The one and one-half story Fullerton House is one of the oldest houses in the immediate vicinity. It has a quartzite foundation and a symmetrical main facade with a broadside gabled roof, a small gable at the center of the main facade, and a front porch (now enclosed) which retains a coursed ashlar stone base and round columns which have lost their capitals. A second open porch with early, narrow Tuscan columns runs along the rear of the southern elevation. The house has unusually tall, narrow rectangular window openings with one-over-one sash. There is a multi-paned Queen Anne style window in the southern gable end and a brick chimney with a flared cap. The front porch has been enclosed, the house has been clad in composition board siding, and detailing has been removed. The hipped-roofed rear portion of the house possibly represents an early addition. Also on the property is a circa 1955 noncontributing garage. This was the home

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of Thomas and Jennie Fullerton. Thomas Fullerton was one of Mitchell's first aldermen, elected in 1883. He served as a four-term mayor from 1896-1899. With his two brothers he founded Fullerton Lumber Company in 1882, one of four lumberyards operating in Mitchell in 1883-1884. It eventually grew to become one of the largest lumberyard chains in the Upper Midwest.

323 N. Duff St.  
Anderson House  
Built circa 1904  
1 Contributing House  
1 Contributing Garage  
1 Noncontributing Garage  
National Register Listed

The Anderson House, which is currently on the National Register, is architecturally significant as one of the most elaborate and ostentatious houses in Mitchell. This two and one-half story Neo-classical style house has a colossal two story temple-front porch on the main (eastern) facade, which encompasses a smaller, one story porch which extends along the eastern facade and curves around the northeastern corner. The porches have Corinthian columns, a coursed ashlar stone base, turned balusters, a full pediment over the entrance, and a second story balcony. Beneath the one story porch is a single-leaf door with stained glass sidelights. At the northeastern corner is a second story rounded turret corner which rises above the porch roof and is clad in fishscale shingles. There is a two story bay window beneath a gable end on the northern elevation and a shallow rectangular oriel window on the southern elevation. The house has many stained, leaded, and beveled glass windows and a quartzite foundation. It has been clad in metal siding. At the northern edge of the property is a circa 1920 contributing garage and a circa 1980 noncontributing garage. The original owner of the house was John F. Anderson, one of several lumber dealers whose homes are located within the historic district.

404 N. Duff St.  
Wilson Apartments  
Built circa 1929  
1 Contributing Apartment Building  
1 Contributing Garage

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The Wilson Apartment building, built circa 1929, is one of Mitchell's many significant architectural buildings. Designed in the Colonial Revival style, this two story building has broad stucco wall surfaces, colorful ceramic tile pent eaves, and open porches. There are green ceramic tiles on the pent eaves along the roofline, on the porch roof, and at the sill level of the porch. Square green ceramic tiles are applied in geometric patterns to the stucco. The rectangular window openings are filled with one-over-one sash. The southern facade, facing Fourth Avenue, has two story sunporches. The building is wonderfully intact and, according to the current owners, retains its original exterior paint colors of pink stucco with spruce green trim. The interior retains original features such as woodwork and bathroom fixtures. New fire escape porches have been added to the northern and eastern (rear) elevations. Also on the property is a circa 1929 contributing garage. The six-unit Wilson Apartments were built just before the Depression for William G. and Fannie V. Wilson, who lived in Apartment #1. It is believed that Mitchell architects, Kings and Dixon designed the building. It is one of only a handful of multi-unit buildings constructed in the city before World War II.

411 N. Duff St.  
First Lutheran Church  
Built circa 1948  
1 Contributing Church

The First Lutheran Church is a very late example of a Gothic Revival church with an addition on the west elevation. The main structure is a cross gable plan with a rusticated limestone exterior. Located at the center of the church is a bell tower. It has a variety of window types including: pointed arched, fixed stained glass and awning. The entries on the main section of the church feature double leaf flush doors. The two story addition on the west elevation is a flat roof structure constructed with yellow brick. This addition was completed in 1974 and was designed in a style so as not to compete with the historic portion of the church. The church was designed by J.V. Vanderbilt of Minneapolis and built by Bosshart Construction from Truman, Minnesota. This church is an excellent example of Gothic Revival and contributes to the district.

412 N. Duff St.  
Morrow House

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Built circa 1905  
1 Contributing House  
1 Contributing Garage

The Morrow House is a two story Italianate building. It has a hipped roof with wood clapboard siding. The house features one-over-one double hung wood windows with metal storms. It also has a narrow polygonal bay window beneath the unusual rectangular hipped roof projecting bay on the south facade. A hipped overhang at the entrance has been added to the facade. There is a one bay, wood clapboard garage at the rear of the property. This house is an good example of a late Italianate house.

503 N. Duff St.  
Tipton House  
Built circa 1905  
1 Contributing House

This house is a typical, although somewhat altered, example of the Queen Anne style which has a two and one-half story corner tower at its southeastern corner. A curving porch extends along the eastern (main) facade and wraps around the southeastern corner. On the eastern facade is a second story bay window and a two-sided oriel window at the attic level. On the southern elevation is a gable end, which projects over a bay window. The house has two and one-half stories, a wood shingle roof, and a quartzite foundation. The rectangular window openings are filled with one-over-one sash and there are several stained and leaded glass windows. The house has been covered with asbestos siding and has new windows and doors. It has been converted into a duplex and a garage has been added to the western elevation.

505 N. Duff St.  
Manley House  
Built circa 1925  
1 Contributing House  
1 Contributing Garage  
1 Non-Contributing Garage

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This house is an intact example of the Craftsman style. It is one story with clapboard siding and a concrete foundation. The jerkinhead roof is covered with asphalt shingles. The rectangular window openings are filled with six-over-one double hung windows. The east elevation has a shed roofed porch. It has a matching garage at the rear of the property. A cast iron jeweler's clock is in the front yard.

508 N. Duff St.  
Built circa 1905  
1 Contributing House  
1 Non-Contributing Garage

This is an intact example of the Shingle style. It is one and one-half stories tall with wood shingle cladding and a stone foundation. The front facing gables are clad with asphalt shingles and feature decorative returns at the eave. The rectangular window openings are filled with one-over-one double hung sash, many are leaded glass, with aluminum storms. This house is unusual in the district because it is sheathed entirely in square cut wood shingles. It dates from the state capital fight period of Mitchell's history, 1901-1905, when considerable residential development occurred.

515 N. Duff St.  
Ruth House  
Built circa 1902  
1 Contributing House  
1 Non-Contributing Garage  
1 Non-Contributing Shed

The Ruth House is an intact example of an L-shaped Folk Victorian house. It is one and one-half stories tall with clapboard siding and a stone foundation. A hipped roof addition has been added to the rear of the house. The front porch has been enclosed and a shed roof porch has been added to the rear. On each of the two gable ends, only one corner of the first story is canted. This canted corner is decorated with a decorative bracket, which suggests that it supports the second story above. The house features one-over-one double hung windows on each elevation. The



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facade has one large fixed window with a transom. This house was constructed during an aggressive period in Mitchell's history when the citizens were battling for the state capital.

522 N. Duff St.  
Built circa 1901  
1 Contributing House  
1 Contributing Garage

This house is an intact example of the Queen Anne style. It is two and one-half stories tall with clapboard siding and a stone foundation. Short Tuscan columns on a clapboard-covered balustrade support the L-shaped front porch. The porch also has a tympanum filled with fishscale shingles over the porch entrance. The rectangular window openings are filled with one-over-one sash and are topped by simple architraves. It has gable returns, fishscale shingles and bull's-eye vents in the gable ends, and a diamond-shaped window on the northern elevation. There is an addition at the northeastern corner. Also on the property is a circa 1930 contributing garage.

523 N. Duff St.  
Wilt House  
Built circa 1901  
1 Contributing House  
1 Contributing Garage

This two and one-half story house is an unusually intact version of the Queen Anne style. It has clapboard siding and rectangular window openings with one-over-one sash. It has basically intact, complex massing. The northern side of the main facade is cut away to form a projecting bay. There is an L-shaped porch on the facade and southern elevation. There is a second story sun porch forming a porte cochere on the western (rear) elevation. The house has gable returns, a wide frieze, a wood shingle roof, and a Queen Anne style window at the attic level on the main facade. At the rear of the property is a circa 1920 contributing garage with original hinged doors. This was the home of Clarence B. and Cora B. Wilt. Clarence B. Wilt was an agent for the Chicago, St. Paul, Minneapolis, and Omaha Railway.

605 N. Duff St.  
House

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Built circa 1915  
1 Contributing House  
1 Contributing Garage

This house is an intact example of the Colonial Revival style with characteristic details. The house is one and one-half stories with the walls clad in wood shingles and clapboards. It has one-over-one double hung windows on each elevation with a large fixed leaded glass window on the facade. There is a bullseye window in the main gable end. The front porch has been removed and replaced with an overhang above the entrance. Shutters have been added to the facade as well. There is a wood frame, contributing garage at the rear of the property.

608 N. Duff St.  
Sly House  
Built circa 1910  
1 Contributing House

This house is an intact example of the Colonial Revival style with its characteristic gambrel roof. It is probably one of the earliest versions of this style in Mitchell. It has one and one-half stories, clapboard siding, and an intersecting gambrel roof with returns. Its hipped-roofed front porch remains open, although its supporting members have been replaced. The house has rectangular window openings with one-over-one sash and a large fixed rectangular window on the main facade. A rear entrance porch has been enclosed.

614 N. Duff St.  
Abildgaard House  
Built circa 1925  
1 Contributing House

This small stucco-covered house is one of a pair of nearly identical, adjacent Craftsman style bungalows. It has typical Craftsman bungalow form, exposed rafter tails, exposed purlins, grouped rectangular window openings with three-over-one and six-over-one sash, a gable-roofed open porch, and a Craftsman style front door. The house has a rear addition and a garage was added to the rear circa 1980.

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618 N. Duff St.  
Hannemann House  
Built circa 1925  
1 Contributing House  
1 Noncontributing Garage

This one story stucco-covered house is one of a pair of nearly identical, adjacent Craftsman style bungalows. It has a bungalow form, exposed rafter tails and purlins, grouped windows with six-over-one sash, and a gable-roofed open porch. At the rear of the lot is a circa 1975 noncontributing garage.

619 N. Duff St.  
Weller House  
Built circa 1910  
1 Contributing House  
1 Contributing Garage

This intact house, while American Foursquare in form, has many Prairie style features which give a horizontal emphasis to the design. It has a rear elevation, which is well-developed, resembles the main facade, and is unusually intact. The house has two and one-half stories, boxlike massing, a hipped roof, and a stucco-covered exterior with broad, smooth simple surfaces. The nearly identical facade and rear (western) elevation each has a hipped-roofed dormer, widely-spaced second story windows, and an open hipped-roofed porch with square columns resting on a stucco-covered balustrade. The columns have simple square capitals. Horizontal emphasis is created with wide overhanging eaves on the main roofline, the dormers, and the porches, and horizontal bands of wood applied to the stucco midway through the second story windows and at the first story sill level. The windows have four-over-one sash and there is a trio of small square windows in each dormer.

622 N. Duff St.  
Shepard House  
Built circa 1905

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1 Contributing House  
1 Noncontributing Garage

This house is important as an intact example of the influence of the Queen Anne style on a small, one and one-half story house. It has complex massing with a main facade dominated by a gable end, which projects over a wide bay window with diamond-shaped panes in the transom. It has clapboard siding and rectangular window openings with one-over-one sash. The interior retains original features such as 10 foot ceilings, both a parlor and a sitting room, and oak woodwork and doors. The front porch has been removed and the rear porch has been enclosed. Also on the property is a noncontributing garage, which was built in 1988.

623 N. Duff St.  
Built circa 1901  
1 Contributing House  
1 Contributing Garage

This intact, two story house has boxlike massing and a gable-on-hipped roof with wide overhanging eaves. There is a hipped-roofed front porch on the main facade. The rectangular windows have one-over-one sash and simple architraves over the frames. There are diamond-shaped and fishscale wood shingles in the gable ends at the attic level. The porch has been enclosed and the house has been converted into apartments. Also on the property is a circa 1925 contributing garage.

118 N. Sanborn St.  
Built circa 1925  
1 Contributing House  
1 Contributing Garage

This house is an intact example of a Craftsman style bungalow. This one story house is gable front with wide overhanging eaves and asphalt shingles. It has a typical gabled roof porch offset on the facade. The house is clad with stucco and features one-over-one double hung windows with aluminum storms on each elevation. There is a matching garage at the rear of the property. This house is an example of the modest housing built relatively near the Chicago, Milwaukee

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tracks along Sanborn, a busy thoroughfare. The house was built during Mitchell's period of mature urban residential expansion in the 1910s.

## List of Properties in the Mitchell Historic Residential District

Address	Name	Contributing/Noncontributing
200 W. 2 <sup>nd</sup> Ave	Don Drake Orthodontist	Noncontributing building
201 W. 2 <sup>nd</sup> Ave	Koch House	Contributing house
203 W. 2 <sup>nd</sup> Ave	Koch Flats	Contributing building and garage
208 W. 2 <sup>nd</sup> Ave	Walrath House	Noncontributing house and garage
209 W. 2 <sup>nd</sup> Ave	Whittier School	Contributing building
210 W. 2 <sup>nd</sup> Ave	Western Hotel	Contributing house/contributing garage
212 W. 2 <sup>nd</sup> Ave	House	Contributing house and garage
217 W. 2 <sup>nd</sup> Ave	Leehan House	Contributing house and garage
220 W. 2 <sup>nd</sup> Ave	House	Noncontributing house
221 W. 2 <sup>nd</sup> Ave	House	Noncontributing house and garage
312 W. 2 <sup>nd</sup> Ave	Amsden House	Noncontributing house and garage
313 W. 2 <sup>nd</sup> Ave	Lane House	Contributing house/Noncontributing garage
316 W. 2 <sup>nd</sup> Ave	House	Contributing house/Noncontributing garage
317 W. 2 <sup>nd</sup> Ave	Wick House	Contributing house and garage
320-322 W. 2 <sup>nd</sup> Ave	Duplex House	Contributing house
323 W. 2 <sup>nd</sup> Ave	House	Contributing house
200 W. 3 <sup>rd</sup> Ave	Cassem House	Contributing

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		house/Noncontributing garage
201 W. 3 <sup>rd</sup> Ave	Wells House	Contributing house
205 W. 3 <sup>rd</sup> Ave	Liko House	Contributing house/Noncontributing garage
214 W. 3 <sup>rd</sup> Ave	St. Mary's Episcopal Church	Contributing Church
215 W. 3 <sup>rd</sup> Ave	Hager House	Contributing house and garage
219 W. 3 <sup>rd</sup> Ave	Peterson House	Contributing house and garage/Noncontributing garage
223 W. 3 <sup>rd</sup> Ave	Raymond House	Contributing house
300 W. 3 <sup>rd</sup> Ave	P and G Apartments	Noncontributing building and garage
308 W. 3 <sup>rd</sup> Ave	Burns House	Contributing house
312 W. 3 <sup>rd</sup> Ave	Webber House	Contributing house/Noncontributing garage
320 W. 3 <sup>rd</sup> Ave	Moore House	Contributing house and garage
200 W. 4 <sup>th</sup> Ave	Johnston House	Contributing house
204 W. 4 <sup>th</sup> Ave	House	Noncontributing House
209 W. 4 <sup>th</sup> Ave	Ball House	Noncontributing house and garage
210 W. 4 <sup>th</sup> Ave	Herrick House	Contributing house and garage
212 W. 4 <sup>th</sup> Ave	Johnston House	Noncontributing house/contributing garage
215 W. 4 <sup>th</sup> Ave	Stair House	Contributing house
218 W. 4 <sup>th</sup> Ave	Lamme House	Contributing house and garage
223 W. 4 <sup>th</sup> Ave	Hitchcock House	Contributing house and 2 Noncontributing garages
300 W. 4 <sup>th</sup> Ave	Gunderson House	Contributing house/Noncontributing garage
310 W. 4 <sup>th</sup> Ave	Branson House	Contributing house and garage
315 W. 4 <sup>th</sup> Ave	Moyer House	Contributing house and garage
319 W. 4 <sup>th</sup> Ave	Shepard House	Contributing house and garage
321 W. 4 <sup>th</sup> Ave	Hager House	Contributing house and garage
200 W. 5 <sup>th</sup> Ave	U.S. Post Office	Noncontributing building
217 W. 5 <sup>th</sup> Ave	House	Contributing house

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221 W. 5 <sup>th</sup> Ave	House	Contributing house and garage
222 W. 5 <sup>th</sup> Ave	House	Noncontributing house
308 W. 5 <sup>th</sup> Ave	House	Noncontributing house and garage
312 W. 5 <sup>th</sup> Ave	House	Contributing house and garage
113 W. 6 <sup>th</sup> Ave	House	Noncontributing house
121 W. 6 <sup>th</sup> Ave	Else Apartments	Contributing building
218 W. 6 <sup>th</sup> Ave	House	Noncontributing house
222 W. 6 <sup>th</sup> Ave	House	Contributing house
305 W. 6 <sup>th</sup> Ave	House	Contributing house
307 W. 6 <sup>th</sup> Ave	Foss House	Contributing house and garage
316 W. 6 <sup>th</sup> Ave	House	Noncontributing house and garage
320 W. 6 <sup>th</sup> Ave	House	Contributing house/noncontributing garage
305 N. Rowley St.	House	Contributing house
315 N. Rowley St.	First Presbyterian Church Parsonage	Contributing house and garage
321 N. Rowley St.	Four Plex	Noncontributing building and garage
500 N. Rowley St.	Navin House	Contributing house
504 N. Rowley St.	Carlson House	Contributing house
508 N. Rowley St.	Woodman House	Contributing house and garage
512 N. Rowley St.	Scott House	Contributing house
518 N. Rowley St.	House	Contributing house and garage
601 N. Rowley St.	Crossett House	Noncontributing house
605 N. Rowley St.	House	Noncontributing house and contributing garage
609 N. Rowley St.	McDonald House	Contributing house and garage
201 N. Duff St.	Betts House	Contributing house and Noncontributing garage
205 N. Duff St.	Goddykoontz House	Contributing house and garage
209 N. Duff St.	Betts House	Contributing house
210 N. Duff St.	House	Contributing house and garage

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214 N. Duff St.	House	Contributing house
317 N. Duff St.	Fullerton House	Contributing house/Noncontributing garage
323 N. Duff St.	Anderson House	Contributing house and garage/noncontributing garage
404 N. Duff St.	Wilson Apartments	Contributing building and garage
411 N. Duff St.	First Lutheran Church	Contributing church
412 N. Duff St.	Morrow House	Contributing house and garage
503 N. Duff St.	Tipton House	Contributing house
505 N. Duff St.	Manley House	Contributing house and garage/Noncontributing garage
508 N. Duff St.	House	Contributing house/Noncontributing garage
515 N. Duff St.	Ruth House	Contributing house/ Noncontributing garage and shed
522 N. Duff St.	House	Contributing house and garage
523 N. Duff St.	Wilt House	Contributing house and garage
601 N. Duff St.	House	Noncontributing house and garage
605 N. Duff St.	House	Contributing house and garage
608 N. Duff St.	Sly House	Contributing house
609 N. Duff St.	House	Noncontributing house and garage
613 N. Duff St.	House	Noncontributing house and garage
614 N. Duff St.	Abildgaard House	Contributing house
618 N. Duff St.	Hannemann House	Contributing house/Noncontributing garage
619 N. Duff St.	Weller House	Contributing house and garage
622 N. Duff St.	Shepard House	Contributing house/Noncontributing garage
623 N. Duff St.	House	Contributing house and garage



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118 N. Sanborn Blvd	House	Contributing house and garage
206 N. Sanborn Blvd.	House	Noncontributing house and garage

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### **NARRATIVE STATEMENT OF SIGNIFICANCE**

The Mitchell West Central Residential Historic District is eligible for the National Register under Criterion A (significance to the broad patterns of our history) in the areas of Social History and Community Planning and Development, and under Criterion C (distinctive characteristics of a type, period, or method of construction) in the area of Architecture. The district is significant as a uniform collection of late 19<sup>th</sup> to early 20<sup>th</sup> century residences which are strongly associated with the residential development of Mitchell by the town's merchant and professional class. Many of the original residents were prominent in the area of government, civic affairs, business, and industry in Mitchell. The buildings in the district serve as intact examples of several historical architectural styles and represent a translation of popular architectural styles into vernacular forms. The district is significant within the statewide historic contexts entitled "Permanent Rural and Urban Pioneer Settlement (1858-present)" and "Depression and Rebuilding (1893-1929)" in the areas of Urban Development and Changing Urban Patterns.

The district comprises one of Mitchell's largest and most intact middle and upper-middle class residential neighborhoods dating from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The buildings possess strong integrity, both individually and collectively. Because of the district's integrity, it strongly evokes the character and feeling of urban residential life in a Midwestern city in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The houses in the district represent a wide range of architectural styles. Because of their integrity, many of the buildings provide excellent opportunities for the study of historic residential property types.

In addition to its architectural significance, the Mitchell West Central Residential Historic District is significant for its associations with the residential development of Mitchell by the town's merchant and professional class. Many of the residents of the district owned Main Street businesses, were managers and owners of Mitchell's wholesaling and manufacturing firms, or were involved in real estate, land speculation, or insurance. At least six of the residents—O. L. Branson, Oscar Cassem, S. F. Goodykoontz, William Koch, Samuel Webber, and Clarence B. Wilt—were involved in banking. The district includes some of Mitchell's largest late 19<sup>th</sup> and early 20<sup>th</sup> century residences, several of which are located on corner lots, building sites which were presumably more desirable and more expensive. In addition to their business interests, many of the district's residents were civic leaders of the community, serving on the city council, the school board, the Board of Trade, and in countless other public capacities. At least five of the houses in the district

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are known to have been the homes of men who served as mayors of Mitchell. Residents of the district were instrumental in establishing institutions such as Dakota Wesleyan University, St. Joseph's Hospital, the Methodist Hospital, and the Corn Belt Exposition, and many promoted the community during its bid to become the state capital. The civic and professional activities of the women who resided in the district are less well documented. Many were undoubtedly co-proprietors of Mitchell's businesses, and many others probably worked in institutions and businesses throughout the city.

Mitchell's history between 1879 and 1949 has been divided into four contextual periods, which are described separately below. Houses from all four periods are represented within the historic district. The district's 63 contributing houses date from circa 1883 through circa 1949. While the district contains some of the oldest houses in Mitchell which date from its earliest period of settlement, the majority of contributing houses date from 1901-1905 and 1906-1929. Many of these properties are significant for their associations with the building boom experienced in Mitchell during its state capital fight with Pierre, 1901-1905, and with the years of prosperity which followed and continued though World War I. Mitchell's Founding and Early Expansion, 1879-1890 Mitchell was settled near the opening of the Dakota Boom of 1878-1887 during which the population of the Dakota Territory more than tripled. This settlement boom was fueled by the construction of railroads and by several years with plentiful rainfall. Mitchell was founded during the summer of 1879 when the Chicago, Milwaukee, and St. Paul, one of South Dakota's two most extensive rail systems, pushed a line westward from the South Dakota-Minnesota border to the Missouri River. The present site of Mitchell, just west of the James River, was acquired during the spring of 1879 by John D. Lawler, a real estate investor and the son of a Milwaukee Road stockholder who had advance notice of the Milwaukee Road's planned route. Lawler and the railroad company platted Mitchell in July of 1879 and began selling lots to the public in September. A regional U.S. land office was moved to Mitchell from Sioux Falls during September of 1880. The office served ten counties of eastern South Dakota and brought thousands of pioneers into the community to file land claims.

### **Early Growth 1883-1906**

The Milwaukee Road was constructed through Mitchell in 1880 and reached Chamberlain on the Missouri River in 1881. Mitchell was named for the president of the railroad and, with this christening, began a long history as an important railroad community. In 1884 the Milwaukee Road opened a division headquarters and maintenance shop in Mitchell and became one of the

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city's largest employers. The Milwaukee complex evolved from a 14-stall roundhouse into an extensive collection of tracks and shops which spread along the southern side of the tracks located about two blocks south of the historic district. During the same period, the Milwaukee also built a major north-south branch line through Mitchell, which was dubbed the James River Branch. This line linked Mitchell with Aberdeen to the north in 1881 and with Scotland and Yankton to the south in 1886. The Milwaukee Road built westward from Chamberlain on the Missouri River in 1905, connecting Mitchell with West River towns such as Presho in 1905 and Murdo in 1906, and with the Black Hills in 1907.

Competition for the Milwaukee Road arrived in 1887 when Mitchell's second railroad, the Chicago, St. Paul, Minneapolis, and Omaha (later the Chicago and North Western) was completed to Mitchell from Salem. The Railroad Company also constructed shops and a roundhouse near Eighth Avenue and Davison Street, several blocks north of downtown. The line ran east and west about one block north of the historic district. The Omaha railroad was never extended westward as planned, and Mitchell remained in the advantageous position of its terminus city (Sundby 1977, 31, 68). Mitchell was now the center of a system of tracks which approached the city from five directions and linked Mitchell with growing Midwestern cities such as Sioux City, Omaha, Kansas City, Chicago, Duluth-Superior, and Minneapolis-St. Paul.

Like many railroad towns, Mitchell exploded with activity during the first four years after its platting, stalling only during the winter of 1880-1881 when a series of horrible blizzards paralyzed southeastern South Dakota. Mitchell's extensive railroad network allowed it to become one of the most important trade centers in the region. Mitchell companies specialized in the wholesale distribution of lumber, ironwork, implements, fuel, groceries, and household goods, and in the collection, marketing, and processing of livestock, grain, dairy, and produce. Smaller businesses provided an endless array of real estate, banking, and legal services, and sold everything from augers to zippers. Many of these businesses were located along Main Street, one block east of the historic district, or along the Milwaukee Road tracks, two blocks south of the district. The purchase and resale of farm, business, and residential property in Mitchell and the surrounding region was brisk during this time.

During Mitchell's first period of growth, 1879-1890, the city's population grew to more than 3,000 people and several major employers and institutions were founded which further attracted businesses and residents to the city. In 1883 Mitchell was one of a handful of cities, which bid for the new Dakota territorial capital, and by 1884 Mitchell had surpassed Yankton as the primary

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commercial trade center for a vast region. An active Board of Trade worked tirelessly to attract businesses and industries to early Mitchell. The community succeeded in attracting Dakota Wesleyan University to Mitchell where it opened in 1885, receiving a major enrollment increase in the fall of 1886. The Dakota Boom lasted almost a decade until growth finally slowed in 1888 after the most attractive parcels of public land east of the Missouri had been claimed. Mitchell's first boom generally paralleled this pattern of statewide growth.

Ethnically, a mix of Americans and foreign immigrants settled Mitchell during its early settlement period. In 1890 Davison County's residents were approximately 52 percent were immigrant stock and 48 percent were Americans. Mitchell had fewer foreign immigrants and more natives than the state as a whole, which in 1890 was comprised of about 57 percent immigrant and 43 percent native stock. Mitchell's foreign-born population contained about 33 percent Germans and German-Russians, 14 percent Canadians, 13 percent Norwegians, 11 percent Swedes, 9 percent Irish, and 9 percent English in 1890 (Mitchell Rediscovered 1981, 8).

The city's first residential development occurred within several blocks of its main commercial street and close to the Milwaukee Road tracks. The city grew in concentric rings around the original 1879 townsite as 27 additions were platted between 1880 and 1890. Several of Mitchell's first buildings were hauled to the townsite from the village of Firesteel (founded in 1871-1873) which was located two miles south of the present site of Mitchell and was bypassed by the Milwaukee Road construction.

The land within the historic district was included in three plats, which were surveyed and filed during the first three years of Mitchell's existence. The Original Townsite, platted in 1879, encompassed 27 blocks over 75 acres. The southern half of the historic district, between First and Fourth Avenues, is part of the Original Townsite. A narrow strip of land between Fourth and Fifth Avenues in the district is part of Lawler's First Addition. Lawler's First was platted in 1880 and covered approximately 27 blocks located west, north, and south of the Original Townsite. Both the Original Townsite and Lawler's First Addition were platted by John D. Lawler, the son of a prominent Milwaukee Road stockholder and president of the First National Bank of Mitchell. The northern portion of the historic district is part of the 28-block Rowley's Second Addition, which was platted in 1881 by Myron H. Rowley, a civil engineer who surveyed the original townsite and several early additions, was Vice President of the First National Bank (where he worked with Lawler), and was president of the Mitchell's first Board of Trade in 1883 (Sundby 1977, 27-28).

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Approximately 15 of the contributing houses in the district were built during the earliest period of Mitchell's settlement, the years 1879-1890. Nearly all of the houses are woodframe, one or one and one-half story structures which are relatively small in size. They represent French Second Empire, Italianate, Folk Victorian, and Stick style design influences. The boarding house or hotel known as the Western Hotel (circa 1883) at 210 W. Second Ave. also dates from this period. One of the earliest and most important of these houses is the Goodykoontz House at 205 N. Duff St. which was built circa 1883. The Goodykoontz House is one of only two chalkstone houses known to be standing in Mitchell. (The other, standing at 408 E. First Ave. outside of the historic district, dates from circa 1880-1882 and is altered.) Locally quarried chalkstone was one of Mitchell's most important building materials during its initial settlement period. Chalkstone is a soft white limestone which is found in the Mitchell area along the James River, Firesteel Creek, and in other relatively isolated, exposed pockets in Davison County. Chalkstone was easily workable, but disintegrated quickly if exposed to weather. Its use in Mitchell was confined to some 20 houses and early downtown commercial buildings. Most was quarried at a site just east of the city between 1879 and the early 1880s after which locally-made brick supplanted the stone as a superior building material. In addition to its significance as a chalkstone house, the Goodykoontz House is an excellent and intact example of the French Second Empire style, which is rare in South Dakota. It was the home of Stewart F. and Sarah Goodykoontz. Stewart Goodykoontz founded the county's first bank, the Mitchell Exchange Bank, in 1879. It became the First National Bank of Mitchell in 1882.

Several other houses from Mitchell's first decades have been linked to other prominent early settlers. Examples include the Hager House (circa 1886) at 215 W. Third Ave., the Hitchcock House (circa 1886) at 223 W. Fourth Ave., and the Fullerton House (circa 1886) at 317 N. Duff St. The Hager House was the home of pioneer attorney and real estate dealer Adelbert Hager. The Hitchcock House was the home of attorney Abner E. and Louise Hitchcock. Hitchcock was an important early civic leader and mayor of Mitchell from 1908-1915. Thomas Fullerton was also a mayor of Mitchell (1896-1899) and was a partner in the Fullerton Lumber Company. Fullerton Lumber was one of the first four lumberyards to be established in Mitchell and is still in operation. After an optimistic start, Mitchell's fortunes shifted around 1890 and the city entered a period of economic stress, which lasted until 1900. Drought during the years of 1886-1889, resultant crop failures, a nationwide recession in 1893, and the claiming of the last of eastern South Dakota's free public land, combined to bring the Dakota Boom of the early 1880s to an end. Mitchell's population, which had risen to 4,000 people by 1890, slipped to 2,579 in 1895. Mitchell

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creameries and businesses failed, the Chicago, St. Paul, Minneapolis, and Omaha railroad was not extended westward as planned, and fewer additions were platted to the city.

Finally, in 1901 Mitchell again entered a period of growth when the city began an expensive, flamboyant four-year campaign to convince the state's voters to move the state capital from Pierre to Mitchell. The two competing cities invested thousands of dollars into colorful public relations efforts, Mitchell strongly backed by the Milwaukee Railroad, and Pierre by the Chicago and North Western. Promoted by business groups and the Milwaukee Railroad, Mitchell's commercial district was rejuvenated as hotels, restaurants, and entertainment concerns flourished, and speculation on land and businesses in the would-be capital city went wild. The Corn Belt Exposition, which had been cancelled because of the financial panic of 1893, was revived in 1904 (the year of the state capital vote) when the world renowned John Phillip Sousa was hired to as a public relations effort to promote Mitchell as the state capital. A new Corn Palace was built in 1905 to replace the 1892 Corn Palace, and Sousa again appeared in 1907.

The state capital campaign led to a number of important civic improvements, including the Mitchell Carnegie Library which was built in 1903, the construction of an imposing Sioux quartzite Mitchell City Hall in 1904 (which the city offered as the state Capitol), the installation of a sewage and water treatment system in 1904, and the construction of St. Joseph's Hospital and associated nursing school in 1907.

Mitchell's capital campaign was conducted during a second statewide settlement boom that occurred between the late 1890s and 1910. The near-completion of the state's railroad system and plentiful rainfall between 1891 and 1910 helped create conditions favorable for settlement and economic growth. On the Missouri plateau west of Mitchell, 100,000 new pioneers settled between 1900 and 1915, many with supplies, tools, implements, and land bought in Mitchell (Turner 1986, xiv). Mitchell's population doubled from its 1895 low to a new high of 5,700 in 1905.

Approximately 25 of the contributing houses in the district date from 1891-1905. The approximately 25 contributing houses, were built during Mitchell's state capital campaign of 1901-1905. One of the district's apartment buildings, the Koch Flats (circa 1902) at 203 W. Second Ave., also dates from this period. Most of the houses from this era are woodframe, one and one-half story structures. Many display Queen Anne, Folk Victorian, or Colonial Revival design influences. Many have bay windows, projecting gable ends, and decorative wood shingles.

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A few retain open porches. Houses in the district, which date from this period are generally more intact than those from the pre-1891 early settlement era.

The most ostentatious house in the district, the John F. Anderson House (circa 1904) at 323 N. Duff St., dates from this era. The Anderson House is an excellent example of the Neoclassical style and one of the most elaborate houses standing in Mitchell. Anderson was the owner of the J. F. Anderson Lumber Company, an early Mitchell business, which became a leading supplier of lumber to settlers to the Dakotas, Minnesota, and other Midwestern states. The property is already listed on the National Register.

Nearly all of the district's largest Queen Anne style houses date from 1901-1905. The most intact include the Koch House (circa 1901) at 201 W. Second Ave., the Wells House (circa 1901) at 201 W. Third Ave., the Cassem House (circa 1905) at 200 W. Third Ave., the Tipton House (circa 1905) at 503 N. Duff St., and the house at 111 N. Rowley St. (circa 1905). The latter three houses contain prominent corner towers, a hallmark of the Queen Anne style, and all stand on corner lots. The first four houses were the homes of Mitchell business owners and their families: William Koch was an agricultural implement dealer; James E. and Fannie Wells were involved in real estate and James was a four-term mayor of Mitchell from 1916-1919; Oscar E. and Dora Cassem were involved in banking, wholesaling, agricultural processing, real estate, and were owners of Mitchell's streetcar company; and William E. Tipton was an attorney and insurance and bonds dealer who was serving as secretary of the State Board of Charities and Corrections in 1907. His wife Emily (Rogers) Tipton was one of the first three graduates of the normal school at Dakota Wesleyan University in Mitchell in 1888.

Also dating from this period are a large number of slightly smaller, somewhat simpler examples of the Queen Anne style. Among the most intact are the Burns House (circa 1903) at 308 W. Third Ave., the Webber House (circa 1902) at 312 W. Third Ave., the Moyer House (circa 1905) at 315 W. Fourth Ave., the house at 522 N. Duff St. (circa 1901), and the house at 523 N. Duff St. (circa 1901). The latter two houses stand on corner lots. The first three houses are known to be the homes of Mitchell business owners and their families. T. C. and Lucille Burns were successful grocery retailers. The Samuel Webber family operated one of the city's leading restaurants. Frank L. and Estelle Moyer were dealers in grain, coal, flour, and feed. Houses from this era also include those influenced by the Colonial Revival style such as the home of Otis L. and Hattie Branson (circa 1901) at 310 W. Fourth Ave. Branson was a prominent Mitchell banker who served as mayor from 1906-1908 and also served in the state senate.



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The district also contains many intact examples of houses built during this period for Mitchell's middle classes. Small versions of the Queen Anne style include the Shepard House (circa 1905) at 622 N. Duff St. Intact houses which were classified as Folk Victorian in style include those at 312 W. Fifth Ave. (1894) and 222 W. Sixth Ave. (circa 1901), both of which retain open porches with turned wooden columns. Also dating from this period are late versions of the Italianate style such as the house at 210 N. Duff St. (circa 1895) and houses which represent transitions between the Italianate and later Queen Anne or Colonial Revival styles such as the Woodman House at 508 N. Rowley St. (circa 1905).

### **Mature Urban Growth, 1906-1929**

Despite its loss to Pierre in the state capital fight, Mitchell's campaign dollars were not wasted and the city was rewarded with steady growth during the next ten years. The period 1912-1914 was especially prosperous. During these years merchants reorganized with renewed vigor, chartering the Mitchell Commercial Club in 1914 and merging the club with the Retail Merchant's Association to form the Chamber of Commerce in 1917. The Milwaukee railroad built a new depot in Mitchell in 1909. A major community recreation area, Riverside Park, was established on the James River in 1916, and Mitchell's second hospital, a Methodist hospital and nursing school, was established in 1913-1918. This was also an expansionary period for the Mitchell public school system which completed two neighborhood schools and two upper grade level schools. Residentially, Mitchell grew to 34 additions by 1917. The city's population rose from 5,719 in 1905 to 7,785 in 1915 and property values surged from \$1.4 million in 1906 to more than \$8 million in 1915.

After World War I and during the 1920s, Mitchell, like much of the agricultural Midwest, did not share entirely in the long period of prosperity enjoyed by other, more industrialized parts of the nation. Economic growth in Mitchell stalled around 1915 as property values, which had just seen spectacular increases, barely rose during the years 1916-1919. The fall of farm prices after a World War I expansion sunk Mitchell, like the rest of South Dakota, into a farm economy depression. As land values dropped, banks collapsed, an alarming total of 36 banks in South Dakota and 99 banks in North Dakota failed in 1923 alone. Many other Mitchell businesses, similarly vulnerable to the fate of the farm economy, suffered the effects of the 1920s depression as well (Sundby 1977, 50, 80).

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As one of South Dakota's largest cities, however, Mitchell was more resilient than some rural parts of the state during the 1920s. In fact, the city gained people through 1935 as hard times forced many South Dakotans to leave their farms and move to larger towns in search of jobs. The late 1910s and 1920s saw growth for Dakota Wesleyan University, especially in the years following World War I. Also during this period, a new Corn Palace was built in 1920 to replace the 1905 structure. Firesteel Creek was dammed in 1928 to create water storage for the city and was eventually improved as a recreation area. Notre Dame Academy, a Catholic high school, which had been established in Mitchell before the turn of the century, became Notre Dame Junior College in 1922 (Sundby 1977, 60, 63).

Residentially, Mitchell continued to expand between 1916 and 1929. This period also saw the installation of a short-lived, privately financed streetcar system which served the business district during the years 1915-1917. The line ran north and south along Rowley Street, one block west of, and parallel to, Main Street. Rowley Street runs along the eastern side of the historic district. The streetcar tracks ran from the Milwaukee depot to the Omaha depot, and farther north onto some of developer Oscar Cassem's platted land, which he hoped to improve (Karolevitz 1993, 121). The streetcar line possibly stimulated the construction of the Else Apartments in the historic district at 121 W. Sixth Ave. in circa 1918.

Over one-third of the contributing houses in the district, date from 1906 through the 1920s. By the end of this era, the blocks in the historic district were fully developed, with few remaining vacant lots. Many of the houses from this era are moderately sized one and one and one-half story buildings. One of the largest is an intact, late version of the Queen Anne style, the Navin House (1910) at 500 N. Rowley St., the home of the T. P. Navin family which operated a prominent hotel on Mitchell's Main Street.

Most of the district's gambrel-roofed Colonial Revival style houses date from this period. Among the most intact are the Sly House (circa 1910) at 608 N. Duff St. and the house at 221 W. Fifth Ave. (circa 1925). More modest houses of the period include the small boxlike, hipped roof vernacular design at 217 W. Fifth Ave. (circa 1920). Many of the district's Craftsman style houses were also built during this prosperous time. The largest and most elaborate example is the Peterson House (circa 1918) at 219 W. Third Ave., which was the home of hardware merchants Henry A. and Gertrude P. Peterson. Slightly smaller but equally intact examples include the Herrick House (circa 1912) at 210 W. Fourth Ave. and the Gunderson House (circa 1920) at 300

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W. Fourth Ave. More modest examples of the Craftsman style include the two nearly identical, adjacent bungalows at 614 and 618 N. Duff St. (circa 1925).

A few houses such as the intact, stucco-covered Stair House (circa 1915) at 215 W. Fourth Ave. reflect the influence of the Prairie School on residential architecture. Karl E. Stair was a Mitchell dentist. The Weller House (circa 1910) at 619 N. Duff St. is an excellent and intact example of the influence of the Prairie style on a more typical American Foursquare type house. Charles E. and Sarah Weller were partners in the Weller Land Company. Two of the district's apartment Buildings; Else Apartments (circa 1918) at 121 W. Sixth Ave. and Wilson Apartments (circa 1929) at 404 N. Duff St. also date from this period, as does the district's contributing church, St. Mary's Episcopal Church at 214 W. 3<sup>rd</sup> Ave. (1912).

#### **Great Depression, 1929-1949**

Stress in the farming economy had been encumbering Mitchell for years when the stock market crashed in October of 1929. As the Great Depression wore on, Mitchell's population plummeted from 12,800 in 1935 to 9,900 in 1945. Drought during the years 1930-1936 parched the city. Mitchell experienced little residential growth during the Depression.

Some help arrived in 1933 when federal New Deal programs began to infuse aid dollars into the city. The Public Works Administration (P.W.A.) sponsored projects such as the rebuilding of Mitchell's sewer system, the replacement of Whittier School in 1935, and the expansion of Longfellow School in 1936. The Works Progress Administration (W.P.A.) financed the construction of the Davison County Courthouse which was dedicated September 6, 1937. The effects of the Depression lingered into the 1940s. Enrollment at Dakota Wesleyan fell to 411 students in 1939 and dropped further to only 267 during 1944-1945. World War II saw Mitchell recover somewhat economically. Mitchell was chosen to host one of five Army Air Corps bases built in the state, for example—but its population did not rebound as South Dakotans continued to leave the state in large numbers, this time to seek war industry jobs elsewhere. It was not until after 1960 that the city regained its pre-Depression population peak of 12,800 people. Property values in Mitchell began to slowly rise in 1946 but did not achieve their 1921 level again until 1949. By 1956, however, a prolonged post-World War II recovery was finally underway, and Mitchellites entered a period of long-awaited stability and growth (Sundby 1977, 50-53, 64, 80-81).

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Not surprisingly, only two of the contributing houses in the district are believed to have been built during the Depression. The first, the Wick House (circa 1935) at 317 W. Second Ave., is the modest home of jeweler Leonard R. and Ella L. Wick. The second is a house at 305 W. Sixth Ave., which was built circa 1938. These properties fit into the statewide historic context entitled "Great Depression, 1929-1941."

One of the district's handful of apartment buildings, the former Whittier School (built 1880, remodeled circa 1938), was reborn as an apartment building, part of the Koch Flats complex, during this period. It stands today as one of Mitchell's best excellent examples of the Art Deco style at 209 W. 2<sup>nd</sup> Ave.

Unfortunately, little is known of the architects or contractors who designed and constructed these buildings. It is likely that only a few of the houses would have been designed by professional architects who were practicing in South Dakota in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The 1902 Mitchell city directory lists no local architectural firms, the 1913 city directory lists only S. C. Wherry, and the 1930-31 city directory lists only the partnership of Kings and Dixon, one of South Dakota's leading architectural firms during the early 20<sup>th</sup> century. It is known that Kings and Dixon designed the remodeling of Whittier School at 209 W. 2<sup>nd</sup> Ave. into an Art Deco style apartment building circa 1938, and it is suspected that they designed the Wilson Apartments at 404 N. Duff St. which were built circa 1929. Floyd F. Kings (1893-1939), was born in Mitchell, attended Dakota Wesleyan University, and graduated from the School of Architecture at the University of Michigan at Ann Arbor. Kings practiced architecture in Mitchell from approximately 1915-1925 and again from 1929 until his early death in 1939 at the age of 46. His partner in the Mitchell firm was Walter J. Dixon. Kings and Dixon designed the St. Joseph's Hospital annex (1922), the Longfellow School annex (1936), the Davison County Courthouse (1937), the National Guard Armory (1938), and the Coca Cola Bottling Plant (1938), all in Mitchell. They also designed several county courthouses throughout the state. Kings (and/or Kings and Dixon) also designed various remodelings of and decorations for the Mitchell Corn Palace.

The designs for the majority of the houses in the district probably came from architectural patternbooks or professional builders' services, many supplied by local lumberyards or contractors. There were a number of professional building contractors working in Mitchell during the years that these buildings were constructed. Andrew J. Kings (1855-1939), father of architect Floyd F. Kings, was Mitchell's leading building contractor during the city's first three decades. Between 1883 and his retirement in 1916, Kings constructed many of Mitchell's most important

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commercial structures and public buildings including the first Mitchell Corn Palace (1892), Dakota Wesleyan University's replacement of its principal building (1889), the Mitchell Carnegie Library (1903), and Holy Family Catholic Church (1906). Kings was also a city councilman for 24 years between 1888 and 1920. There were approximately 24 building contractors listed in the 1902 Mitchell city directory and about the same number listed in 1913. Many of these contractors probably worked within the historic district.

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### **GEOGRAPHICAL DATA**

#### **VERBAL BOUNDARY DESCRIPTION:**

The boundary of the Mitchell West Central Residential Historic District is shown by the solid black line on the accompanying map entitled "Mitchell West Central Residential Historic District, Mitchell, South Dakota."

#### **BOUNDARY JUSTIFICATION:**

The boundary of the district encompasses a dense concentration of adjacent residential structures, which date from the period 1883-1945. The buildings are similar in function, age, scale, and massing. This group of properties retains integrity of design, materials, workmanship, feeling, and association. The properties, which lie outside of the district's boundaries, were excluded because they either lack sufficient integrity to be considered contributing to the district or because they postdate the period of significance.

There is virtually no commercial activity within the district boundaries. The district is roughly bounded along the south and east by commercial activity along West First Avenue on the south and the eastern side of Rowley Street on the east. It is bounded on the west by Sanborn Boulevard, a major thoroughfare with commercial activity located at most intersections. Just outside of the northern district boundary is an area of much smaller housing which was built near the Chicago, St. Paul, Minneapolis, and Omaha Railroad tracks which originally ran along the path of present day Eighth Avenue.



**Property Owners List for the  
Mitchell West Central Residential Historic District  
Mitchell, Davidson County, South Dakota**

**201-203-209 W. 2<sup>nd</sup> Ave.**  
Frank & Christine Krohmer  
D/B/A Krohmer Properties  
P.O. Box 374  
Mitchell, SD 57301

**217 W. 2<sup>nd</sup> Ave.**  
Bradley K. & Kathryn S. Croucher  
217 W. 2<sup>nd</sup> Ave.  
Mitchell, SD 57301

**221 W. 2<sup>nd</sup> Ave.**  
Lola R. Clift, et al  
221 W. 2<sup>nd</sup> Ave.  
Mitchell, SD 57301

**200 W. 2<sup>nd</sup> Ave.**  
Donald A. Drake (CP)  
(W/D Janet R. Krause)  
600 W. 37<sup>th</sup> St.  
Mitchell, SD 57301

**208 W. 2<sup>nd</sup> Ave.**  
Janice E. Riter & Barbara Lynn Schurz  
208 W. 2<sup>nd</sup> Ave.  
Mitchell, SD 57301

**210 W. 2<sup>nd</sup> Ave.**  
Douglas Weber & Gay Lynn  
210 W. 2<sup>nd</sup> Ave.  
Mitchell, SD 57301

**212 W. 2<sup>nd</sup> Ave.**  
Gladys A. Baldwin  
P.O. Box 122  
Mitchell, SD 57301

**220 W. 2<sup>nd</sup> Ave.**  
Mayme Wieland  
220 W. 2<sup>nd</sup> Ave.  
Mitchell, SD 57301

**312 W. 2<sup>nd</sup> Ave.**  
Chad J. & Keri L. Munterfering  
312 W. 2<sup>nd</sup> Ave.  
Mitchell, SD 57301

**316 W. 2<sup>nd</sup> Ave.**  
Dennis D. & Monica J. Evers  
316 W. 2<sup>nd</sup> Ave.  
Mitchell, SD 57301

**320 W. 2<sup>nd</sup> Ave.**  
James E. & Jean Grosz  
25751 Hwy 37  
Mitchell, SD 57301

**313 W. 2<sup>nd</sup> Ave.**  
George A. Streetman Jr.  
313 W. 2<sup>nd</sup> Ave.  
Mitchell, SD 57301

**317 W. 2<sup>nd</sup> Ave.**  
Paul & Peggy Joslin  
P.O. Box 9  
Mitchell, SD 57301

**323 W. 2<sup>nd</sup> Ave.**  
Leona Degen  
323 W. 2<sup>nd</sup> Ave.  
Mitchell, SD 57301

**118 N. Sanborn Blvd.**

Paul & Peggy Joslin  
P.O. Box 9  
Mitchell, SD 57301

**201 N. Duff St.**

Gladys A. Baldwin  
P.O. Box 122  
Mitchell, SD 57301

**205 N. Duff St.**

Clarence R. Larsen & Laurretta Cole Larsen  
1017 E. 2<sup>nd</sup> Ave.  
Mitchell, SD 57301

**209 ½ N. Duff St.**

Daniel J. & Nicole L. Beukelman  
209 ½ N. Duff St.  
Mitchell, SD 57301

**210 N. Duff St.**

Gary & Dellaine Kleinsasser (CP)  
Ruth Askew (WD)  
301 Cedar St. N  
Freeman, SD 57029

**214 N. Duff St.**

Dennis & Wyanne (CP)  
(W/D Michael Turchen)  
1312 Mitchell Blvd.  
Mitchell, SD 57301

**317 N. Duff St.**

Larry L. & Virginia Boehmer  
317 N. Duff St.  
Mitchell, SD 57301

**323 N. Duff St.**

Lyle G. & Virginia Loers  
Trustees RLTA 10/27/97  
323 N. Duff St.  
Mitchell, SD 57301

**404 N. Duff St.**

Anton & Lavera A. Peta  
404 N. Duff St. #1  
Mitchell, SD 57301

**411 N. Duff St.**

First Lutheran Church  
411 N. Duff St  
Mitchell, SD 57301

**412 N. Duff St.**

Harry L. & Grace Durst  
412 N. Duff St.  
Mitchell, SD 57301

**503 N. Duff St.**

Shane & Tami J. Snyder  
503 N. Duff St.  
Mitchell, SD 57301

**505 N. Duff St.**

Robert H. & Margaret Spensley  
P.O. Box 814  
Mitchell, SD 57301

**508 N. Duff St.**

Dennis R. & Samantha D. Ellingson  
508 N. Duff St.  
Mitchell, SD 57301

**517 N. Duff St.**

Jack D. Colwell & Gail E. King-Colwell  
517 N. Duff St.  
Mitchell, SD 57301

**522 N. Duff St.**

Randy Young  
522 N. Duff St.  
Mitchell, SD 57301

**523 N. Duff St.**  
Jim & Natalie Misiaszek  
523 N. Duff St.  
Mitchell, SD 57301

**619 N. Duff St.**  
Delbert D. & Margaret Toben  
619 N. Duff St.  
Mitchell, SD 57301

**601 N. Duff St.**  
Margaret A. Tobin  
41140 265<sup>th</sup> St.  
Ethan, SD 57334

**622 N. Duff St.**  
George & Cindy Bryant  
622 N. Duff St.  
Mitchell, SD 57301

**605 N. Duff St.**  
Terry Mathis  
P.O. Box 8  
Ethan, SD 57334

**623 N. Duff St.**  
Delbert & Klinger W. Kaemingk (CP)  
(W/D Kathleen Rudloff)  
1312 Mitchell Blvd.  
Mitchell, SD 57301

**608 N. Duff St.**  
Bret A. & Elaine R. Erickson  
608 N. Duff St.  
Mitchell, SD 57301

**200 W. 3<sup>rd</sup> Ave.**  
Nancy Noess  
1030 Circle Dr.  
Mitchell, SD 57301

**609 N. Duff St.**  
John M. & Virginia R. Casey  
RR 1 Box 262  
Mitchell, SD 57363

**201 W. 3<sup>rd</sup> Ave.**  
YWCA  
201 W. 3<sup>rd</sup> Ave.  
Mitchell, SD 57301

**613 N. Duff St.**  
Thomas R & Elizabeth J. Kippes  
613 N. Duff St.  
Mitchell, SD 57301

**205 W. 3<sup>rd</sup> Ave.**  
Wayne P. Schneider & Kathy R. Mills  
205 W. 3<sup>rd</sup> Ave.  
Mitchell, SD 57301

**614 N. Duff St.**  
Gerald & Janet Claseman  
901 E. Libby Lane  
Sioux Falls, SD 57106

**214 W. 3<sup>rd</sup> Ave.**  
Episcopal Church  
214 W. 3<sup>rd</sup> Ave.  
Mitchell, SD 57301

**618 N. Duff St.**  
Mary M. Weepie  
618 N. Duff St.  
Mitchell, SD 57301

**215 W. 3<sup>rd</sup> Ave.**  
Suzanne Korzan  
215 W. 3<sup>rd</sup> Ave.  
Mitchell, SD 57301

**219 W. 3<sup>rd</sup> Ave.**  
Mitchell Area Safehouse Inc.  
P.O. Box 892  
Mitchell, SD 57301

**209 W. 4<sup>th</sup> Ave.**  
Rebecca A. Pope  
209 W. 4<sup>th</sup> Ave.  
Mitchell, SD 57301

**223 W. 3<sup>rd</sup> Ave.**  
Lorna E. & Edwin B. Peterson Jr.  
58 S. Harmon Dr.  
Mitchell, SD 57301

**210 W. 4<sup>th</sup> Ave.**  
Kenneth E. & Gladys A. Baldwin  
P.O. Box 122  
Mitchell, SD 57301

**300 W. 3<sup>rd</sup> Ave.**  
Todd A. & Nancy E. Boyd  
600 Oakmond Ave.  
Mitchell, SD 57301

**212 W. 4<sup>th</sup> Ave.**  
Kenneth G. & Debra A. Teger (CP)  
(W/D Norman F. & Mary Franey)  
212 W. 4<sup>th</sup> Ave.  
Mitchell, SD 57301

**308 W. 3<sup>rd</sup> Ave.**  
Kristin Shauk  
308 W. 3<sup>rd</sup> Ave.  
Mitchell, SD 57301

**215 W. 4<sup>th</sup> Ave.**  
Philip L. Picha & Julia A. Brookbank  
215 W. 4<sup>th</sup> Ave.  
Mitchell, SD 57301

**312 W. 3<sup>rd</sup> Ave.**  
Lorin A. & Dorothy E. Dennis  
312 W. 3<sup>rd</sup> Ave.  
Mitchell, SD 57301

**218 W. 4<sup>th</sup> Ave.**  
Ronald L. & Elizabeth Hansing  
2935 SW 21<sup>st</sup>  
Topeka, KS 66604

**320 W. 3<sup>rd</sup> Ave.**  
Sherri E. Dennis  
320 W. 3<sup>rd</sup> Ave.  
Mitchell, SD 57301

**223 W. 4<sup>th</sup> Ave.**  
Norman F. & Mary Franey  
223 W. 4<sup>th</sup> Ave.  
Mitchell, SD 57301

**200 W. 4<sup>th</sup> Ave.**  
Joseph H. Claggett  
P.O. Box 369  
Mitchell, SD 57301

**300 W. 4<sup>th</sup> Ave.**  
Dale E. & Patricia G. Brick  
300 W. 4<sup>th</sup> Ave.  
Mitchell 57301

**204 W. 4<sup>th</sup> Ave.**  
Gladys A. Baldwin  
P.O. Box 122  
Mitchell, SD 57301

**310 W. 4<sup>th</sup> Ave.**  
Lee A. Lewis  
310 W. 4<sup>th</sup> Ave.  
Mitchell, SD 57301

**315 W. 4<sup>th</sup> Ave.**  
Barbara Jenssine Haase  
315 W. 4<sup>th</sup> Ave.  
Mitchell, SD 57301

**319 W. 4<sup>th</sup> Ave.**  
Michael J. Gramm  
319 W. 4<sup>th</sup> Ave.  
Mitchell, SD 57301

**321 W. 4<sup>th</sup> Ave.**  
Patrick D. Tischler & Valerie Pugsley-  
Tischler  
719 W. 7<sup>th</sup> Ave.  
Mitchell, SD 57301

**217 W. 5<sup>th</sup> Ave.**  
Jeanne Westendorf J-Life Est.  
Sheri S. Vanoverscheld et al  
RR 1 Box 184  
Letcher, SD 57359

**221 W. 5<sup>th</sup> Ave.**  
Wallace Meinke  
221 W. 5<sup>th</sup> Ave.  
Mitchell, SD 57301

**222 W. 5<sup>th</sup> Ave.**  
Joseph H. & Kathryn Thatcher III  
P.O. Box 759  
Mitchell, SD 57301

**308 W. 5<sup>th</sup> Ave.**  
William E. Schlimgen et al  
308 W. 5<sup>th</sup> Ave.  
Mitchell, SD 57301

**312 W. 5<sup>th</sup> Ave.**  
Marcia M. Mentele  
400 E. 6<sup>th</sup> Ave.  
Mitchell, SD 57301

**113 W. 6<sup>th</sup> Ave.**  
Timothy Jones Partnership & Patrick  
Bernard  
109 W. 6<sup>th</sup> Ave.  
Mitchell, SD 57301

**121 W. 6<sup>th</sup> Ave.**  
Wade H. Greenwood  
1024 E. 6<sup>th</sup>  
Mitchell, SD 57301

**218 W. 6<sup>th</sup> Ave.**  
Clarence R. & Joanne E. Gosmire & Darcy  
Justice  
218 W. 6<sup>th</sup> Ave  
Mitchell, SD 57301

**222 W. 6<sup>th</sup> Ave.**  
Karen K. Mentele  
222 W. 6<sup>th</sup> Ave.  
Mitchell, SD 57301

**305 W. 6<sup>th</sup> Ave.**  
Casey Rodideau  
2500 Shanard Rd.  
Mitchell, SD 57301

**307 W. 6<sup>th</sup> Ave.**  
Steven L. Haiar  
307 W. 6<sup>th</sup> Ave.  
Mitchell, SD 57301

**316 W. 6<sup>th</sup> Ave.**  
Daniel J. & Renee M. Niehus  
316 W. 6<sup>th</sup> Ave.  
Mitchell, SD 57301

**320 W. 6<sup>th</sup> Ave.**  
Patricia J. Bleeker  
1025 Circle Dr.  
Mitchell, SD 57301

&  
Daniel J. & Renee M. Niehus  
316 W. 6<sup>th</sup> Ave.  
Mitchell, SD 57301

**305 N. Rowley St.**  
Steven G. & Diane C. Savage  
305 N. Rowley St.  
Mitchell, SD 57301

**315 N. Rowley St.**  
Michael J. & Elaine J. Barrett  
315 N. Rowley St.  
Mitchell, SD 57301

**321 N. Rowley St.**  
Scott A. Kranz  
19 W. Harmon Dr.  
Mitchell, SD 57301

**500 N. Rowley St.**  
Florence Scheetz  
619 N. Edmunds St.  
Mitchell, SD 57301

**504 N. Rowley St.**  
Ross Family Trust  
Ron Ross Trustee  
9432 Old Concord Blvd.  
Inver Grove Hgts., MN 55076

**508 N. Rowley St.**  
Bernard J. & Patricia Tegethoff  
1501 W. 3<sup>rd</sup> Ave.  
Mitchell, SD 57301

**512 N. Rowley St.**  
Irma Wise & Marilyn Vollbracht  
815 W. Spruce St.  
Mitchell, SD 57301

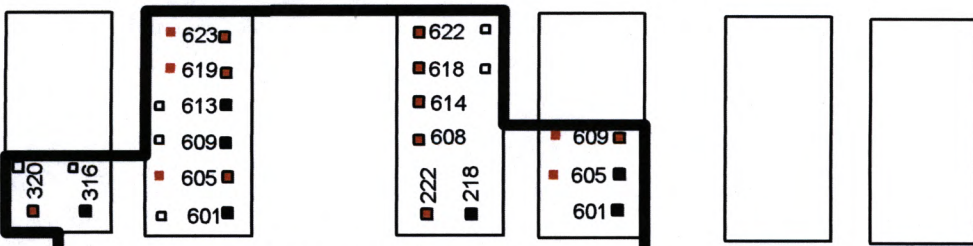
**518 N. Rowley St.**  
Douglas L. Schleder  
% Leonard Schleder  
518 N. Rowley St.  
Mitchell, SD 57301

**601 N. Rowley St.**  
Paul H. & Barbara Graff  
601 N. Rowley St.  
Mitchell, SD 57301

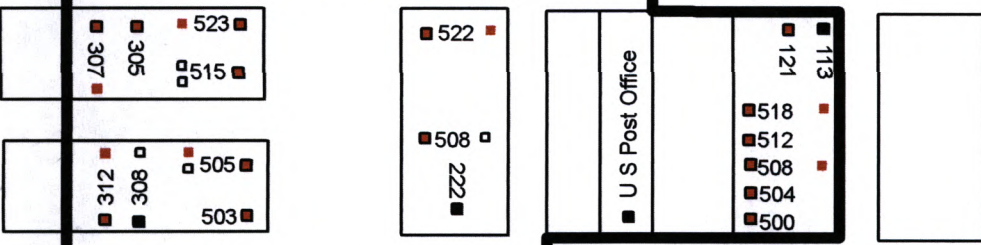
**605 N. Rowley St.**  
Richard C. & Constance M. Minder  
507 E. Havens  
Mitchell, SD 57301

**609 N. Rowley St.**  
Bernard J. & Iris L. Oster  
2400 E. 1<sup>st</sup> Ave.  
Mitchell, SD 57301

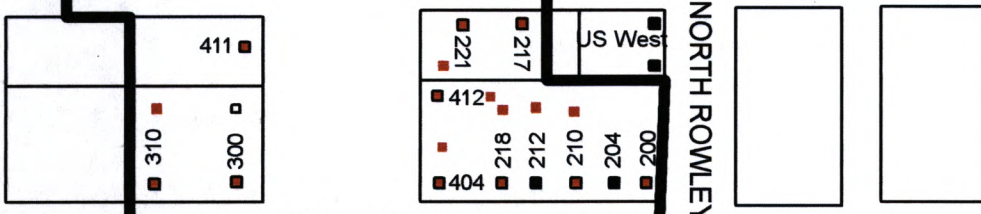
WEST SEVENTH AVENUE



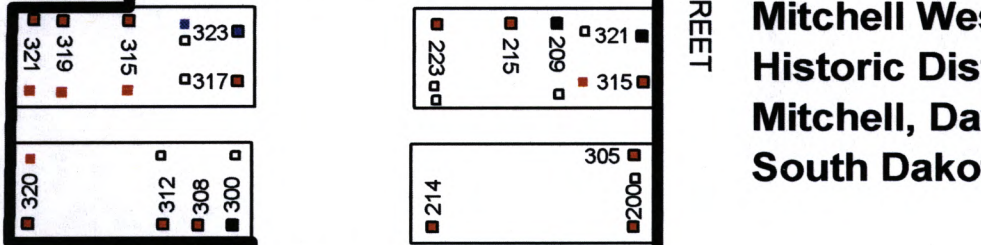
WEST SIXTH AVENUE



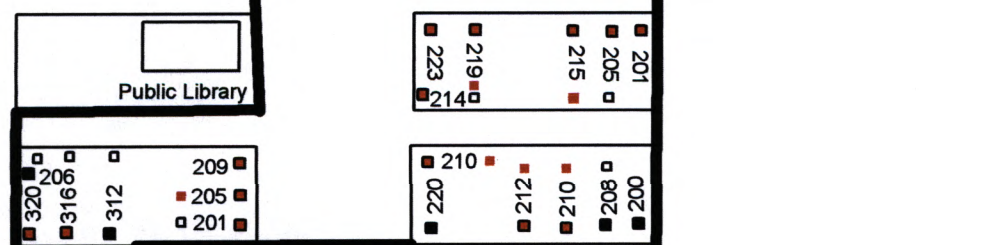
WEST FIFTH AVENUE



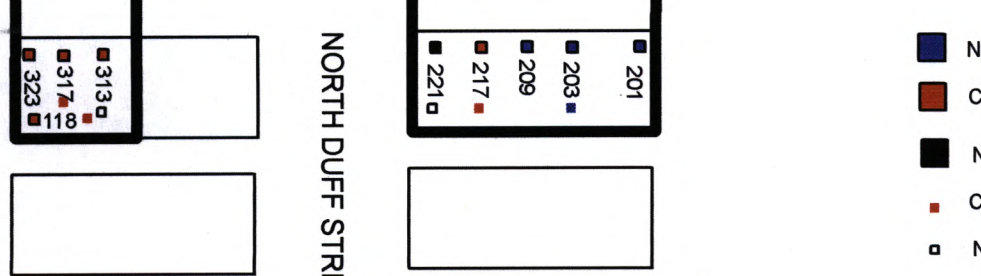
WEST FOURTH AVENUE



WEST THIRD AVENUE



WEST SECOND AVENUE



NORTH SANBORN BLVD

NORTH DUFF STREET

WEST FIRST AVENUE

**Mitchell West Central Residential  
Historic District  
Mitchell, Davison County,  
South Dakota**

- National/State Register Listed
- Contributing Building
- Non-Contributing
- Contributing, Garage
- Non-Contributing, Garage

Map Not to Scale