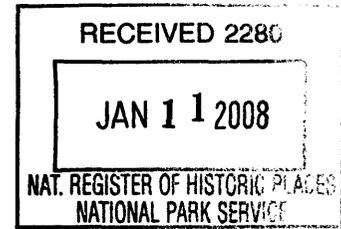


**United States Department of Interior
National Park Service**

**National Register of Historic Places
Registration Form**



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name John and Kittie Williams House
other names/site number Peabody Memorial Hospital Nurse's Home

2. Location

street & number 1009 Main Street
city or town Webster
state South Dakota **code** SD **county** Day **code** 037 **zip code** 57274
not for publication vicinity

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. Voigt 12-10-2007
Signature of certifying official/Title Date

SD SHPO
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 official/Title Date

State or Federal agency and bureau

Williams, John and Kittie, House

Day County

South Dakota

Name of Property

County and State

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.

See continuation sheet.

removed from the National Register.

other, (explain:)

Edson H. Beall

2-19-08

for

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(check as many boxes as
as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

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

Number of Resources within Property
(Do not include previously listed resources
in the count)

contributing	noncontributing
1	buildings
	sites
	structures
	objects
1	total

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

N/A

**Number of contributing resources
is previously listed in the National Register**

0

6. Function or Use

Historic Functions

(Enter categories from instructions)
DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)
DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)
Queen Anne

Materials

(Enter categories from instructions)
Foundation stone

walls clapboard

roof asphalt shingle

other glass

Narrative Description

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

Williams, John and Kittie, House
Name of Property

Day County
County and State

South Dakota

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

Ca. 1909

Significant Dates

Ca. 1909

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Williams, John and Kittie, House

Day County

South Dakota

Name of Property

County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs Representative black and white photographs of the property.

Additional Items (Check with the SHPO or FPO for any additional items)

Property Owner

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

name/title	Arnie and Julie Berger	date	September 2007
organization	owners	telephone	605-345-5000
street&number	1009 Main St.	zip code	57274-1016
city or town	Webster	state	SD

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects, (1024-0018), Washington, DC 20503.

United States Department of the Interior
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National Register of Historic Places
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Section 7 Page 1 Williams, John and Kittie, House, Webster, Day County, South Dakota

Description

The John and Kittie Williams House, a two and one-half story wood frame, clapboard clad house, was built circa 1909 north of downtown Webster at the northwest corner of Main Street and Tenth Avenue West. It is one of the most impressive examples of Queen Anne residential architecture in Webster. Located a few blocks north of the commercial district, and on the most heavily traveled street in Webster, this house has held an important and highly visible position in the community for about one hundred years.

The house is located on a large parcel, which spans for five city lots. It is positioned more or less in the center of the five-lot parcel. The house faces east, toward Main Street. The east façade features a large, front facing gable. The first floor exhibits a full-width flat-roofed porch. The house originally had a simple balcony banister that went around the edge of the porch roof, which is no longer intact. The porch posts, which are round wood columns with simple capitals, sit on a rough-cut granite foundation. The bases of the columns are also built up in granite. The steps to the porch and entrance are on the northeast corner of the house, with the front door offset to one side. Large art glass windows also face the front of the house on the first level. The second level exhibits two tripartite windows. The third story has a centered tripartite window with an arch in the center window. Large, shallow brackets ornament the underside of the eaves.

The south façade, which faces Tenth Avenue West, exhibits a prominent brick exterior chimney. The house features a two-story three-sided bay window in the center of the south façade. Windows are either sash or have artglass in the upper sections. Originally a small balcony existed on the third story, however, that is no longer intact. A smaller side gable projects from the side of the roof.

The north façade of the house features a three sided oriel bay window, which is centered between the first and second floor and corresponds with a landing on the grand stairway indoors. The center top of the bay window is arched. The protrusion, which was created by the bay window, continues up to an integrated side gable in the roof. Most windows on this façade are sash.

The west/rear façade of the house is the most altered from when the house was originally built. Historically a porte-cochere was located on the southwest corner of the house. Today there is an attached, one-story frame, modern garage, which was likely added to the back of the house in the last twenty years. The roof of the house features a west-facing gable.

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Section 7 Page 2 Williams, John and Kittie, House, Webster, Day County, South Dakota

Though the exterior of the house is relatively simple, the interior, particularly in the public spaces of the foyer, living room, and dining room, is elaborately decorated. As one enters the front door, one steps into a small vestibule, then into the open foyer. The elaborate wood stairwell is located in the foyer, whereas a small study is located on the east side of the entryway, the living room is located in the southeast corner of the downstairs, and the dining room is located in the northwest corner of the first floor. The entire first floor exhibits oak woodwork and oak floors. The style of the interior woodwork is Classical Revival in style, with wood columns, wainscoting and Corinthian capitals on all of the column tops.

The dining room is heavily decorated with wood wainscoting and elaborate, built-in china cabinet on the west wall, with integrated arched windows in the cabinet. The modern kitchen is located in the southwest corner of the house, with a back stairway, which leads to the upper floors or the garage/basement from there.

The second floor is accessed by the grand front stairway. The elaborately turned banister posts take the visitor to a large landing, which is lit, by a prominent, art glass arched window. The stairs turn to ascend further to the second floor, which opens onto a center hall. There are four bedrooms on the second floor, with the master bedroom in the southeast corner of the floor. The current owners are in the process of creating a doorway between the bedrooms on the east side of the house. A decorative fireplace mantel is located on the south wall. Closets and a modern bath are also located on the second floor.

The stairs on the north side of the house access the third floor. More bedrooms, which were altered during the years of use as the nurse's residence, are in a deteriorated state, and will be ultimately rehabilitated by the current owners.

The modern one story garage is attached to the rear of the house. Though it is not original to the house, it is on the back façade of the house, and is minimally intrusive to the prominent house. It does not significantly detract from the overall integrity of the house.

The Williams House exhibits some of the best features of the Queen Anne style overall, and is an excellent example of the Queen Anne style in the rural county seat of Webster, South Dakota.

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Section 8 Page 1 Williams, John and Kittie, House, Webster, Day County, South Dakota

Statement of Significance

The John and Kittie Williams House, built in 1909, as an excellent example of late Victorian Queen Anne style, is locally eligible for the National Register under Criterion C for architecture. It is one of the best examples of Queen Anne style in the city of Webster, with an exceptionally well-preserved and highly ornamented interior.

Background

White settlers first settled the city of Webster in Day County in 1880-81. J.P. Webster, the village's namesake, was one of these early settlers, founders and businessmen. Early settlers came in anticipation of the construction of the Chicago Milwaukee and St. Paul Railroad. Webster was platted in 1881, and early settlers moved quickly to the fledgling town. By 1885, Webster was incorporated as a village.¹ As the community grew, with businesses such as hotels, banks and lumber mills, the city was incorporated in 1895.

By the early 1920s, Webster had well secured its location in Day County as a strong anchor. The population had reached about 2,000. Schools, churches, a variety of industry, commerce, and health care, through the Peabody Hospital (est. 1905) had settled in Webster.²

As the fledgling city grew, the housing stock grew as well. A few prominent houses were built on Main Street. Most of the houses in Webster were wood frame and some of the early houses were built in the popular Queen Anne style. The Williams House is one of the most prominent examples of that style in Webster.

Williams House

The John and Kittie Williams House was built circa 1909. They purchased the property, along with the entire east side of Block 2, Bush and Vander Horck's Addition in the city of Webster, in September 1908 from David and Nellie Williams. The house was a showpiece on Webster's main street. For John Williams, however, the experience of living there was short-lived. He died in 1911, and the house and

¹ Jack Kilgore and Associates, *South Dakota, Our Towns... a pictorial review: Northeast Region I*, 1988: 38.

² L.G. Ochsenreiter, *History of Day County, from 1873 to 1926*. Mitchell, SD: Educator Supply Co., 1926: 85.

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Section 8 Page 2 Williams, John and Kittie, House, Webster, Day County, South Dakota

property went to his wife Kittie. Kittie continued to live there until 1917, when she sold the property to Frank Mohs. Frank and Mary Mohs came to Webster in 1903. He purchased the Benjamin and Foster Furniture and Undertaking business in Webster. The Mohs Furniture store had great success, and he constructed his own building in 1923 in downtown Webster.³

Mohs sold the property to Dr. Percy D. Peabody sometime prior to 1926. Dr. Peabody used the house and property as a home for the nurses who worked at his clinic. The Peabody Hospital School of Nursing began in 1913, using the hospital as a teaching facility for the training of nurses. The house, which was across the street from the hospital, gave the student nurses a place to live while they were studying. Dr. Peabody sold the property to Lutheran Hospitals and Homes of America, Inc. of Fargo, North Dakota in 1945. The hospital continued to own the house, presumably for use as a home for nurses, until 1960, when they sold it to Christine Zinne.⁴

Christine Zinne sold the property two years later, in 1962, to Bernard Boik on Contract for Deed for \$11,000. Boik sold the property to John and Adelaide Mohs in 1966. Locally, the house has been known as the Mohs House, as the Mohs lived there for several years. The current owners purchased the property in 2004.⁵

Queen Anne style

The Queen Anne style is a residential style that was popular in the United States between 1880 and 1910. A product of the Industrial Revolution, the Queen Anne style became a showcase for the possibilities of using wood that has been cut and worked by machines. It allowed for inexpensive, mass produced boards, shingles, as well as doors, window sashes, mantles, newel posts and banisters and decorative wood floors. Though Queen Anne houses can be built of brick or stone, many are built of wood frame with clapboard and shingle siding. Especially on the Great Plains in states like South

³ Day County Register of Deeds (DCRoD). Book PP, page 198, Warranty Deed, D. Williams to J. Williams, 10 September 1908; DCRoD, Book SS, page 597, Final Decree of John Williams, deceased, 31 October 1911; DCRoD, Book A4, Page 84, Deed, Kittie Williams to Frank Mohns, 28 July 1917; Day County Historical Research Committee (DCHRC). *Day County History*. N.p., 1981: 856.

⁴ DCRoD, Book B37, page 475, Warranty Deed, Peabody Sr. to Lutheran Hospitals and Homes of America, Inc., 12 April 1945; Ochsenreiter, 1926: 88, DCRoD, Book B37, page 475, Warranty Deed, P. Peabody to Lutheran Hospitals & Homes of America, Inc., 12 April 1945; DCRoD, Book B46, Page 562, Warranty Deed, Lutheran Hospitals & Homes Society of America to Christine Zinne, 17 August 1960.

⁵ DCRoD, Book B52, Page 408, Contract for Deed, Zinne to Boik, 26 December 1962; DCRoD, Book B55, page 561, Warranty Deed, Boik to Mohs, 28 January 1966.

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Section 8 Page 3 Williams, John and Kittie, House, Webster, Day County, South Dakota

Dakota, where quality brick and stone were scarce, lumber, though also scarce, could be brought into communities by railroad.

A definition of the Queen Anne style is as follows:

Steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance; asymmetrical façade with partial or full-width porch, which is usually one-story high and extended along one or both walls.⁶

The Williams House exhibits most of these features. It has a front facing gable, steeply pitched irregular roof, cutaway bay windows, asymmetrical façade, full-width porch, as well as a prominent, exterior brick chimney. The details are primarily free classic with paired classical columns, a Palladian window, and modillions along the cornice. The interior woodwork is also impressive. The beautiful foyer with wainscoting, elaborate newel and banister, and prominent fireplace mantels are indicative of the Queen Anne style interior details.

The Williams House is one of the most impressive and intact examples of Queen Anne style of residential architecture in the city of Webster. It exhibits a high degree of integrity and gives the main street of Webster the impressive impression of prominent citizens who have been successful in their enterprises in Webster.

⁶ Virginia and Lee McAlester, *A Field Guide to American Houses*, New York: Alfred A. Knopf: 263-265.

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Section 9 Page 1 Williams, John and Kittie, House, Webster, Day County, South Dakota

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Section 10 Page 1 Williams, John and Kittie, House, Webster, Day County, South Dakota

Verbal Boundary Description

The John and Kittie Williams House is located on the East 143 feet of lots 8, 9, 10, 11 & 12 of Block 2, Bush and Vander Horck's Addition, Webster, Day County, South Dakota.

Boundary Justification

The house is located on its original location. Though when initially built, the lot spanned the entire width of the eastern half of the block, over time some of the northerly lots have been sold, and developed. An alley was added behind the house for the span of the block. The above-described boundary encompasses most of the original parcel of the Williams House.

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Section photos Page 1 Williams, John and Kittie, House, Webster, Day County, South Dakota

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-2 except as noted:

Name of Property: Williams House
County, State: Day County, South Dakota
Photographer: Barb Kooiman
Date of Photographs: June, December 2006
Location of Original: South Dakota State Historic Preservation Office, Pierre, SD

<u>Photo No.</u>	<u>Photographic Information</u>
1.	South elevation and east façade, looking northwest
2.	West elevation and south elevation, looking northeast