

RECEIVED 413

OMB No. 1024-0018

MAY 5 1994

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

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 (Form 10-900-a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name: The Graham House

Other names/site number: _____

2. Location

Street & number: 927 7th Street

not for publication

City or town: Brookings

vicinity

State: South Dakota Code: SD County: Brookings Code: 011 Zip code: 57006

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature]
Signature and title of certifying official

SD SHI

4/20/94
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 the Keeper

Date of Action

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Entered in the
National Register

[Signature]
Signature of the Keeper
Edson H. Beall
Date of Action
6/3/94

Graham House
Name of Property

Brookings, SD
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling,
multiple dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH
CENTURY AMERICAN MOVEMENTS:
Folk Victorian

Materials
(Enter categories from instructions.)

foundation concrete
walls wood
roof asphalt
other

Narrative Description

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

The Graham House
Name of Property

Brookings, SD
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

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

1892

Significant Dates

1892

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

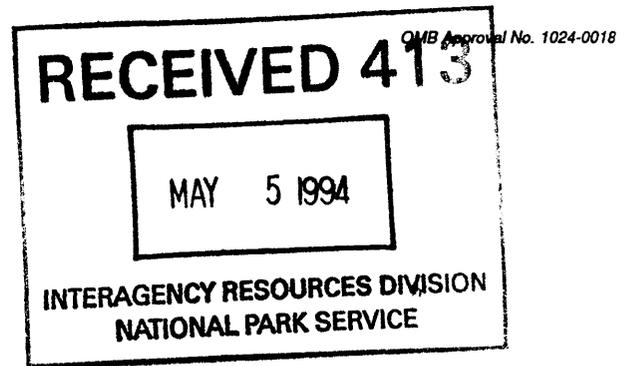
- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1



Narrative Description:

The Graham House is a two story cross-gable frame Folk Victorian building residing on the southeast corner of 7th Street and Medary Avenue in Brookings, South Dakota. Built in 1892 approximately two blocks south of present day South Dakota State University by a college professor, the house has served the University staff since its construction through single family housing until being converted into apartments in 1944. Since 1944 it has functioned as a boarding house for University students. The house has simple ornamentation that is in the process of restoration, replication and reapplication.

The six inch clapboard siding rests on a newly established concrete block foundation. The projecting shed roofed entrance has one large two-over-two window and a pair of two-over-twos in the second-floor gable end. A small porch facing Medary Avenue running approximately 1/3 of the way down the length of the building and terminating at the projecting cross gable boasts turned railings and ballusters and tongue and groove flooring. Above this open porch is an ornamental small rectangular stained glass window. Fenestration in the projecting gable consists of two two over twos on the second floor and a large window with ornamental glass transom on ground level. Continuing from the projecting ell is an enclosed sun porch located on the northeast corner of the building.

The back (north) and side (west) facades replicate the fenestration patterns mentioned above with little ornamental detailing. Fenestration moldings consist of plain flat whitewashed boards. During the 1950s the house was covered with gray fiber panels, and a third porch was added constructed with car siding and covered by the same gray fiber panels. In the 1960s small holes were drilled into the clapboards to blow in foam insulation. During the last year the siding has been removed and the original clapboards were in good condition and simply painted. The turned railings on the porch have been removed for restoration and replication and will be reapplied this coming year. A new foundation was also added during the past years renovations.

The interior retains its maple flooring in the dining room and oak flooring in the living rooms and bedrooms. The plaster and lathe walls remain in good condition and the interior trim consists mostly of

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

**National Register of Historic Places
Continuation Sheet**

Section number 7

Page 2

eight-inch mop boards and six-inch plain sawn trim around doors and windows. Nine-foot high ceilings are retained throughout the building.

Overall the Graham House has been rescued from a state of deterioration and returned to its historic appearance through the removal of nonhistoric siding and restoration of the turned balluster porch. The building continues to serve as housing for the nearby University and remains a good example of Folk Victorian architecture in the community. The building is significant under criterion C for its association with that building style.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 3

Narrative Statement of Significance:

The Graham House in Brookings, Brookings County, South Dakota is locally significant under criterion C for its association with the distinctive characteristics of a type, period, or method of construction. In this case namely the Folk Victorian style of building, most popularly occurring in this area from 1890 to 1910. Under the South Dakota State Historic Preservation Plan the property relates to the historic context labelled: IV. Permanent Rural and Urban Pioneer Settlement (1858-Present), D. Urban Development 2. Residential Living (1858 to 1899).

HISTORY

Early settlement patterns in Brookings, South Dakota consisted of sparse and scattered homesteads until the 1870s and 1880s when railroad organization and development began. Before 1879 when the first railroad arrived in Brookings County all settlements were along bodies of water: glacially deposited lakes, rivers or creeks. With the arrival of the railroad settlement concentrations became sites of choice rather than necessity. In 1879 the Chicago and North western railroad came through Brookings. Prior to this, between 1878 and 1889, 285 towns were platted in the state of South Dakota, and of those 227 or 80% were established on rail lines. The other 20% quickly died out or relied on being able to sustain themselves.

The establishment of this railroad spurred the expansion of Brookings and the rest of South Dakota. Shortly after the arrival of the railroad in 1879 the land grant for the present day South Dakota State University, then Dakota Agricultural College, was issued and preparatory classes began in 1884-85. College classes followed shortly beginning in the Fall of 1885. The establishment of the agricultural college in Brookings spurred the organization of neighborhoods, commonly occupied by students and professors, surrounding the school. One of these such residences is the Graham House located just a block and a half south of the University campus.

The property at 927 7th Street was purchased by Professor A.H. Wheaton who taught Dairy Sciences at the college. Wheaton built the House as

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 4

a residence for himself and his family, but lived there only a short time. The house was then sold in 1898 to a retired farmer. From this time until 1944 the house passed from several owners who were: Jesse S. Miller in 1902, T.L. Chappel in 1912, Tom Maher in 1920, back to T.L. Chappel in 1924, Charles and Myrtle Martinson in 1931, Guy Derald in 1936, H.M. McNamara in 1937, and Mrs. Mable Graham in 1944. It is for Mable Graham that the house is named.

She established a boarding house for students that year and opened the place up for meals for lonely college students. She often served 75 meals twice a day to hungry college attendees. However, it is for the style of the building that the house retains its significance.

ARCHITECTURAL SIGNIFICANCE

The Mable Graham House typifies the Folk Victorian style of building in South Dakota. The occurrence of Folk Victorian buildings most commonly happened between 1890 and 1910. The popularity and availability of these houses was accommodated by the expansion of railroads into otherwise secluded areas. The buildings are differentiated from the more high style Victorian or Queen Anne styles which they most closely resemble through their symmetrical facades and lack of ornamental detailing. For example the multiple surface facades and irregular footprint of Queen Anne styles are not present in Folk Victorian. Quite often homeowners would ornament their simple folk houses with turned balluster porches and cornice details added much after the house was built.

The Graham House retains the features of a symmetrical facade and small porch with turned posts and ballusters. The house is significant locally as an example of this type of architecture under criterion C.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 5

Bibliography:

Abstract of Title

Brookings County History Book, 1989, Brookings County History
Commission.

Gamble, Mrs. D.R., Brookview Manor, neighbor of house since 1932 oral
interview

McAlester, Virginia and Lee. A Field Guide to American Architecture.
Alfred A. Knopf, New York, 1990.

Norby, Mr. and Mrs. George. Brookings Phone Books, 1912-1942.

Smith, Mrs. Phyllis, DeSmet daughter of Mable Graham oral interview.

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 6

Verbal Boundary Description:

The Graham House resides on the East one hundred and twenty-five feet of the south seventy five feet of lot one of Millers addition to the city of Brookings, SD

Boundary Justification:

The property includes the house and the lot historically associated with it.