

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

445



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

1. Name of Property

historic name Hill, W.S., House
other names/site number

2. Location

street & number 520 East 6th Avenue [ ] not for publication
city or town Mitchell [ ] vicinity
state South Dakota code SD county Davison code 035 zip code 57301

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.)

Signature of certifying official Jay D. Vogt Title State Historic Preservation Officer Date 04-29-2009
South Dakota State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property [meets does not meet] the National Register criteria.
(See continuation sheet for additional comments.)

Signature of certifying official/Title Date
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- [x] entered in the National Register
[ ] See continuation sheet.
[ ] determined eligible for the National Register
[ ] See continuation sheet.
[ ] determined not eligible for the National Register.
[ ] removed from the National Register
[ ] See continuation sheet.
[ ] other, explain
[ ] See continuation sheet.

Signature of the Keeper Anna McClelland Date of Action 6/19/09

Hill, W.S., House  
Name of Property

Davison County, South Dakota  
County/State

### 5. Classification

#### Ownership of Property

(Check as many boxes as apply)

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

#### Category of Property

(Check only one box)

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

#### Number of Resources within Property

(Do not count previously listed resources.)

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	Total

#### Name of related multiple property listing.

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

N/A

#### Number of contributing resources previously listed in the National Register.

0

### 6. Function or Use

#### Historic Function

(Enter categories from instructions)

Domestic Single Dwelling  
Domestic Secondary Structure

#### Current Functions

(Enter categories from instructions)

Domestic Single Dwelling  
Domestic Secondary Structure

### 7. Description

#### Architectural Classification

(Enter categories from instructions)

Prairie

#### Materials

(Enter categories from instructions)

foundation Concrete  
walls Brick  
roof Asphalt  
other

#### Narrative Description

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

Hill, W.S., House  
Name of Property

Davison County, South Dakota  
County/State

## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

Property is:

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

### Narrative Statement of Significance

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

### Areas of Significance

(Enter categories from instructions)

Architecture

### Periods of Significance

1910; c.1955

### Significant Dates

1910, c.1955

### Significant Person(s)

(Complete if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Unknown

## 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Hill, W.S., House  
Name of Property

Davison County, South Dakota  
County/State

## 10. Geographical Data

**Acreage of Property** less than one

### UTM References

(Place additional UTM references on a continuation sheet.)

1. 14 578978 4840627  
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

[ ] See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Mike Vogel, Historic Preservation Specialist

organization SD SHPO

date February 11, 2009

street & number 900 Governors Drive

telephone 605-773-6056

city or town Pierre

state SD

zip code 57501

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

### Photographs

Representative **black and white photographs** of the property.

### Additional Items

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

## Property Owner

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

name Tim Horton

street & number 520 East Sixth Avenue

telephone 605-999-9321

city or town Mitchell

state SD

zip code 57301

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

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

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National Park Service**

Hill, W.S., House

Section number 7 Page 1  
Davison County, South Dakota**DESCRIPTION**

The W.S. Hill House is located at 520 East Sixth Avenue in Mitchell, South Dakota. The Prairie Style house constructed of brick and wide overhanging eaves was built in 1910. The 2 ½ story house has an uneven hipped asphalt shingled roof, wooden windows with cement sills and a full size brick chimney rising above the roof on the southwest corner. The chimney, which services a fireplace on the first floor, juts out on the exterior of the first and second floor. The chimney gradually widens at the base and reflects the actual size of the fireplace on the interior of the house. The house also features a brick wrap around porch on the full length of the façade first level and ½ of the east elevation first floor. The porch is supported by seven heavy squared brick piers. The west end of the large porch was enclosed in the 1960's and today serves as an office area. A two stall brick garage with hip roof was constructed just north of the house c.1955. A four foot high brick retaining wall that runs the length of the lot on the north end was also constructed the same time as the garage.

The south elevation (façade), from left to right on the first floor features a ribbon of four eight-over-eight double hung windows, an opening for the main entrance that includes a wood full length glass door and two one-over-one double hung windows on the inside of the porch, and a ribbon of three large screened windows on the exterior of the porch. The entrance to the porch features a concrete three step landing with brick sidewall topped with concrete slabs. The second floor left to right features a pair of one-over-one double hung windows, a small one-over-one double hung window and a pair of one-over-one double hung windows. A hipped roof dormer with a ribbon of three small one-over-one double hung windows is located on the roof.

The east elevation first floor from left to right includes a ribbon of four large screened windows, a brick pier and another ribbon of four large screen windows all located in the porch east side. Another pair of large screen windows are located on the north elevation of the porch. Continuing on the east elevation first floor there is a bow window with four one-over-one double hung windows, three small one-over-one double hung windows and a pair of large one-over-one double hung windows. On the second floor from left to right there are two one-over-one double hung windows, a bow window identical to the one on the first floor, a pair of one-over-one double hung windows and another pair of one-over-one double hung windows near the north end. A hipped roof dormer with a ribbon of three small one-over-one double hung windows is located on the roof. The foundation on this elevation has three small three-pane fixed windows.

The north elevation of the house features a porch and entry section on the first floor located on the northeast corner of the house. The second floor of this section may have been used as a porch type setting at one time. On the first floor from left to right is a one-over-one double hung window, a pair of one-over-one double hung windows and another one-over-one double hung window and a rear entrance metal exterior door leading to the back porch. The west end of this elevation is set back and includes a pair of one-over-one double hung windows on the first floor and two pairs of one-over-one double hung windows on the second floor.

The west elevation on the first floor features a pair of one-over-one double hung windows in the porch section on the backside of the house. On the main section of the house, west elevation, first floor from left to right there is a small one-over-one double hung window, a side wooden entrance door with three horizontal rectangular lights in the upper half, a ribbon of three large one-over-one double hung windows, a one-over-one double hung window just north of the chimney and another one-over-one double hung window on the south side of the chimney. A six-over-six double hung window is located on the west end of the enclosed porch on the façade. A shed roof with decorative wooden brackets

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provides overhead coverage for the side entrance.

The second floor from left to right includes a pair of one-over-one double hung windows on the west side above the porch, a pair of one-over-one double hung windows on the west side main section of the house, a small one-over-one double hung window, another pair of one-over-one double hung windows and a one-over-one double hung window located south of the chimney. In the roof section is a dormer exactly like the one on the east elevation.

The interior of the house is magnificently furnished with two oak wood staircases (front and rear), multiple enclosed pocket doors with the original vintage hardware and beautiful hardwood flooring throughout. All the oak wood trim remains in its original state and has been treated periodically over the years. Except for minor floor changes in the kitchen and bathrooms, the original layout remains the same as it was when originally constructed. Overall the house is in excellent condition. The original chandeliers are still hanging in the living room and dining room.

The brick garage, built c.1955, has a double wooden garage door with nine single pane fixed windows on the east elevation. The south elevation from left to right has a small one pane fixed window and a wooden door near the west end. The west elevation has a small one pane fixed wooden window. There are no openings on the north elevation.

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Hill, W.S., House

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Davison County, South Dakota**Significance****Introduction**

The W.S. Hill House is eligible for the National Register of Historic Places under Criterion C as an example of the Prairie Style, popular during the early 20<sup>th</sup> century, in Mitchell, South Dakota.

**Historical Background**

The largest group of American Indians present in South Dakota directly before white settlement were the Nakota, Dakota, and Lakota, know collectively as the Sioux. Anthropologists believe that the Sioux were pushed out of Minnesota onto the plains where they became the dominant group by the mid to late 1700's, although tribal creation stories tell of the Sioux inhabiting the area since time immemorial. The Dakota and Nakota live primarily east of the Missouri River while the Lakota roamed the western half of the state. The Sioux were eventually forced onto reservations through a series of questionable treaties that opened up land for white settlement.

Davison County was a late bloomer. In 1803 the French, who had explored the Dakota Territory, sold what is called the Louisiana Purchase to the United States for under three cents per acre. The county was part of Louisiana from 1805-1812, then of Missouri, Michigan, Wisconsin, Iowa, Minnesota, a nameless territory including North and South Dakota, Montana, Idaho, Wyoming, and some of Nebraska. In 1861 it was part of Dakota Territory. In 1873 the Dakota legislature established twenty three counties. Early Davison County was named for Henry C. Davison of Bon Homme County, a native of Maine who homesteaded at Riverside and ran cattle in the Firesteel area several years before people moved in.<sup>1</sup>

In 1874 Davison County was officially organized, with Firesteel as the county seat, although there were scarcely enough adult male residents to vote and to fill the various governmental positions. Women, sad to say, were denied the ballot in those days.<sup>2</sup>

This was the era that being in the vanguard of railroad expansion had the potential for sudden wealth. At the same time it was a giant guessing game to future track locations and the creation of new towns. By 1879 the Chicago, Milwaukee & St. Paul Railroad Company had reached Canton. The next hurdle on the route to the Missouri was the Jim River, and the citizens of Firesteel and rival Rockport, some 11 miles to the south, were equally hopeful that they would be the beneficiaries of the crossing. They were both wrong.<sup>3</sup>

At Firesteel a railroad surveyor supposedly saw a piece of driftwood either lodged in a tree or lying on high ground along the creek. According to local legend, that was indication to him that the village was in a flood plain and therefore not suitable for permanent development. However, evidence of the

<sup>1</sup> Mitchell Centennial Executive Committee, *Mitchell Rediscovered July 15-19, 1981* p.1

<sup>2</sup> Bob Karolevitz, *An Historic Sampler of Davison County*, The Donning Company/Publishers Virginia Beach, Virginia 1993 p.19

<sup>3</sup> Ibid

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railway company's plans should have become obvious on May 5, 1879, when John D. Lawler, son of a wealthy bridge builder and Milwaukee Road stockholder, bought approximately 75 acres some two miles west of Firesteel. Undoubtedly he had "inside information" because his land just happened to encompass much of the site of a new town to be named in honor of Alexander Mitchell, Scotland born president of the Chicago, Milwaukee & St. Paul Railroad and business associate of the younger Lawler's father.<sup>4</sup>

Mitchell opened for settlement in September, 1879, and Firesteel residents moved in-buildings and all.<sup>5</sup>

As pioneers moved into the business district and residential area adjacent to the proposed railroad line, Mitchell promoters proposed acquisition of the county seat from Firesteel. An election held on November 4, 1879, decided the issue. Votes totaled 142; Mitchell received 112 and Firesteel 30. Mitchell's victory became official when Davison County commissioners moved all records to the new railroad town.<sup>6</sup>

The location of the railroad line and subsequent placement of the county seat, assisted the city of Mitchell in becoming one of the largest trade centers in the state of South Dakota during the early 1900's. Over 125 year later, Mitchell retains that same status.

**History and Significance of the W.S. Hill House**

W.S. Hill built the impressive Prairie style house in 1910. Mr. Hill was in the grain business at the time in the Mitchell agricultural area. Hill sold the house to Dr. W.A. Delaney in 1920. Dr. Delaney lived in the house until his death in 1955 and his wife lived there two more years. Dr. Delaney's son W.A. Jr., his wife and seven children lived in the house several more years before they moved to Sioux Falls. Located on a corner lot, it has sometimes been called Mitchell's grandest old home. It's had several owners since the Delaney's and is presently being fully restored by Tim and Glenna Horton who someday want to pursue the idea of converting it to a bed and breakfast.

The Prairie style architecture features a low pitched roof, usually hipped, with widely overhanging eaves; two stories, with one-story wings or porches; eaves, cornices, and façade detailing emphasizing horizontal lines; often with massive, square porch supports.<sup>7</sup>

The W.S. Hill House is a two story house that contains a low pitched hip roof, wide overhanging eaves, a one story porch on two elevations that is supported by heavy squared brick piers and a façade that emphasizes horizontal lines. These features strongly resemble the architectural characteristics of the Prairie Style home.

<sup>4</sup> Ibid

<sup>5</sup> Donn P. Sundby, *The Background, Growth and Principal Institutions of Mitchell, South Dakota*, Department of History, University of South Dakota, July 1977 p.28

<sup>6</sup> Anastasia Tuttle, *Mitchell, Davison County* (Vermillion: Richardson Archives, I.D. Weeks Library, University of South Dakota, n.d.)

<sup>7</sup> Virginia and Lee McAlester, *A Field Guide to American Houses*, Published by Alfred A. Knopf, New York, 2000 p. 439

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The Prairie style originated in Chicago and landmark examples are concentrated in the city's early 20<sup>th</sup> –century suburbs, particularly Oak Park and River Forest, and in other large Midwestern cities. Vernacular examples were spread widely by pattern books and popular magazines; they are common in early 20<sup>th</sup> century suburbs throughout the country. Most were built between 1905 and 1915; the style quickly faded from fashion after World War I.<sup>8</sup>

The Prairie style is one of the few indigenous American styles. It was developed by an unusually creative group of Chicago architects that have come to be known as the Prairie School. Frank Lloyd Wright's early work is in this style and he is the acknowledged master of the Prairie house.<sup>9</sup>

The W.S. Hill House retains a great deal of integrity in setting, location, design, workmanship, materials, feeling and association. Minimal modifications on the interior and exterior do not adversely affect the historic integrity of the magnificent house. Except for the growth of trees and bushes in the yard and the garage and brick wall added on the north end of the lot in the 1950's, the house and property on this corner lot look the same as it did in the very early years of its existence. The garage, built c.1955, is designed compatible with the house and is a contributing building on the lot.

**Conclusion**

The W.S. Hill House is eligible for the National Register of Historic Places under Criterion C as a great representation of the Prairie style of architecture that appeared in the early part of the 20<sup>th</sup> century in Mitchell, South Dakota. The 1910 house has very good integrity and is a good example of Prairie style architecture in Mitchell.

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<sup>8</sup> Ibid

<sup>9</sup> Ibid

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Section number 9 Page 6  
Davison County, South Dakota**BIBLIOGRAPHY**

*Mitchell Rediscovered July 15-19, 1981*, Mitchell Centennial Executive Committee

*An Historic Sampler of Davison County*, Bob Karolevitz, The Donning Company/Publishers, Virginia Beach, Virginia 1993

*The Background, Growth and Principal Institutions of Mitchell, South Dakota*, Donn P. Sundby, Department of History, University of South Dakota, July 1977

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*A Field Guide to American Houses*, Virginia and Lee McAlester, Published by Alfred A. Knopf, New York, 2000

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**GEOGRAPHICAL DATA**

**VERBAL BOUNDARY DESCRIPTION**

Lot 11 less West 5 feet of lot 12 in Block 5 of Burrs Addition.

**BOUNDARY JUSTIFICATION**

The boundary includes only the house and the garage on this lot, which is the original property owned by W.S. Hill.

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Hill, W.S., House

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Davison County, South Dakota**PHOTOGRAPH LOG**The following information pertains to photograph numbers 1-4 except as noted:**Name of Property:** Hill, W.S., House**County and State:** Davison County, South Dakota**Photographer:** Mike Vogel**Date of Photographs:** November 2008**Location of Photographs:** South Dakota State Historic Preservation Office, Pierre, SD

Photo No.	Photographic Information
0001	HillWSHouse_DavisonCounty_SD_0001 North
0002	HillWSHouse_DavisonCounty_SD_0002 Northwest
0003	HillWSHouse_DavisonCounty_SD_0003 Southeast
0004	HillWSHouse_DavisonCounty_SD_0004 Southwest