

United States Department of the Interior
National Park Service

BC 2634

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

1. Name of Property

Historic name: Hot Springs Historic District Amendment (boundary decrease and reclassification)

Other names/site number: _____

Name of related multiple property listing:

n/a

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



2. Location

Street & number: various

City or town: Hot Springs State: SD County: Fall River

Not For Publication: ☐ Vicinity: ☐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 x 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 x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local
Applicable National Register Criteria:

x A B x C D

Jay D. Vogt
Signature of certifying official/Title:

05-11-2018

Date

SD SHPO

State or Federal agency/bureau or Tribal Government

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

☒ entered in the National Register

☐ determined eligible for the National Register

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain:)

for 

Signature of the Keeper

8/24/18

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☒

Public – State

☐

Public – Federal

☒

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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>112</u> | <u>91</u> | buildings |
| <u>3</u> | <u>1</u> | sites |
| <u>8</u> | <u>1</u> | structures |
| <u>2</u> | <u>3</u> | objects |
| <u>125</u> | <u>96</u> | Total |

Number of contributing resources previously listed in the National Register 125

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic: Single Dwelling

Commerce/Trade: Business

Commerce/Trade: Specialty Store

Commerce/Trade: Department Store

Government: City Hall

Government: Courthouse

Education: School

Religion: Religious Facility

Funerary: Cemetery

Health Care: Hospital

Health Care: Sanitarium

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Current Functions

(Enter categories from instructions.)

Domestic: Single Dwelling

Commerce/Trade: Business

Commerce/Trade: Restaurant

Government: City Hall

Government: Courthouse

Recreation/Culture: Museum

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late Victorian: Queen Anne

Late Victorian: Romanesque

Late 19th and 20th Century Revivals: Mission/Spanish Colonial Revival

Late 19th and Early 20th Century American Movements: Commercial

Late 19th and Early 20th Century American Movements: Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Stone: Sandstone; Brick; Wood: Weatherboard;
Asphalt

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Setting

The Hot Springs Historic District is located in Hot Springs, Fall River County, South Dakota, at the southern end of the Black Hills, a mountainous region in western South Dakota and eastern Wyoming. The district encompasses part of the valley of the Fall River. This part of the district holds buildings originally devoted to a hot water mineral springs resort area as well as city and county government buildings. The southern section of the historic district is the site of commercial and business buildings that provided more traditional trade center functions. Today, the two areas contain a mixture of commercial, professional, and tourism-related enterprises. Sandstone bluffs to each side of the business district rise to plateaus; the western bluffs hold early residential neighborhoods, and a bluff to the east of the original resort area is the site of the Veterans Administration Medical Center, established as Battle Mountain Sanitarium in the early twentieth century. The red, pink, and buff sandstone cliffs against a backdrop of hills dominated by evergreens create a particularly picturesque setting for this historic district.

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Purpose of the Amendment

The Hot Springs Historic District was listed in the National Register in June of 1974. The nomination is being amended for several key reasons.

The first is to clarify which buildings are contributing and which are non-contributing. Section 7 of the 1974 nomination mentions 28 “principle” or “significant” buildings in the district. No specific mention is made of the roughly 250-plus other properties in the district. Also, no map was submitted with the 1974 nomination to help discern contributing or non-contributing properties. This amendment classifies the properties into 132 contributing and 96 non-contributing.

The second reason for the amendment is to clarify the district’s boundary. The 1974 nomination’s boundary description is vague, conflicting, and difficult to interpret. The boundary is defined via legal descriptions on continuation sheets. However, this information is problematic. Legal descriptions for some properties in the heart of the district were not included on the continuation sheets. This includes some legal descriptions for buildings detailed as “principle” or “significant” in Section 7. This omission was likely accidental, as it would create “donut holes” within the middle of the district that include obviously contributing resources. Also, some of the legal descriptions listed as being part of the district do not exist. Section 7 also discusses what can be interpreted as district boundaries in the narrative, but it is very difficult to discern exactly what the author had in mind. The lack of an original map only adds to this ambiguity. Correcting these deficiencies will result in a boundary decrease to some parts of the district. Finally, the proposed boundary closely resembles the traditional boundary as interpreted since 1974. Though no map has ever been submitted with the National Register form, maps have been created since 1974 to depict district boundaries. It is presumed that the City of Hot Springs and/or the SHPO created these maps based off their best interpretations at the time from verbal information in the 1974 nomination. The proposed new boundary keeps intact the majority of properties traditionally assumed to be within the original district.

The third reason is to provide additional documentation that speaks to the district’s historic and architectural significance.

The fourth reason is to change the period of significance to c.1888-1934. The 1974 nomination called out 1889-1915 as “specific dates,” which is interpreted to mean period of significance. (However, there are buildings called out in Section 7 as “principle” and “significant” that were not built 1889-1915). The increase to 1934 is recommended in order to include several buildings within the district, both commercial and residential, that represent significance in Commerce, Health/Medicine, and Architecture.

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Narrative Description (numerical by address)

(Note: Construction dates obtained from historical sources and the Fall River County Register of Deeds (ROD) vary for some properties. Where appropriate, both dates are included.)

FA00100086 101 North Chicago St. 1939 NC

A former gasoline station, this building has been resided with metal.

FA00100165 101 North Connor c.1925 NC

This front-gabled garage has wide siding and new garage doors.

FA00100166 101 North Connor c.1904 NC

This hipped roof house is covered by wide siding; fenestration has been changed.

FA00100087 101 South Chicago St. 1976 NC

This is a brick commercial building with arched entrance and windows.

FA00100097 102-104 North Chicago St. 1927 C

Black Hills Motor aka the Bering Building. The two-story sandstone commercial structure extends to the rear of the block. The lower façade holds four bays; storefronts have been altered, although the windows in the southern bay appear to be original. The second story is divided into four bays by three pilasters. Limestone hoods cover the windows and limestone trims the cornice. Some of the occupancies in this building have a University Street address.

FA00100242 103 N River St. c.1970 NC

False fronts and brick facing appears on this commercial building.

FA00100238 1045 Jennings Ave. 1970 NC

Formerly a lumberyard, this commercial building has been modified by brick facing.

FA00100168 105 North Connor St. 1939 NC

This stucco Craftsman retains original fenestration and some original windows. A front-gabled dormer appears in the roof.

FA00100067 105 North River St. 1980 NC

This is a front-gabled commercial building with no windows.

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FA00100095 106 South Chicago St. 1920 C

The structure is a wide brick commercial building with decorative brick panels and sandstone trim at the cornice. The storefront features large plate glass windows and a recessed entrance framed in black and yellow ceramic tile.

FA00100085 107 North Chicago St. 1951 NC

This is a concrete commercial building faced with brick.

FA00100243 107 S River c.1930 NC

This small structure is located in a large lot formerly used as a car lot. It is clad in vinyl.

FA00100011 108 North Chicago St. 1920 C

Elston's Alley. This is a one-story sandstone commercial structure with a recessed entry and wood trim under plate glass windows. Three bays are separated by wide sandstone pilasters. A double row of dentils appear below the cornice. It was once the Hot Springs Feed and Transfer Company and housed an automotive garage in the 1920s.

FA00100169 109 South Connor St. c.1892 C

Tanglewood Carriage House. This two-story carriage house/garage has modern doors. The ROD says it was built in 1909.

FA00100170 109 South Connor St. c.1892 C

Tanglewood. The roof pitch and extending front-gabled bay suggest Classical Revival influence. The stucco house has pergolas at the entrance and at the north façade. Wood shakes cover the roof. Chambers Kellar, who served for many years as attorney to the Homestake Gold Mine, built this house. In 1916, Dr. H. H. Wilcox of the State Soldiers Home bought the house and named it "Tanglewood" probably because of the trees and brush that grow on the bluff which descends to the south. The ROD says it was built in 1909.

FA00100098 110 North Chicago St. 1952 NC

This is a concrete block commercial building faced with brick.

FA00100094 110 South Chicago St. 1897 C

The storefront has been stuccoed and painted, but the upper façade retains original elements and represents a simple Commercial style. A grocery was here for many years after the building's construction.

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| | | | |
|-------------------|------------------------------|-------------|-----------|
| FA00100099 | 112 North Chicago St. | 1900 | NC |
|-------------------|------------------------------|-------------|-----------|

This is a wood frame structure clad in stucco with board and batten on the front façade. A concrete block addition rear addition was added in 1984.

| | | | |
|-------------------|------------------------------|-------------|-----------|
| FA00100093 | 112 South Chicago St. | 1964 | NC |
|-------------------|------------------------------|-------------|-----------|

This is a concrete block commercial building faced with brick.

| | | | |
|-------------------|-------------------------|-------------|-----------|
| FA00100246 | 1346 Albany Ave. | 1950 | NC |
|-------------------|-------------------------|-------------|-----------|

This is a flat-roofed house with attached flat-roofed garage that suggests International influence.

| | | | |
|-------------------|----------------------------|-------------|-----------|
| FA00100066 | 137 North River St. | 1955 | NC |
|-------------------|----------------------------|-------------|-----------|

This is a rectangular concrete block utilitarian building with multiple garage doors.

| | | | |
|-------------------|------------------------------|-------------|-----------|
| FA00100088 | 137 South Chicago St. | 1980 | NC |
|-------------------|------------------------------|-------------|-----------|

This is a simple end-gable commercial building with brick trim.

| | | | |
|-------------------|------------------------------|-------------|-----------|
| FA00100092 | 138 South Chicago St. | 1958 | NC |
|-------------------|------------------------------|-------------|-----------|

This is a concrete block and wood faced commercial building; entry is framed in vertical wood.

| | | | |
|-------------------|------------------------------|-------------|----------|
| FA00100025 | 140 South Chicago St. | 1890 | C |
|-------------------|------------------------------|-------------|----------|

Shann Building. The first-story façade has been faced with stucco and original fenestration has been replaced. The second level exhibits original triple arch windows with hood molding, centered between two rectangular windows with deep reveals and stone lintels. The Shann Building reflects the artistic sensibilities and skills of local stone cutters. Although the building is small, it displays intricate stonecutting and attention to detail seen in larger, more imposing buildings in Hot Springs. This was the first commercial sandstone building completed in Hot Springs and originally held a butcher shop on the first floor and sleeping rooms on the second.

| | | | |
|-------------------|------------------------------|-------------|----------|
| FA00100019 | 141 South Chicago St. | 1893 | C |
|-------------------|------------------------------|-------------|----------|

IOOF Building aka Barnes-Shope Building. The building is brick and sandstone; sandstone pilasters separate three bays. Round-headed windows with terra cotta sills and keystones appear on the second floor under an elaborate cornice. A portion of the storefront has been covered with stucco. The local chapter of the International Order of Odd Fellows purchased a portion of this building in 1899 and the remaining part in 1905. The order owned the building for many years.

| | | | |
|-------------------|-----------------------------|-------------|----------|
| FA00100167 | 143 North Connor St. | 1924 | C |
|-------------------|-----------------------------|-------------|----------|

This front-gabled Craftsman house is clad in stucco and retains some original fenestration. Knee braces support the entry roof and exposed rafter ends highlight the eaves.

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FA00100023

143 South Chicago St.

1892

C

Petty Building aka Syndicate or Union Block. This commercial building displays particularly elaborate stone carving. Story-high pilasters flank the centered entrance, which is underneath a carved face surrounded by acanthus leaves. A row of round-headed windows with hood moldings highlight the second level. Fire damaged building in 2011.

FA00100090

144 South Chicago St.

c.1930

C

The concrete block commercial building with brick facing has an aluminum and glass storefront topped by a metal canopy. Decorative brick detail highlights the upper façade. There is a simple two-story brick addition on the north end.

FA00100164

145 N 15th

1906

NC

This is a two-story Craftsman house with added bump-up.

FA00100068

145 South River St.

1940

NC

This concrete block commercial building has glass-block ribbon windows on River Street façade.

FA00100100

146 North Chicago St.

1932

C

United States Post Office. The building is brick with smooth sandstone facing on a granite foundation. Three arched openings with keystones appear on the main façade; slightly recessed wings are on each side and feature a shell and floral design cornice. The low-pitched roof is covered in clay tiles. Government architect James Wetmore designed this building; he may have been inspired by the Mission-inspired style of Battle Mountain Sanitarium.

FA00100105

146 North Garden St.

1999

NC

This two-story commercial structure clad in vinyl siding has a wood ramp and stairs; it is a general reconstruction of an early bathhouse.

FA00100201

1510 National Ave.

1894

C

Jensen Building. This is a small sandstone commercial structure with a large arched entry bay on the west; a bay retains original glazing. The building also has a small fixed pane window and a smaller entry door. A two-story extension to the east is stucco with hipped roof. Sandstone portion of building is remnant of structure built for Christian Jensen, who owned a livery and stage business. He put a new front on the building in 1909.

FA00100202

1510 National Ave.

c.1967

NC

This is a low brick commercial building with aluminum and glass entry under a metal canopy.

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FA00100203

1510 National Ave.

1997

NC

This large metal storage building is located behind the telephone office; a garage door opens on south. (Note this is not mapped separately)

FA00100204

1510 National Ave.

c.1980

NC

This small metal shed is located towards the northern rear of the Golden West property. (Note this is not mapped separately)

FA00100222

1601 Washington Ave.

1999

NC

This is a modern two-car garage.

FA00100223

1601 Washington Ave.

c.1893

C

A centered dormer and tapered piers on the north end porch hint at Craftsman styling and may have been added well after the house's original construction. The side-gabled house appears as a one-story from the street, but extends down the bluff to the east. The structure rests on a sandstone foundation. This house retains its original massing and is visible from Hot Springs' downtown. The house was used as a women's dormitory for the Black Hills College which opened nearby in 1890 and closed in 1900. The ROD says it was built in 1899.

FA00100224

1601 Washington Ave.

c.1920

C

This is a one-car garage.

FA00100225

1609 Washington Ave.

1910

NC

The original porch on this hipped roof house has been enclosed and fenestration has been changed.

FA00100226

1645 Washington Ave.

1883

C

This two-story Queen Anne house features a wraparound porch on square pillars and bargeboard in the gables. The original fenestration remains.

FA00100006

1729 Minnekahta Ave

1890

C

Burdette House. This house was built in 1890 as a boarding house and hotel for Jane Burdette. In 1898, the property was relinquished to Fred Evans and resold. Perry Nichols operated his cancer sanitarium here 1905 to 1907. Since that time, the Burdette House has been a residence, apartment, and bed-and-breakfast. The three-story rectangular building has a sandstone foundation, tower capped by a dome at the northeast corner, and porches on all three levels with the first and second levels having turned balusters. C.L. Cushman of Omaha was architect. W.J. Colvert was builder.

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FA00100211 1729 Minnekahta Ave. c.1950 NC

This is a modern garage.

FA00100205 1730 Minnekahta Ave. c.1990 NC

This is a front-gabled, wood frame house with wings.

FA00100206 1732 Minnekahta Ave. 1948 NC

This small house has a sandstone foundation. New siding and changes in fenestration hide original appearance.

FA00100207 1732 Minnekahta Ave. 1948 NC

This simple front-gabled garage is at the rear of the house at 1732 Minnekahta.

FA00100208 1736 Minnekahta Ave. 1925 C

Built entirely of brick, this small house features original fenestration on side elevations and brick pilaster effects at corners. A metal garage is attached on the west side.

FA00100209 1740 Minnekahta Ave. 1920 NC

Vinyl siding, new windows, and additions alter the appearance of this house.

FA00100014 1741 Summit Road 1899 C

Fred and Theresa Evans House. The two-story residence features a round tower and semicircular porch on the east elevation, which overlooks the city. The house has been sided in aluminum, but retains shingle detail in some gables and most of the original fenestration. The siding does not conceal the window surrounds. Despite some changes, including a new window on the south, the house retains its massing and detail and is clearly visible from Hot Springs' downtown area. Fred T. Evans was one of the original members of the Hot Springs Town-Site Company and became the leading promoter for the health resort at Hot Springs. He and his wife were also social leaders in the community. The Evanses built this Queen Anne on a prominent bluff lot above upper town. The ROD has 1899 for the construction date, though some records suggest it may be as early as 1892.

FA00100196 1741 Summit Road c.1920 NC

Evans House Garage. This front-gabled stucco-clad structure has a wing to the north. Two garage doors have been installed on the façade.

FA00100084 182 North Chicago St. 1913 C

Carnegie Library. The entrance bay features Doric columns flanking broad steps. Smooth cut sandstone alternates with bands of rough cut stone; the raised basement is also faced with rough

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cut stone. A parapet wall highlights the roofline. Windows are replacements with fixed sash and reflective tint. The building is now used as office space and owned by Steve and Carla Simunek. An addition with an elevator was added to the rear in 2006.

FA00100237 **201 N River** **c.1968** **NC**

This is a concrete block commercial building with mansard roof.

FA00100190 **202 S Dakota St.** **1896** **C**

This is a two-story Queen Anne house with a two-story addition to the north. The original porch displays decorative brackets with new posts. Gables retain fishscale shingles. A gazebo has been placed in the front yard.

FA00100106 **202 North Garden St.** **c.1970** **NC**

This is a concrete utilitarian building faced with brick and has four garage doors.

FA00100189 **206 S Dakota St.** **1893** **NC**

Original elements of this Queen Anne house are hidden by new siding, replaced porch, and replaced fenestration.

FA00100163 **209 North 16th St.** **1907** **C**

Nichols Cancer Sanitarium. The original sandstone building features round towers on the façade corners and crenellated roof line. Rectangular windows are in deep reveals. A central panel rises from the roofline and carries the date "1917," although this date does not reflect the time of construction. The Perry Nichols was a physician who opened a cancer hospital in Hot Springs in the early twentieth century; his first facility was in the Burdette Building on Minnekahta Avenue. He built this structure in 1907 and established the Nichols Cancer Sanitarium here. In 1914, he moved his operation to Savannah, Missouri. The Lutheran Hospital Association purchased this building in 1917, accounting for the date on the panel. Currently the property is referred to as Castle Manor. Damon and Karen deWit purchased in 2014.

FA00100065 **209 North River St.** **1976** **NC**

This is a one-story cement block commercial building faced with brick.

FA00100176 **233 S Dakota St.** **1998** **NC**

This is a Ranch style house with attached two-car garage.

FA00100064 **237 North River St.** **1935** **NC**

A stuccoed, concrete block commercial building; structure has a glass and aluminum storefront.

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FA00100177

237 S Dakota St.

c.1910

C

This Craftsman house features a sloped roof over the porch on the east façade. Double dormers appear in the roof. The house retains some original windows and has a screened porch on the west.

FA00100178

237 S Dakota St.

c.1925

NC

This stucco garage has a new door.

FA00100107

238 North Garden St.

c.1900

NC

Remodeling has hidden original features. The commercial building is clad in stucco with brick facing on the lower façade and rises in the false front style.

FA00100063

241 North River St.

1929

C

Hot Springs Theater. With brick faced in stucco, the structure has a shaped parapet and side entrance projections with tiled roofs and arched openings. Wrought iron balconies appear at the arched windows on each side of the façade. A metal marquee tops the centered entrance.

FA00100062

243 North River St.

1909

C

Post Office Building. Deep window reveals on the second floor reflect a Romanesque influence. Story-high pilasters frame the angled north entrance and divide the façade into three bays. The city's post office moved into this sandstone building from its previous location in City Hall. The structure also housed several retail enterprises.

FA00100108

245 North Garden St.

c.1940

NC

This two-story stucco commercial building has a one-story bay on each side of the entrance.

FA00100028

245 S Dakota Street

1892

C

Tipperary. The house has been resided, although the distinctive octagonal turret retains its original siding. Some of the fenestration has been altered. The east elevation, with full-width porch that originally was a greenhouse, looks out over the valley. Recent changes have changed the appearance, but the mass and roofline present the original silhouette of the home. Mr. Eastman, of Chicago, built the house.

FA00100018

300 North Chicago St.

1894

C

Hot Springs Public School. Designed by William Grey of Lincoln, Nebraska, this building reflects Richardsonian Romanesque style in its mass, prominent arched entries, and arched windows in gables. Entry bays on the east and west are slightly extended, rising to pronounced wall dormers holding a trio of arched windows. North and south elevations feature smaller wall dormers and checkerboard stone work appears at the cornice. A.D. McKay built the structure,

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which now serves as the county historical society's museum. Sited on a high hill overlooking both upper and lower towns, the public school building served the entire school population until a separate high school was established. It opened on 11 September 1893 for all 12 grades with 263 pupils. It was dedicated on 8 January 1894.

FA00100009 303 North River St. 1893 C
City Hall. Ground floor arched entrances and windows feature keystones and voussoirs; second-story windows have curved hoods with keystones. Pilasters mark the central bay and extend to a decorative roof cresting. Checkerboard stone work and an arched window appear above the central door. The cornice features dentils beneath a parapet. A large modern door was placed in an arch on the north side of the building to accommodate fire trucks, though it no longer houses the trucks. Built by A.D. McKay, it is one of Hot Spring's most prominent buildings. Besides housing city offices, the structure originally held the post office, city library (1893-1910), and opera house on the second floor.

FA00100029 303 North River Street 1891 C
Union Depot. The Union Depot served Hot Springs' railroads from 1891 to 1938. The arrival of the railroad in 1891 heralded the beginning of the health resort's most dynamic "boom" period. During the height of the resort's success, bands greeted railroad passengers, excursion trains brought groups to the city, and hotel representatives met trains and worked to attract customers at the depot. The Chamber of Commerce took over the building after it was closed as a railroad depot.

FA00100061 309-311 North River St. c.1908 C
The storefronts have been remodeled, but the upper façade presents the original deep window reveals and stone sills and lintels on eight rectangular windows. Diminutive, uncut modillions adorn the cornice. This two-story commercial building held a furniture and grocery store in 1909 and drugstore by 1923.

FA00100060 317 North River St. 1890 C
The one-story sandstone-faced commercial building has a cast iron framed storefront and simple cornice. A print shop and meat market are among the businesses to have used this space, now occupied by a law office. There is a tunnel in the basement that runs to the river, supposedly used for escape from illegal gambling operations.

FA00100059 321 North River St. 1910 C
Fargo Mercantile. The pedimented corner entrance on the two-story sandstone building echoes the entrance on the building to the north and carries the date "1910". Second-story rectangular windows have deep reveals and a second-story door opening is centered on the façade. Sandstone pilasters divide the storefront level into two large bays and an entrance bay. The

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interior retains the original stamped metal ceiling and a mezzanine. Colored tiles spell out the name of Fargo Mercantile in the floor at the entryway. Grant Robinson and Fred Young built this mercantile.

FA00100007 329-333 North River St. 1905 C
Central Block. The southern section of the building features an arched corner entrance with pediment, plate glass windows framed by cast iron pilasters, and an elaborate cornice. The name “Central Block 1905” appears above the doorway. The north end has been covered with wood siding, but cast iron and sandstone elements indicate its origins. This sandstone commercial building held retail stores, the Stockman’s Bar, and the Vault Restaurant and Bar.

FA00100109 342 North Garden St. 1951-53 NC
United Church of Hot Springs. This is the last sandstone building erected in Hot Springs; it was built of sandstone reclaimed from the town’s first airport structure. The church features Gothic inspired pointed arch entry and windows, and a tower with pointed arch openings rises above the building. A concrete block and stucco addition is on the south side.

FA00100058 345 North River St. 1910 NC
Some sandstone facing is visible on the façade of this commercial building. The storefront is covered with vertical wood. Stucco covers the angled portion on the north side.

FA00100033 346 North 17th St. 1909 C
Jensen House. This is a foursquare Colonial Revival house with oval window on the second floor. Stephen E. Wilson, early Hot Springs resident and attorney, built this house in 1909. Leslie B. Jensen of Hot Springs moved his family into this house after completing his term as South Dakota's governor.

FA00100110 350 North Garden St. 1986 NC
This is a wood frame and brick house.

FA00100057 357 (aka 401-403) North River St. 1902 C
Water, Lights and Power Building. The original building is visible to the south and has arched windows and the inscription “WL&P Co 1902” on a stone panel (357). The northern addition is ca. 1940 and has a sandstone storefront with brick sills on fixed pane windows (has 403 address). The center addition (357) is two-story sandstone with recessed entry and Carrera glass accents. This site has held an electric utility from 1902-2006. Additions to the building in the 1940s are outside the POS, but the overall structure illustrates the evolution of an urban utility.

FA00100157 401 North 17th St. 1994 NC
This side-gabled house may have been remodeled from an older home; it is clad in vinyl siding.

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FA00100111

401 North Garden St.

1955

NC

This is a wood and brick building used as a funeral home.

FA00100032

405 North River St.

1911

C

Morris Grand Theater. This smooth-faced sandstone building is framed by pilasters and features a prominent tin cornice. A large arch appears above the central doorway. Morris Block, a Russian immigrant and jeweler, built this elegant theater. It is currently an art gallery.

FA00100017

407 North River St.

1893

C

Harlou Building. The ornate two-story building presents one of the most imposing facades in town. The first floor storefront has been modernized, but the second floor arched windows with keystones and the decorative cornice carrying the building's name reflect its original appearance. Constructed by Hargens and Loudonback at the height of the sandstone building boom in Hot Springs, this structure held businesses including a drug store, bakery, and postcard shop.

FA00100056

431 North River St.

1929

NC

A modern façade conceals the original appearance of this commercial building, which is currently a restaurant and bakery.

FA00100156

437 North 17th St.

1910

C

This cross-gabled house has a wrap-around porch, angled entrance on the northwest corner, and shingle detail in gables.

FA00100161

438 North 17th St.

1889

C

Ezra Elsey House. This ornate two-story Queen Anne house features wrap-around porch with turned posts, distinctive turret on the northeast corner, shingle detail in gables, and decorative chimney caps. Ezra Elsey, a Hot Springs merchant, built this elaborate Queen Anne home on a prominent hilltop. The hill sloping northward to the valley is locally termed "Elsie Hill."

FA00100055

441 North River St.

1967

NC

This is a one-story brick commercial building that houses law offices.

FA00100053

445 North River St.

1943

NC

This is a one-story brick commercial building with large metal transom. Connected to the south is a c.1960 wide one-story brick building incorporated into the restaurant business to the north.

FA00100027

501 Hammond Street

1902

C

St. Luke's Episcopal Church. The pointed arch windows of the small sandstone church indicate Gothic style, but a square tower with crenellation reflects the Richardsonian Romanesque influences prevalent in Hot Springs. The west-facing façade holds a large pointed arch window as well as the tower with its pointed arch entry. The cornerstone of this building

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was laid in 1894 but actual construction did not begin until the turn of the century. The church was closed in the late 1960s but restored as a 1976 bicentennial project and returned to use.

FA00100052 501-503 North River St. 1906 C

Highley Building. Pilasters frame the two storefronts. The façade is covered with stamped metal; this is the only building in Hot Springs featuring the stamped metal facades popular during the early twentieth century. It was home of the Highly Drug Store during the early 1900s. Is a commercial building.

FA00100020 505 North River St. 1906 C

Medical Block. This commercial building exhibits a relatively plain façade. One-story high pilasters divide the storefront bays and rectangular windows on the second floor have deep reveals. It was built by L.E. Highley (a Hot Springs mayor) to house doctor's offices. The ROD says it was built in 1906, though other records have it built as late as 1910 or 1912.

FA00100051 509 North River St. c.1901 C

Homan Building. This sandstone commercial building features a recessed entryway, an original storefront with cast iron columns, and three arched windows on the second floor. Dentils at the cornice resemble the design on the Evans Hotel Annex, to the north. This building held a saloon (the Eureka) in the early part of the century. It is currently referred to as the Blue Bison building for the blue buffalo on the roof. It is a coffee shop and residence.

FA00100012 545 North River St. 1892 C

Evans Hotel. Designed by architect Charles Smith and built in an H-shape in order to provide all rooms with outside exposure, the five-story sandstone structure has a Queen Anne-style veranda which extends across the width of the building and wraps around on the north side. Crenellated towers, a central crenellated decorative element, and arched windows on the fifth floor highlight the building. Wrought iron balconies appear between the towers. The Evans was undergoing restoration in 1979 when a construction fire gutted the building; the exterior was returned to its original appearance and interior rebuilt. Fred Evans built the Evans Hotel after his Minnekahta Hotel, originally on the site, burned. The hotel became the focal point of the Hot Springs resort industry and social life, featuring dances, parties, banquets, and gambling.

FA00100013 545 North River Street 1892-3 C

Evans Sanitarium. Built in a V-shape, the three-story sandstone building has a crenellated roof line and arched windows on the third floor. It is connected to the Evans Hotel by a wooden passageway. Fred Evans built this annex to his hotel as a mineral springs bathhouse. The structure contained reception rooms and private bath rooms and offered a variety of treatments.

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FA00100069 602 Sulphur Springs St. 1969 NC

This two-story rectangular motel has decorative pillars of sandstone reclaimed from a former building.

FA00100070 602 Sulphur Springs St. 2004 NC

This is one of three identical wood cabins with log details at corners and full-width front porch.

FA00100071 602 Sulphur Springs St. 2004 NC

This is one of three identical wood cabins with log details at corners and full-width front porch.

FA00100072 602 Sulphur Springs St. 2004 NC

This is one of three identical wood cabins with log details at corners and full-width front porch.

FA00100021 603 North River St. 1891 C

Minnekahta Block. The elaborate sandstone building features five bays divided by pilasters on the west-facing elevation. The central and end bays extend to slightly over the roofline and feature cresting; the cornice is dentillated. A checkerboard stone design appears in a central arch. The storefront has been modernized but retains much of the original sandstone structure. Fred Evans built this large commercial block. The building originally held a bank, drugstore, clothing store, opera house, and professional offices. Upper floors were later used as boarding rooms and a hotel. It is currently the Red Rock River Resort.

FA00100050 607-611 North River St. 1892 C

Bodega-Chase Building. This commercial building has three bays separated by sandstone pilasters. Second-story windows feature voussoirs and the cornice is denticulated. The Bodega saloon and gambling establishment occupied this sandstone building for more than two decades, and a brothel once operated on the upper level.

FA00100049 625 North River St. 1910 C

The lower level of this commercial building is covered in wood paneling and topped by a pent-type roof. The upper level is stucco and wood with original fenestration and glazing.

FA00100001 627 North River St. c.1888 C

The Taxi Building. This narrow wood-sided building is the oldest remaining wooden commercial structure in Hot Springs and once housed a taxi office. It is connected to the building directly to the south. The ROD has 1927 as the construction date. However, the style of the building appears older and it is unlikely that a wood frame structure would have been built in this district at that late of date. The upper story retains its character.

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FA00100048

629 North River St.

1905

C

Evanston Block. Sandstone pilasters rise on each side of the storefront, which features deeply recessed central entry and plate glass windows in wood frames. On the second floor, three sets of rectangular windows in sandstone surrounds add symmetry. A pressed tin cornice with dentils highlights the roofline. It was built for Fred Evans and is currently an Art Guild and Fiber shop.

FA00100240

638 University Ave.

1934

C

This house displays Mission/Spanish Eclectic features, with its low pitched roof, stucco cladding and stucco sills, and a wide rock chimney on the south façade. An attached garage is to the west.

FA00100144

641 Happy Hollow

1889

C

Hargens House. This two-story Second Empire house features a mansard roof with two dormers covered by curved hoods on each elevation. A porch with turned posts and decorative brackets wraps around from the east to the south façade and adds a Queen Anne influence. One-story extensions are on the north and west. Emil Hargens was a local druggist and city official.

FA00100145

641 Happy Hollow

1899

C

This two-story carriage house retains original doors. A one-story extension was built on the west elevation.

FA00100047

641 North River St.

c.1950

NC

The commercial building has an entry door and plate glass windows as well as garage doors. The structure is covered by aluminum panels.

FA00100143

642 Happy Hollow

1919

NC

Modern siding covers most of the original architectural elements of this house.

FA00100024

645 Happy Hollow

1891

C

Presbyterian Church. The church features a square tower on the southeast corner and a front-gabled façade. A chimney rises on the northeast. The building's mass and its arched windows reflect Richardsonian Romanesque influence. The church has been converted to a private residence; new wooden stairs and a deck appear on the east, and a one-car garage is attached at the south. The congregation was organized in Hot Springs in 1889 and this sandstone building was constructed at the height of the community's building boom in 1891.

FA00100142

646 Happy Hollow

1899

NC

This front-gabled Queen Anne house has a pent roof over the porch and an attached metal garage. Changes affect its current appearance.

FA00100130

700 Elm St.

c.1917

C

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This stucco Craftsman house features a front-gabled entry roof with knee braces, exposed rafters in eaves, original fenestration, and a prominent chimney. It served as gardener's residence for Villa Theresa.

FA00100146 **701 Happy Hollow** **c.1920** **C**

The cross timber detail on this stucco house indicates Tudor Revival influence.

FA00100147 **701 Happy Hollow** **1920** **C**

This is a one-story stucco garage.

FA00100141 **702 Happy Hollow** **1920** **NC**

This Craftsman bungalow retains original fenestration and features sandstone porch piers and two sandstone chimneys. Remodeling hides original features.

FA00100227 **702 Jennings Ave.** **1920** **NC**

The east-facing façade of this commercial building reveals a sandstone structure, but the main façade is covered by wood, glass, and aluminum storefront.

FA00100073 **702 Sulphur Springs St.** **1928** **C**

This is a two-story stucco clad, front-gabled house with flat-roofed attached garage to south. A new porch has lattice sides.

FA00100046 **703 North River St.** **1923** **NC**

The commercial building lacks integrity due to changes to fenestration and added decorative elements. The one-story brown brick building with new metal entry door and fixed pane windows features decorative brick panels on the upper façade. The roof is trimmed with a double row of decorative concrete blocks.

FA00100045 **705 North River St.** **1923** **C**

This two-story brick commercial structure has entry doors on each side and a wood-shingled pent roof on the lower level. The upper level holds two windows with similar pent roofs. "19 Gipsy 23" appears below the shaped parapet. Once held an electric shop with apartments above, now is a Bourbon Bar.

FA00100139 **706 Happy Hollow** **1929** **C**

This two-car garage features a pergola supported by rock piers and retains its original doors and fenestrations. A chimney indicates living space in the rear. It was part of Villa Theresa.

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FA00100140

706 Happy Hollow

1929

C

This Craftsman bungalow retains original fenestration and features sandstone porch piers and two sandstone chimneys. This house is part of the property that once served as a gatehouse and guest quarters for Villa Theresa.

FA00100228

706 Jennings Ave.

1920

NC

This concrete block commercial building is clad in wood; a new aluminum glass storefront has large plate glass windows.

FA00100229

708 Jennings Ave.

1920

C

This two-story sandstone commercial building has an aluminum and glass storefront and a recessed entry door framed in glass block. A large metal canopy covers the storefront. This building represents the Jennings Avenue link between the "upper town" and "lower town" business districts.

FA00100148

709 Happy Hollow

1920

NC

The original section of the house has a sandstone foundation; an extension and an attached garage sit on poured concrete. The porch has been enclosed.

FA00100230

710 Jennings Ave.

1950

NC

This concrete block commercial building is faced with brick.

FA00100075

710 Sulphur Springs St.

c.1925

C

This wood-shingled house retains some original fenestration and a full-width porch. Waist-high brick piers faced with sandstone frame the street entrance to the sidewalk and carry the number 171.

FA00100078

712 ½ Sulphur Springs St.

1920

C

This simple front-gabled cabin is built on the hillside behind 712 West River Street.

FA00100231

712 Jennings Ave.

1920

C

Much of façade covered in stucco, but the upper level retains the original brick and reflects the commercial structure's original appearance.

FA00100076

712 Sulphur Springs St.

1912

NC

The porch on this house has been enclosed and much of the fenestration altered.

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Name of Property

FA00100077

712 Sulphur Springs St.

c.1960

NC

This is a modern two-car garage.

FA00100044

713 North River St.

1913

C

This sandstone structure was built as a commercial garage. It features a wide, symmetrical stepped parapet. "19 Garage 13" appears on its second level, which retains original fenestration.

FA00100043

717 North River St.

c.1893

C

Wesch-Oak Building. This commercial building features two storefront bays with a narrow central entrance bay. Sandstone pilasters separate the bays. The northern storefront is covered with wood, but the southern storefront reveals the original wood frame with large plate glass windows. The entry door has been replaced. The Wesch-Oak Building exhibits the Richardsonian Romanesque influence typical of many Hot Springs sandstone buildings. Among the businesses in this building were a boarding house and an auto repair shop. Some information has this built in 1895 while the ROD says it was built 1900.

FA00100030

720 Happy Hollow

c.1916

C

Villa Theresa. Exhibits some features of the Italian Renaissance style, but owes more to Spanish influences. The stucco cladding is consistent on both levels and the recessed porch on the eastern portion of the main façade creates a slightly asymmetrical appearance. A gabled cupola rises above the flat, tiled roof. An exterior fireplace chimney with gabled cap appears on the north side. Villa Theresa is one of the most imposing structures of the upper town's western skyline. Ernest DeMoulin, a Chicago financier who had local business interests, named his home "Villa Theresa" for Theresa Evans, the original owner of the property. Architect Lawrence Buck of Chicago designed the unusual house. In 1924, F.O. and Fannie Butler of the Butler Paper Company in Chicago bought it. The ROD says this was built in 1914.

FA00100031

720 Happy Hollow

c.1916

C

Garage at Villa Theresa. This is a flat-roofed stucco garage compatible with the style of Villa Theresa.

FA00100232

736 Jennings Ave.

1910

C

The lower façade of the east half of the commercial building is sandstone and the upper is brick. A centered sandstone panel on the upper façade reads "Hot Springs Star." This building no longer houses the newspaper. The south half of the building has a recessed entry to the store and the second floor. Three windows on the upper façade feature smooth sandstone sills and lintels. Note this building reads architecturally as two buildings but is one.

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Name of Property

FA00100244 737 University Ave. c.1930 & c.1948 NC

Commercial building is concrete block with brick trim. Glass block detail and new windows appear on the lower façade.

FA00100234 738 Jennings Ave. 1924 C

This commercial brick building is on a sandstone foundation. Plate glass windows dominate the storefront; original transom windows remain.

FA00100241 738 University Ave. 1949 NC

This two-story concrete block commercial building is trimmed in stucco, brick, and sandstone.

FA00100235 740 Jennings Ave. 1952 NC

This is a one-story commercial building with modern storefront.

FA00100149 741 Happy Hollow 1927 NC

On this house, the porch is enclosed and new windows have replaced original fenestration.

FA00100239 741 Jennings Ave. 1920 C

This brick commercial structure features sandstone panels on the upper façade and sandstone sills and lintels on entries and windows. It housed a car dealership.

FA00100236 742 Jennings Ave. 1920 NC

This commercial building is clad in stucco with brick facing and has a modern wood and tile storefront.

FA00100150 745 Happy Hollow 1926 C

This side-gabled Craftsman has a front-gabled dormer, exposed rafter ends, and full-width porch with stucco piers.

FA00100042 745 North River St. 1911 C

Gibson Hotel aka Flat Iron Building. This wedge-shaped commercial sandstone building conforms to the wedge-shaped lot on which it was built. The rough-faced stone and deep window reveals reflect the Richardsonian Romanesque architectural elements used in many Hot Springs sandstone buildings. A stucco porch on sandstone piers is at the south side. Originally built as the Gibson House hotel about 1898, the building held apartments in the 1920s. The building, also known as the Flat Iron Building, now houses hotel rooms and massage therapy suites.

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Name of Property

FA00100116

801 Almond St.

c.1960

NC

This is a two-car garage with modern doors.

FA00100026

801 Almond St.

c.1891

C

This one-and-one-half-story Queen Anne residence has a central, octagonal tower rising to the second story. The first story extends to the north and south. A full-width verandah is on the east-facing façade; the west-facing façade features a broad verandah with front-gabled roof on square columns covering the entry. The lower one-third of the building is shingled; the foundation is sandstone. A group of Sioux City businessmen, including Fred Evans, built this structure in 1891 for use as a social and gambling club. Alexander Stewart, a member of Hot Springs' original town-site company, served as its first manager. The tower room was a game room with a 360 degree view of the downtown and the surrounding countryside. The structure has been a residence, a guest-house, and a bed-and-breakfast. The ROD says this was built in 1894.

FA00100129

801 Elm St.

1905

C

This Queen Anne house features a long wing to the east of the front-gabled entrance wing. Fishscale shingles detail accents the gables. Original fenestration has been retained. A porch wraps around the south and east facades. A two-car garage under the east-end porch has original doors framed by sandstone pillars.

FA00100040

801 North River St.

1930

C

This is a two-car garage, goes with FA00100041.

FA00100041

801 North River St.

c.1899

C

This brick two-story Queen Anne house features turned posts on first floor porch and on balustrade on porch roof. One-over-one windows are in rectangular surrounds with hoods. Centered doors appear on the first and second floors.

FA00100131

802 Elm St.

1900

C

The front-gabled, original portion of the house suggests Queen Anne influences. The wing extending to the east carries a two-story verandah that suggests French Colonial influences. Charles Eastman, a local attorney and law officer, built the expansive addition to the original house.

FA00100117

804 Almond St.

1978

NC

This is a modern modular home with attached garage.

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Name of Property

| | | | |
|-------------------|-----------------------|-------------|----------|
| FA00100016 | 807 Almond St. | 1900 | C |
|-------------------|-----------------------|-------------|----------|

Hargens Hospital. The original building is a three-story structure with mansard roof holding dormers; the south elevation has a porch. The two-story addition has a hipped roof. The building is clad in metal siding and some of the fenestration has been changed, but the mass, roofline, and siting recall its original appearance. This is one the most visible buildings on Hot Springs' upper town skyline. Originally a boarding house (Davis House), the original part of this structure was purchased by Dr. Charles W. Hargens in 1900 for use as his family home. In 1906, he built the two-story addition and established the Hot Springs Sanitarium and Training School for Nurses, traditionally referred to as the Hargens Hospital.

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| FA00100115 | 807 Almond St. | c.1925 | NC |
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This is a front-gable garage with a replacement door.

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| FA00100128 | 809 Elm St. | 1910 | NC |
|-------------------|--------------------|-------------|-----------|

This Queen Anne house is clad in aluminum siding and has a metal roof.

| | | | |
|-------------------|--------------------|---------------|-----------|
| FA00100126 | 837 Elm St. | c.1950 | NC |
|-------------------|--------------------|---------------|-----------|

This is a wood frame, side-gabled chicken house immediately west of house at 837 Elm.

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|-------------------|--------------------|-------------|----------|
| FA00100127 | 837 Elm St. | 1903 | C |
|-------------------|--------------------|-------------|----------|

This sandstone house features fishscale details in gables and on enclosed front porch. Two chimneys appear at the roof's peak. A wooden deck has been erected on the main façade.

| | | | |
|-------------------|-----------------------|-------------|----------|
| FA00100113 | 839 Almond St. | 1926 | C |
|-------------------|-----------------------|-------------|----------|

Whispering Pines. This stucco-faced residence features a deeply recessed, shaped entrance and exterior brick chimney. Constructed on a bluff, the two-story house appears as one-story from the street to the west, but reveals its true size on the rear. This house reflects the Mission-style influence of Battle Mountain Sanitarium (BMS). Tiles remaining from BMS construction were used on the roof.

| | | | |
|-------------------|-----------------------|---------------|----------|
| FA00100114 | 839 Almond St. | c.1926 | C |
|-------------------|-----------------------|---------------|----------|

This is a one-car garage with flat roof and original doors; it goes with Whispering Pines.

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|-------------------|-----------------------|-------------|-----------|
| FA00100112 | 841 Almond St. | 1929 | NC |
|-------------------|-----------------------|-------------|-----------|

This is a Minimal Traditional house clad in slate shingles.

| | | | |
|-------------------|-----------------------|-------------|----------|
| FA00100118 | 846 Almond St. | 1929 | C |
|-------------------|-----------------------|-------------|----------|

This stucco Craftsman has knee braces and eaves and four-over-one windows in original surrounds. The front-gabled entry roof is also supported by knee braces.

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Name of Property

FA00100119

846 Almond St.

1929

C

This is a one-story shed on a sandstone foundation that was formerly a garage; original garage doors are retained. A doorway has been closed in.

FA00100120

846 Almond St.

c.1928

C

This small, simple building on a sandstone foundation retains its original fenestration; the entry is on the eastern façade. Part of the complex of buildings at 846 Almond Street, the building is currently used as living or guest quarters, and may have been built for that purpose.

FA00100121

846 Almond St

1996

NC

This is a two-car garage clad in vinyl.

FA00100005

902 North River St.

1908

C

Braun Hotel. This is a two-story sandstone building with a mansard roof. Flat-topped windows with deep lugsills are utilized throughout the asymmetrical structure. Jay Putnam was the builder. It is built on a mineral spring that still runs. Henry and Hannah Braun opened the hotel portion in 1910 though the bathhouse was opened in 1908. Henry Bering and Fred Moore purchased in 1940.

FA00100015

906 North River St.

1891

C

Fall River County Courthouse. This is a symmetrical building with a denticulated cornice, Flemish gabled wall dormers, and a central square tower. Highlighting the tower is a round arched arcade with slender Doric columns. It is a local adaptation of Richardson Romanesque architectural style. Designed by Charles Brown.

FA00100101

North Garden St.

1976

NC

This narrow urban park is on the west bank of Fall River. Restrooms are cut sandstone structures with pent roofs.

FA00100080

North River St.

1922

C

Hygeia Spring aka Kidney Springs. Eight Doric columns rest on sandstone piers and support an octagonal roof with exposed rafters. The gazebo is topped with a sculpture by local artist Mike Tuma which represents a woman holding a jar aloft. Original Gazebo was built in 1893, but destroyed in an 1898 flood.

FA00100081

North River St.

c.1930

C

Band shell. Concrete steps lead to concrete risers framed by a rock wall on this band shell.

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Name of Property

FA00100082

North River St.

c.1885

NC

Old Jail. This small building of vertical planks has a plank door with window. The door window and the other small windows in the building hold round iron bars. Moved outside POS.

FA00100083

North River St.

c.1920

NC

This is a railroad car staged by the depot.

Battle Mountain Sanitarium, National Home For Disabled Volunteer Soldiers

Battle Mountain Sanitarium is within the original 1974 boundary of the Hot Springs Historic District. In 2011, Battle Mountain Sanitarium was listed as a National Historic Landmark (Ref#11000561). Contributing and Non-contributing classifications as determined in the NHL nomination are used in this amendment of the Hot Springs Historic District. A full architectural description of the properties can be found in the NHL nomination.

FA00100003 (1-11)

| | | | |
|-------------|----------------------------------|---------|---|
| Building 1 | Administration/Hospital Building | 1907 | C |
| Building 2 | Service Building/Mess Hall | 1907 | C |
| Building 3 | Hospital Ward | 1907 | C |
| Building 4 | Hospital Ward | 1907 | C |
| Building 5 | Hospital Ward | 1907 | C |
| Building 6 | Hospital Ward | 1907 | C |
| Building 7 | Hospital Ward | 1907 | C |
| Building 8 | Hospital Ward | 1907 | C |
| Building 9 | Plunge Bath | 1907 | C |
| Building 10 | Billiard Hall/Library | 1907 | C |
| Building 11 | Library/Amusement Hall | 1914-15 | C |

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Name of Property
FA001000271

| | | | |
|-------------|----------------|------------|---|
| Building 12 | Hospital Annex | 1926, 1937 | C |
|-------------|----------------|------------|---|

FA001000281

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|-------------|---------------------|------|---|
| Building 13 | Refrigeration Plant | 1907 | C |
|-------------|---------------------|------|---|

FA001000282

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| Building 14 | Engineering Building | 1907 | C |
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FA00100275

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| Building 16 | Conservatory | 1907 | C |
|-------------|--------------|------|---|

FA00100276

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|-------------|-----------------------|------|---|
| Building 17 | Stable/Carriage House | 1907 | C |
|-------------|-----------------------|------|---|

FA00100278

| | | | |
|-------------|--------------------|------|---|
| Building 18 | Power/Boiler Plant | 1907 | C |
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FA00100269

| | | | |
|-------------|-----------------|------|---|
| Building 20 | Nurses Quarters | 1910 | C |
|-------------|-----------------|------|---|

FA00100268

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|-------------|-----------------|------|---|
| Building 21 | Nurses Quarters | 1926 | C |
|-------------|-----------------|------|---|

FA00100253

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|-------------|---------------------|------|---|
| Building 23 | Governor's Quarters | 1907 | C |
|-------------|---------------------|------|---|

FA00100254

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|---------------|--------|------|---|
| Building 23/3 | Garage | 1925 | C |
|---------------|--------|------|---|

FA00100256

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|-------------|---------------------------|------|---|
| Building 24 | Chief Engineer's Quarters | 1907 | C |
|-------------|---------------------------|------|---|

FA00100259

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|-------------|----------------------|------|---|
| Building 25 | Treasurer's Quarters | 1907 | C |
|-------------|----------------------|------|---|

FA00100261

| | | | |
|-------------|--------------------------|------|---|
| Building 26 | Quartermaster's Quarters | 1907 | C |
|-------------|--------------------------|------|---|

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FA00100262

| | | | |
|-------------|--------------------|------|---|
| Building 27 | Chaplin's Quarters | 1913 | C |
|-------------|--------------------|------|---|

FA00100263

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|-------------|-----------------|--------|---|
| Building 28 | Duplex Quarters | c.1927 | C |
|-------------|-----------------|--------|---|

FA00100266

| | | | |
|-------------|-----------------|--------|---|
| Building 29 | Duplex Quarters | c.1920 | C |
|-------------|-----------------|--------|---|

FA00100287

| | | | |
|-------------|--------------------------------|--------|---|
| Building 30 | Fire Station/Security Building | c.1930 | C |
|-------------|--------------------------------|--------|---|

FA00100258

| | | | |
|-------------|-------------------|------|---|
| Building 42 | Automobile Garage | 1925 | C |
|-------------|-------------------|------|---|

FA00100260

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|-------------|-------------------|--------|---|
| Building 47 | Automobile Garage | c.1926 | C |
|-------------|-------------------|--------|---|

FA00100265

| | | | |
|-------------|-------------------|--------|---|
| Building 50 | Automobile Garage | c.1930 | C |
|-------------|-------------------|--------|---|

FA00100286

| | | | |
|-------------|----------|--------|---|
| Building 57 | Oil Shed | c.1928 | C |
|-------------|----------|--------|---|

FA00100251

| | | | |
|--------------|-----------|------|---|
| Structure 19 | Bandstand | 1909 | C |
|--------------|-----------|------|---|

FA00100279

| | | | |
|--------------|-------------|------|---|
| Structure 35 | Root Cellar | 1914 | C |
|--------------|-------------|------|---|

FA00100294

| | | | |
|-------------|-------------------------|------|---|
| (No Number) | Cemetery Entrance Walls | 1914 | C |
|-------------|-------------------------|------|---|

FA00100200

| | | | |
|-------------|-----------------|------|---|
| (No Number) | Grand Staircase | 1915 | C |
|-------------|-----------------|------|---|

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| | | | |
|-------------------|-------------------------------|--------|----|
| Site | Landscape/Road System | 1907 | C |
| FA00100293 | | | |
| Site | Hot Springs National Cemetery | c.1907 | C |
| FA00100252 | | | |
| Building 33 | Flagpole | 1907 | C |
| FA00100295 | | | |
| Object | Battle Mountain Monument | 1914 | C |
| FA00100255 | | | |
| Building 23/2 | Garage | 1980 | NC |
| FA00100288 | | | |
| Building 31 | Auxiliary Building | c.1932 | NC |
| FA00100285 | | | |
| Building 43 | Laundry | 1943 | NC |
| FA00100257 | | | |
| Building 44 | Automobile Garage | c.1935 | NC |
| FA00100267 | | | |
| Building 45 | Automobile Garage | c.1935 | NC |
| FA00100272 | | | |
| Building 53 | Dietetics Building | 1949 | NC |
| FA00100264 | | | |
| Building 64 | Utility Building | 1977 | NC |
| FA00100295 | | | |
| Building 65 | Computer Building | 1985 | NC |
| FA00100273 | | | |
| Building 66 | Fire/Police Station | 1988 | NC |

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| | | | |
|------------|----------------|--------|----|
| Building A | Physical Plant | c.1950 | NC |
|------------|----------------|--------|----|

FA00100283

| | | | |
|------------|----------------|--------|----|
| Building B | Physical Plant | c.1950 | NC |
|------------|----------------|--------|----|

FA00100280

| | | | |
|------------|----------------|--------|----|
| Building C | Physical Plant | c.2007 | NC |
|------------|----------------|--------|----|

FA00100274

| | | | |
|-------------|-------------|--------|----|
| Building 68 | Incinerator | c.1985 | NC |
|-------------|-------------|--------|----|

FA00100296

| | | | |
|-------------|---------------------|--------|----|
| (No Number) | Cemetery Tool House | c.1990 | NC |
|-------------|---------------------|--------|----|

FA00100290

| | | | |
|--------------|--------------------|------|----|
| Structure 62 | Recreation Shelter | 1954 | NC |
|--------------|--------------------|------|----|

FA00100270

| | | | |
|-------------|-------------|------|----|
| Building 67 | Oxygen Tank | 1988 | NC |
|-------------|-------------|------|----|

FA00100277

| | | | |
|-------------|------------------------------------|--------|----|
| (No Number) | Storage Tanks, Vic. of Building 18 | c.1980 | NC |
|-------------|------------------------------------|--------|----|

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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.)

- ☒ 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 old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Architecture

Commerce

Health/Medicine

Period of Significance

c.1888-1934

Significant Dates

1907

Significant Person

(Complete only if Criterion B is marked above.)

n/a

Cultural Affiliation

n/a

Architect/Builder

Thomas Rogers Kimball – Architect (Battle Mountain Sanitarium)

Charles Smith – Architect (Evans Hotel)

Charles Brown – Architect (Courthouse)

William Grey – Architect (Hot Springs Public School)

Lawrence Buck – Architect (Villa Theresa)

James Wetmore – Architect (United States Post Office)

Fred Evans – Builder (Evans Hotel, Fall River County Courthouse, Minnekahta Block)

C.L. Cushman – Architect (Burdette House)

A.D. McKay – Builder (Hot Springs Public School)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Hot Springs Historic District is locally significant under Criteria A and C. It is significant under Criterion A for **Commerce** and **Health/Medicine**. It is significant under Criterion C for **Architecture**.

Commerce: The district includes the historic business center of Hot Springs. This core area was significant in the economic development of not only Hot Springs, but the entire southern Black Hills region of South Dakota. As early Hot Springs grew around the resort/spa industry, complimentary businesses developed in the commercial district along River and South Chicago Streets, especially during the town's 1889-1893 boomtown period.

Health/Medicine: The district's significance associated with health and medicine is substantial. Owing its existence to the naturally occurring warm mineral springs, the town developed around the health resort industry. Therapeutic spas and resorts put Hot Springs on the map as a destination for well seekers from all over the United States. The hot mineral springs were also instrumental in the establishment of Battle Mountain Sanitarium, a National Home for Disabled Volunteer Soldiers. Battle Mountain opened in 1907 and was a precursor to the modern system of federal veterans homes. The facility, which is part of the Hot Springs Historic District, was designated a National Historic Landmark in 2011.

Architecture: Many buildings in the district are significant for their architectural style and their distinctive sandstone construction. The district's core business sector is unique in South Dakota for its density of styled and vernacular sandstone buildings. These buildings represent the talented stone cutters practicing their craft in early Hot Springs. Public edifices inside the district also convey architectural significance. The Fall River County Courthouse and Hot Springs School are landmark buildings in the Richardson Romanesque style while Battle Mountain Sanitarium is executed in the Mission/Spanish Colonial Revival style. Other styles found throughout the district include Queen Anne, Second Empire, Commercial, and Craftsman.

National Register Criteria Considerations A, D, and F. The district does not need to meet **Criteria Consideration A: Religious Properties** because it is a large district with two churches (St. Luke's Church and the Presbyterian Church) that are not predominant features of the district. The district does not need to meet **Criteria Consideration D: Cemeteries** because the Hot Springs National Cemetery at Battle Mountain Sanitarium is not the focal point of the district. Also, the cemetery is a National Cemetery. National Cemeteries administered by the Veterans Administration are eligible for the National Register because they have been designated by Congress as primary memorials to the military history of the United States. The district does not need to meet **Criteria Consideration F: Commemorative Properties** because the Battle Mountain Monument near Battle Mountain Cemetery is a single marker that is a component of the district.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Mineral Springs Resorts in the United States

The Hot Springs Historic District developed around the establishment of a warm water mineral springs resort. Such health resorts existed from the colonial period and often encouraged the growth of the communities that eventually encompassed them, and the history of Hot Springs illustrates that growth.

Prior to the post-Civil War era, vacationing and tourism in the United States was restricted mainly to the country's elite class—citizens who could afford travel and had the money and the leisure time necessary. This was particularly true in the eighteenth century when roads were poor, public transportation was almost nonexistent, and accommodations were limited. During the colonial years and the first decades of the republic, people were enticed to undertake non-essential travel principally for reasons of health and well-being. Seaside resorts like Newport, Rhode Island, drew visitors who escaped hot inland climates by coming to the shore. Travelers addressed their health more directly by visiting mineral springs, where bathing in or ingesting the waters was considered a means to maintaining good health or dealing with chronic conditions and diseases. Colonists learned about Stafford Springs, in Connecticut, from local Indians. Bedford Springs in Pennsylvania offered colonists unusually comfortable accommodations and was used as a headquarters for George Washington and as a recuperative facility for soldiers during the Revolutionary War. Wealthy Southern planters combined health-seeking with social life by touring western Virginia spas including Warm Springs and White Springs.¹

Faith in the efficacy of these waters increased in the early nineteenth century as many physicians embraced the belief that mineral waters contained elements that could affect a host of ills, including musculoskeletal aches and pains, gastrointestinal conditions, and skin irritations. Specific uses including hydrotherapy (treatments using the application of water to the body) and balneotherapy, bathing in mineral waters. Trust in the benefits of the waters combined with advances in transportation systems convinced greater numbers of people to travel to mineral springs, and many of the country's most prominent watering spots, including Saratoga Springs, New York, Hot Springs, Arkansas, and White Sulphur Springs, Virginia, developed during this period.²

As larger numbers of people visited these sites, many of the spas became fashionable social resorts as well. Balls and parties, concerts and lectures, outdoor strolls and games entertained those who came for reasons of health and those who came for pleasure. Over time, billiards,

¹Cindy Aron. *Working at Play: A History of Vacations in the United States*. (New York: Oxford University Press, 1999), pp. 16-17; Janet Mace Valenza. *Taking the Waters In Texas: Springs, Spas, and Fountains of Youth*. (Austin: TX: University of Texas Press, 2000), pp. 5-6, 19-20.

² Aron, *Working at Play*, pp.17-21; Valenza, *Taking the Waters*, pp. 7, 18.

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gambling, and other less savory entertainments became acceptable at many of the resorts. As the spas began to be known for social life and amusement as well as health, grand hotels were built to allow visitors to enjoy their leisure in luxury.³

After the Civil War, the completion of the transcontinental railroad and the increasing wealth provided by industrialization opened the American West to travelers and health-seekers. Hundreds of mineral springs dotted the West. Some of them remained local resources utilized by nearby citizens. Others (particularly those linked by the railroad to the larger world) developed into regional and even national resorts. In 1890, the springs at Colorado Springs and Manitou Springs, Colorado, attracted 200,000 visitors. Glenwood Springs, Colorado, grew from a mining community into a resort town containing the grand Hotel Colorado, which opened in 1893. Palm Springs, California, began its existence as a local hot water spa and developed into a major resort area. Wootan Wells, Texas, was planned as a health resort and another Texas site, Mineral Wells, offered season-long social opportunities for well-to-do visitors.⁴ These and other mineral springs sites in the West created opportunities for health-seekers as well as for pleasure-seekers and formed the basis for the growth of communities around them.

Although people continued to “take the waters” into the 1940s, and many water resorts continue to serve clients today, the mineral springs resorts saw their height of popularity between 1880 and 1920. Two main factors contributed to the waning of their popularity: changes in travel habits and new attitudes in medicine. First, the popularization of automobile travel changed the habits of the American traveling public in the early twentieth century. To a population enamored of the new technology, the perception of an ideal vacation changed from a long sojourn in a resort hotel to one of making miles, viewing a wide variety of scenery, and visiting as many places as possible. Secondly, new advances in understanding contagion and bacteriology and developments in drug therapy began to undermine beliefs in the efficacy and even the safety of water treatments and therapeutic bathing. Many of the resorts founded on the basis of their waters survived as vacation spots—often part of a trip, rather than its focus—and the communities that had developed around them diversified their economies to survive.⁵ The history of Hot Springs follows this trajectory of the institution of a health spa, the development of a social center and commercial center, and the continued growth of a community after the health resort era had passed.

³ Aron, *Working at Play*, pp. 24-25; Valenza, *Taking the Waters*, pp. 19-20. Valenza defines spa as a “place with therapeutic waters” and resorts as “a place where people go for rest and relaxation.” Valenza, *Taking the Waters*, p. 8.

⁴ Valenza, *Taking the Waters*, pp. 23-24, 27-28; Lena M. Urquart, *Glenwood Springs: Spa in the Mountains* (Privately printed, 1970), pp. 27-31, 62, 101-105.

⁵ Suzanne Julin, “South Dakota Spa: A History of the Hot Springs Health Resort, 1882-1915,” *South Dakota Historical Collections* 41 (Pierre, SD: South Dakota State Historical Society, 1983), pp. 264-265; Valenza, *Taking the Waters*, pp. 139-150, discusses the fading of resorts in Texas.

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Founding of Hot Springs

Hot Springs was founded as a potential mineral water resort only a few years after non-Indian settlement began in the Black Hills of Dakota Territory. Until the late nineteenth century, the Black Hills were the environs of Native Americans, including the Lakota Sioux and the Cheyenne. Rumors of gold in these hills inspired occasional attempts to search for gold there, but the United States government initially dissuaded such attempts. In 1868, the area became part of the Great Sioux Reservation, with the treaty that formed it prohibiting non-Indians from entering the area without government authorization. In 1874, the government sponsored an expedition into the Black Hills led by Lt. Col. George A. Custer, and subsequent reports of gold in the area ignited a gold rush the government could not quell. A much disputed 1876 treaty moved the western border of the reservation to the east, opening the Black Hills region to white occupancy. Prospectors flooded the area and as reports of gold proved valid, businessmen, merchants, government officials, families came to the Hills.⁶

The health spa at Hot Springs was founded only five years after this non-Indian migration to the Black Hills began. In 1879, Deadwood resident William Thornby accompanied geologist Walter Jenney to the southern Black Hills. Although the two men hoped to find gold, they were temporarily distracted by reports of hot water springs in the area, which had been noted by an 1875 scientific expedition led by Jenney and Walter Newton. Jenney and Thornby located the Minnekahta Spring, which derived its name from a Native American Indian word meaning "hot water." Impressed by the possibilities the site offered, Thornby returned to legally claim the spring. He delayed making improvements to the site, however, and eventually gave up his claim to Joe Larive and John Davidson and their families, who camped near the spring and utilized its warm waters.⁷

At the same time, other settlers were taking interest in the general area for other reasons. George Turner came there to manage a cattle operation and with Joseph Brunschmidt, built the first cabin on the future town site. L. B. Reno and A. B. Bond built the second. Other cabins were built by homesteaders George Trimmer and John Dennis. These settlers were primarily farmers and ranchers, but the advantages of the warm water mineral springs offered another economic opportunity. By 1881, Larive, Davidson and Trimmer were offering mineral baths to the public, and the spa era had begun.⁸

In that year, William Thornby wrote an article about the warm springs in the Fall River valley for Deadwood's newspaper, the *Black Hills Pioneer*. Rudolphus Dickenson, a Deadwood resident and federal government employee who had trained as a doctor, read the article and visited the site. His enthusiasm for the possibilities there led to the formation of the Hot Springs Town-Site Company in the fall of 1881 by Dickenson and five other Deadwood men: Ervin G. Dudley, L. Graves, Alexander S. Stewart, and Fred T. Evans. The company purchased Larive's claim, and Dickinson and Stewart moved to the site where Stewart filed on additional land. The next

⁶ Julin, "South Dakota Spa." pp. 199-201.

⁷ Ibid., pp. 198-199, 201-204.

⁸ Ibid., pp. 203, 205.

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spring, Dickinson's wife Mattie and their daughter joined him in the new community and began operating the town's first hotel and bathhouse. The hotel, essentially a long log cabin, held one sleeping room with four beds for men, a kitchen, a dining room, and Mrs. Dickenson's room, where she occasionally took in women guests. The bathhouse, a ten-foot-square log cabin, was warmed by a wood stove.⁹

Ervin Dudley and Alexander Stewart and their families also came to area in 1882, and other people not associated with the town site company began to settle there. The original town site was platted on land owned by Jennie and Edmund Petty, and the plat map filed in January 1883. Later that year, Hot Springs was named county seat of the newly created Fall River County, established after a bitter fight to separate the area from Custer County. The county seat designation brought a sense of permanence and security to the little town, further enhanced when the Fremont, Elkhorn, and Missouri Valley Railroad reached Buffalo Gap, thirteen miles away. The proximity of the railroad helped to fuel a boom that was accelerated by Fred Evans and his involvement in building Hot Springs.¹⁰

Fred T. Evans and the Development of Hot Spring's Health Resort

Frederick Taft Evans was born in Ohio in 1835 and spent his early adult years working in the woods in Wisconsin and Iowa. In 1856, he began a long career in transportation when he bought oxen to carry freight to Colorado. His success in this and other ventures allowed him to establish a cattle and horse ranch in Nebraska and another near Sioux City, Iowa. In the early 1870s, he moved to Sioux City and his entrepreneurial talents began to unfold. He went into merchandising, built the Sioux City street railway, and served as the vice-president of a local stockyards and the first president of the Northwestern National Bank. He returned to freighting when word of gold in the Black Hills began to reach Sioux City. In 1875, he started for the Hills with a train of mules loaded with supplies, but the military turned him back and confiscated the property. Later that year, he succeeded in getting a mule train through to Deadwood, South Dakota. Subsequently, he moved to Pierre, South Dakota, and ran freight by steamboat on the Missouri to several sites where supplies could be dispatched to the Black Hills on mule or ox trains, often accompanied by hopeful prospectors and settlers.¹¹

By the time R. D. Jennings approached Fred Evans about the potential he saw in the mineral springs area in the southern Black Hills, Evans had established an office in Deadwood, but he was anticipating the arrival of railroads and the end of his overland freighting business. With the establishment of the Hot Springs Town-Site company, Evans began a new enterprise. In the mid-1880s, he sold his freighting business and other interests in Sioux City, attracted investments from eastern speculators, and turned his energies toward building a town and a health resort. He became president and driving force of the reorganized town-site company,

⁹ Ibid., pp. 205, 208-210.

¹⁰ Ibid., pp. 209-213.

¹¹ Fall River County Historical Society. *Fall River County Pioneer Histories*. (Fall River, SD: Fall River County Historical Society, 1976), pp. 80-81.

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named the Dakota Hot Springs Company. In 1887, investors in Iowa bought the controlling interest in the company, but Evans retained his share and his influence.¹²

Evans' role as the president of the Dakota Hot Springs Company, as well as his financial resources and business contacts, made him a formidable figure in Hot Springs. In addition to his business talents, he had a sophistication and worldliness not shared by many of the regions' early settlers. He had married Theresa Beall in Nebraska and the two of them enjoyed his financial success, eventually building a large home on the western bluff overlooking the Hot Springs' resort area and traveling to Europe to investigate resorts and architecture there. Theresa Evans became a prominent force in Hot Springs society.¹³

Many of Fred Evans' actions in Hot Springs directly affected the town's built environment, and his influence can still be seen in the way Hot Springs looks today. One of the most important effects was the division of the town into two sections: "upper town," where the Dakota Hot Springs Company and competing interests developed bathhouses and hotels, and "lower town," where the more mundane businesses of a trade and commercial center were carried on. Upper town, located on the north end of the business district, was initially divided from lower town by a cliff, and only a trail led from one section to another. This geographical separation increased the social, economic, and political divisions between the two sections.¹⁴

In 1887 the Dakota Hot Springs Company erected the Minnekahta Hotel, a two-story frame building of about one hundred rooms. More lavish than other Hot Springs hotels, the Minnekahta sat in a prominent upper town site, facing west at the head of Minnekahta Avenue. The company also maintained a bathhouse in conjunction with the hotel. As the Dakota Hot Springs Company, Fred Evans as a separate entity, and other interests built additional imposing structures, Hot Springs began to acquire a sophisticated appearance unusual in such a young town.¹⁵

By 1887, Hot Springs held a variety of businesses and professional services, including two grocery stores, a liquor store, a hardware store, a dentist, a music teacher, and a photographer. In addition to general business development, the establishment of two institutions in Hot Springs helped to fuel expansion and optimism. The first of these was the Black Hills Methodist Mission College. After a spirited competition with the towns of Spring Valley and Custer, Hot Springs became the home of the school in 1887. Also in that year, the Grand Army of the Republic named Hot Springs as the location of a territorial soldiers' home, and the location committee bought land from Fred Evans on a plateau west of the city for its site. After Governor Louis Church vetoed the bill establishing the home, the territorial legislature overrode his veto, to the

¹² Ibid., p. 81; Julin, "South Dakota Spa." pp. 214-215.

¹³ Fall River County Historical Society. *Fall River County Pioneer Histories*. pp. 80-81.

¹⁴ Julin, "South Dakota Spa." p. 214; Badger Clark. *When Hot Springs Was a Pup*. (Hot Springs, SD: Hot Springs Kiwanis Club, 1927), pp. 25-26.

¹⁵ Julin. "South Dakota Spa." pp. 214-216.

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delight of Hot Springs citizens.¹⁶ Hot Springs' future appeared especially bright, and by 1889 a boom was on.

Boomtown: 1889-1893

The growth that commenced in 1889 was stimulated by the Dakota Hot Springs Company's construction and promotion, the establishment of both resort and non-resort businesses in the town, the location of the Black Hills College and the soldiers' home, and the coming of the railroads. The Fremont, Elkhorn and Missouri Valley Railroad extended a branch from Buffalo Gap to Hot Springs in 1890, and the Burlington Railroad built another branch into the town in 1891. The building boom brought with it a new look for Hot Springs. Up to this time, most buildings were log or frame, and many of them very modest. The sandstone cliffs surrounding Hot Springs provided an ideal construction medium in red, pink, and buff sandstone. Local men and outsiders attracted by the available work quarried the stone and cut it into blocks. While some of the sandstone buildings constructed were very simple, others displayed ornate stone cutting techniques. Most of the buildings were designed by workers or owners rather than architects and many displayed the influence of Romanesque Revival/Richardsonian Romanesque, an architectural style popular in the late nineteenth century. The buildings constructed during this boom helped to create Hot Springs' architectural identity.¹⁷

The first major sandstone structures in Hot Springs were Black Hills College, completed in 1889, and the State Soldiers' Home, opened in 1890. The initial commercial sandstone buildings were the Shann Building, a small butcher shop with sleeping rooms on Chicago Street in lower town, and the Petty Building, a more imposing lower town structure built by Joe and Edmund (Ted) Petty. Other sandstone buildings quickly rose in both sections of town as the building boom progressed. A young boy from nearby Oelrichs who visited in 1890 commented on the impressive sight of so many men working with stone and shaping the buildings.¹⁸

The resort industry contributed much to the building boom. Several hotels were constructed during this period. The four-story Gillespie, located across from the Minnekahta Hotel, was the town's most elaborate hostelry until fire destroyed it and Fred Evans replaced it with what would become the social center of the resort community. He built his five-story pink sandstone hotel in an H-shape that provided outside exposure to each of its rooms. Inside, the structure boasted electric lights, steam heat, and an elevator. Its lobby and parlors were elegantly designed and furnished, and the broad verandah that stretched across the front of the building and around its north side became the site of gatherings, balls and lounging that typified Hot Springs resort social life. The Evans Hotel opened in 1892, and Evans soon added a three-story bathhouse, the Evans Sanitarium. His other major contribution to the resort community was Evans Plunge, built with a round iron and glass roof over a warm spring and outfitted with steam heat, electricity, and swimming paraphernalia to entertain visitors. Neither the Gillespie Hotel nor the original

¹⁶ Ibid., pp. 216-219; "Black Hills College" *Hot Springs Star*, July 22, 1976; *Hot Springs Schools* (Hot Springs, SD: Hot Springs Star, 1983), pp. 5-6.

¹⁷ Julin. "South Dakota Spa." p. 223.

¹⁸ Julin. "South Dakota Spa." pp. 222-223, 226-227.

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Evans Plunge has survived, but the Evans Hotel and Sanitarium buildings continue to dominate upper town, and a modern Evans Plunge entertains visitors.¹⁹

Evans also built structures that became prominent in Hot Springs' social life and a visible part of the western bluff skyline. In 1891, he began the construction of the Sioux City Club, a private establishment that provided gambling and entertainment to his friends and business acquaintances. The two-and-one-half story building's most interesting feature was its top-floor gambling room with a 360 degree view of the town and the surrounding valley. In that year he and his wife also built their Queen Anne home on its prominent site; their home was one of the first to establish the highly visible residential neighborhoods on the western bluffs.²⁰

The boom period also saw one of Hot Springs' most divisive controversies after an 1891 election approved the issuing of bonds for the purpose of building a permanent county courthouse. Orlando Ferguson and George Trimmer offered to donate land in Lower Town for the important structure. The Dakota Hot Springs Company also offered land located in the Central Addition, to the west of the original town site and on property close to Evans Plunge. After the county commissioners accepted the upper town site, a group of citizens obtained a court injunction to block construction outside what they contended was the legal county seat—the Original Town plat of Hot Springs.²¹

Not only had Fred Evans and his company succeeded in placing the site for the county courthouse within walking distance of the most important resort properties; he was also granted the construction contract for the job. One of the three county commissioners resigned over this decision. Evans proceeded to build the courthouse on the Central Addition site, but a county official refused to make payments on the work. After legal action and accusations that two of the commissioners had been bribed to accept the upper town site, the South Dakota Supreme Court upheld a lower court's decision to pay Evans. By building the imposing four-story sandstone courthouse in upper town, Evans had enhanced the appeal of that district and the property controlled by the Dakota Hot Springs Company, but he had also increased the upper town-lower town enmity.²²

That enmity was eased with the construction of two additional public buildings and the development of easier access between the two areas. The year 1893 saw the construction of both a new city hall and a new public school building. Predictably, controversy arose over the location of these important structures. The location of the school—on a high hill overlooking both upper and lower town, on land purchased from Edmund Petty, helped reduce the

¹⁹ Julin. "South Dakota Spa." pp. 224-226; William Bruce Leffingwell. *The Vale of Minnekahta*. (Hot Springs, SD: Hot Springs Herald, 1894), pp. 25-26, South Dakota State Historical Society Archives; *Hot Springs Weekly Star*, February 23, 1906.

²⁰ *Daily Hot Springs Star*, May 15, 1991; Fall River County Historical Society. *Fall River County Pioneer Histories*. pp. 79-80; Leffingwell, *The Vale of Minnekahta*. p. 19.

²¹ Julin. "South Dakota Spa." pp. 227-228.

²² *Ibid.*, 228.

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factionalism. The establishment of City Hall at the southern end of upper town further eased tensions, particularly when part of the cliff separating the two sections was excavated to provide space for more construction, and the passage between upper and lower towns became more convenient.²³

The Panic of 1893

The year 1893 brought another enduring change. Like many others towns and cities in the West and throughout the country, Hot Springs was enjoying prosperity. But that growth and the optimism that came with it faced a sudden end in 1893. National economic problems had been building since 1890, and problems in the mining industry created further unease. In May of 1893, the prominent National Cordage Company went under and the stock market subsequently collapsed. Banks, businesses, and railroads across the country began to fail and unemployment reached catastrophic levels.²⁴

In Hot Springs, the national financial depression particularly affected the Dakota Hot Springs Company. The company received a mortgage for its property from the Sioux City Safety Deposit and Trust Company; the daughter of one of that company's officers was married to Fred Evans' son. In 1896, Dakota Hot Springs Company shareholders sued in an effort to force the company into receivership. The Sioux City Safety Deposit and Trust Company foreclosed on its mortgage and placed Evans' son-in-law, Harry Clark, at the head of the company.²⁵ The financial crisis slowed the building boom in Hot Springs, but the health spa's regional reputation helped it maintain its stature as a site for health and pleasure seekers. In the years between 1890 and 1910, both the pursuit of health and the pursuit of pleasure continued to add to Hot Springs' identity and built environment.²⁵

The Baths

The development of bathhouses was essential to Hot Springs' health resort industry. The bathhouses allowed guests to immerse themselves in privacy and comfort, and provided services that enhanced the use of the mineral waters. An 1894 pamphlet listed four major bathhouses and one under construction. Hundreds of "bath rooms" were available as well as more communal facilities. The pamphlet stated that conditions including rheumatism, liver disease, neuralgia, and insomnia could be successfully treated by the waters and that overweight

²³ Hot Springs Schools History Committee. *Hot Springs Schools: 101 Years*. (Hot Springs, SD: Hot Springs Star, 1983), p. 3; Carol Goddard. Nomination to the National Register State Review Form, City Hall, n.d., n.p., South Dakota State Historic Preservation Office; John Stanley. *From Then Until Now*. (privately published, 1949), pp. 45-56; Charles W. Hargens. *C.W. Hargens M.D.* (privately printed, 1990), p.96.

²⁴ Nell Irvin Painter. *Standing Armageddon: The United States, 1877-1919*. (New York: W.W Norton and Co., 1987), pp. 116-117.

²⁵ Julin. "South Dakota Spa." pp. 233-34; Obituary, Frederick T. Evans, *Hot Springs Star*, October 17, 1902.

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bathers could lose as much as a pound a day by exercising in the baths.²⁶ In another pamphlet, C. M. Briggs, a Sioux City physician, provided a testimonial to the efficacy of the waters. He said that the warm mineral springs increased the force and the rate of the heartbeat, thus producing an effect similar to an electric shock “so that each individual hair will stand up on end like the quills on a fitful porcupine.” The baths provided visitors with Hot Springs’ most enduring commodity: the warm mineral waters.²⁷

The Evans Sanitarium, built as an annex to the Evans Hotel, was the largest and most elaborate of the city’s bathhouses. Built of sandstone to match the hotel, the wedge-shaped building held a reception office on the ground floor, sixty bath rooms, and doctors’ offices. Attendants were available to guests, who were offered a variety of baths. These included the “needle bath” which sprayed water from several directions at a bather standing in a cubicle and the “electric bath” which required bathers to hold one end of an electrode and suspend the other end in the water. This treatment was considered particularly invigorating. The Evans Annex and other bathhouses gave access to the waters that were the source of Hot Springs’ reputation as a health spa. As the resort industry matured, however, guests became increasingly interested in the entertainment the community had to offer.²⁸

Social Life in Hot Springs

As visitors came to Hot Springs in response to the attractions of hotels, bathhouses, and other amenities, a relatively sophisticated social life developed in the community. Railroads were responsible for much of this influx, offering convenient access to the resort town, and groups joined individual visitors in enjoying the town’s offerings. In the 1890s, for example, the city entertained South Dakota newspaper editors and their wives, a large contingent of railroad physicians, Masons from South Carolina, Nebraska funeral directors and their wives, and members of the South Dakota Education Association. Divorce provided another source of visitors. Between 1867 and 1909, territorial and state law required only ninety days to establish residency and file for divorce, and people seeking to end their marriages could do so in the pleasant surroundings in Hot Springs. While the lure of the mineral springs continued to draw travelers, the promise of conviviality and entertainment and the ease of divorce buttressed the area’s attractions.²⁹

Hotels were the focal point of the town’s social life, entertaining guests and providing social functions for townspeople. Fifteen hotels and boarding houses provided such amenities for travelers by the mid-1890s, ranging in size from the elegant Evans Hotel, which could serve more than four hundred guests, to small boarding houses. The Evans was the town’s social life.

²⁶ Leffingwell, *The Vale of Minnekahta*. pp. 23-28.

²⁷ J.W. Jones. *Guide to the Hot Springs of South Dakota: The Great Health and Pleasure Resort of the Northwest*. (Hot Springs, SD: J.W. Jones, *Minnekahta Herald Print*, 1891), p.7, South Dakota State Historical Society Archives, Pierre, South Dakota.

²⁸ Leffingwell, *The Vale of Minnekahta*. p. 26; Julin. “South Dakota Spa.” pp. 247-248.

²⁹ Julin. “South Dakota Spa.” pp. 244-246.

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The management frequently held dances on its broad verandah and served as a site for local groups to hold banquets and events. Guests were expected to dress for dinner, and a Masonic Ball held there in 1894 drew people from all over the region, resulting in detailed local press coverage of women's ball gowns.³⁰

Other entertainments served visitors and citizens alike. Local entrepreneurs sold souvenirs and guided tourists to the nearby attractions. The town's opera house, located in the newly-erected city hall, brought in musical and comedy acts. The natural environment provided additional recreation, and residents and guests enjoyed walks to view the scenery and afternoons on the banks of Fall River. As the number of pleasure-seeking guests grew, Hot Springs developed less genteel forms of entertainment. Although the state constitution prohibited the sale of liquor until its prohibition amendment was repealed in 1897, Hot Springs, like many other towns, developed a fining system that allowed saloons to remain open. Gambling was also available in venues including Fred Evans' private Sioux City Club and a gambling room in the Evans Hotel. Prostitution also persisted despite a city ordinance against it. Many Hot Springs townspeople opposed these activities in their city, but promoters of the health resort industry pointed out that such entertainment was a vital component in attracting visitors and efforts to curtail them had limited effects.³¹

Medical Services in Hot Springs

Hot Springs began as a health spa, offering warm water mineral baths to people who wanted to alleviate aches, pains, and illnesses. The community's health resort industry developed from this beginning, offering guests not only mineral baths and health-related treatments, but pleasurable diversions for their entertainment. Even as Hot Springs became more focused on pleasure-seekers, however, its medical community grew to include several facilities that offered more traditional services.

Our Lady of Lourdes Hospital opened in 1901 on the site of the former Gillespie Hotel, which had burned a few months before. Benedictine nuns operated the hospital, which was initially housed in a frame building and then in a newly-built sandstone structure. Our Lady of Lourdes served the general population and provided medical and surgical care. In 1908, the hospital instituted a nurses' training program. Dr. Perry Nichols opened the Nichols Cancer Sanitarium in the former Burdette House on Minnekahta Avenue in 1905. In 1907, he completed his own hospital on a bluff west of the downtown, and the highly visible sandstone building became an important part of Hot Springs' skyline. Nichols left Hot Springs in 1914, and the Lutheran Hospital was established in the building in 1918. Dr. C. W. Hargens came to Hot Springs in 1891 as a practitioner of the "Keeley Cure," a treatment for alcoholism. He purchased the 25-room Davis Rooming House on upper town's west bluff in 1907, added an addition, and established a hospital and nurses' training program. The Medical Block, established on North River Street, served as a clinic and offices for doctors associated with Our Lady of Lourdes

³⁰ Ibid., pp. 249-251.

³¹ Ibid., pp. 249-256.

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Hospital. The preponderance of doctors and medical-related facilities in Hot Springs elevated its image beyond a mineral springs resort. The most prominent and visible of these facilities was Battle Mountain Sanitarium, opened in 1907.³²

Battle Mountain Sanitarium

Efforts to construct a hospital for disabled soldiers in Hot Springs began in the early 1890s, supported by local citizens and South Dakota congressmen. William W. Averell, Inspector General for the National Home for Disabled Volunteer Soldiers, inspected the site and reported favorably on the qualities of the local waters, and in 1893, thirty disabled soldiers from the National Home's Western Branch in Leavenworth, Kansas were sent to Hot Springs for treatment with reportedly favorable results. In 1898, the National Encampment of the Grand Army of the Republic requested that Congress establish a sanitarium at Hot Springs. Congress eventually passed legislation authorizing the sanitarium and President Theodore Roosevelt signed the bill that established Battle Mountain Sanitarium in 1902.³³

Ground was broken for the facility in August 1903 and the original group of buildings was completed in 1907. Architect Thomas Rogers Kimball of Omaha designed the complex, utilizing local sandstone in a Mission-inspired style that also included elements influenced by the Romanesque Revival style so prevalent in Hot Springs. The main building, which included the administration offices, six hospital wards, and two plunge baths, was constructed in circular arrangement which connected the wards by an arcade. The town's Mammoth Spring provided the mineral waters for Battle Mountain Sanitarium.³⁴

Battle Mountain Sanitarium was the tenth branch and the first sanitarium established by the National Home for Disabled Volunteer Soldiers after the Civil War. Unlike the earlier facilities, Battle Mountain Sanitarium was established as a treatment center rather than as a residence. R. D. Jennings, one of the original founders of the Hot Springs Town-Site Company and the first doctor to offer mineral baths to the public, was appointed as Battle Mountain's first governor. An official report for the years 1908-09 stated that 865 veterans were treated at the sanitarium during the period; the majority were Civil War and Spanish-American War veterans. The most common diseases treated were rheumatism and arteriosclerosis. Veterans suffering from

³² Ibid., pp. 258-259, 264; Hot Springs Historic District, Historic Preservation Certification Application, Part 1, Hot Springs Original Survey Files, South Dakota State Historic Preservation Office; Margaret Billups, comp. "History of Our Lady of Lourdes Hospital, 1906-1964", scrapbook, n.p., Fall River County Historical Society Museum Archives; Charles W. Hargens. *C.W. Hargens M.D.* pp. 40-41, 92-93, 119; *Hot Springs Weekly Star*, June 22, 1906.

³³ Julin. "South Dakota Spa." p. 257; *Battle Mountain Sanitarium: Branch of the National Home for Disabled Volunteer Soldiers*. (1919, n.p.); Hot Springs Original survey files, South Dakota State Historic Preservation Office.

³⁴ *Battle Mountain Sanitarium: Branch of the National Home for Disabled Volunteer Soldiers*. (1919, n.p.); Hot Springs Original survey files, South Dakota State Historic Preservation Office. *Hot Springs Weekly Star*, May 10, 1907.

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pulmonary tuberculosis were admitted only if officials deemed them capable of making reasonable improvement or recovery. Veterans stayed at the sanitarium only as long as they received benefits from treatment. Once treatment was completed, they were discharged or transferred to one of the Branch Homes.³⁵

Battle Mountain Sanitarium continued to expand in the decades after its establishment. In 1913, a conservatory and greenhouse was completed, and in 1915 a sandstone staircase with 204 steps was constructed, linking the site on upper town's eastern bluff with the valley floor. A hospital building was completed in 1926. The grounds also included residences for staff and auxiliary buildings.³⁶

Battle Mountain Sanitarium enhanced Hot Springs' reputation as a center for health and medical care. With the establishment of this facility, Hot Springs gained an expansive institution which added to its physical attractions and to the economic health of the community. Ironically, the lure of Hot Springs' mineral water resorts began to wane shortly after Battle Mountain opened its doors.

Twentieth Century Changes

The twentieth century brought dramatic changes to Hot Springs. Fires in the century's first two decades destroyed several bathhouses and hotels, including the Gillespie. Spring flooding in 1905, 1908, and 1915 damaged buildings, streets, and railroad tracks. The rise of automobile tourism affected the resort industry as tourists began to turn from hotel vacations to road trips; in 1917, a Women's Auxiliary Club report noted that most of the tourists who came through Hot Springs that summer preferred to camp rather than to stay in hotels. In addition, greater understanding of disease processes led to reduced confidence in the efficacy of warm water treatments and fear of contagion on the part of some citizens. As these changes took place, development of the health resort infrastructure slowed and then stopped. The Second Empire-style Braun Hotel, built in 1908 with bathhouse added in 1910, was the last major health resort-related structure erected in Hot Springs.³⁷

Most major buildings constructed during the 1900-1935 period were public edifices or commercial establishments. Several buildings arose as a result of the increase in motoring, including the FJ Oldsmobile Garage on North River Street, built in 1913, and the Black Hills Motor Building on North Chicago Street, built in 1926. In addition, the wider availability of cars led many residents to build garages for their homes, often in the era's popular Craftsman style. Other commercial buildings constructed during this period included two theaters. Morris Block,

³⁵ *Battle Mountain Sanitarium*, n.p.; *Hot Springs Weekly Star*, November 11, 1906; *Report of the Board of Managers of the National Home for Disabled Volunteer Soldiers for the Fiscal Year Ended June 30, 1909*. (Washington, D.C.: Government Printing Office, 1910), pp. 261, 266, 272.

³⁶ *Battle Mountain Sanitarium*, n.p.

³⁷ Julin. "South Dakota Spa." pp. 263-265; *Hot Springs Weekly Star*, May 12, 1910.

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a Russian immigrant and jeweler, built the elegant Morris Grand Theater in 1911. The theater presented both live productions and motion pictures. The Hot Springs Theater, constructed on North River Street in 1929, featured a Mission/Spanish Colonial Revival style with Art Moderne accents. In the 1920s, the “midway”—the section of present Jennings Avenue connecting North River and North Chicago Streets—began to develop with commercial brick and brick-with-sandstone trim buildings. The growth of this area represented a continued healing of the breach between lower and upper towns. Commercial building in Hot Springs during these years marked a shift from predominately resort development to trade center activity.³⁸

Important public buildings were also erected in the 1900-1935 period in Hot Springs. The public library board, with Theresa Evans as one of its founders, initially established a library in the Hot Springs City Hall. After much petitioning, Andrew Carnegie agreed to fund the bulk of the costs for a new library in 1912, and the board quickly raised money necessary to buy the building site. In 1914, the Carnegie Public Library opened on a prominent corner of North Chicago Street. In 1909, Hot Springs constructed a sandstone building to the north of City Hall and moved the functions of the post office to that structure. The building also held a variety of retail businesses. The post office was replaced in 1932 when the federal government constructed a sandstone-faced brick building on Chicago Street directly opposite the Carnegie Library. The building’s Mission-inspired style may have been influenced by the Battle Mountain Sanitarium architecture.³⁹

Private construction also contributed to Hot Springs’ image during this period. St. Luke’s Episcopal Church was constructed of sandstone on a small hillside plateau southwest of the intersection of Minnekahta Avenue and North River Street. More visible from the valley floor was Villa Theresa, an unusual and highly visible residence built on the west bluff above upper town. Theresa Evans began the construction of the distinctive home early in the century, but sold the site to Edward P. DeMoulin, a financier with interests in the area, before it was completed. The DeMoulin family completed construction of the home and sold it to Frank Osgood Butler, owner of the Chicago-based Butler Paper Company, in the 1920s. Butler also purchased the former Sioux City Club, which he used as a guesthouse. He housed his chauffeur and maids in a Craftsman residence on Happy Hollow, west and below the Villa Theresa site, and established a Craftsman gardener’s cottage on the Villa Theresa grounds. Villa Theresa

³⁸ “Morris Block Died Sunday” *Hot Springs Weekly Star*, November 21, 1913; “Formal Opening of Morris Grand Well Patronized” *Hot Springs Weekly Star*, November 3, 1911, reprinted in *Hot Springs Star*, July 22, 1976; *Hot Springs Star. Early Hot Springs*. (Hot Springs, SD: Hot Springs Star, 1983, reprint 2001), p. 90; Paula Ness, ed. *Step Back in Time; Walking Tour Guide for the Historical Buildings in Hot Springs, South Dakota* (City of Hot Springs Historic Preservation Commission, 1997), no.29; Sanborn Map Company, Hot Springs, Fall River County, South Dakota, May, 1923; The Hot Springs Reconnaissance Survey 2004 also contains data regarding construction of buildings in the district during this period.

³⁹ *Hot Springs Star. Early Hot Springs*. pp. 94, 98; “Library Building Will be 65 Years Old on Monday” *Hot Springs Star*, July 11, 1979; Paula Ness, ed. *Step Back in Time*, no. 28; David Erpestad and David Wood. *Building South Dakota: A Historical Survey of the State’s Architecture to 1945*. (Pierre, SD: South Dakota State Historical Society Press, 1997), pp. 172-173.

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became one of the most prominent features of the Hot Springs skyline and continued a tradition of residential development on the valley's western bluffs.⁴⁰

The period between 1900 and 1935 marked a departure from the concentrated resort development of the nineteenth century. As Black Hills tourism expanded and embraced motorists, Hot Springs became less a destination for visitors and more an element of an extended motor trip. At the same time, the community grew as a trade center and site of government medical services. With the onset of the Great Depression, growth in Hot Springs slowed nearly to a stop. Its distinctive sandstone architecture and its unusual history, however, continued to mark Hot Springs as a significant Black Hills community.

Architecture of the District

The defining architectural characteristic of the Hot Springs Historic District is sandstone. Quarried locally, its influence is seen on styled and vernacular buildings. Sandstone buildings executed in Romanesque Revival, Mission/Spanish Colonial Revival, and Commercial styles are seen in government buildings and the downtown commercial core. Sandstone was also used in a residential context, though mostly limited to foundations. Other prominent styles used in residential areas of the district include Queen Anne and Craftsman. Other styles, such as Second Empire, Italian Renaissance, and Colonial Revival are also present, though in smaller numbers. Vernacular residences are also present.

Romanesque Revival: This style was introduced in the United States in the 1840s. It was based on an earlier medieval European style prevalent in the 11th and 12th centuries that referenced the buildings of ancient Rome. The style was used sparingly 1840-1880, often subordinate to the more popular Gothic Revival and Italianate styles. Architect Henry Hobson Richardson resurrected the style beginning in the 1870s adding his own touches to develop a uniquely American style referred to as "Richardsonian Romanesque." The style persisted until about 1900.

Romanesque Revival buildings are identifiable by their round arches over windows and entries, heavy stone or brick construction, cavernous entryways and openings, squat columns, and round or square towers. The style, by design, was conducive to massive buildings. This characteristic, coupled with the expense of suitable building materials, limited the style to large public buildings and society's elite. Churches, courthouses, schools, train stations, prisons suited the style well as did residential mansions.

Timing and locally-available sandstone ensured Romanesque Revival's predominance in Hot Springs. The town was economically booming during the style's era of popularity and the

⁴⁰ Paula Ness, ed., *Step Back in Time*, no. 15; Information provided by Adam Heath, Hot Springs, South Dakota, current owner of the Villa Theresa, June 20, 2005; *1983 Tour of Historic Homes, Hot Springs, S.D., 1883-1983*. (Hot Springs, SD: The Southern Hills AD-vantage, 1983), p. 15.

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readily-available stone complimented this trend. Romanesque Revival-influenced buildings are found throughout the historic center of town.

The Fall River County Courthouse (906 N. River), Union Depot (N. River), Hot Springs City Hall (303 N. River) and Hot Springs Public School (300 N. Chicago) are great examples of the style used in public edifices. The Presbyterian Church (645 Happy Hollow) and St. Luke's Episcopal Church (Hammond St.) are examples of its use in an ecclesiastical setting. However, Romanesque Revival characteristics are equally represented in vernacular form throughout the downtown business district. The Wesch-Oak (717 N. River), Holman (509 N. River), and Harlou (407 N. River) buildings all show influences of the style. The Evans Hotel (545 N. River) is a prominent vernacular interpretation of Romanesque Revival style used on a grand scale.

Mission/Spanish Colonial Revival: Mission/Spanish Colonial Revival is an uncommon architectural style in South Dakota. The style is found occasionally on schools, public buildings, and on some buildings with a commercial use. It is also found occasionally on residences. Though not a common style, examples that do exist are often some of the most impressive houses in their neighborhoods.

Mission/Spanish Colonial Revival is most common in the southwestern United States and Florida. Scattered examples can be found across the United States, but like the Mission style, few landmark examples exist outside of the Southwest and Florida. Characteristics of the style include: low-pitched roofs with little or no eave overhang, red tile roof covering, prominent arches above doors or principal windows, stucco wall surfaces, and asymmetrical facades.⁴¹

Battle Mountain Sanitarium was built in a Mission/Spanish Colonial Revival-inspired style that also incorporates elements of the Romanesque Revival architecture found throughout Hot Springs. Mission style features include smooth wall surfaces, shaped parapets, arched entry and window openings, and low, broad roofs covered in clay tiles. Elements of Romanesque Revival such as rough sandstone, massive walls, bands of arched, deeply recessed windows, and arched entries were also incorporated. Architect Thomas Rogers Kimball's design both reflected the local architecture of Hot Springs and also influenced it.

Other examples of the style in the district include the 1932 United States Post Office (146 N. Chicago), Whispering Pines (839 Almond), and the house at 638 University Avenue.

Commercial: Common in business zones, Commercial buildings are generally identified by multiple stories, masonry or stone construction, multiple bays with large storefront windows, and their incorporation of features from other styles. In Hot Springs, Victorian and Classical Revival details such as dentils, voussiors, cast iron pilasters, modillions, arched windows, miniature crenellation, and checkerboard stone work are prevalent in the district. Commercial buildings in

⁴¹ Ibid, 417-18.

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the district range from very ornate like the Petty Building (345 S. Chicago) to the simplified Medical Block (505 N. River).

Commercial buildings can also be further classified by form into One-Part and Two-Part forms. Both of these forms are well represented in the district.

One-Part Commercial Block: One-Part commercial blocks developed in the mid-19th century and were most often used for retail.⁴² They are only one story tall, usually with large windows on the front façade to display goods. Since these buildings are relatively small, they were often used to stake a claim in urban land since they were cheaper to build than large commercial blocks.⁴³ Since the facades of these buildings are dominated by large store-front windows, there is little room left for ornamental detailing.⁴⁴ Examples of One-Part commercial blocks in the district include the Highley Building (501-503 N. River), 317 N. River, 110 S. Chicago, 712 Jennings, and 742 Jennings.

Two-Part Commercial Block: The Two-Part commercial block has historically been the most popular architectural form for small to moderately sized commercial buildings from the 1850s all the way through the 1950s.⁴⁵ They are usually two to three stories high with the different levels serving different functions.⁴⁶ The first story is often where the store or business space is located and the upper zones function as private space for offices, apartments, hotels, and the like.⁴⁷ Often these taller commercial buildings have some ornamentation at the roof line or around windows and doors that allows for visual dating.⁴⁸ Examples of Two-Part commercial blocks in the district include the Evanston Building (629 N. River), Bodega-Chase Building (607-611 N. River), Fargo Mercantile (321 N. River), and 309-311 N. River.

Queen Anne: The Queen Anne style was the dominant style of domestic architecture in the western United States from 1880 to 1900. The style came about as a result of the Industrial Revolution, as new technologies began to emerge that allowed builders to use mass-produced, pre-cut architectural trim and other similar decorative elements. It spread rapidly as a result of the wide dissemination of pattern books and an expanding railroad network, which increased the availability of new products. The Queen Anne style persisted with decreasing popularity through the first decade of the twentieth century. Architectural expressions of the Queen Anne style in the district followed national and regional trends, with a dominant front-facing gable, full-length or wrap-around porches, asymmetrical façade, and variations in wall surface to avoid a smooth-walled appearance.

⁴² Longstreth, 54.

⁴³ Ibid, 55.

⁴⁴ Ibid, 62.

⁴⁵ Ibid, 24.

⁴⁶ Ibid.

⁴⁷ Ibid.

⁴⁸ Ibid.

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Queen Anne was popular in Hot Springs, though many houses have been altered considerably over time. Representative examples in the district include the Ezra Elsey House (438 N. 17th), the Fred and Theresa Evans House (1741 Summit Road), 801 Elm, 802 Elm, 202 Dakota, and 1645 Washington.

Craftsman: The Craftsman style is well-represented in the district, depicting influence from bungalows and the Arts and Crafts Movement. Due to the promotion of the Craftsman style in pattern books and popular magazines, it became the leading style for smaller houses throughout the United States between 1905 and 1930. The style originated in California and quickly grew in popularity as it offered a simple and economical alternative to the elaborate Queen Anne designs. The Craftsman style emphasized the use of simple forms and natural materials. A low-pitched roof with wide overhanging eaves, exposed rafter tails and eave brackets, and prominent front porches characterize the Craftsman style. Exterior chimneys and divided light over single pane sash windows also denote the Craftsman style as represented in the district.

Examples of the Craftsman style in the district include 745 Happy Hollow, 706 Happy Hollow, 143 N. Connor, 105 N. Connor, 110 S. Connor, and 846 Almond.

Other Styles: Other styles are represented in the district in small quantities and do not reflect architectural trends within the district. However, a few prominent examples of these lesser used styles are worth mentioning. The Morris Grand Theater (405 N. River) and Hot Springs Carnegie Library (145 S. Chicago) are good local examples of Neo-Classical Revival. The Hargen House (641 Happy Hollow) is a great example of Second Empire residential design. Finally, Villa Theresa (700 Elm) demonstrates Italian Renaissance qualities with Spanish influences.

Integrity

Overall district integrity remains high. The majority of the primary sandstone buildings constructed along N. River Street and Chicago Street remain intact along with the residential properties flanking this commercial core of the district. While some properties have had changes to exterior cladding and fenestration, the majority still convey significance under Architecture, Commerce, and Health/Medicine.

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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 # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): various

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10. Geographical Data

Acreage of Property approximately 180

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

See Continuation Sheet

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary is a series of connected UTM points (52). See map and UTM's on continuation sheets.

Boundary Justification (Explain why the boundaries were selected.)

The boundary in the 1974 nomination was unclear and contained conflicting information. The amendment clarifies the boundary by using pertinent information in the original nomination, updated boundary information from the Battle Mountain Sanitarium National Historic Landmark nomination, and survey results. The properties included within the boundary represent the original intent of the 1974 nomination (as much as can be determined) and include those properties with Architecture, Commerce, and Health/Medicine significance to the district. The included properties also retain integrity.

Hot Springs Historic District Amendment
(boundary decrease and reclassification)
Name of Property

Fall River County
South Dakota
County and State

11. Form Prepared By

name/title: Suzanne Julin (consultant); C.B. Nelson and Liz Almlie SD SHPO
organization: Suzanne Julin and SD SHPO
street & number: 900 Governors Drive
city or town: Pierre state: SD zip code: 57501
e-mail chrisb.nelson@state.sd.us
telephone: 605-773-3458
date: 19 March 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Hot Springs Historic District Amendment (boundary decrease and reclassification)

City or Vicinity: Hot Springs

Hot Springs Historic District Amendment
(boundary decrease and reclassification)

Name of Property

County: Fall River

State: SD

Fall River County
South Dakota
County and State

Photographer: Liz Almlie

Date Photographed: 13 March 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 46.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0001**

100 Block of North Chicago Street, looking NW.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0002**

100 Block of South Chicago Street, looking NW.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0003**

100 Block of South Chicago Street, looking NE.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0004**

100 Block of South Chicago Street, looking SW.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0005**

200 Block of North River Street, looking NE.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0006**

300 Block of North River Street, looking NE.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0007**

400-500 Block of North River Street, looking NE.

Hot Springs Historic District Amendment
(boundary decrease and reclassification)

Fall River County
South Dakota
County and State

Name of Property

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0008**

400 Block of North River Street, looking NW.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0009**

400 Block of North River Street, looking NE.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0010**

500 Block of North River Street, looking E.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0011**

600 Block of North River Street, looking NE.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0012**

600 Block of North River Street, looking SW.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0013**

600 Block North River Street, looking S.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0014**

700 Block of North River Street, looking NE.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0015**

902 North River Street, looking W.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0016**

1729 Minnekahta, looking S.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0017**

Hot Springs Historic District Amendment
(boundary decrease and reclassification)

Name of Property

329-335 North River Street, looking NE.

Fall River County
South Dakota
County and State

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0018**

545 North River Street, looking E.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0019**

143 South Chicago Street, looking E.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0020**

645 Happy Hollow, looking N.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0021**

717 North River Street, looking E.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0022**

St. Luke's Episcopal Church, looking E.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0023**

801 Almond, looking SE.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0024**

Union Depot, looking NW.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0025**

607-611 North River Street, looking SE.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0026**

182 North Chicago, looking E.

Hot Springs Historic District Amendment
(boundary decrease and reclassification)

Fall River County
South Dakota
County and State

Name of Property

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0027**

146 North Chicago Street, looking NW.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0028**

837 Elm Street, looking NE.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0029**

Nichols Sanitarium, looking NE.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0030**

North River Street and Battle Mountain Sanitarium, looking NW.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0031**

438 North 17th Street, looking W.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0032**

143 North Chicago Street, no direction, building detail.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0033**

345 North River Street, no direction, building detail.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0034**

303 North River Street, no direction, building detail.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0035**

303 North River Street, looking S.

Hot Springs Historic District Amendment
(boundary decrease and reclassification)

Fall River County
South Dakota
County and State

Name of Property

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0036**

801 North River Street, looking NE.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0037**

405 North River Street, no direction, building detail.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0038**

700 Elm Street, looking W.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0039**

241 North River Street, looking E.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0040**

321 North River Street, no direction, building detail.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0041**

501-503 North River, no direction, building detail.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0042**

143 South Chicago Street, no direction, building detail.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0043**

Hot Springs School, looking SE.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0044**

North River Street, looking S.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0045**

North River Street, looking N.

Hot Springs Historic District Amendment
(boundary decrease and reclassification)

Name of Property

Fall River County
South Dakota

County and State

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0046**

Hot Springs School and River Street buildings, looking NE.

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. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

National Register of Historic Places Continuation Sheet

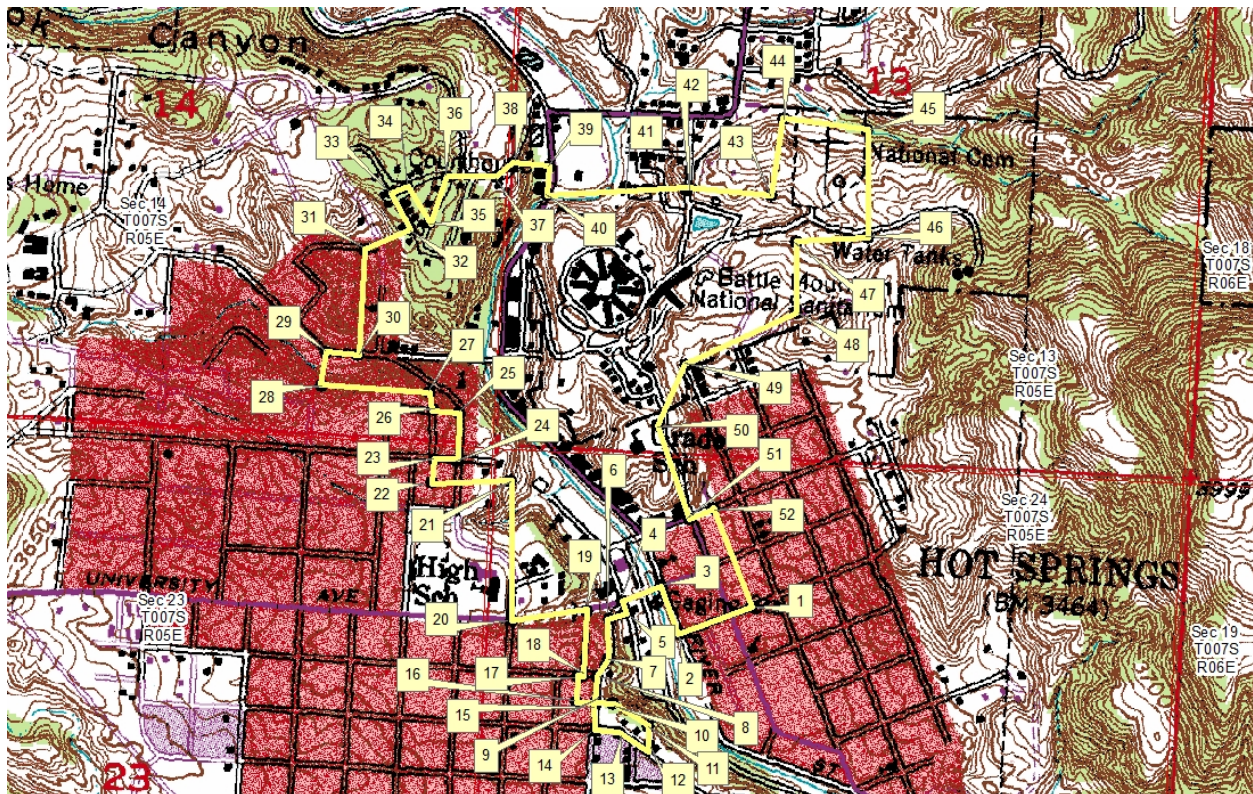
This aerial map of Cary, North Carolina, displays 52 numbered precincts, each outlined in yellow. The precincts are distributed across the city, with a higher concentration in the central and southern areas. The map shows a mix of residential neighborhoods, commercial centers, and green spaces. A prominent circular building, likely a government or institutional structure, is located in the center of the city. The precinct numbers range from 1 to 52, with some numbers appearing in multiple locations. The map is oriented with North at the top.

SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandclassification): District resides in parts of the SE1/4, T7S, R5E, S14; SW1/4, T7S, R5E, S13; NW1/4, T7S, R5E, S24; NE1/4, T7S, R5E, S23. UTM's (see continuation below); FSA Imagery, Produced in ArcMap 10 July 2017.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 2

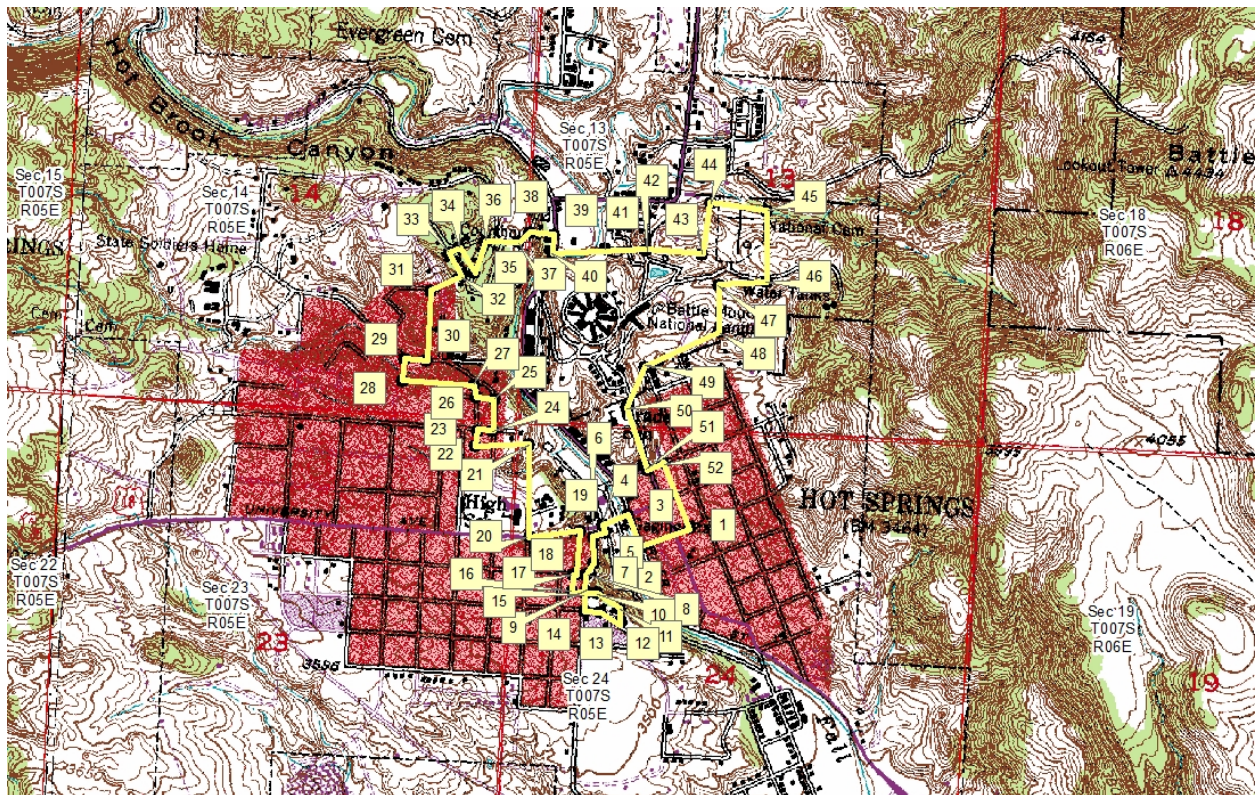


SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandclassification):
District resides in parts of the SE1/4, T7S, R5E, S14; SW1/4, T7S, R5E, S13; NW1/4, T7S, R5E, S24;
NE1/4, T7S, R5E, S23. UTM's (see continuation below); USGS Map 1:10,000, Produced in ArcMap 10
July 2017.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 3



SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandclassification): District resides in parts of the SE1/4, T7S, R5E, S14; SW1/4, T7S, R5E, S13; NW1/4, T7S, R5E, S24; NE1/4, T7S, R5E, S23. UTM's (see continuation below); USGS Map 1:15,000, Produced in ArcMap 10 July 2017.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10Page 4

UTM Points

| Point | X | Y | Point | X | Y |
|-------|--------|---------|-------|--------|---------|
| 1 | 137901 | 4818342 | 27 | 137153 | 4818840 |
| 2 | 137732 | 4818278 | 28 | 136901 | 4818857 |
| 3 | 137689 | 4818389 | 29 | 136911 | 4818933 |
| 4 | 137600 | 4818355 | 30 | 136986 | 4818926 |
| 5 | 137609 | 4818328 | 31 | 137001 | 4819171 |
| 6 | 137570 | 4818313 | 32 | 137108 | 4819219 |
| 7 | 137567 | 4818220 | 33 | 137065 | 4819302 |
| 8 | 137541 | 4818182 | 34 | 137100 | 4819319 |
| 9 | 137539 | 4818120 | 35 | 137153 | 4819234 |
| 10 | 137580 | 4818117 | 36 | 137192 | 4819341 |
| 11 | 137660 | 4818064 | 37 | 137308 | 4819340 |
| 12 | 137633 | 4818019 | 38 | 137346 | 4819373 |
| 13 | 137593 | 4818050 | 39 | 137431 | 4819365 |
| 14 | 137538 | 4818055 | 40 | 137426 | 4819300 |
| 15 | 137539 | 4818118 | 41 | 137607 | 4819317 |
| 16 | 137494 | 4818121 | 42 | 137749 | 4819311 |
| 17 | 137497 | 4818180 | 43 | 137947 | 4819297 |
| 18 | 137506 | 4818181 | 44 | 137975 | 4819474 |
| 19 | 137519 | 4818332 | 45 | 138170 | 4819448 |
| 20 | 137344 | 4818311 | 46 | 138171 | 4819201 |
| 21 | 137341 | 4818633 | 47 | 138004 | 4819189 |
| 22 | 137157 | 4818630 | 48 | 138006 | 4819025 |
| 23 | 137164 | 4818683 | 49 | 137747 | 4818904 |
| 24 | 137216 | 4818681 | 50 | 137683 | 4818763 |
| 25 | 137221 | 4818792 | 51 | 137755 | 4818546 |
| 26 | 137160 | 4818799 | 52 | 137812 | 4818570 |

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10Page 5



CHICAGO ST



UNIVERSITY AVE

18

385



Body Bliss
Tattoos
Body Bliss
Tattoos

IND STAR







Heartland
Real Estate



108 41

FOR LEASE
605-890-4771

FOR LEASE
605-890-4771

Black Hills
Books &
Treasures

ANTIQUES
& PAWN

Up & Own





China Buffet
ALL YOU CAN EAT
PHONE 45-4126
DINING & TAKE OUT

Goldend
GOLDEN MOUNTAIN
MINERAL SPRINGS

Hot Springs
The Vault



PISTOL
PATT'S
Antiques • Gourmet Chocolates & More!

fall river
gifts & jewelry

FOR SALE
COMMERCIAL BUILDING
CONTACT TAMMY ACHARD
405-728-4704 • 405-716-2940

















HOTEL

VACANCY

Bram Hotel





1905

CENTRAL BLOCK

The Vault
COFFEE HOUSE • PUB • GRILL

Coffee House

The Vault

Break, Lunch
and DINNER

OPEN

Come in,
We're
OPEN

Beer Garden

















MINNEKAHTA MERCANTILE

BODEGA

WILD ROSES

611

609

607

EAT
MERRY



PUBLIC LIBRARY

145
N
CHICAGO



















303

North River Street

CITY HALL

Built 1893

THEATRE









PETER RABBIT
PG
MARCH 16 7PM
MARCH 17 18 2PM 7PM



FARGO
MERCANTILE CO
CASH
STORE









DAILY BREAD
BAKERY
AND CAFE
745-7687
SPRING T-SHIRTS

CLEVELAND
BILLS
QUALITY HONEY
& THE HIVE
INSURANCE





National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

| | | |
|-------------------|--|----------------------|
| Requested Action: | <input type="text" value="Resubmission"/> | <input type="text"/> |
| Property Name: | <input type="text" value="Hot Springs Historic District (Boundary Decrease)"/> | |
| Multiple Name: | <input type="text"/> | |
| State & County: | <input type="text" value="SOUTH DAKOTA, Fall River"/> | |

Date Received: 7/10/2018 Date of Pending List: Date of 16th Day: Date of 45th Day: 8/24/2018 Date of Weekly List: 8/31/2018

| | |
|--------------------|--|
| Reference number: | <input type="text" value="RS100002634"/> |
| Nominator: | <input type="text" value="State"/> |
| Reason For Review: | <input type="text"/> |

☒ Accept ☐ Return ☐ Reject 8/24/2018 Date

| | |
|-------------------------------|----------------------|
| Abstract/Summary Comments: | <input type="text"/> |
| Recommendation/ Criteria | <input type="text"/> |

| | | | |
|-----------|----------------------|------------|------------------|
| Reviewer | <u>Roger Reed</u> | Discipline | <u>Historian</u> |
| Telephone | <u>(202)354-2278</u> | Date | <u></u> |

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



11 May 2018

Keeper of National Register
National Park Service
National Register of Historic Places
1849 C Street, NW, Mail Stop 7228
Washington DC 20240



Dear Keeper:

Please find enclosed two National Register amendments: the *Yankton Historic Commercial District* and the *Hot Springs Historic District*. Also enclosed are a Multiple Property Documentation Form and Cover for *Burial Mounds in South Dakota, 50 B.C. – A.D. ca. 1875*.

Please contact chrisb.nelson@state.sd.us with any questions.

Sincerely,

Chris B. Nelson
Historic Preservation Specialist

United States Department of the Interior
National Park Service

BC 2634

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

1. Name of Property

Historic name: Hot Springs Historic District Amendment (boundary decrease and reclassification)

Other names/site number: _____

Name of related multiple property listing:

n/a

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



2. Location

Street & number: various

City or town: Hot Springs State: SD County: Fall River

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 x 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 x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local

Applicable National Register Criteria:

x A B x C D

Jay D. Vogt
Signature of certifying official/Title:

05-11-2018

Date

SD SHPO

State or Federal agency/bureau or Tribal Government

Hot Springs Historic District Amendment
(boundary decrease and reclassification)

Name of Property

Fall River County
South Dakota
County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☒

Public – State

☐

Public – Federal

☒

Hot Springs Historic District Amendment
(boundary decrease and reclassification)

Name of Property

Fall River County
South Dakota
County and State

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>112</u> | <u>91</u> | buildings |
| <u>3</u> | <u>1</u> | sites |
| <u>8</u> | <u>1</u> | structures |
| <u>2</u> | <u>3</u> | objects |
| <u>125</u> | <u>96</u> | Total |

Number of contributing resources previously listed in the National Register 125

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic: Single Dwelling

Commerce/Trade: Business

Commerce/Trade: Specialty Store

Commerce/Trade: Department Store

Government: City Hall

Government: Courthouse

Education: School

Religion: Religious Facility

Funerary: Cemetery

Health Care: Hospital

Health Care: Sanitarium

Hot Springs Historic District Amendment
(boundary decrease and reclassification)

Name of Property

Fall River County
South Dakota
County and State

Current Functions

(Enter categories from instructions.)

Domestic: Single Dwelling

Commerce/Trade: Business

Commerce/Trade: Restaurant

Government: City Hall

Government: Courthouse

Recreation/Culture: Museum

Returned

Hot Springs Historic District Amendment
(boundary decrease and reclassification)
Name of Property

Fall River County
South Dakota
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Late Victorian: Queen Anne

Late Victorian: Romanesque

Late 19th and 20th Century Revivals: Mission/Spanish Colonial Revival

Late 19th and Early 20th Century American Movements: Commercial

Late 19th and Early 20th Century American Movements: Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Stone: Sandstone; Brick; Wood: Weatherboard;
Asphalt

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Setting

The Hot Springs Historic District is located in Hot Springs, Fall River County, South Dakota, at the southern end of the Black Hills, a mountainous region in western South Dakota and eastern Wyoming. The district encompasses part of the valley of the Fall River. This part of the district holds buildings originally devoted to a hot water mineral springs resort area as well as city and county government buildings. The southern section of the historic district is the site of commercial and business buildings that provided more traditional trade center functions. Today, the two areas contain a mixture of commercial, professional, and tourism-related enterprises. Sandstone bluffs to each side of the business district rise to plateaus; the western bluffs hold early residential neighborhoods, and a bluff to the east of the original resort area is the site of the Veterans Administration Medical Center, established as Battle Mountain Sanitarium in the early twentieth century. The red, pink, and buff sandstone cliffs against a backdrop of hills dominated by evergreens create a particularly picturesque setting for this historic district.

Hot Springs Historic District Amendment
(boundary decrease and reclassification)

Name of Property

Fall River County
South Dakota
County and State

Purpose of the Amendment

The Hot Springs Historic District was listed in the National Register in June of 1974. The nomination is being amended for several key reasons.

The first is to clarify which buildings are contributing and which are non-contributing. Section 7 of the 1974 nomination mentions 28 “principle” or “significant” buildings in the district. No specific mention is made of the roughly 250-plus other properties in the district. Also, no map was submitted with the 1974 nomination to help discern contributing or non-contributing properties. This amendment classifies the properties into 132 contributing and 96 non-contributing.

The second reason for the amendment is to clarify the district’s boundary. The 1974 nomination’s boundary description is vague, conflicting, and difficult to interpret. The boundary is defined via legal descriptions on continuation sheets. However, this information is problematic. Legal descriptions for some properties in the heart of the district were not included on the continuation sheets. This includes some legal descriptions for buildings detailed as “principle” or “significant” in Section 7. This omission was likely accidental, as it would create “donut holes” within the middle of the district that include obviously contributing resources. Also, some of the legal descriptions listed as being part of the district do not exist. Section 7 also discusses what can be interpreted as district boundaries in the narrative, but it is very difficult to discern exactly what the author had in mind. The lack of an original map only adds to this ambiguity. Correcting these deficiencies will result in a boundary decrease to some parts of the district. Finally, the proposed boundary closely resembles the traditional boundary as interpreted since 1974. Though no map has ever been submitted with the National Register form, maps have been created since 1974 to depict district boundaries. It is presumed that the City of Hot Springs and/or the SHPO created these maps based off their best interpretations at the time from verbal information in the 1974 nomination. The proposed new boundary keeps intact the majority of properties traditionally assumed to be within the original district.

The third reason is to provide additional documentation that speaks to the district’s historic and architectural significance.

The fourth reason is to change the period of significance to c.1888-1934. The 1974 nomination called out 1889-1915 as “specific dates,” which is interpreted to mean period of significance. (However, there are buildings called out in Section 7 as “principle” and “significant” that were not built 1889-1915). The increase to 1934 is recommended in order to include several buildings within the district, both commercial and residential, that represent significance in Commerce, Health/Medicine, and Architecture.

Hot Springs Historic District Amendment
(boundary decrease and reclassification)
Name of Property

Fall River County
South Dakota
County and State

Narrative Description (numerical by address)

(Note: Construction dates obtained from historical sources and the Fall River County Register of Deeds (ROD) vary for some properties. Where appropriate, both dates are included.)

FA00100086 101 North Chicago St. 1939 NC

A former gasoline station, this building has been resided with metal.

FA00100165 101 North Connor c.1925 NC

This front-gabled garage has wide siding and new garage doors.

FA00100166 101 North Connor c.1904 NC

This hipped roof house is covered by wide siding; fenestration has been changed.

FA00100087 101 South Chicago St. 1976 NC

This is a brick commercial building with arched entrance and windows.

FA00100097 102-104 North Chicago St. 1927 C

Black Hills Motor aka the Bering Building The two-story sandstone commercial structure extends to the rear of the block. The lower façade holds four bays; storefronts have been altered, although the windows in the southern bay appear to be original. The second story is divided into four bays by three pilasters. Limestone hoods cover the windows and limestone trims the cornice. Some of the occupancies in this building have a University Street address.

FA00100242 103 N River St. c.1970 NC

False fronts and brick facing appears on this commercial building.

FA00100238 1045 Jennings Ave. 1970 NC

Formerly a lumberyard, this commercial building has been modified by brick facing.

FA00100168 105 North Connor St. 1939 NC

This stucco Craftsman retains original fenestration and some original windows. A front-gabled dormer appears in the roof.

FA00100067 105 North River St. 1980 NC

This is a front-gabled commercial building with no windows.

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FA00100095

106 South Chicago St.

1920

C

The structure is a wide brick commercial building with decorative brick panels and sandstone trim at the cornice. The storefront features large plate glass windows and a recessed entrance framed in black and yellow ceramic tile.

FA00100085

107 North Chicago St.

1951

NC

This is a concrete commercial building faced with brick.

FA00100243

107 S River

c.1930

NC

This small structure is located in a large lot formerly used as a car lot. It is clad in vinyl.

FA00100011

108 North Chicago St.

1920

C

Elston's Alley. This is a one-story sandstone commercial structure with a recessed entry and wood trim under plate glass windows. Three bays are separated by wide sandstone pilasters. A double row of dentils appear below the cornice. It was once the Hot Springs Feed and Transfer Company and housed an automotive garage in the 1920s.

FA00100169

109 South Connor St.

c.1892

C

Tanglewood Carriage House. This two-story carriage house/garage has modern doors. The ROD says it was built in 1909.

FA00100170

109 South Connor St.

c.1892

C

Tanglewood. The roof pitch and extending front-gabled bay suggest Classical Revival influence. The stucco house has pergolas at the entrance and at the north façade. Wood shakes cover the roof. Chambers Kellar, who served for many years as attorney to the Homestake Gold Mine, built this house. In 1916, Dr. H. H. Wilcox of the State Soldiers Home bought the house and named it "Tanglewood" probably because of the trees and brush that grow on the bluff which descends to the south. The ROD says it was built in 1909.

FA00100098

110 North Chicago St.

1952

NC

This is a concrete block commercial building faced with brick.

FA00100094

110 South Chicago St.

1897

C

The storefront has been stuccoed and painted, but the upper façade retains original elements and represents a simple Commercial style. A grocery was here for many years after the building's construction.

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FA00100099 112 North Chicago St. 1900 NC

This is a wood frame structure clad in stucco with board and batten on the front façade. A concrete block addition rear addition was added in 1984.

FA00100093 112 South Chicago St. 1964 NC

This is a concrete block commercial building faced with brick.

FA00100246 1346 Albany Ave. 1950 NC

This is a flat-roofed house with attached flat-roofed garage that suggests International influence.

FA00100066 137 North River St. 1955 NC

This is a rectangular concrete block utilitarian building with multiple garage doors.

FA00100088 137 South Chicago St. 1980 NC

This is a simple end-gable commercial building with brick trim.

FA00100092 138 South Chicago St. 1958 NC

This is a concrete block and wood faced commercial building; entry is framed in vertical wood.

FA00100025 140 South Chicago St. 1890 C

Shann Building. The first-story façade has been faced with stucco and original fenestration has been replaced. The second level exhibits original triple arch windows with hood molding, centered between two rectangular windows with deep reveals and stone lintels. The Shann Building reflects the artistic sensibilities and skills of local stone cutters. Although the building is small, it displays intricate stonecutting and attention to detail seen in larger, more imposing buildings in Hot Springs. This was the first commercial sandstone building completed in Hot Springs and originally held a butcher shop on the first floor and sleeping rooms on the second.

FA00100019 141 South Chicago St. 1893 C

IOOF Building aka Barnes-Shope Building. The building is brick and sandstone; sandstone pilasters separate three bays. Round-headed windows with terra cotta sills and keystones appear on the second floor under an elaborate cornice. A portion of the storefront has been covered with stucco. The local chapter of the International Order of Odd Fellows purchased a portion of this building in 1899 and the remaining part in 1905. The order owned the building for many years.

FA00100167 143 North Connor St. 1924 C

This front-gabled Craftsman house is clad in stucco and retains some original fenestration. Knee braces support the entry roof and exposed rafter ends highlight the eaves.

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FA00100023

143 South Chicago St.

1892

C

Petty Building aka Syndicate or Union Block. This commercial building displays particularly elaborate stone carving. Story-high pilasters flank the centered entrance, which is underneath a carved face surrounded by acanthus leaves. A row of round-headed windows with hood moldings highlight the second level. Fire damaged building in 2011.

FA00100090

144 South Chicago St.

c.1930

C

The concrete block commercial building with brick facing has an aluminum and glass storefront topped by a metal canopy. Decorative brick detail highlights the upper façade. There is a simple two-story brick addition on the north end.

FA00100164

145 N 15th

1906

NC

This is a two-story Craftsman house with added bump-up.

FA00100068

145 South River St.

1940

NC

This concrete block commercial building has glass-block ribbon windows on River Street façade.

FA00100100

146 North Chicago St.

1932

C

United States Post Office. The building is brick with smooth sandstone facing on a granite foundation. Three arched openings with keystones appear on the main façade; slightly recessed wings are on each side and feature a shell and floral design cornice. The low-pitched roof is covered in clay tiles. Government architect James Wetmore designed this building; he may have been inspired by the Mission-inspired style of Battle Mountain Sanitarium.

FA00100105

146 North Garden St.

1999

NC

This two-story commercial structure clad in vinyl siding has a wood ramp and stairs; it is a general reconstruction of an early bathhouse.

FA00100201

1510 National Ave.

1894

C

Jensen Building. This is a small sandstone commercial structure with a large arched entry bay on the west; a bay retains original glazing. The building also has a small fixed pane window and a smaller entry door. A two-story extension to the east is stucco with hipped roof. Sandstone portion of building is remnant of structure built for Christian Jensen, who owned a livery and stage business. He put a new front on the building in 1909.

FA00100202

1510 National Ave.

c.1967

NC

This is a low brick commercial building with aluminum and glass entry under a metal canopy.

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FA00100203

1510 National Ave.

1997

NC

This large metal storage building is located behind the telephone office; a garage door opens on south. (Note this is not mapped separately)

FA00100204

1510 National Ave.

c.1980

NC

This small metal shed is located towards the northern rear of the Golden West property. (Note this is not mapped separately)

FA00100222

1601 Washington Ave.

1999

NC

This is a modern two-car garage.

FA00100223

1601 Washington Ave.

c.1893

C

A centered dormer and tapered piers on the north end porch hint at Craftsman styling and may have been added well after the house's original construction. The side-gabled house appears as a one-story from the street, but extends down the bluff to the east. The structure rests on a sandstone foundation. This house retains its original massing and is visible from Hot Springs' downtown. The house was used as a women's dormitory for the Black Hills College which opened nearby in 1890 and closed in 1900. The ROD says it was built in 1899.

FA00100224

1601 Washington Ave.

c.1920

C

This is a one-car garage.

FA00100225

1609 Washington Ave.

1910

NC

The original porch on this hipped roof house has been enclosed and fenestration has been changed.

FA00100226

1645 Washington Ave.

1883

C

This two-story Queen Anne house features a wraparound porch on square pillars and bargeboard in the gables. The original fenestration remains.

FA00100006

1729 Minnekahta Ave

1890

C

Burdette House. This house was built in 1890 as a boarding house and hotel for Jane Burdette. In 1898, the property was relinquished to Fred Evans and resold. Perry Nichols operated his cancer sanitarium here 1905 to 1907. Since that time, the Burdette House has been a residence, apartment, and bed-and-breakfast. The three-story rectangular building has a sandstone foundation, tower capped by a dome at the northeast corner, and porches on all three levels with the first and second levels having turned balusters. C.L. Cushman of Omaha was architect. W.J. Colvert was builder.

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FA00100211 1729 Minnekahta Ave. c.1950 NC

This is a modern garage.

FA00100205 1730 Minnekahta Ave. c.1990 NC

This is a front-gabled, wood frame house with wings.

FA00100206 1732 Minnekahta Ave. 1948 NC

This small house has a sandstone foundation. New siding and changes in fenestration hide original appearance.

FA00100207 1732 Minnekahta Ave. 1948 NC

This simple front-gabled garage is at the rear of the house at 1732 Minnekahta.

FA00100208 1736 Minnekahta Ave. 1925 C

Built entirely of brick, this small house features original fenestration on side elevations and brick pilaster effects at corners. A metal garage is attached on the west side.

FA00100209 1740 Minnekahta Ave. 1920 NC

Vinyl siding, new windows, and additions alter the appearance of this house.

FA00100014 1741 Summit Road 1899 C

Fred and Theresa Evans House. The two-story residence features a round tower and semicircular porch on the east elevation, which overlooks the city. The house has been sided in aluminum, but retains shingle detail in some gables and most of the original fenestration. The siding does not conceal the window surrounds. Despite some changes, including a new window on the south, the house retains its massing and detail and is clearly visible from Hot Springs' downtown area. Fred T. Evans was one of the original members of the Hot Springs Town-Site Company and became the leading promoter for the health resort at Hot Springs. He and his wife were also social leaders in the community. The Evanses built this Queen Anne on a prominent bluff lot above upper town. The ROD has 1899 for the construction date, though some records suggest it may be as early as 1892.

FA00100196 1741 Summit Road c.1920 NC

Evans House Garage. This front-gabled stucco-clad structure has a wing to the north. Two garage doors have been installed on the façade.

FA00100084 182 North Chicago St. 1913 C

Carnegie Library. The entrance bay features Doric columns flanking broad steps. Smooth cut sandstone alternates with bands of rough cut stone; the raised basement is also faced with rough

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cut stone. A parapet wall highlights the roofline. Windows are replacements with fixed sash and reflective tint. The building is now used as office space and owned by Steve and Carla Simunek. An addition with an elevator was added to the rear in 2006.

FA00100237 **201 N River** **c.1968** **NC**

This is a concrete block commercial building with mansard roof.

FA00100190 **202 S Dakota St.** **1896** **C**

This is a two-story Queen Anne house with a two-story addition to the north. The original porch displays decorative brackets with new posts. Gables retain fishscale shingles. A gazebo has been placed in the front yard.

FA00100106 **202 North Garden St.** **c.1970** **NC**

This is a concrete utilitarian building faced with brick and has four garage doors.

FA00100189 **206 S Dakota St.** **1893** **NC**

Original elements of this Queen Anne house are hidden by new siding, replaced porch, and replaced fenestration.

FA00100163 **209 North 16th St.** **1907** **C**

Nichols Cancer Sanitarium. The original sandstone building features round towers on the façade corners and crenellated roof line. Rectangular windows are in deep reveals. A central panel rises from the roofline and carries the date "1917," although this date does not reflect the time of construction. The Perry Nichols was a physician who opened a cancer hospital in Hot Springs in the early twentieth century; his first facility was in the Burdette Building on Minnekahta Avenue. He built this structure in 1907 and established the Nichols Cancer Sanitarium here. In 1914, he moved his operation to Savannah, Missouri. The Lutheran Hospital Association purchased this building in 1917, accounting for the date on the panel. Currently the property is referred to as Castle Manor. Damon and Karen deWit purchased in 2014.

FA00100065 **209 North River St.** **1976** **NC**

This is a one-story cement block commercial building faced with brick.

FA00100176 **233 S Dakota St.** **1998** **NC**

This is a Ranch style house with attached two-car garage.

FA00100064 **237 North River St.** **1935** **NC**

A stuccoed, concrete block commercial building; structure has a glass and aluminum storefront.

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FA00100177

237 S Dakota St.

c.1910

C

This Craftsman house features a sloped roof over the porch on the east façade. Double dormers appear in the roof. The house retains some original windows and has a screened porch on the west.

FA00100178

237 S Dakota St.

c.1925

NC

This stucco garage has a new door.

FA00100107

238 North Garden St.

c.1900

NC

Remodeling has hidden original features. The commercial building is clad in stucco with brick facing on the lower façade and rises in the false front style.

FA00100063

241 North River St.

1929

C

Hot Springs Theater. With brick faced in stucco, the structure has a shaped parapet and side entrance projections with tiled roofs and arched openings. Wrought iron balconies appear at the arched windows on each side of the façade. A metal marquee tops the centered entrance.

FA00100062

243 North River St.

1909

C

Post Office Building. Deep window reveals on the second floor reflect a Romanesque influence. Story-high pilasters frame the angled north entrance and divide the façade into three bays. The city's post office moved into this sandstone building from its previous location in City Hall. The structure also housed several retail enterprises.

FA00100108

245 North Garden St.

c.1940

NC

This two-story stucco commercial building has a one-story bay on each side of the entrance.

FA00100028

245 S Dakota Street

1892

C

Tipperary. The house has been resided, although the distinctive octagonal turret retains its original siding. Some of the fenestration has been altered. The east elevation, with full-width porch that originally was a greenhouse, looks out over the valley. Recent changes have changed the appearance, but the mass and roofline present the original silhouette of the home. Mr. Eastman, of Chicago, built the house.

FA00100018

300 North Chicago St.

1894

C

Hot Springs Public School. Designed by William Grey of Lincoln, Nebraska, this building reflects Richardsonian Romanesque style in its mass, prominent arched entries, and arched windows in gables. Entry bays on the east and west are slightly extended, rising to pronounced wall dormers holding a trio of arched windows. North and south elevations feature smaller wall dormers and checkerboard stone work appears at the cornice. A.D. McKay built the structure,

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which now serves as the county historical society's museum. Sited on a high hill overlooking both upper and lower towns, the public school building served the entire school population until a separate high school was established. It opened on 11 September 1893 for all 12 grades with 263 pupils. It was dedicated on 8 January 1894.

FA00100009 303 North River St. 1893 C
City Hall. Ground floor arched entrances and windows feature keystones and voussoirs; second-story windows have curved hoods with keystones. Pilasters mark the central bay and extend to a decorative roof cresting. Checkerboard stone work and an arched window appear above the central door. The cornice features dentils beneath a parapet. A large modern door was placed in an arch on the north side of the building to accommodate fire trucks, though it no longer houses the trucks. Built by A.D. McKay, it is one of Hot Spring's most prominent buildings. Besides housing city offices, the structure originally held the post office, city library (1893-1910), and opera house on the second floor.

FA00100029 303 North River Street 1891 C
Union Depot. The Union Depot served Hot Springs' railroads from 1891 to 1938. The arrival of the railroad in 1891 heralded the beginning of the health resort's most dynamic "boom" period. During the height of the resort's success, bands greeted railroad passengers, excursion trains brought groups to the city, and hotel representatives met trains and worked to attract customers at the depot. The Chamber of Commerce took over the building after it was closed as a railroad depot.

FA00100061 309-311 North River St. c.1908 C
The storefronts have been remodeled, but the upper façade presents the original deep window reveals and stone sills and lintels on eight rectangular windows. Diminutive, uncut modillions adorn the cornice. This two-story commercial building held a furniture and grocery store in 1909 and drugstore by 1923.

FA00100060 317 North River St. 1890 C
The one-story sandstone-faced commercial building has a cast iron framed storefront and simple cornice. A print shop and meat market are among the businesses to have used this space, now occupied by a law office. There is a tunnel in the basement that runs to the river, supposedly used for escape from illegal gambling operations.

FA00100059 321 North River St. 1910 C
Fargo Mercantile. The pedimented corner entrance on the two-story sandstone building echoes the entrance on the building to the north and carries the date "1910". Second-story rectangular windows have deep reveals and a second-story door opening is centered on the façade. Sandstone pilasters divide the storefront level into two large bays and an entrance bay. The

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interior retains the original stamped metal ceiling and a mezzanine. Colored tiles spell out the name of Fargo Mercantile in the floor at the entryway. Grant Robinson and Fred Young built this mercantile.

FA00100007 329-333 North River St. 1905 C
Central Block. The southern section of the building features an arched corner entrance with pediment, plate glass windows framed by cast iron pilasters, and an elaborate cornice. The name “Central Block 1905” appears above the doorway. The north end has been covered with wood siding, but cast iron and sandstone elements indicate its origins. This sandstone commercial building held retail stores, the Stockman’s Bar, and the Vault Restaurant and Bar.

FA00100109 342 North Garden St. 1951-53 NC
United Church of Hot Springs. This is the last sandstone building erected in Hot Springs; it was built of sandstone reclaimed from the town’s first airport structure. The church features Gothic inspired pointed arch entry and windows, and a tower with pointed arch openings rises above the building. A concrete block and stucco addition is on the south side.

FA00100058 345 North River St. 1910 NC
Some sandstone facing is visible on the façade of this commercial building. The storefront is covered with vertical wood. Stucco covers the angled portion on the north side.

FA00100033 346 North 17th St. 1909 C
Jensen House. This is a foursquare Colonial Revival house with oval window on the second floor. Stephen E. Wilson, early Hot Springs resident and attorney, built this house in 1909. Leslie B. Jensen of Hot Springs moved his family into this house after completing his term as South Dakota's governor.

FA00100110 350 North Garden St. 1986 NC
This is a wood frame and brick house.

FA00100057 357 (aka 401-403) North River St. 1902 C
Water, Lights and Power Building. The original building is visible to the south and has arched windows and the inscription “WL&P Co 1902” on a stone panel (357). The northern addition is ca. 1940 and has a sandstone storefront with brick sills on fixed pane windows (has 403 address). The center addition (357) is two-story sandstone with recessed entry and Carrera glass accents. This site has held an electric utility from 1902-2006. Additions to the building in the 1940s are outside the POS, but the overall structure illustrates the evolution of an urban utility.

FA00100157 401 North 17th St. 1994 NC
This side-gabled house may have been remodeled from an older home; it is clad in vinyl siding.

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FA00100111

401 North Garden St.

1955

NC

This is a wood and brick building used as a funeral home.

FA00100032

405 North River St.

1911

C

Morris Grand Theater. This smooth-faced sandstone building is framed by pilasters and features a prominent tin cornice. A large arch appears above the central doorway. Morris Block, a Russian immigrant and jeweler, built this elegant theater. It is currently an art gallery.

FA00100017

407 North River St.

1893

C

Harlou Building. The ornate two-story building presents one of the most imposing facades in town. The first floor storefront has been modernized, but the second floor arched windows with keystones and the decorative cornice carrying the building's name reflect its original appearance. Constructed by Hargens and Loudonback at the height of the sandstone building boom in Hot Springs, this structure held businesses including a drug store, bakery, and postcard shop.

FA00100056

431 North River St.

1929

NC

A modern façade conceals the original appearance of this commercial building, which is currently a restaurant and bakery.

FA00100156

437 North 17th St.

1910

C

This cross-gabled house has a wrap-around porch, angled entrance on the northwest corner, and shingle detail in gables.

FA00100161

438 North 17th St.

1889

C

Ezra Elsey House. This ornate two-story Queen Anne house features wrap-around porch with turned posts, distinctive turret on the northeast corner, shingle detail in gables, and decorative chimney caps. Ezra Elsey, a Hot Springs merchant, built this elaborate Queen Anne home on a prominent hilltop. The hill sloping northward to the valley is locally termed "Elsie Hill."

FA00100055

441 North River St.

1967

NC

This is a one-story brick commercial building that houses law offices.

FA00100053

445 North River St.

1943

NC

This is a one-story brick commercial building with large metal transom. Connected to the south is a c.1960 wide one-story brick building incorporated into the restaurant business to the north.

FA00100027

501 Hammond Street

1902

C

St. Luke's Episcopal Church. The pointed arch windows of the small sandstone church indicate Gothic style, but a square tower with crenellation reflects the Richardsonian Romanesque influences prevalent in Hot Springs. The west-facing façade holds a large pointed arch window as well as the tower with its pointed arch entry. The cornerstone of this building

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was laid in 1894 but actual construction did not begin until the turn of the century. The church was closed in the late 1960s but restored as a 1976 bicentennial project and returned to use.

FA00100052 501-503 North River St. 1906 C
Highley Building. Pilasters frame the two storefronts. The façade is covered with stamped metal; this is the only building in Hot Springs featuring the stamped metal facades popular during the early twentieth century. It was home of the Highly Drug Store during the early 1900s. Is a commercial building.

FA00100020 505 North River St. 1906 C
Medical Block. This commercial building exhibits a relatively plain façade. One-story high pilasters divide the storefront bays and rectangular windows on the second floor have deep reveals. It was built by L.E. Highley (a Hot Springs mayor) to house doctor's offices. The ROD says it was built in 1906, though other records have it built as late as 1910 or 1912.

FA00100051 509 North River St. c.1901 C
Homan Building. This sandstone commercial building features a recessed entryway, an original storefront with cast iron columns, and three arched windows on the second floor. Dentils at the cornice resemble the design on the Evans Hotel Annex, to the north. This building held a saloon (the Eureka) in the early part of the century. It is currently referred to as the Blue Bison building for the blue buffalo on the roof. It is a coffee shop and residence.

FA00100012 545 North River St. 1892 C
Evans Hotel. Designed by architect Charles Smith and built in an H-shape in order to provide all rooms with outside exposure, the five-story sandstone structure has a Queen Anne-style veranda which extends across the width of the building and wraps around on the north side. Crenellated towers, a central crenellated decorative element, and arched windows on the fifth floor highlight the building. Wrought iron balconies appear between the towers. The Evans was undergoing restoration in 1979 when a construction fire gutted the building; the exterior was returned to its original appearance and interior rebuilt. Fred Evans built the Evans Hotel after his Minnekahta Hotel, originally on the site, burned. The hotel became the focal point of the Hot Springs resort industry and social life, featuring dances, parties, banquets, and gambling.

FA00100013 545 North River Street 1892-3 C
Evans Sanitarium. Built in a V-shape, the three-story sandstone building has a crenellated roof line and arched windows on the third floor. It is connected to the Evans Hotel by a wooden passageway. Fred Evans built this annex to his hotel as a mineral springs bathhouse. The structure contained reception rooms and private bath rooms and offered a variety of treatments.

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FA00100069

602 Sulphur Springs St.

1969

NC

This two-story rectangular motel has decorative pillars of sandstone reclaimed from a former building.

FA00100070

602 Sulphur Springs St.

2004

NC

This is one of three identical wood cabins with log details at corners and full-width front porch.

FA00100071

602 Sulphur Springs St.

2004

NC

This is one of three identical wood cabins with log details at corners and full-width front porch.

FA00100072

602 Sulphur Springs St.

2004

NC

This is one of three identical wood cabins with log details at corners and full-width front porch.

FA00100021

603 North River St.

1891

C

Minnekahta Block. The elaborate sandstone building features five bays divided by pilasters on the west-facing elevation. The central and end bays extend to slightly over the roofline and feature cresting; the cornice is dentillated. A checkerboard stone design appears in a central arch. The storefront has been modernized but retains much of the original sandstone structure. Fred Evans built this large commercial block. The building originally held a bank, drugstore, clothing store, opera house, and professional offices. Upper floors were later used as boarding rooms and a hotel. It is currently the Red Rock River Resort.

FA00100050

607-611 North River St.

1892

C

Bodega-Chase Building. This commercial building has three bays separated by sandstone pilasters. Second-story windows feature voussoirs and the cornice is denticulated. The Bodega saloon and gambling establishment occupied this sandstone building for more than two decades, and a brothel once operated on the upper level.

FA00100049

625 North River St.

1910

C

The lower level of this commercial building is covered in wood paneling and topped by a pent-type roof. The upper level is stucco and wood with original fenestration and glazing.

FA00100001

627 North River St.

c.1888

C

The Taxi Building. This narrow wood-sided building is the oldest remaining wooden commercial structure in Hot Springs and once housed a taxi office. It is connected to the building directly to the south. The ROD has 1927 as the construction date. However, the style of the building appears older and it is unlikely that a wood frame structure would have been built in this district at that late of date. The upper story retains its character.

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FA00100048

629 North River St.

1905

C

Evanston Block. Sandstone pilasters rise on each side of the storefront, which features deeply recessed central entry and plate glass windows in wood frames. On the second floor, three sets of rectangular windows in sandstone surrounds add symmetry. A pressed tin cornice with dentils highlights the roofline. It was built for Fred Evans and is currently an Art Guild and Fiber shop.

FA00100240

638 University Ave.

1934

C

This house displays Mission/Spanish Eclectic features, with its low pitched roof, stucco cladding and stucco sills, and a wide rock chimney on the south façade. An attached garage is to the west.

FA00100144

641 Happy Hollow

1889

C

Hargens House. This two-story Second Empire house features a mansard roof with two dormers covered by curved hoods on each elevation. A porch with turned posts and decorative brackets wraps around from the east to the south façade and adds a Queen Anne influence. One-story extensions are on the north and west. Emil Hargens was a local druggist and city official.

FA00100145

641 Happy Hollow

1899

C

This two-story carriage house retains original floors. A one-story extension was built on the west elevation.

FA00100047

641 North River St.

c.1950

NC

The commercial building has an entry door and plate glass windows as well as garage doors. The structure is covered by aluminum panels.

FA00100143

642 Happy Hollow

1919

NC

Modern siding covers most of the original architectural elements of this house.

FA00100024

645 Happy Hollow

1891

C

Presbyterian Church. The church features a square tower on the southeast corner and a front-gabled façade. A chimney rises on the northeast. The building's mass and its arched windows reflect Richardsonian Romanesque influence. The church has been converted to a private residence; new wooden stairs and a deck appear on the east, and a one-car garage is attached at the south. The congregation was organized in Hot Springs in 1889 and this sandstone building was constructed at the height of the community's building boom in 1891.

FA00100142

646 Happy Hollow

1899

NC

This front-gabled Queen Anne house has a pent roof over the porch and an attached metal garage. Changes affect its current appearance.

FA00100130

700 Elm St.

c.1917

C

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This stucco Craftsman house features a front-gabled entry roof with knee braces, exposed rafters in eaves, original fenestration, and a prominent chimney. It served as gardener's residence for Villa Theresa.

FA00100146 **701 Happy Hollow** **c.1920** **C**

The cross timber detail on this stucco house indicates Tudor Revival influence.

FA00100147 **701 Happy Hollow** **1920** **C**

This is a one-story stucco garage.

FA00100141 **702 Happy Hollow** **1920** **NC**

This Craftsman bungalow retains original fenestration and features sandstone porch piers and two sandstone chimneys. Remodeling hides original features.

FA00100227 **702 Jennings Ave.** **1920** **NC**

The east-facing façade of this commercial building reveals a sandstone structure, but the main façade is covered by wood, glass, and aluminum storefront.

FA00100073 **702 Sulphur Springs St.** **1928** **C**

This is a two-story stucco clad, front-gabled house with flat-roofed attached garage to south. A new porch has lattice sides.

FA00100046 **703 North River St.** **1923** **NC**

The commercial building lacks integrity due to changes to fenestration and added decorative elements. The one-story brown brick building with new metal entry door and fixed pane windows features decorative brick panels on the upper façade. The roof is trimmed with a double row of decorative concrete blocks.

FA00100045 **705 North River St.** **1923** **C**

This two-story brick commercial structure has entry doors on each side and a wood-shingled pent roof on the lower level. The upper level holds two windows with similar pent roofs. "19 Gipsy 23" appears below the shaped parapet. Once held an electric shop with apartments above, now is a Bourbon Bar.

FA00100139 **706 Happy Hollow** **1929** **C**

This two-car garage features a pergola supported by rock piers and retains its original doors and fenestrations. A chimney indicates living space in the rear. It was part of Villa Theresa.

Hot Springs Historic District Amendment
(boundary decrease and reclassification)

Fall River County
South Dakota
County and State

Name of Property

FA00100140

706 Happy Hollow

1929

C

This Craftsman bungalow retains original fenestration and features sandstone porch piers and two sandstone chimneys. This house is part of the property that once served as a gatehouse and guest quarters for Villa Theresa.

FA00100228

706 Jennings Ave.

1920

NC

This concrete block commercial building is clad in wood; a new aluminum glass storefront has large plate glass windows.

FA00100229

708 Jennings Ave.

1920

C

This two-story sandstone commercial building has an aluminum and glass storefront and a recessed entry door framed in glass block. A large metal canopy covers the storefront. This building represents the Jennings Avenue link between the "upper town" and "lower town" business districts.

FA00100148

709 Happy Hollow

1920

NC

The original section of the house has a sandstone foundation; an extension and an attached garage sit on poured concrete. The porch has been enclosed.

FA00100230

710 Jennings Ave.

1950

NC

This concrete block commercial building is faced with brick.

FA00100075

710 Sulphur Springs St.

c.1925

C

This wood-shingled house retains some original fenestration and a full-width porch. Waist-high brick piers faced with sandstone frame the street entrance to the sidewalk and carry the number 171.

FA00100078

712 ½ Sulphur Springs St.

1920

C

This simple front-gabled cabin is built on the hillside behind 712 West River Street.

FA00100231

712 Jennings Ave.

1920

C

Much of façade covered in stucco, but the upper level retains the original brick and reflects the commercial structure's original appearance.

FA00100076

712 Sulphur Springs St.

1912

NC

The porch on this house has been enclosed and much of the fenestration altered.

Hot Springs Historic District Amendment
(boundary decrease and reclassification)

Fall River County
South Dakota
County and State

Name of Property

FA00100077

712 Sulphur Springs St.

c.1960

NC

This is a modern two-car garage.

FA00100044

713 North River St.

1913

C

This sandstone structure was built as a commercial garage. It features a wide, symmetrical stepped parapet. "19 Garage 13" appears on its second level, which retains original fenestration.

FA00100043

717 North River St.

c.1893

C

Wesch-Oak Building. This commercial building features two storefront bays with a narrow central entrance bay. Sandstone pilasters separate the bays. The northern storefront is covered with wood, but the southern storefront reveals the original wood frame with large plate glass windows. The entry door has been replaced. The Wesch-Oak Building exhibits the Richardsonian Romanesque influence typical of many Hot Springs sandstone buildings. Among the businesses in this building were a boarding house and an auto repair shop. Some information has this built in 1895 while the ROD says it was built 1900.

FA00100030

720 Happy Hollow

c.1916

C

Villa Theresa. Exhibits some features of the Italian Renaissance style, but owes more to Spanish influences. The stucco cladding is consistent on both levels and the recessed porch on the eastern portion of the main façade creates a slightly asymmetrical appearance. A gabled cupola rises above the flat, tiled roof. An exterior fireplace chimney with gabled cap appears on the north side. Villa Theresa is one of the most imposing structures of the upper town's western skyline. Ernest DeMoulin, a Chicago financier who had local business interests, named his home "Villa Theresa" for Theresa Evans, the original owner of the property. Architect Lawrence Buck of Chicago designed the unusual house. In 1924, F.O. and Fannie Butler of the Butler Paper Company in Chicago bought it. The ROD says this was built in 1914.

FA00100031

720 Happy Hollow

c.1916

C

Garage at Villa Theresa. This is a flat-roofed stucco garage compatible with the style of Villa Theresa.

FA00100232

736 Jennings Ave.

1910

C

The lower façade of the east half of the commercial building is sandstone and the upper is brick. A centered sandstone panel on the upper façade reads "Hot Springs Star." This building no longer houses the newspaper. The south half of the building has a recessed entry to the store and the second floor. Three windows on the upper façade feature smooth sandstone sills and lintels. Note this building reads architecturally as two buildings but is one.

Hot Springs Historic District Amendment
(boundary decrease and reclassification)

Fall River County
South Dakota
County and State

Name of Property

FA00100244 **737 University Ave.** **c.1930 & c.1948** **NC**

Commercial building is concrete block with brick trim. Glass block detail and new windows appear on the lower façade.

FA00100234 **738 Jennings Ave.** **1924** **C**

This commercial brick building is on a sandstone foundation. Plate glass windows dominate the storefront; original transom windows remain.

FA00100241 **738 University Ave.** **1949** **NC**

This two-story concrete block commercial building is trimmed in stucco, brick, and sandstone.

FA00100235 **740 Jennings Ave.** **1952** **NC**

This is a one-story commercial building with modern storefront.

FA00100149 **741 Happy Hollow** **1927** **NC**

On this house, the porch is enclosed and new windows have replaced original fenestration.

FA00100239 **741 Jennings Ave.** **1920** **C**

This brick commercial structure features sandstone panels on the upper façade and sandstone sills and lintels on entries and windows. It housed a car dealership.

FA00100236 **742 Jennings Ave.** **1920** **NC**

This commercial building is clad in stucco with brick facing and has a modern wood and tile storefront.

FA00100150 **745 Happy Hollow** **1926** **C**

This side-gabled Craftsman has a front-gabled dormer, exposed rafter ends, and full-width porch with stucco piers.

FA00100042 **745 North River St.** **1911** **C**

Gibson Hotel aka Flat Iron Building. This wedge-shaped commercial sandstone building conforms to the wedge-shaped lot on which it was built. The rough-faced stone and deep window reveals reflect the Richardsonian Romanesque architectural elements used in many Hot Springs sandstone buildings. A stucco porch on sandstone piers is at the south side. Originally built as the Gibson House hotel about 1898, the building held apartments in the 1920s. The building, also known as the Flat Iron Building, now houses hotel rooms and massage therapy suites.

Hot Springs Historic District Amendment
(boundary decrease and reclassification)

Fall River County
South Dakota
County and State

Name of Property

FA00100116

801 Almond St.

c.1960

NC

This is a two-car garage with modern doors.

FA00100026

801 Almond St.

c.1891

C

This one-and-one-half-story Queen Anne residence has a central, octagonal tower rising to the second story. The first story extends to the north and south. A full-width verandah is on the east-facing façade; the west-facing façade features a broad verandah with front-gabled roof on square columns covering the entry. The lower one-third of the building is shingled; the foundation is sandstone. A group of Sioux City businessmen, including Fred Evans, built this structure in 1891 for use as a social and gambling club. Alexander Stewart, a member of Hot Springs' original town-site company, served as its first manager. The tower room was a game room with a 360 degree view of the downtown and the surrounding countryside. The structure has been a residence, a guest-house, and a bed-and-breakfast. The ROD says this was built in 1894.

FA00100129

801 Elm St.

1905

C

This Queen Anne house features a long wing to the east of the front-gabled entrance wing. Fishscale shingles detail accents the gables. Original fenestration has been retained. A porch wraps around the south and east facades. A two-car garage under the east-end porch has original doors framed by sandstone pillars.

FA00100040

801 North River St.

1930

C

This is a two-car garage, goes with FA00100041.

FA00100041

801 North River St.

c.1899

C

This brick two-story Queen Anne house features turned posts on first floor porch and on balustrade on porch roof. One-over-one windows are in rectangular surrounds with hoods. Centered doors appear on the first and second floors.

FA00100131

802 Elm St.

1900

C

The front-gabled, original portion of the house suggests Queen Anne influences. The wing extending to the east carries a two-story verandah that suggests French Colonial influences. Charles Eastman, a local attorney and law officer, built the expansive addition to the original house.

FA00100117

804 Almond St.

1978

NC

This is a modern modular home with attached garage.

Hot Springs Historic District Amendment
(boundary decrease and reclassification)

Fall River County
South Dakota
County and State

Name of Property

FA00100016 **807 Almond St.** **1900** **C**

Hargens Hospital. The original building is a three-story structure with mansard roof holding dormers; the south elevation has a porch. The two-story addition has a hipped roof. The building is clad in metal siding and some of the fenestration has been changed, but the mass, roofline, and siting recall its original appearance. This is one the most visible buildings on Hot Springs' upper town skyline. Originally a boarding house (Davis House), the original part of this structure was purchased by Dr. Charles W. Hargens in 1900 for use as his family home. In 1906, he built the two-story addition and established the Hot Springs Sanitarium and Training School for Nurses, traditionally referred to as the Hargens Hospital.

FA00100115 **807 Almond St.** **c.1925** **NC**

This is a front-gable garage with a replacement door.

FA00100128 **809 Elm St.** **1910** **NC**

This Queen Anne house is clad in aluminum siding and has a metal roof.

FA00100126 **837 Elm St.** **c.1950** **NC**

This is a wood frame, side-gabled chicken house immediately west of house at 837 Elm.

FA00100127 **837 Elm St.** **1903** **C**

This sandstone house features fishscale details in gables and on enclosed front porch. Two chimneys appear at the roof's peak. A wooden deck has been erected on the main façade.

FA00100113 **839 Almond St.** **1926** **C**

Whispering Pines. This stucco-faced residence features a deeply recessed, shaped entrance and exterior brick chimney. Constructed on a bluff, the two-story house appears as one-story from the street to the west, but reveals its true size on the rear. This house reflects the Mission-style influence of Battle Mountain Sanitarium (BMS). Tiles remaining from BMS construction were used on the roof.

FA00100114 **839 Almond St.** **c.1926** **C**

This is a one-car garage with flat roof and original doors; it goes with Whispering Pines.

FA00100112 **841 Almond St.** **1929** **NC**

This is a Minimal Traditional house clad in slate shingles.

FA00100118 **846 Almond St.** **1929** **C**

This stucco Craftsman has knee braces and eaves and four-over-one windows in original surrounds. The front-gabled entry roof is also supported by knee braces.

Hot Springs Historic District Amendment
(boundary decrease and reclassification)

Fall River County
South Dakota
County and State

Name of Property

FA00100119

846 Almond St.

1929

C

This is a one-story shed on a sandstone foundation that was formerly a garage; original garage doors are retained. A doorway has been closed in.

FA00100120

846 Almond St.

c.1928

C

This small, simple building on a sandstone foundation retains its original fenestration; the entry is on the eastern façade. Part of the complex of buildings at 846 Almond Street, the building is currently used as living or guest quarters, and may have been built for that purpose.

FA00100121

846 Almond St

1996

NC

This is a two-car garage clad in vinyl.

FA00100005

902 North River St.

1908

C

Braun Hotel. This is a two-story sandstone building with a mansard roof. Flat-topped windows with deep lugsills are utilized throughout the asymmetrical structure. Jay Putnam was the builder. It is built on a mineral spring that still runs. Henry and Hannah Braun opened the hotel portion in 1910 though the bathhouse was opened in 1908. Henry Bering and Fred Moore purchased in 1940.

FA00100015

906 North River St.

1891

C

Fall River County Courthouse. This is a symmetrical building with a denticulated cornice, Flemish gabled wall dormers, and a central square tower. Highlighting the tower is a round arched arcade with slender Doric columns. It is a local adaptation of Richardson Romanesque architectural style. Designed by Charles Brown.

FA00100101

North Garden St.

1976

NC

This narrow urban park is on the west bank of Fall River. Restrooms are cut sandstone structures with pent roofs.

FA00100080

North River St.

1922

C

Hygeia Spring aka Kidney Springs. Eight Doric columns rest on sandstone piers and support an octagonal roof with exposed rafters. The gazebo is topped with a sculpture by local artist Mike Tuma which represents a woman holding a jar aloft. Original Gazebo was built in 1893, but destroyed in an 1898 flood.

FA00100081

North River St.

c.1930

C

Band shell. Concrete steps lead to concrete risers framed by a rock wall on this band shell.

Hot Springs Historic District Amendment
(boundary decrease and reclassification)

Fall River County
South Dakota
County and State

Name of Property

FA00100082

North River St.

c.1885

NC

Old Jail. This small building of vertical planks has a plank door with window. The door window and the other small windows in the building hold round iron bars. Moved outside POS.

FA00100083

North River St.

c.1920

NC

This is a railroad car staged by the depot.

Battle Mountain Sanitarium, National Home For Disabled Volunteer Soldiers

Battle Mountain Sanitarium is within the original 1974 boundary of the Hot Springs Historic District. In 2011, Battle Mountain Sanitarium was listed as a National Historic Landmark (Ref#11000561). Contributing and Non-contributing classifications as determined in the NHL nomination are used in this amendment of the Hot Springs Historic District. A full architectural description of the properties can be found in the NHL nomination.

FA00100003 (1-11)

| | | | |
|-------------|----------------------------------|---------|---|
| Building 1 | Administration Hospital Building | 1907 | C |
| Building 2 | Service Building/Mess Hall | 1907 | C |
| Building 3 | Hospital Ward | 1907 | C |
| Building 4 | Hospital Ward | 1907 | C |
| Building 5 | Hospital Ward | 1907 | C |
| Building 6 | Hospital Ward | 1907 | C |
| Building 7 | Hospital Ward | 1907 | C |
| Building 8 | Hospital Ward | 1907 | C |
| Building 9 | Plunge Bath | 1907 | C |
| Building 10 | Billiard Hall/Library | 1907 | C |
| Building 11 | Library/Amusement Hall | 1914-15 | C |

Hot Springs Historic District Amendment
(boundary decrease and reclassification)

Fall River County
South Dakota
County and State

Name of Property
FA001000271

| | | | |
|-------------|----------------|------------|---|
| Building 12 | Hospital Annex | 1926, 1937 | C |
|-------------|----------------|------------|---|

FA001000281

| | | | |
|-------------|---------------------|------|---|
| Building 13 | Refrigeration Plant | 1907 | C |
|-------------|---------------------|------|---|

FA001000282

| | | | |
|-------------|----------------------|------|---|
| Building 14 | Engineering Building | 1907 | C |
|-------------|----------------------|------|---|

FA00100275

| | | | |
|-------------|--------------|------|---|
| Building 16 | Conservatory | 1907 | C |
|-------------|--------------|------|---|

FA00100276

| | | | |
|-------------|-----------------------|------|---|
| Building 17 | Stable/Carriage House | 1907 | C |
|-------------|-----------------------|------|---|

FA00100278

| | | | |
|-------------|--------------------|------|---|
| Building 18 | Power/Boiler Plant | 1907 | C |
|-------------|--------------------|------|---|

FA00100269

| | | | |
|-------------|-----------------|------|---|
| Building 20 | Nurses Quarters | 1910 | C |
|-------------|-----------------|------|---|

FA00100268

| | | | |
|-------------|-----------------|------|---|
| Building 21 | Nurses Quarters | 1926 | C |
|-------------|-----------------|------|---|

FA00100253

| | | | |
|-------------|---------------------|------|---|
| Building 23 | Governor's Quarters | 1907 | C |
|-------------|---------------------|------|---|

FA00100254

| | | | |
|---------------|--------|------|---|
| Building 23/3 | Garage | 1925 | C |
|---------------|--------|------|---|

FA00100256

| | | | |
|-------------|---------------------------|------|---|
| Building 24 | Chief Engineer's Quarters | 1907 | C |
|-------------|---------------------------|------|---|

FA00100259

| | | | |
|-------------|----------------------|------|---|
| Building 25 | Treasurer's Quarters | 1907 | C |
|-------------|----------------------|------|---|

FA00100261

| | | | |
|-------------|--------------------------|------|---|
| Building 26 | Quartermaster's Quarters | 1907 | C |
|-------------|--------------------------|------|---|

Hot Springs Historic District Amendment
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Name of Property

Fall River County
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FA00100262

Building 27 Chaplin's Quarters 1913 C

FA00100263

Building 28 Duplex Quarters c.1927 C

FA00100266

Building 29 Duplex Quarters c.1920 C

FA00100287

Building 30 Fire Station/Security Building c.1930 C

FA00100258

Building 42 Automobile Garage 1925 C

FA00100260

Building 47 Automobile Garage c.1926 C

FA00100265

Building 50 Automobile Garage c.1930 C

FA00100286

Building 57 Oil Shed c.1928 C

FA00100251

Structure 19 Bandstand 1909 C

FA00100279

Structure 35 Root Cellar 1914 C

FA00100294

(No Number) Cemetery Entrance Walls 1914 C

FA00100200

(No Number) Grand Staircase 1915 C

Hot Springs Historic District Amendment
(boundary decrease and reclassification)

Fall River County
South Dakota
County and State

Name of Property

FA00100292

| | | | |
|------|-----------------------|------|---|
| Site | Landscape/Road System | 1907 | C |
|------|-----------------------|------|---|

FA00100293

| | | | |
|------|-------------------------------|--------|---|
| Site | Hot Springs National Cemetery | c.1907 | C |
|------|-------------------------------|--------|---|

FA00100252

| | | | |
|-------------|----------|------|---|
| Building 33 | Flagpole | 1907 | C |
|-------------|----------|------|---|

FA00100295

| | | | |
|--------|--------------------------|------|---|
| Object | Battle Mountain Monument | 1914 | C |
|--------|--------------------------|------|---|

FA00100255

| | | | |
|---------------|--------|------|----|
| Building 23/2 | Garage | 1980 | NC |
|---------------|--------|------|----|

FA00100288

| | | | |
|-------------|--------------------|--------|----|
| Building 31 | Auxiliary Building | c.1932 | NC |
|-------------|--------------------|--------|----|

FA00100285

| | | | |
|-------------|---------|------|----|
| Building 43 | Laundry | 1943 | NC |
|-------------|---------|------|----|

FA00100257

| | | | |
|-------------|-------------------|--------|----|
| Building 44 | Automobile Garage | c.1935 | NC |
|-------------|-------------------|--------|----|

FA00100267

| | | | |
|-------------|-------------------|--------|----|
| Building 45 | Automobile Garage | c.1935 | NC |
|-------------|-------------------|--------|----|

FA00100272

| | | | |
|-------------|--------------------|------|----|
| Building 53 | Dietetics Building | 1949 | NC |
|-------------|--------------------|------|----|

FA00100264

| | | | |
|-------------|------------------|------|----|
| Building 64 | Utility Building | 1977 | NC |
|-------------|------------------|------|----|

FA00100295

| | | | |
|-------------|-------------------|------|----|
| Building 65 | Computer Building | 1985 | NC |
|-------------|-------------------|------|----|

FA00100273

| | | | |
|-------------|---------------------|------|----|
| Building 66 | Fire/Police Station | 1988 | NC |
|-------------|---------------------|------|----|

Hot Springs Historic District Amendment
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Name of Property

Fall River County
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FA00100284

| | | | |
|------------|----------------|--------|----|
| Building A | Physical Plant | c.1950 | NC |
|------------|----------------|--------|----|

FA00100283

| | | | |
|------------|----------------|--------|----|
| Building B | Physical Plant | c.1950 | NC |
|------------|----------------|--------|----|

FA00100280

| | | | |
|------------|----------------|--------|----|
| Building C | Physical Plant | c.2007 | NC |
|------------|----------------|--------|----|

FA00100274

| | | | |
|-------------|-------------|--------|----|
| Building 68 | Incinerator | c.1985 | NC |
|-------------|-------------|--------|----|

FA00100296

| | | | |
|-------------|---------------------|--------|----|
| (No Number) | Cemetery Tool House | c.1990 | NC |
|-------------|---------------------|--------|----|

FA00100290

| | | | |
|--------------|--------------------|------|----|
| Structure 62 | Recreation Shelter | 1954 | NC |
|--------------|--------------------|------|----|

FA00100270

| | | | |
|-------------|-------------|------|----|
| Building 67 | Oxygen Tank | 1988 | NC |
|-------------|-------------|------|----|

FA00100277

| | | | |
|-------------|------------------------------------|--------|----|
| (No Number) | Storage Tanks, Vic. of Building 18 | c.1980 | NC |
|-------------|------------------------------------|--------|----|

Hot Springs Historic District Amendment
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Name of Property

Fall River County
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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.)

- ☒ 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 old or achieving significance within the past 50 years

Hot Springs Historic District Amendment
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Name of Property

Fall River County
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Areas of Significance

(Enter categories from instructions.)

Architecture

Commerce

Health/Medicine

Period of Significance

c.1888-1934

Significant Dates

1907

Significant Person

(Complete only if Criterion B is marked above.)

n/a

Cultural Affiliation

n/a

Architect/Builder

Thomas Rogers Kimball – Architect (Battle Mountain Sanitarium)

Charles Smith – Architect (Evans Hotel)

Charles Brown – Architect (Courthouse)

William Grey – Architect (Hot Springs Public School)

Lawrence Buck – Architect (Villa Theresa)

James Wetmore – Architect (United States Post Office)

Fred Evans – Builder (Evans Hotel, Fall River County Courthouse, Minnekahta Block)

C.L. Cushman – Architect (Burdette House)

A.D. McKay – Builder (Hot Springs Public School)

Hot Springs Historic District Amendment
(boundary decrease and reclassification)

Name of Property

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Hot Springs Historic District is locally significant under Criteria A and C. It is significant under Criterion A for **Commerce** and **Health/Medicine**. It is significant under Criterion C for **Architecture**.

Commerce: The district includes the historic business center of Hot Springs. This core area was significant in the economic development of not only Hot Springs, but the entire southern Black Hills region of South Dakota. As early Hot Springs grew around the resort/spa industry, complimentary businesses developed in the commercial district along River and South Chicago Streets, especially during the town's 1889-1893 boomtown period.

Health/Medicine: The district's significance associated with health and medicine is substantial. Owing its existence to the naturally occurring warm mineral springs, the town developed around the health resort industry. Therapeutic spas and resorts put Hot Springs on the map as a destination for well seekers from all over the United States. The hot mineral springs were also instrumental in the establishment of Battle Mountain Sanitarium, a National Home for Disabled Volunteer Soldiers. Battle Mountain opened in 1907 and was a precursor to the modern system of federal veterans homes. The facility, which is part of the Hot Springs Historic District, was designated a National Historic Landmark in 2011.

Architecture: Many buildings in the district are significant for their architectural style and their distinctive sandstone construction. The district's core business sector is unique in South Dakota for its density of styled and vernacular sandstone buildings. These buildings represent the talented stone cutters practicing their craft in early Hot Springs. Public edifices inside the district also convey architectural significance. The Fall River County Courthouse and Hot Springs School are landmark buildings in the Richardson Romanesque style while Battle Mountain Sanitarium is executed in the Mission/Spanish Colonial Revival style. Other styles found throughout the district include Queen Anne, Second Empire, Commercial, and Craftsman.

National Register Criteria Considerations A, D, and F. The district does not need to meet **Criteria Consideration A: Religious Properties** because it is a large district with two churches (St. Luke's Church and the Presbyterian Church) that are not predominant features of the district. The district does not need to meet **Criteria Consideration D: Cemeteries** because the Hot Springs National Cemetery at Battle Mountain Sanitarium is not the focal point of the district. Also, the cemetery is a National Cemetery. National Cemeteries administered by the Veterans Administration are eligible for the National Register because they have been designated by Congress as primary memorials to the military history of the United States. The district does not need to meet **Criteria Consideration F: Commemorative Properties** because the Battle Mountain Monument near Battle Mountain Cemetery is a single marker that is a component of the district.

Hot Springs Historic District Amendment
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Name of Property

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Mineral Springs Resorts in the United States

The Hot Springs Historic District developed around the establishment of a warm water mineral springs resort. Such health resorts existed from the colonial period and often encouraged the growth of the communities that eventually encompassed them, and the history of Hot Springs illustrates that growth.

Prior to the post-Civil War era, vacationing and tourism in the United States was restricted mainly to the country's elite class—citizens who could afford travel and had the money and the leisure time necessary. This was particularly true in the eighteenth century when roads were poor, public transportation was almost nonexistent, and accommodations were limited. During the colonial years and the first decades of the republic, people were enticed to undertake non-essential travel principally for reasons of health and well-being. Seaside resorts like Newport, Rhode Island, drew visitors who escaped hot inland climates by coming to the shore. Travelers addressed their health more directly by visiting mineral springs, where bathing in or ingesting the waters was considered a means to maintaining good health or dealing with chronic conditions and diseases. Colonists learned about Stafford Springs, in Connecticut, from local Indians. Bedford Springs in Pennsylvania offered colonists unusually comfortable accommodations and was used as a headquarters for George Washington and as a recuperative facility for soldiers during the Revolutionary War. Wealthy Southern planters combined health-seeking with social life by touring western Virginia spas including Warm Springs and White Springs.¹

Faith in the efficacy of these waters increased in the early nineteenth century as many physicians embraced the belief that mineral waters contained elements that could affect a host of ills, including musculoskeletal aches and pains, gastrointestinal conditions, and skin irritations. Specific uses including hydrotherapy (treatments using the application of water to the body) and balneotherapy, bathing in mineral waters. Trust in the benefits of the waters combined with advances in transportation systems convinced greater numbers of people to travel to mineral springs, and many of the country's most prominent watering spots, including Saratoga Springs, New York, Hot Springs, Arkansas, and White Sulphur Springs, Virginia, developed during this period.²

As larger numbers of people visited these sites, many of the spas became fashionable social resorts as well. Balls and parties, concerts and lectures, outdoor strolls and games entertained those who came for reasons of health and those who came for pleasure. Over time, billiards,

¹Cindy Aron. *Working at Play: A History of Vacations in the United States*. (New York: Oxford University Press, 1999), pp. 16-17; Janet Mace Valenza. *Taking the Waters In Texas: Springs, Spas, and Fountains of Youth*. (Austin: TX: University of Texas Press, 2000), pp. 5-6, 19-20.

² Aron, *Working at Play*, pp.17-21; Valenza, *Taking the Waters*, pp. 7, 18.

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gambling, and other less savory entertainments became acceptable at many of the resorts. As the spas began to be known for social life and amusement as well as health, grand hotels were built to allow visitors to enjoy their leisure in luxury.³

After the Civil War, the completion of the transcontinental railroad and the increasing wealth provided by industrialization opened the American West to travelers and health-seekers. Hundreds of mineral springs dotted the West. Some of them remained local resources utilized by nearby citizens. Others (particularly those linked by the railroad to the larger world) developed into regional and even national resorts. In 1890, the springs at Colorado Springs and Manitou Springs, Colorado, attracted 200,000 visitors. Glenwood Springs, Colorado, grew from a mining community into a resort town containing the grand Hotel Colorado, which opened in 1893. Palm Springs, California, began its existence as a local hot water spa and developed into a major resort area. Wootan Wells, Texas, was planned as a health resort and another Texas site, Mineral Wells, offered season-long social opportunities for well-to-do visitors.⁴ These and other mineral springs sites in the West created opportunities for health-seekers as well as for pleasure-seekers and formed the basis for the growth of communities around them.

Although people continued to “take the waters” into the 1940s, and many water resorts continue to serve clients today, the mineral springs resorts saw their height of popularity between 1880 and 1920. Two main factors contributed to the waning of their popularity: changes in travel habits and new attitudes in medicine. First, the popularization of automobile travel changed the habits of the American traveling public in the early twentieth century. To a population enamored of the new technology, the perception of an ideal vacation changed from a long sojourn in a resort hotel to one of making miles, viewing a wide variety of scenery, and visiting as many places as possible. Secondly, new advances in understanding contagion and bacteriology and developments in drug therapy began to undermine beliefs in the efficacy and even the safety of water treatments and therapeutic bathing. Many of the resorts founded on the basis of their waters survived as vacation spots—often part of a trip, rather than its focus—and the communities that had developed around them diversified their economies to survive.⁵ The history of Hot Springs follows this trajectory of the institution of a health spa, the development of a social center and commercial center, and the continued growth of a community after the health resort era had passed.

³ Aron, *Working at Play*, pp. 24-25; Valenza, *Taking the Waters*, pp. 19-20. Valenza defines spa as a “place with therapeutic waters” and resorts as “a place where people go for rest and relaxation.” Valenza, *Taking the Waters*, p. 8.

⁴ Valenza, *Taking the Waters*, pp. 23-24, 27-28; Lena M. Urquart, *Glenwood Springs: Spa in the Mountains* (Privately printed, 1970), pp. 27-31, 62, 101-105.

⁵ Suzanne Julin, “South Dakota Spa: A History of the Hot Springs Health Resort, 1882-1915,” *South Dakota Historical Collections* 41 (Pierre, SD: South Dakota State Historical Society, 1983), pp. 264-265; Valenza, *Taking the Waters*, pp. 139-150, discusses the fading of resorts in Texas.

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Founding of Hot Springs

Hot Springs was founded as a potential mineral water resort only a few years after non-Indian settlement began in the Black Hills of Dakota Territory. Until the late nineteenth century, the Black Hills were the environs of Native Americans, including the Lakota Sioux and the Cheyenne. Rumors of gold in these hills inspired occasional attempts to search for gold there, but the United States government initially dissuaded such attempts. In 1868, the area became part of the Great Sioux Reservation, with the treaty that formed it prohibiting non-Indians from entering the area without government authorization. In 1874, the government sponsored an expedition into the Black Hills led by Lt. Col. George A. Custer, and subsequent reports of gold in the area ignited a gold rush the government could not quell. A much disputed 1876 treaty moved the western border of the reservation to the east, opening the Black Hills region to white occupancy. Prospectors flooded the area and as reports of gold proved valid, businessmen, merchants, government officials, families came to the Hills.⁶

The health spa at Hot Springs was founded only five years after this non-Indian migration to the Black Hills began. In 1879, Deadwood resident William Thornby accompanied geologist Walter Jenney to the southern Black Hills. Although the two men hoped to find gold, they were temporarily distracted by reports of hot water springs in the area, which had been noted by an 1875 scientific expedition led by Jenney and Walter Newton. Jenney and Thornby located the Minnekahta Spring, which derived its name from a Native American Indian word meaning "hot water." Impressed by the possibilities the site offered, Thornby returned to legally claim the spring. He delayed making improvements to the site, however, and eventually gave up his claim to Joe Larive and John Davidson and their families, who camped near the spring and utilized its warm waters.⁷

At the same time, other settlers were taking interest in the general area for other reasons. George Turner came there to manage a cattle operation and with Joseph Brunschmidt, built the first cabin on the future town site. L. B. Reno and A. B. Bond built the second. Other cabins were built by homesteaders George Trimmer and John Dennis. These settlers were primarily farmers and ranchers, but the advantages of the warm water mineral springs offered another economic opportunity. By 1881, Larive, Davidson and Trimmer were offering mineral baths to the public, and the spa era had begun.⁸

In that year, William Thornby wrote an article about the warm springs in the Fall River valley for Deadwood's newspaper, the *Black Hills Pioneer*. Rudolphus Dickenson, a Deadwood resident and federal government employee who had trained as a doctor, read the article and visited the site. His enthusiasm for the possibilities there led to the formation of the Hot Springs Town-Site Company in the fall of 1881 by Dickenson and five other Deadwood men: Ervin G. Dudley, L. Graves, Alexander S. Stewart, and Fred T. Evans. The company purchased Larive's claim, and Dickinson and Stewart moved to the site where Stewart filed on additional land. The next

⁶ Julin, "South Dakota Spa." pp. 199-201.

⁷ Ibid., pp. 198-199, 201-204.

⁸ Ibid., pp. 203, 205.

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spring, Dickinson's wife Mattie and their daughter joined him in the new community and began operating the town's first hotel and bathhouse. The hotel, essentially a long log cabin, held one sleeping room with four beds for men, a kitchen, a dining room, and Mrs. Dickenson's room, where she occasionally took in women guests. The bathhouse, a ten-foot-square log cabin, was warmed by a wood stove.⁹

Ervin Dudley and Alexander Stewart and their families also came to area in 1882, and other people not associated with the town site company began to settle there. The original town site was platted on land owned by Jennie and Edmund Petty, and the plat map filed in January 1883. Later that year, Hot Springs was named county seat of the newly created Fall River County, established after a bitter fight to separate the area from Custer County. The county seat designation brought a sense of permanence and security to the little town, further enhanced when the Fremont, Elkhorn, and Missouri Valley Railroad reached Buffalo Gap, thirteen miles away. The proximity of the railroad helped to fuel a boom that was accelerated by Fred Evans and his involvement in building Hot Springs.¹⁰

Fred T. Evans and the Development of Hot Spring's Health Resort

Frederick Taft Evans was born in Ohio in 1835 and spent his early adult years working in the woods in Wisconsin and Iowa. In 1856, he began a long career in transportation when he bought oxen to carry freight to Colorado. His success in this and other ventures allowed him to establish a cattle and horse ranch in Nebraska and another near Sioux City, Iowa. In the early 1870s, he moved to Sioux City and his entrepreneurial talents began to unfold. He went into merchandising, built the Sioux City street railway, and served as the vice-president of a local stockyards and the first president of the Northwestern National Bank. He returned to freighting when word of gold in the Black Hills began to reach Sioux City. In 1875, he started for the Hills with a train of mules loaded with supplies, but the military turned him back and confiscated the property. Later that year, he succeeded in getting a mule train through to Deadwood, South Dakota. Subsequently, he moved to Pierre, South Dakota, and ran freight by steamboat on the Missouri to several sites where supplies could be dispatched to the Black Hills on mule or ox trains, often accompanied by hopeful prospectors and settlers.¹¹

By the time R. D. Jennings approached Fred Evans about the potential he saw in the mineral springs area in the southern Black Hills, Evans had established an office in Deadwood, but he was anticipating the arrival of railroads and the end of his overland freighting business. With the establishment of the Hot Springs Town-Site company, Evans began a new enterprise. In the mid-1880s, he sold his freighting business and other interests in Sioux City, attracted investments from eastern speculators, and turned his energies toward building a town and a health resort. He became president and driving force of the reorganized town-site company,

⁹ Ibid., pp. 205, 208-210.

¹⁰ Ibid., pp. 209-213.

¹¹ Fall River County Historical Society. *Fall River County Pioneer Histories*. (Fall River, SD: Fall River County Historical Society, 1976), pp. 80-81.

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named the Dakota Hot Springs Company. In 1887, investors in Iowa bought the controlling interest in the company, but Evans retained his share and his influence.¹²

Evans' role as the president of the Dakota Hot Springs Company, as well as his financial resources and business contacts, made him a formidable figure in Hot Springs. In addition to his business talents, he had a sophistication and worldliness not shared by many of the regions' early settlers. He had married Theresa Beall in Nebraska and the two of them enjoyed his financial success, eventually building a large home on the western bluff overlooking the Hot Springs' resort area and traveling to Europe to investigate resorts and architecture there. Theresa Evans became a prominent force in Hot Springs society.¹³

Many of Fred Evans' actions in Hot Springs directly affected the town's built environment, and his influence can still be seen in the way Hot Springs looks today. One of the most important effects was the division of the town into two sections: "upper town," where the Dakota Hot Springs Company and competing interests developed bathhouses and hotels, and "lower town," where the more mundane businesses of a trade and commercial center were carried on. Upper town, located on the north end of the business district, was initially divided from lower town by a cliff, and only a trail led from one section to another. This geographical separation increased the social, economic, and political division between the two sections.¹⁴

In 1887 the Dakota Hot Springs Company erected the Minnekahta Hotel, a two-story frame building of about one hundred rooms. More lavish than other Hot Springs hotels, the Minnekahta sat in a prominent upper town site, facing west at the head of Minnekahta Avenue. The company also maintained a bathhouse in conjunction with the hotel. As the Dakota Hot Springs Company, Fred Evans as a separate entity, and other interests built additional imposing structures, Hot Springs began to acquire a sophisticated appearance unusual in such a young town.¹⁵

By 1887, Hot Springs held a variety of businesses and professional services, including two grocery stores, a liquor store, a hardware store, a dentist, a music teacher, and a photographer. In addition to general business development, the establishment of two institutions in Hot Springs helped to fuel expansion and optimism. The first of these was the Black Hills Methodist Mission College. After a spirited competition with the towns of Spring Valley and Custer, Hot Springs became the home of the school in 1887. Also in that year, the Grand Army of the Republic named Hot Springs as the location of a territorial soldiers' home, and the location committee bought land from Fred Evans on a plateau west of the city for its site. After Governor Louis Church vetoed the bill establishing the home, the territorial legislature overrode his veto, to the

¹² Ibid., p. 81; Julin, "South Dakota Spa." pp. 214-215.

¹³ Fall River County Historical Society. *Fall River County Pioneer Histories*. pp. 80-81.

¹⁴ Julin, "South Dakota Spa." p. 214; Badger Clark. *When Hot Springs Was a Pup*. (Hot Springs, SD: Hot Springs Kiwanis Club, 1927), pp. 25-26.

¹⁵ Julin. "South Dakota Spa." pp. 214-216.

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delight of Hot Springs citizens.¹⁶ Hot Springs' future appeared especially bright, and by 1889 a boom was on.

Boomtown: 1889-1893

The growth that commenced in 1889 was stimulated by the Dakota Hot Springs Company's construction and promotion, the establishment of both resort and non-resort businesses in the town, the location of the Black Hills College and the soldiers' home, and the coming of the railroads. The Fremont, Elkhorn and Missouri Valley Railroad extended a branch from Buffalo Gap to Hot Springs in 1890, and the Burlington Railroad built another branch into the town in 1891. The building boom brought with it a new look for Hot Springs. Up to this time, most buildings were log or frame, and many of them very modest. The sandstone cliffs surrounding Hot Springs provided an ideal construction medium in red, pink, and buff sandstone. Local men and outsiders attracted by the available work quarried the stone and cut it into blocks. While some of the sandstone buildings constructed were very simple, others displayed ornate stone cutting techniques. Most of the buildings were designed by workers or owners rather than architects and many displayed the influence of Romanesque Revival/Richardsonian Romanesque, an architectural style popular in the late nineteenth century. The buildings constructed during this boom helped to create Hot Springs' architectural identity.¹⁷

The first major sandstone structures in Hot Springs were Black Hills College, completed in 1889, and the State Soldiers' Home, opened in 1890. The initial commercial sandstone buildings were the Shann Building, a small butcher shop with sleeping rooms on Chicago Street in lower town, and the Petty Building, a more imposing lower town structure built by Joe and Edmund (Ted) Petty. Other sandstone buildings quickly rose in both sections of town as the building boom progressed. A young boy from nearby Oelrichs who visited in 1890 commented on the impressive sight of so many men working with stone and shaping the buildings.¹⁸

The resort industry contributed much to the building boom. Several hotels were constructed during this period. The four-story Gillespie, located across from the Minnekahta Hotel, was the town's most elaborate hostelry until fire destroyed it and Fred Evans replaced it with what would become the social center of the resort community. He built his five-story pink sandstone hotel in an H-shape that provided outside exposure to each of its rooms. Inside, the structure boasted electric lights, steam heat, and an elevator. Its lobby and parlors were elegantly designed and furnished, and the broad verandah that stretched across the front of the building and around its north side became the site of gatherings, balls and lounging that typified Hot Springs resort social life. The Evans Hotel opened in 1892, and Evans soon added a three-story bathhouse, the Evans Sanitarium. His other major contribution to the resort community was Evans Plunge, built with a round iron and glass roof over a warm spring and outfitted with steam heat, electricity, and swimming paraphernalia to entertain visitors. Neither the Gillespie Hotel nor the original

¹⁶ Ibid., pp. 216-219; "Black Hills College" *Hot Springs Star*, July 22, 1976; *Hot Springs Schools* (Hot Springs, SD: Hot Springs Star, 1983), pp. 5-6.

¹⁷ Julin. "South Dakota Spa." p. 223.

¹⁸ Julin. "South Dakota Spa." pp. 222-223, 226-227.

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Evans Plunge has survived, but the Evans Hotel and Sanitarium buildings continue to dominate upper town, and a modern Evans Plunge entertains visitors.¹⁹

Evans also built structures that became prominent in Hot Springs' social life and a visible part of the western bluff skyline. In 1891, he began the construction of the Sioux City Club, a private establishment that provided gambling and entertainment to his friends and business acquaintances. The two-and-one-half story building's most interesting feature was its top-floor gambling room with a 360 degree view of the town and the surrounding valley. In that year he and his wife also built their Queen Anne home on its prominent site; their home was one of the first to establish the highly visible residential neighborhoods on the western bluffs.²⁰

The boom period also saw one of Hot Springs' most divisive controversies after an 1891 election approved the issuing of bonds for the purpose of building a permanent county courthouse. Orlando Ferguson and George Trimmer offered to donate land in Lower Town for the important structure. The Dakota Hot Springs Company also offered land located in the Central Addition, to the west of the original town site and on property close to Evans Plunge. After the county commissioners accepted the upper town site, a group of citizens obtained a court injunction to block construction outside what they contended was the legal county seat—the Original Town plat of Hot Springs.²¹

Not only had Fred Evans and his company succeeded in placing the site for the county courthouse within walking distance of the most important resort properties; he was also granted the construction contract for the job. One of the three county commissioners resigned over this decision. Evans proceeded to build the courthouse on the Central Addition site, but a county official refused to make payments on the work. After legal action and accusations that two of the commissioners had been bribed to accept the upper town site, the South Dakota Supreme Court upheld a lower court's decision to pay Evans. By building the imposing four-story sandstone courthouse in upper town, Evans had enhanced the appeal of that district and the property controlled by the Dakota Hot Springs Company, but he had also increased the upper town-lower town enmity.²²

That enmity was eased with the construction of two additional public buildings and the development of easier access between the two areas. The year 1893 saw the construction of both a new city hall and a new public school building. Predictably, controversy arose over the location of these important structures. The location of the school—on a high hill overlooking both upper and lower town, on land purchased from Edmund Petty, helped reduce the

¹⁹ Julin. "South Dakota Spa." pp. 224-226; William Bruce Leffingwell. *The Vale of Minnekahta*. (Hot Springs, SD: Hot Springs Herald, 1894), pp. 25-26, South Dakota State Historical Society Archives; *Hot Springs Weekly Star*, February 23, 1906.

²⁰ *Daily Hot Springs Star*, May 15, 1991; Fall River County Historical Society. *Fall River County Pioneer Histories*. pp. 79-80; Leffingwell, *The Vale of Minnekahta*. p. 19.

²¹ Julin. "South Dakota Spa." pp. 227-228.

²² *Ibid.*, 228.

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factionalism. The establishment of City Hall at the southern end of upper town further eased tensions, particularly when part of the cliff separating the two sections was excavated to provide space for more construction, and the passage between upper and lower towns became more convenient.²³

The Panic of 1893

The year 1893 brought another enduring change. Like many others towns and cities in the West and throughout the country, Hot Springs was enjoying prosperity. But that growth and the optimism that came with it faced a sudden end in 1893. National economic problems had been building since 1890, and problems in the mining industry created further unease. In May of 1893, the prominent National Cordage Company went under and the stock market subsequently collapsed. Banks, businesses, and railroads across the country began to fail and unemployment reached catastrophic levels.²⁴

In Hot Springs, the national financial depression particularly affected the Dakota Hot Springs Company. The company received a mortgage for its property from the Sioux City Safety Deposit and Trust Company; the daughter of one of that company's officers was married to Fred Evans' son. In 1896, Dakota Hot Springs Company shareholders sued in an effort to force the company into receivership. The Sioux City Safety Deposit and Trust Company foreclosed on its mortgage and placed Evans' son-in-law, Harry Clark, at the head of the company.²⁵ The financial crisis slowed the building boom in Hot Springs, but the health spa's regional reputation helped it maintain its stature as a site for health and pleasure seekers. In the years between 1890 and 1910, both the pursuit of health and the pursuit of pleasure continued to add to Hot Springs' identity and built environment.²⁵

The Baths

The development of bathhouses was essential to Hot Springs' health resort industry. The bathhouses allowed guests to immerse themselves in privacy and comfort, and provided services that enhanced the use of the mineral waters. An 1894 pamphlet listed four major bathhouses and one under construction. Hundreds of "bath rooms" were available as well as more communal facilities. The pamphlet stated that conditions including rheumatism, liver disease, neuralgia, and insomnia could be successfully treated by the waters and that overweight

²³ Hot Springs Schools History Committee. *Hot Springs Schools: 101 Years*. (Hot Springs, SD: Hot Springs Star, 1983), p. 3; Carol Goddard. Nomination to the National Register State Review Form, City Hall, n.d., n.p., South Dakota State Historic Preservation Office; John Stanley. *From Then Until Now*. (privately published, 1949), pp. 45-56; Charles W. Hargens. *C.W. Hargens M.D.* (privately printed, 1990), p.96.

²⁴ Nell Irvin Painter. *Standing Armageddon: The United States, 1877-1919*. (New York: W.W Norton and Co., 1987), pp. 116-117.

²⁵ Julin. "South Dakota Spa." pp. 233-34; Obituary, Frederick T. Evans, *Hot Springs Star*, October 17, 1902.

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bathers could lose as much as a pound a day by exercising in the baths.²⁶ In another pamphlet, C. M. Briggs, a Sioux City physician, provided a testimonial to the efficacy of the waters. He said that the warm mineral springs increased the force and the rate of the heartbeat, thus producing an effect similar to an electric shock “ so that each individual hair will stand up on end like the quills on a fitful porcupine.” The baths provided visitors with Hot Springs’ most enduring commodity: the warm mineral waters.²⁷

The Evans Sanitarium, built as an annex to the Evans Hotel, was the largest and most elaborate of the city’s bathhouses. Built of sandstone to match the hotel, the wedge-shaped building held a reception office on the ground floor, sixty bath rooms, and doctors’ offices. Attendants were available to guests, who were offered a variety of baths. These included the “needle bath” which sprayed water from several directions at a bather standing in a cubicle and the “electric bath” which required bathers to hold one end of an electrode and suspend the other end in the water. This treatment was considered particularly invigorating. The Evans Annex and other bathhouses gave access to the waters that were the source of Hot Springs’ reputation as a health spa. As the resort industry matured, however, guests became increasingly interested in the entertainment the community had to offer.²⁸

Social Life in Hot Springs

As visitors came to Hot Springs in response to the attractions of hotels, bathhouses, and other amenities, a relatively sophisticated social life developed in the community. Railroads were responsible for much of this influx, offering convenient access to the resort town, and groups joined individual visitors in enjoying the town’s offerings. In the 1890s, for example, the city entertained South Dakota newspaper editors and their wives, a large contingent of railroad physicians, Masons from South Carolina, Nebraska funeral directors and their wives, and members of the South Dakota Education Association. Divorce provided another source of visitors. Between 1867 and 1909, territorial and state law required only ninety days to establish residency and file for divorce, and people seeking to end their marriages could do so in the pleasant surroundings in Hot Springs. While the lure of the mineral springs continued to draw travelers, the promise of conviviality and entertainment and the ease of divorce buttressed the area’s attractions.²⁹

Hotels were the focal point of the town’s social life, entertaining guests and providing social functions for townspeople. Fifteen hotels and boarding houses provided such amenities for travelers by the mid-1890s, ranging in size from the elegant Evans Hotel, which could serve more than four hundred guests, to small boarding houses. The Evans was the town’s social life.

²⁶ Leffingwell, *The Vale of Minnekahta*. pp. 23-28.

²⁷ J.W. Jones. *Guide to the Hot Springs of South Dakota: The Great Health and Pleasure Resort of the Northwest*. (Hot Springs, SD: J.W. Jones, *Minnekahta Herald Print*, 1891), p.7, South Dakota State Historical Society Archives, Pierre, South Dakota.

²⁸ Leffingwell, *The Vale of Minnekahta*. p. 26; Julin. “South Dakota Spa.” pp. 247-248.

²⁹ Julin. “South Dakota Spa.” pp. 244-246.

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The management frequently held dances on its broad verandah and served as a site for local groups to hold banquets and events. Guests were expected to dress for dinner, and a Masonic Ball held there in 1894 drew people from all over the region, resulting in detailed local press coverage of women's ball gowns.³⁰

Other entertainments served visitors and citizens alike. Local entrepreneurs sold souvenirs and guided tourists to the nearby attractions. The town's opera house, located in the newly-erected city hall, brought in musical and comedy acts. The natural environment provided additional recreation, and residents and guests enjoyed walks to view the scenery and afternoons on the banks of Fall River. As the number of pleasure-seeking guests grew, Hot Springs developed less genteel forms of entertainment. Although the state constitution prohibited the sale of liquor until its prohibition amendment was repealed in 1897, Hot Springs, like many other towns, developed a fining system that allowed saloons to remain open. Gambling was also available in venues including Fred Evans' private Sioux City Club and a gambling room in the Evans Hotel. Prostitution also persisted despite a city ordinance against it. Many Hot Springs townspeople opposed these activities in their city, but promoters of the health resort industry pointed out that such entertainment was a vital component in attracting visitors and efforts to curtail them had limited effects.³¹

Medical Services in Hot Springs

Hot Springs began as a health spa, offering warm water mineral baths to people who wanted to alleviate aches, pains, and illnesses. The community's health resort industry developed from this beginning, offering guests not only mineral baths and health-related treatments, but pleasurable diversions for their entertainment. Even as Hot Springs became more focused on pleasure-seekers, however, its medical community grew to include several facilities that offered more traditional services.

Our Lady of Lourdes Hospital opened in 1901 on the site of the former Gillespie Hotel, which had burned a few months before. Benedictine nuns operated the hospital, which was initially housed in a frame building and then in a newly-built sandstone structure. Our Lady of Lourdes served the general population and provided medical and surgical care. In 1908, the hospital instituted a nurses' training program. Dr. Perry Nichols opened the Nichols Cancer Sanitarium in the former Burdette House on Minnekahta Avenue in 1905. In 1907, he completed his own hospital on a bluff west of the downtown, and the highly visible sandstone building became an important part of Hot Springs' skyline. Nichols left Hot Springs in 1914, and the Lutheran Hospital was established in the building in 1918. Dr. C. W. Hargens came to Hot Springs in 1891 as a practitioner of the "Keeley Cure," a treatment for alcoholism. He purchased the 25-room Davis Rooming House on upper town's west bluff in 1907, added an addition, and established a hospital and nurses' training program. The Medical Block, established on North River Street, served as a clinic and offices for doctors associated with Our Lady of Lourdes

³⁰ Ibid., pp. 249-251.

³¹ Ibid., pp. 249-256.

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Hospital. The preponderance of doctors and medical-related facilities in Hot Springs elevated its image beyond a mineral springs resort. The most prominent and visible of these facilities was Battle Mountain Sanitarium, opened in 1907.³²

Battle Mountain Sanitarium

Efforts to construct a hospital for disabled soldiers in Hot Springs began in the early 1890s, supported by local citizens and South Dakota congressmen. William W. Averell, Inspector General for the National Home for Disabled Volunteer Soldiers, inspected the site and reported favorably on the qualities of the local waters, and in 1893, thirty disabled soldiers from the National Home's Western Branch in Leavenworth, Kansas were sent to Hot Springs for treatment with reportedly favorable results. In 1898, the National Encampment of the Grand Army of the Republic requested that Congress establish a sanitarium at Hot Springs. Congress eventually passed legislation authorizing the sanitarium and President Theodore Roosevelt signed the bill that established Battle Mountain Sanitarium in 1902.³³

Ground was broken for the facility in August 1903 and the original group of buildings was completed in 1907. Architect Thomas Rogers Kimball of Omaha designed the complex, utilizing local sandstone in a Mission-inspired style that also included elements influenced by the Romanesque Revival style so prevalent in Hot Springs. The main building, which included the administration offices, six hospital wards, and two plunge baths, was constructed in circular arrangement which connected the wards by an arcade. The town's Mammoth Spring provided the mineral waters for Battle Mountain Sanitarium.³⁴

Battle Mountain Sanitarium was the tenth branch and the first sanitarium established by the National Home for Disabled Volunteer Soldiers after the Civil War. Unlike the earlier facilities, Battle Mountain Sanitarium was established as a treatment center rather than as a residence. R. D. Jennings, one of the original founders of the Hot Springs Town-Site Company and the first doctor to offer mineral baths to the public, was appointed as Battle Mountain's first governor. An official report for the years 1908-09 stated that 865 veterans were treated at the sanitarium during the period; the majority were Civil War and Spanish-American War veterans. The most common diseases treated were rheumatism and arteriosclerosis. Veterans suffering from

³² Ibid., pp. 258-259, 264; Hot Springs Historic District, Historic Preservation Certification Application, Part 1, Hot Springs Original Survey Files, South Dakota State Historic Preservation Office; Margaret Billups, comp. "History of Our Lady of Lourdes Hospital, 1906-1964", scrapbook, n.p., Fall River County Historical Society Museum Archives; Charles W. Hargens. *C.W. Hargens M.D.* pp. 40-41, 92-93, 119; *Hot Springs Weekly Star*, June 22, 1906.

³³ Julin. "South Dakota Spa." p. 257; *Battle Mountain Sanitarium: Branch of the National Home for Disabled Volunteer Soldiers*. (1919, n.p.); Hot Springs Original survey files, South Dakota State Historic Preservation Office.

³⁴ *Battle Mountain Sanitarium: Branch of the National Home for Disabled Volunteer Soldiers*. (1919, n.p.); Hot Springs Original survey files, South Dakota State Historic Preservation Office. *Hot Springs Weekly Star*, May 10, 1907.

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pulmonary tuberculosis were admitted only if officials deemed them capable of making reasonable improvement or recovery. Veterans stayed at the sanitarium only as long as they received benefits from treatment. Once treatment was completed, they were discharged or transferred to one of the Branch Homes.³⁵

Battle Mountain Sanitarium continued to expand in the decades after its establishment. In 1913, a conservatory and greenhouse was completed, and in 1915 a sandstone staircase with 204 steps was constructed, linking the site on upper town's eastern bluff with the valley floor. A hospital building was completed in 1926. The grounds also included residences for staff and auxiliary buildings.³⁶

Battle Mountain Sanitarium enhanced Hot Springs' reputation as a center for health and medical care. With the establishment of this facility, Hot Springs gained an expansive institution which added to its physical attractions and to the economic health of the community. Ironically, the lure of Hot Springs' mineral water resorts began to wane shortly after Battle Mountain opened its doors.

Twentieth Century Changes

The twentieth century brought dramatic changes to Hot Springs. Fires in the century's first two decades destroyed several bathhouses and hotels, including the Gillespie. Spring flooding in 1905, 1908, and 1915 damaged buildings, streets, and railroad tracks. The rise of automobile tourism affected the resort industry as tourists began to turn from hotel vacations to road trips; in 1917, a Women's Auxiliary Club report noted that most of the tourists who came through Hot Springs that summer preferred to camp rather than to stay in hotels. In addition, greater understanding of disease processes led to reduced confidence in the efficacy of warm water treatments and fear of contagion on the part of some citizens. As these changes took place, development of the health resort infrastructure slowed and then stopped. The Second Empire-style Braun Hotel, built in 1908 with bathhouse added in 1910, was the last major health resort-related structure erected in Hot Springs.³⁷

Most major buildings constructed during the 1900-1935 period were public edifices or commercial establishments. Several buildings arose as a result of the increase in motoring, including the FJ Oldsmobile Garage on North River Street, built in 1913, and the Black Hills Motor Building on North Chicago Street, built in 1926. In addition, the wider availability of cars led many residents to build garages for their homes, often in the era's popular Craftsman style. Other commercial buildings constructed during this period included two theaters. Morris Block,

³⁵ *Battle Mountain Sanitarium*, n.p.; *Hot Springs Weekly Star*, November 11, 1906; *Report of the Board of Managers of the National Home for Disabled Volunteer Soldiers for the Fiscal Year Ended June 30, 1909*. (Washington, D.C.: Government Printing Office, 1910), pp. 261, 266, 272.

³⁶ *Battle Mountain Sanitarium*, n.p.

³⁷ Julin. "South Dakota Spa." pp. 263-265; *Hot Springs Weekly Star*, May 12, 1910.

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a Russian immigrant and jeweler, built the elegant Morris Grand Theater in 1911. The theater presented both live productions and motion pictures. The Hot Springs Theater, constructed on North River Street in 1929, featured a Mission/Spanish Colonial Revival style with Art Moderne accents. In the 1920s, the “midway”—the section of present Jennings Avenue connecting North River and North Chicago Streets—began to develop with commercial brick and brick-with-sandstone trim buildings. The growth of this area represented a continued healing of the breach between lower and upper towns. Commercial building in Hot Springs during these years marked a shift from predominately resort development to trade center activity.³⁸

Important public buildings were also erected in the 1900-1935 period in Hot Springs. The public library board, with Theresa Evans as one of its founders, initially established a library in the Hot Springs City Hall. After much petitioning, Andrew Carnegie agreed to fund the bulk of the costs for a new library in 1912, and the board quickly raised money necessary to buy the building site. In 1914, the Carnegie Public Library opened on a prominent corner of North Chicago Street. In 1909, Hot Springs constructed a sandstone building to the north of City Hall and moved the functions of the post office to that structure. The building also held a variety of retail businesses. The post office was replaced in 1932 when the federal government constructed a sandstone-faced brick building on Chicago Street directly opposite the Carnegie Library. The building’s Mission-inspired style may have been influenced by the Battle Mountain Sanitarium architecture.³⁹

Private construction also contributed to Hot Springs’ image during this period. St. Luke’s Episcopal Church was constructed of sandstone on a small hillside plateau southwest of the intersection of Minnekahta Avenue and North River Street. More visible from the valley floor was Villa Theresa, an unusual and highly visible residence built on the west bluff above upper town. Theresa Evans began the construction of the distinctive home early in the century, but sold the site to Edward P. DeMoulin, a financier with interests in the area, before it was completed. The DeMoulin family completed construction of the home and sold it to Frank Osgood Butler, owner of the Chicago-based Butler Paper Company, in the 1920s. Butler also purchased the former Sioux City Club, which he used as a guesthouse. He housed his chauffeur and maids in a Craftsman residence on Happy Hollow, west and below the Villa Theresa site, and established a Craftsman gardener’s cottage on the Villa Theresa grounds. Villa Theresa

³⁸ “Morris Block Died Sunday” *Hot Springs Weekly Star*, November 21, 1913; “Formal Opening of Morris Grand Well Patronized” *Hot Springs Weekly Star*, November 3, 1911, reprinted in *Hot Springs Star*, July 22, 1976; *Hot Springs Star. Early Hot Springs*. (Hot Springs, SD: Hot Springs Star, 1983, reprint 2001), p. 90; Paula Ness, ed. *Step Back in Time; Walking Tour Guide for the Historical Buildings in Hot Springs, South Dakota* (City of Hot Springs Historic Preservation Commission, 1997), no.29; Sanborn Map Company, *Hot Springs, Fall River County, South Dakota*, May, 1923; The Hot Springs Reconnaissance Survey 2004 also contains data regarding construction of buildings in the district during this period.

³⁹ *Hot Springs Star. Early Hot Springs*. pp. 94, 98; “Library Building Will be 65 Years Old on Monday” *Hot Springs Star*, July 11, 1979; Paula Ness, ed. *Step Back in Time*, no. 28; David Erpestad and David Wood. *Building South Dakota: A Historical Survey of the State’s Architecture to 1945*. (Pierre, SD: South Dakota State Historical Society Press, 1997), pp. 172-173.

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became one of the most prominent features of the Hot Springs skyline and continued a tradition of residential development on the valley's western bluffs.⁴⁰

The period between 1900 and 1935 marked a departure from the concentrated resort development of the nineteenth century. As Black Hills tourism expanded and embraced motorists, Hot Springs became less a destination for visitors and more an element of an extended motor trip. At the same time, the community grew as a trade center and site of government medical services. With the onset of the Great Depression, growth in Hot Springs slowed nearly to a stop. Its distinctive sandstone architecture and its unusual history, however, continued to mark Hot Springs as a significant Black Hills community.

Architecture of the District

The defining architectural characteristic of the Hot Springs Historic District is sandstone. Quarried locally, its influence is seen on styled and vernacular buildings. Sandstone buildings executed in Romanesque Revival, Mission/Spanish Colonial Revival, and Commercial styles are seen in government buildings and the downtown commercial core. Sandstone was also used in a residential context, though mostly limited to foundations. Other prominent styles used in residential areas of the district include Queen Anne and Craftsman. Other styles, such as Second Empire, Italian Renaissance, and Colonial Revival are also present, though in smaller numbers. Vernacular residences are also present.

Romanesque Revival: This style was introduced in the United States in the 1840s. It was based on an earlier medieval European style prevalent in the 11th and 12th centuries that referenced the buildings of ancient Rome. The style was used sparingly 1840-1880, often subordinate to the more popular Gothic Revival and Italianate styles. Architect Henry Hobson Richardson resurrected the style beginning in the 1870s adding his own touches to develop a uniquely American style referred to as "Richardsonian Romanesque." The style persisted until about 1900.

Romanesque Revival buildings are identifiable by their round arches over windows and entries, heavy stone or brick construction, cavernous entryways and openings, squat columns, and round or square towers. The style, by design, was conducive to massive buildings. This characteristic, coupled with the expense of suitable building materials, limited the style to large public buildings and society's elite. Churches, courthouses, schools, train stations, prisons suited the style well as did residential mansions.

Timing and locally-available sandstone ensured Romanesque Revival's predominance in Hot Springs. The town was economically booming during the style's era of popularity and the

⁴⁰ Paula Ness, ed., *Step Back in Time*, no. 15; Information provided by Adam Heath, Hot Springs, South Dakota, current owner of the Villa Theresa, June 20, 2005; *1983 Tour of Historic Homes, Hot Springs, S.D., 1883-1983*. (Hot Springs, SD: The Southern Hills AD-vantage, 1983), p. 15.

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readily-available stone complimented this trend. Romanesque Revival-influenced buildings are found throughout the historic center of town.

The Fall River County Courthouse (906 N. River), Union Depot (N. River), Hot Springs City Hall (303 N. River) and Hot Springs Public School (300 N. Chicago) are great examples of the style used in public edifices. The Presbyterian Church (645 Happy Hollow) and St. Luke's Episcopal Church (Hammond St.) are examples of its use in an ecclesiastical setting. However, Romanesque Revival characteristics are equally represented in vernacular form throughout the downtown business district. The Wesch-Oak (717 N. River), Holman (509 N. River), and Harlou (407 N. River) buildings all show influences of the style. The Evans Hotel (545 N. River) is a prominent vernacular interpretation of Romanesque Revival style used on a grand scale.

Mission/Spanish Colonial Revival: Mission/Spanish Colonial Revival is an uncommon architectural style in South Dakota. The style is found occasionally on schools, public buildings, and on some buildings with a commercial use. It is also found occasionally on residences. Though not a common style, examples that do exist are often some of the most impressive houses in their neighborhoods.

Mission/Spanish Colonial Revival is most common in the southwestern United States and Florida. Scattered examples can be found across the United States, but like the Mission style, few landmark examples exist outside of the Southwest and Florida. Characteristics of the style include: low-pitched roofs with little or no eave overhang, red tile roof covering, prominent arches above doors or principal windows, stucco wall surfaces, and asymmetrical facades.⁴¹

Battle Mountain Sanitarium was built in a Mission/Spanish Colonial Revival-inspired style that also incorporates elements of the Romanesque Revival architecture found throughout Hot Springs. Mission style features include smooth wall surfaces, shaped parapets, arched entry and window openings, and low, broad roofs covered in clay tiles. Elements of Romanesque Revival such as rough sandstone, massive walls, bands of arched, deeply recessed windows, and arched entries were also incorporated. Architect Thomas Rogers Kimball's design both reflected the local architecture of Hot Springs and also influenced it.

Other examples of the style in the district include the 1932 United States Post Office (146 N. Chicago), Whispering Pines (839 Almond), and the house at 638 University Avenue.

Commercial: Common in business zones, Commercial buildings are generally identified by multiple stories, masonry or stone construction, multiple bays with large storefront windows, and their incorporation of features from other styles. In Hot Springs, Victorian and Classical Revival details such as dentils, voussiors, cast iron pilasters, modillions, arched windows, miniature crenellation, and checkerboard stone work are prevalent in the district. Commercial buildings in

⁴¹ Ibid, 417-18.

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the district range from very ornate like the Petty Building (345 S. Chicago) to the simplified Medical Block (505 N. River).

Commercial buildings can also be further classified by form into One-Part and Two-Part forms. Both of these forms are well represented in the district.

One-Part Commercial Block: One-Part commercial blocks developed in the mid-19th century and were most often used for retail.⁴² They are only one story tall, usually with large windows on the front façade to display goods. Since these buildings are relatively small, they were often used to stake a claim in urban land since they were cheaper to build than large commercial blocks.⁴³ Since the facades of these buildings are dominated by large store-front windows, there is little room left for ornamental detailing.⁴⁴ Examples of One-Part commercial blocks in the district include the Highley Building (501-503 N. River), 317 N. River, 110 S. Chicago, 712 Jennings, and 742 Jennings.

Two-Part Commercial Block: The Two-Part commercial block has historically been the most popular architectural form for small to moderately sized commercial buildings from the 1850s all the way through the 1950s.⁴⁵ They are usually two to three stories high with the different levels serving different functions.⁴⁶ The first story is often where the store or business space is located and the upper zones function as private space for offices, apartments, hotels, and the like.⁴⁷ Often these taller commercial buildings have some ornamentation at the roof line or around windows and doors that allows for visual dating.⁴⁸ Examples of Two-Part commercial blocks in the district include the Evanston Building (629 N. River), Bodoga-Chase Building (607-611 N. River), Fargo Mercantile (321 N. River), and 309-311 N. River.

Queen Anne: The Queen Anne style was the dominant style of domestic architecture in the western United States from 1880 to 1900. The style came about as a result of the Industrial Revolution, as new technologies began to emerge that allowed builders to use mass-produced, pre-cut architectural trim and other similar decorative elements. It spread rapidly as a result of the wide dissemination of pattern books and an expanding railroad network, which increased the availability of new products. The Queen Anne style persisted with decreasing popularity through the first decade of the twentieth century. Architectural expressions of the Queen Anne style in the district followed national and regional trends, with a dominant front-facing gable, full-length or wrap-around porches, asymmetrical façade, and variations in wall surface to avoid a smooth-walled appearance.

⁴² Longstreth, 54.

⁴³ Ibid, 55.

⁴⁴ Ibid, 62.

⁴⁵ Ibid, 24.

⁴⁶ Ibid.

⁴⁷ Ibid.

⁴⁸ Ibid.

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Queen Anne was popular in Hot Springs, though many houses have been altered considerably over time. Representative examples in the district include the Ezra Elsey House (438 N. 17th), the Fred and Theresa Evans House (1741 Summit Road), 801 Elm, 802 Elm, 202 Dakota, and 1645 Washington.

Craftsman: The Craftsman style is well-represented in the district, depicting influence from bungalows and the Arts and Crafts Movement. Due to the promotion of the Craftsman style in pattern books and popular magazines, it became the leading style for smaller houses throughout the United States between 1905 and 1930. The style originated in California and quickly grew in popularity as it offered a simple and economical alternative to the elaborate Queen Anne designs. The Craftsman style emphasized the use of simple forms and natural materials. A low-pitched roof with wide overhanging eaves, exposed rafter tails and eave brackets, and prominent front porches characterize the Craftsman style. Exterior chimneys and divided light over single pane sash windows also denote the Craftsman style as represented in the district.

Examples of the Craftsman style in the district include 745 Happy Hollow, 706 Happy Hollow, 143 N. Connor, 105 N. Connor, 110 S. Connor, and 846 Almond.

Other Styles: Other styles are represented in the district in small quantities and do not reflect architectural trends within the district. However, a few prominent examples of these lesser used styles are worth mentioning. The Morris Grand Theater (405 N. River) and Hot Springs Carnegie Library (145 S. Chicago) are good local examples of Neo-Classical Revival. The Hargen House (641 Happy Hollow) is a great example of Second Empire residential design. Finally, Villa Theresa (700 Elm) demonstrates Italian Renaissance qualities with Spanish influences.

Integrity

Overall district integrity remains high. The majority of the primary sandstone buildings constructed along N. River Street and Chicago Street remain intact along with the residential properties flanking this commercial core of the district. While some properties have had changes to exterior cladding and fenestration, the majority still convey significance under Architecture, Commerce, and Health/Medicine.

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9. Major Bibliographical References

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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 # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): various

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10. Geographical Data

Acreage of Property approximately 180

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: Longitude:

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

See Continuation Sheet

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary is a series of connected UTM points (52). See map and UTM's on continuation sheets.

Boundary Justification (Explain why the boundaries were selected.)

The boundary in the 1974 nomination was unclear and contained conflicting information. The amendment clarifies the boundary by using pertinent information in the original nomination, updated boundary information from the Battle Mountain Sanitarium National Historic Landmark nomination, and survey results. The properties included within the boundary represent the original intent of the 1974 nomination (as much as can be determined) and include those properties with Architecture, Commerce, and Health/Medicine significance to the district. The included properties also retain integrity.

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11. Form Prepared By

name/title: Suzanne Julin (consultant); C.B. Nelson and Liz Almlie SD SHPO
organization: Suzanne Julin and SD SHPO
street & number: 900 Governors Drive
city or town: Pierre state: SD zip code: 57501
e-mail chrisb.nelson@state.sd.us
telephone: 605-773-3458
date: 19 March 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Hot Springs Historic District Amendment (boundary decrease and reclassification)

City or Vicinity: Hot Springs

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Name of Property

County: Fall River

State: SD

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Photographer: Liz Almlie

Date Photographed: 13 March 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 46.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0001**

100 Block of North Chicago Street, looking NW.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0002**

100 Block of South Chicago Street, looking NW.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0003**

100 Block of South Chicago Street, looking NE.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0004**

100 Block of South Chicago Street, looking SW.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0005**

200 Block of North River Street, looking NE.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0006**

300 Block of North River Street, looking NE.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0007**

400-500 Block of North River Street, looking NE.

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**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0008**

400 Block of North River Street, looking NW.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0009**

400 Block of North River Street, looking NE.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0010**

500 Block of North River Street, looking E.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0011**

600 Block of North River Street, looking NE.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0012**

600 Block of North River Street, looking SW.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0013**

600 Block North River Street, looking S.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0014**

700 Block of North River Street, looking NE.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0015**

902 North River Street, looking W.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0016**

1729 Minnekahta, looking S.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0017**

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329-335 North River Street, looking NE.

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**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0018**

545 North River Street, looking E.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0019**

143 South Chicago Street, looking E.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0020**

645 Happy Hollow, looking N.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0021**

717 North River Street, looking E.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0022**

St. Luke's Episcopal Church, looking E.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0023**

801 Almond, looking SE.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0024**

Union Depot, looking NW.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0025**

607-611 North River Street, looking SE.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0026**

182 North Chicago, looking E.

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**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0027**

146 North Chicago Street, looking NW.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0028**

837 Elm Street, looking NE.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0029**

Nichols Sanitarium, looking NE.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0030**

North River Street and Battle Mountain Sanitarium, looking NW.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0031**

438 North 17th Street, looking W.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0032**

143 North Chicago Street, no direction, building detail.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0033**

345 North River Street, no direction, building detail.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0034**

303 North River Street, no direction, building detail.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0035**

303 North River Street, looking S.

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lassification)_0036**

801 North River Street, looking NE.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0037**

405 North River Street, no direction, building detail.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0038**

700 Elm Street, looking W.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0039**

241 North River Street, looking E.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0040**

321 North River Street, no direction, building detail.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0041**

501-503 North River, no direction, building detail.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0042**

143 South Chicago Street, no direction, building detail.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0043**

Hot Springs School, looking SE.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0044**

North River Street, looking S.

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0045**

North River Street, looking N.

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Fall River County
South Dakota
County and State

Name of Property

**SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandrec
lassification)_0046**

Hot Springs School and River Street buildings, looking NE.

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.460 et seq.).

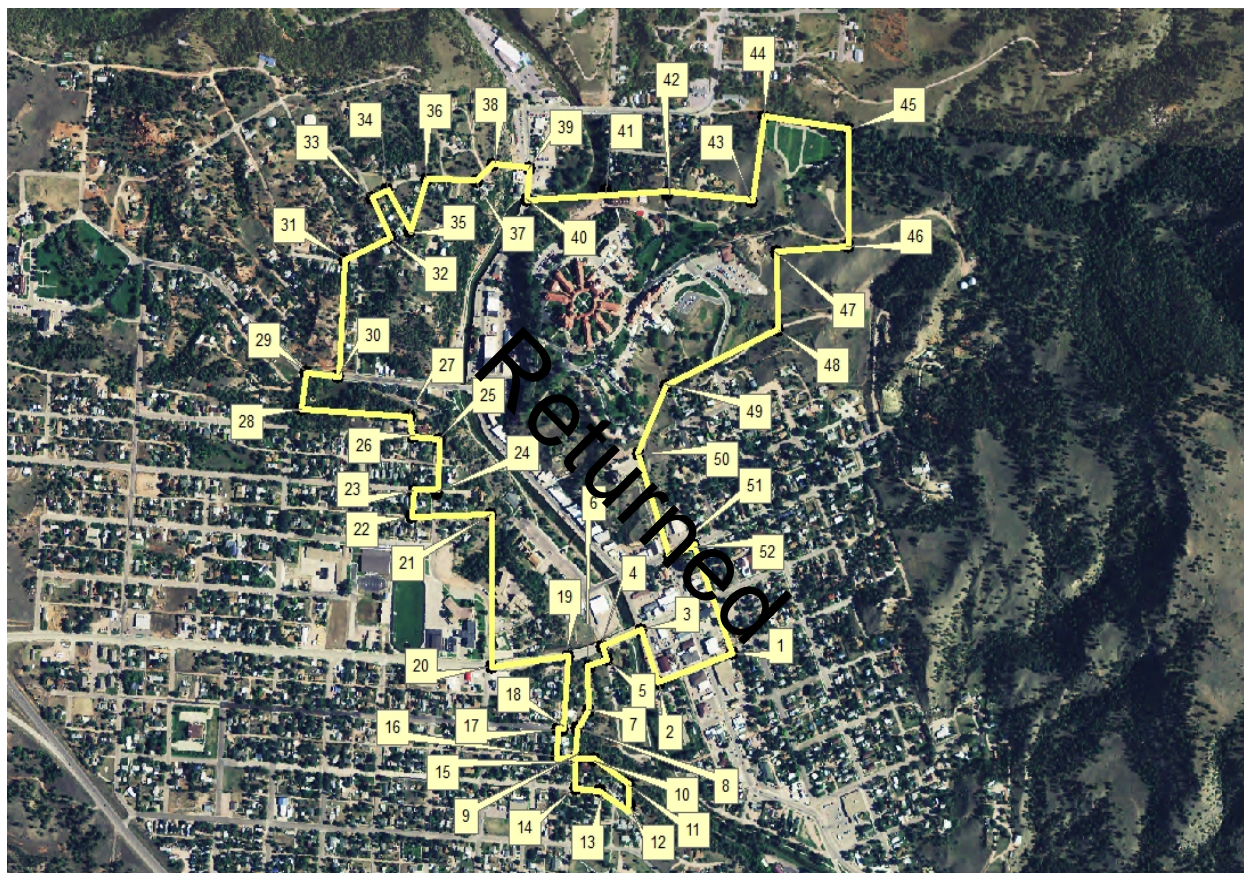
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Returned

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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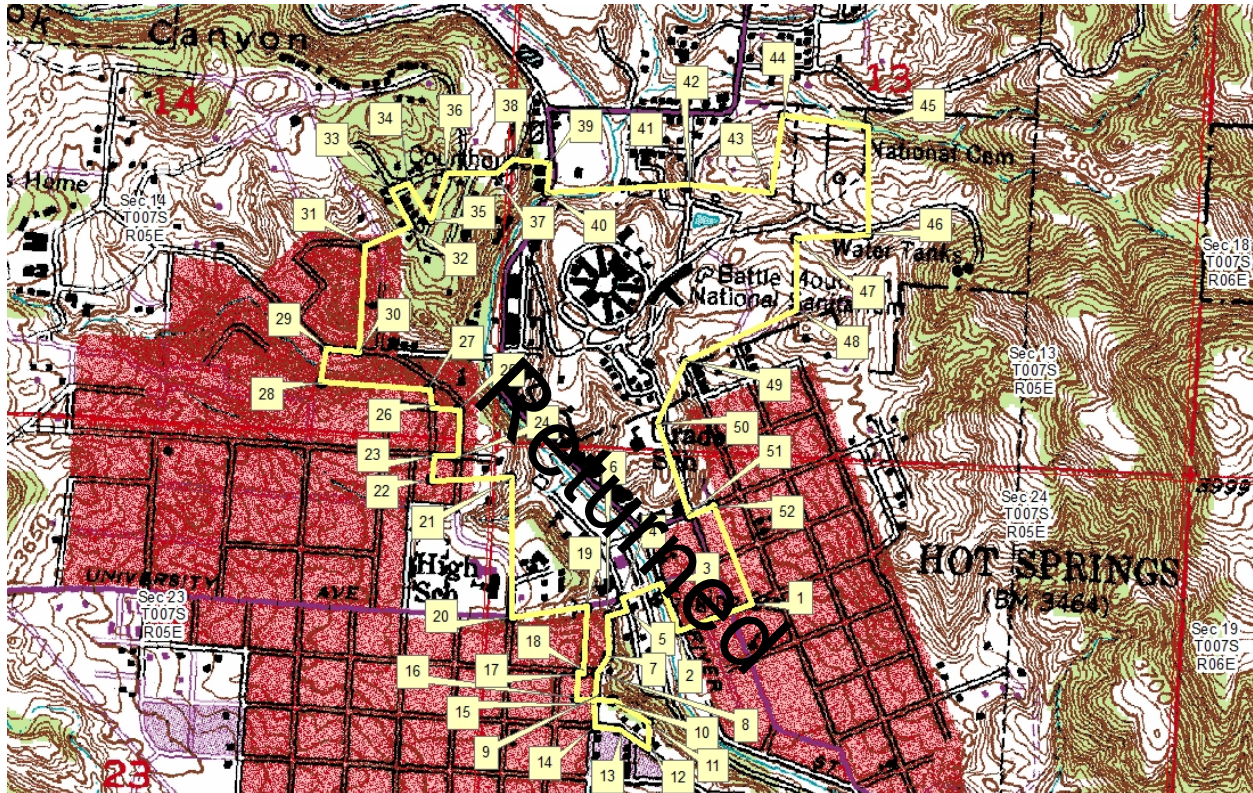


SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandreclassification):
District resides in parts of the SE1/4, T7S, R5E, S14; SW1/4, T7S, R5E, S13; NW1/4, T7S, R5E, S24;
NE1/4, T7S, R5E, S23. UTM's (see continuation below); FSA Imagery, Produced in ArcMap 10 July
2017.

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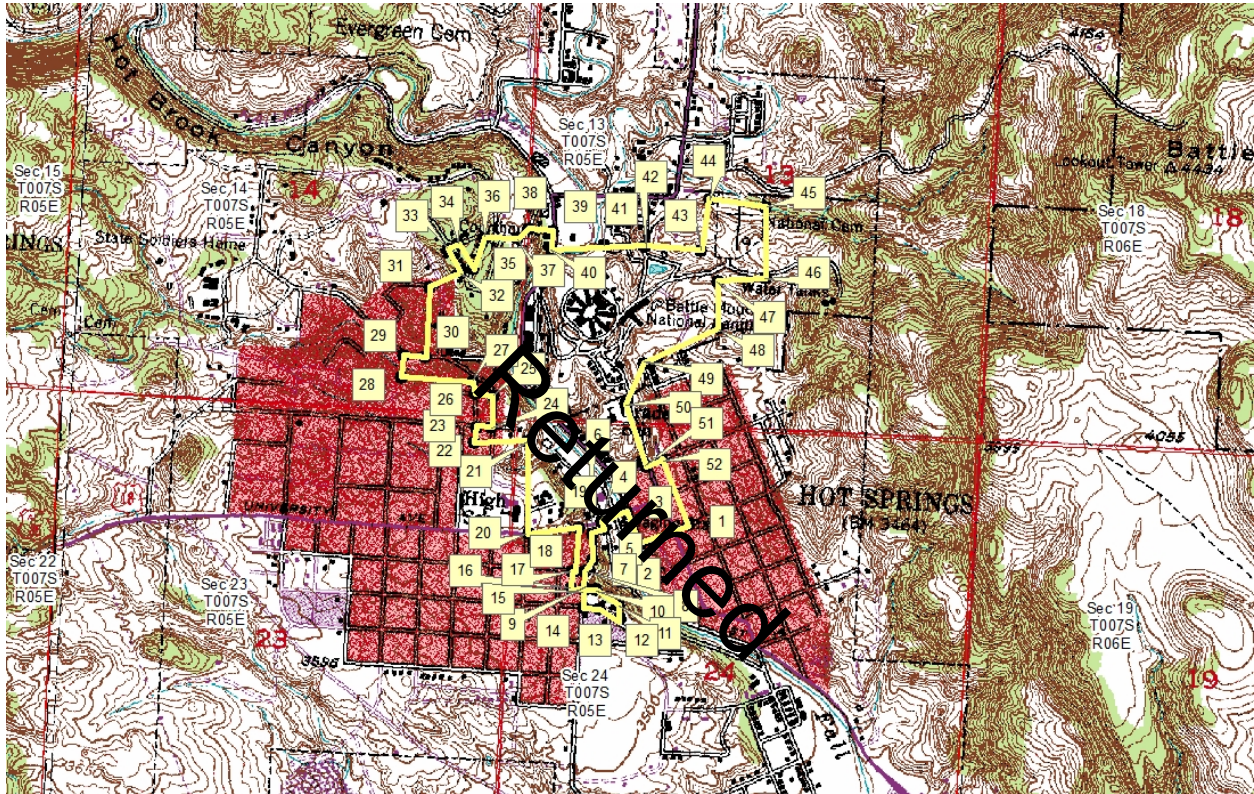


SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandclassification):
District resides in parts of the SE1/4, T7S, R5E, S14; SW1/4, T7S, R5E, S13; NW1/4, T7S, R5E, S24;
NE1/4, T7S, R5E, S23. UTM's (see continuation below); USGS Map 1:10,000, Produced in ArcMap 10
July 2017.

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SD_FallRiverCounty_HotSpringsHistoricDistrictAmendment(boundarydecreaseandclassification):
District resides in parts of the SE1/4, T7S, R5E, S14; SW1/4, T7S, R5E, S13; NW1/4, T7S, R5E, S24;
NE1/4, T7S, R5E, S23. UTM's (see continuation below); USGS Map 1:15,000, Produced in ArcMap 10
July 2017.

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UTM Points

| Point | X | Y | Point | X | Y |
|-------|--------|---------|-------|--------|---------|
| 1 | 137901 | 4818342 | 27 | 137153 | 4818840 |
| 2 | 137732 | 4818278 | 28 | 136901 | 4818857 |
| 3 | 137689 | 4818389 | 29 | 136911 | 4818933 |
| 4 | 137600 | 4818355 | 30 | 136986 | 4818926 |
| 5 | 137609 | 4818328 | 31 | 137001 | 4819171 |
| 6 | 137570 | 4818313 | 32 | 137108 | 4819219 |
| 7 | 137567 | 4818220 | 33 | 137065 | 4819302 |
| 8 | 137541 | 4818182 | 34 | 137100 | 4819319 |
| 9 | 137539 | 4818120 | 35 | 137153 | 4819234 |
| 10 | 137580 | 4818117 | 36 | 137192 | 4819341 |
| 11 | 137660 | 4818064 | 37 | 137208 | 4819340 |
| 12 | 137633 | 4818019 | 38 | 137346 | 4819373 |
| 13 | 137593 | 4818050 | 39 | 137431 | 4819365 |
| 14 | 137538 | 4818055 | 40 | 137426 | 4819300 |
| 15 | 137539 | 4818118 | 41 | 137607 | 4819317 |
| 16 | 137494 | 4818121 | 42 | 137749 | 4819311 |
| 17 | 137497 | 4818180 | 43 | 137947 | 4819297 |
| 18 | 137506 | 4818181 | 44 | 137975 | 4819474 |
| 19 | 137519 | 4818332 | 45 | 138170 | 4819448 |
| 20 | 137344 | 4818311 | 46 | 138171 | 4819201 |
| 21 | 137341 | 4818633 | 47 | 138004 | 4819189 |
| 22 | 137157 | 4818630 | 48 | 138006 | 4819025 |
| 23 | 137164 | 4818683 | 49 | 137747 | 4818904 |
| 24 | 137216 | 4818681 | 50 | 137683 | 4818763 |
| 25 | 137221 | 4818792 | 51 | 137755 | 4818546 |
| 26 | 137160 | 4818799 | 52 | 137812 | 4818570 |

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Evaluation/Return Sheet For Single/Multi Nomination

1 of 1

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 5/14/2018 Date of Pending List: 6/13/2018 Date of 16th Day: 6/28/2018 Date of 45th Day: 6/28/2018 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|--|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input checked="" type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

☐ Accept ☒ Return ☐ Reject 6/28/2018 Date

Abstract/Summary Comments:

Recommendation/
Criteria

Reviewer: Roger Reed

Discipline: Historian

Telephone: (202)354-2278

Date: 6/28/18

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

Back



3 July 2018

Keeper of National Register
National Park Service
National Register of Historic Places
1849 C Street, NW, Mail Stop 7228
Washington DC 20240



Dear Keeper:

Please find enclosed a disk for the *Hot Springs Historic District Amendment* reference #BC100002634.

Please contact chrisb.nelson@state.sd.us with any questions.

Sincerely,

Chris B. Nelson
Historic Preservation Specialist