

United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Registration Form

NOV 25 1988

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Cartford, Benjamin H., House

other names/site number CD-WT-N-64

2. Location

street & number 803 North Maple

not for publication

city, town Watertown

vicinity

state South Dakota code SD county Codington code SD 029 zip code 57201

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u>0</u> buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u>1</u>	<u>0</u> Total

Name of related multiple property listing:

Historic Resources of the North End  
Neighborhood, Watertown, SD

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

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

[Signature]  
Signature of certifying official  
South Dakota SHPO  
State or Federal agency and bureau

11/16/88  
Date

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official  
State or Federal agency and bureau

\_\_\_\_\_  
Date

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
 See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Beth Poland

1/3/89

Signature of the Keeper

Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Domestic/single dwelling

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Current Functions (enter categories from instructions)

Domestic/single dwelling

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Other: Late-Victorian Cottage

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Materials (enter categories from instructions)

foundation Concretewalls Wood

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roof Asphaltother N/A

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Describe present and historic physical appearance.

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The Benjamin Cartford House is a late-Victorian Cottage style dwelling of wood frame construction. Rectangular in form, it is clad with clapboard siding and rises from a concrete foundation. Its T-shaped intersecting-gable roof is punctuated by shed-roof dormers and covered with asphalt shingles. A brick chimney rises from near the center of the roof.

Fish scale siding covers gable ends, decorative bargeboard frames the gable-end eaves, and Eastlake brackets and dentils define fenestration arrangements. Highlights of fenestration include a projecting bay with two-over-two double sash windows. Simple fretwork frames a row of double sash windows on the front facade. On the second story of the front facade, three two-over-two double sash windows are integrated by wooden surrounds that form a central lancet, reflecting a Gothic modification of the Palladian window. A similar two window arrangement is employed on the south facade, and delicate swag detailing is applied in the central lancet arch. A small shed-roofed porch was enclosed at unknown date.

An early 20th-Century attached garage is located on the rear of the house.

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Under Criterion C of the National Register Criteria, the Benjamin Cartford House is significant in the area of architecture, because it is a good representative of the picturesque late-Victorian cottage style popular in the North End Neighborhood, Watertown, South Dakota, at the close of the 19th Century. Built for pioneer merchant and entrepreneur Benjamin A. Cartford and his wife, Thora, the house is a relatively unaltered example of this style. Under the South Dakota Historical Preservation Plan the property relates to the following historic context: IV. Permanent Rural and Urban Pioneer Settlement, D. Urban Settlement, 2. Residential living.

The Cartford House was built in 1885 when the Cartfords purchased the property from the Syndicate Addition developers. Historic deed records reveal that the Cartfords authorized real estate agent Frank Yarnall to sell the home for \$4,750 in 1889. Real estate prices had deflated somewhat when Carl Ludwig and Augusta Rau purchased the property in 1898 for \$2500.

A simplified vernacular adaptation of the popular late-Victorian cottage, its features include contrasting exterior cladding, decorative Eastlake ornamentation in the eaves, gable ends, and fenestration trim, and the unusual Gothic modification of the Palladian window.

Benjamin Cartford was a pioneer in the city's commercial development. He was responsible for the construction of the Cartford Block in the central business district.

Carl Ludwig Rau was born in Gluckgave Province, Posen, Prussia. His wife Augusta was from Goldlauder, Saxony, Germany. A member of the German Army, Rau came to America in 1861 to avoid a role in an upcoming war campaign. He was the founder of Rauville Township, the site of his 1878 homestead claim in eastern Codington County. According to county records, Rau forfeited his property to "Jim Hill" of the Great Northern Railroad in exchange for the establishment of a station and the construction of a road. A new town was thereby established, and "residents of the area would come to Rauville and take a train to Watertown" (Miller, 308). The Rau family moved to the southeast part of Watertown in 1894. Later, they moved to the North End Neighborhood on Maple Avenue. By 1901, Carl L. Rau was listed in city directories as retired and living at 1003 North Maple, corresponding to the current address of 803 North Maple. A son, Albert Rau, along with Sam Hess, installed most of Watertown's sewer lines. In 1912, Albert

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Rau built the historic Lincoln Hotel, designed by Watertown's renowned architect Maurice Hockman. Members of the Rau family resided at this address until a 1917 transfer to Clay Carpenter.

The period of significance for the nominated property does not extend beyond its date of construction in 1885.

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Assessors Records. Codington County, South Dakota, County Assessor.

Barker, E.M., Compiler. General and Business Directory of the City of Watertown. Watertown, SD: Public Opinion Job Rooms, 1901; Barker and Granger, 1903; n.p., 1914-15.

Blumenson, John J.G., Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945. New York: W.W. Norton and Company, Inc., 1981.

Deeds Records. Codington County, South Dakota, Register of Deeds.

Gottfried, Herbert, and Jan Jennings. American Vernacular Design: 1870 to 1940. New York: Van Nostrand Reinhold Company, 1985.

Kant, Joanita, Virginia Allen, and Dr. Stanley W. Allen, Jr., eds. comps. Pictorial History of Codington County, South Dakota. Watertown, SD: The Codington County Historical Preservation Commission, 1987, pp. 35, 50, 242, 244, 249.

Miller, Barbara, Editor. The First 100 Years in Codington County, South Dakota. Watertown, SD: Codington County History Book Committee, 1979, pp. 308.

Photograph Archives. Kapeska Heritage Museum. Watertown, South Dakota : File p 898 k

Torma, Carolyn. A Field Guide to Historic Sites Survey in South Dakota. Rev.: Vermillion, South Dakota: State Historical Preservation Center, 1986.

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PHOTO DOCUMENTATION

1.

Benjamin Cartford House

(Historic Resources of the North End Neighborhood, Watertown, SD)

803 N. Maple, Watertown, Codington County, South Dakota

by Rolene Schliesman

August 1987

Neg.: South Dakota Historical Preservation Center

East and north facades, camera facing southwest

Photo No. 1

2.

Benjamin Cartford House

(Historic Resources of the North End Neighborhood, Watertown, SD)

803 N. Maple, Watertown, Codington County, South Dakota

by Rolene Schliesman

August 1987

Neg.: South Dakota Historical Preservation Center

East and south facades, camera facing northwest

Photo No. 2

3.

Benjamin Cartford House

(Historic Resources of the North End Neighborhood, Watertown, SD)

803 N. Maple, Watertown, Codington County, South Dakota

by Rolene Schliesman

August 1987

Neg.: South Dakota Historical Preservation Center

South facade, camera facing northeast

Photo No. 3

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1885  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1885  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_

Architect/Builder

Unknown  
\_\_\_\_\_  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet



**9. Major Bibliographical References**

See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Codington County Historical Society

**10. Geographical Data**

Acreeage of property Less than one acre

UTM References

A 

1	4
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6	4	9	1	0	0
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4	9	7	4	4	9	0
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Zone      Easting      Northing

B 

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Zone      Easting      Northing

C 

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D 

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See continuation sheet

Verbal Boundary Description

The boundaries of the property are contained within the legal description: South 24 feet of Lot 5 and all of Lot 6, Block 11, Syndicate Addition, City of Watertown, Codington County, South Dakota

See continuation sheet

Boundary Justification

The boundary includes the parcel that has historically been associated with the property.

See continuation sheet

**11. Form Prepared By**

name/title Sherry DeBoer, Consultant

organization Codington County Historic Preservation Comm. date September 15, 1988

street & number 27 First Avenue Southeast telephone 605-866-7335

city or town Watertown state SD zip code 57201