

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received **AUG 24 1987**
date entered **OCT 8 1987**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Banton, Dr. B. M., House
and/or common _____

2. Location

street & number 517 Locust Street _____ not for publication
city, town Yankton _____ vicinity of _____
state South Dakota code 046 county Yankton code 135

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<u>NA</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Lloyd L. and Carol Tinkey
street & number 517 Locust Street
city, town Yankton _____ vicinity of _____ state South Dakota

5. Location of Legal Description

courthouse, registry of deeds, etc. Yankton County Register of Deeds
street & number Third and Broadway Streets
city, town Yankton _____ state South Dakota

6. Representation in Existing Surveys

title NA has this property been determined eligible? yes no
date _____ federal state county local
depository for survey records _____
city, town _____ state _____

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

See Continuation Sheets

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Section number 7 Page 1

Dr. B. M. Banton House

Situated at the southwest corner of Sixth and Locust streets in Yankton, the Dr. B. M. Banton House is a two-story "airplane bungalow" complimented by shrubbery, flower planters, and elaborate masonry landscaping. This nomination includes four contributing properties. These are the dwelling, a gazebo, a garage, and the landscaped garden.

Designed and constructed by Dr. Banton, the house is patterned after the so-called California Bungalow of the early Twentieth Century, and features three broad gables facing the street. Rising from a masonry foundation and basement, the wood frame, rectangular, two-story building is sheathed with wooden shingles set off by exposed rafters, which are painted in a contrasting white color. The characteristic low-pitched roof is now covered by rolled asphalt. The ends of the ridge piece are appointed by triangular finials reminiscent of Japanese architecture. The east and north facades are wrapped by an equally characteristic open porch with rubblestone masonry support posts. Such designs were popularized throughout the country by architectural pattern books, which billed the style as an airplane bungalow, because of its abstract resemblance to an airplane with spars.

The interior space is divided in a manner typical of bungaloid style houses, with a large living room entered from the street connected to a central hallway that leads to bedroom, kitchen, and dining areas. These rooms feature original hardwood floors and partially exposed ceiling joists. Door hardware is composed of brass fixtures and glass knobs. Original push button light switches with brass cover plates are still in place. Beveled-glass French doors located at the center of the north living room wall open onto the porch. A rubblestone fireplace, which is flanked by built-in bookcases, appears along the opposing south wall. The dining room walls are decorated by a plate rail supported by wooden pilasters.

Originally, the basement included a fish pond recessed into the floor and built-in fish tanks along the rock walls. Although the pond has been filled in with cement, its outline is still visible. The tanks remain extent. Also in the basement is a series of rooms constructed of rubblestone masonry with gothic door and window openings. Original handmade stone lanterns hang from the ceiling in most basement rooms. A subterranean tunnel system protrudes under the yard on the north,

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which provided space for pumping equipment for the outdoor fishponds.

Built into the back door of the house is a unique parcel delivery box.

On the southwest corner of the property is sited a rubblestone two-stall garage. This slightly rectangular building includes an exterior stairway also built of stone leading to the flat roof, which served as an observation deck and bandstand for entertaining. Initially, the stairway incorporated an artificial waterfall that ran into a fish pond, but this novelty is no longer operable. Stationed at each corner of the building are tall, integral stone planters that were once connected by a decorative railing. The doors have been enlarged to accommodate modern vehicles.

Slightly northeast of the garage is a rubblestone gazebo or garden house with a pyramidal roof. Fenestration on this building is composed of long gothic arched openings and broad window sills. As on the house, the rafter ends are flaired upward and accented with white paint.

The grounds of the property are decorated with a vast display of artistic stone masonry, including some twenty-seven flower planters, the fish pond mentioned above, and a perimeter wall. All designed by Dr. Banton, this masonry work is constructed of undressed glacial field stones, native to the region. Although now used as a vegetable garden, the fish pond sprawls diagonally across the back yard and is traversed by a small foot bridge.

Despite a few subtle changes, the overall appearance of the property is unchanged from its original design. The current owners plan to replace the railing atop the garage roof and to continue making general repairs to the grounds as necessary.

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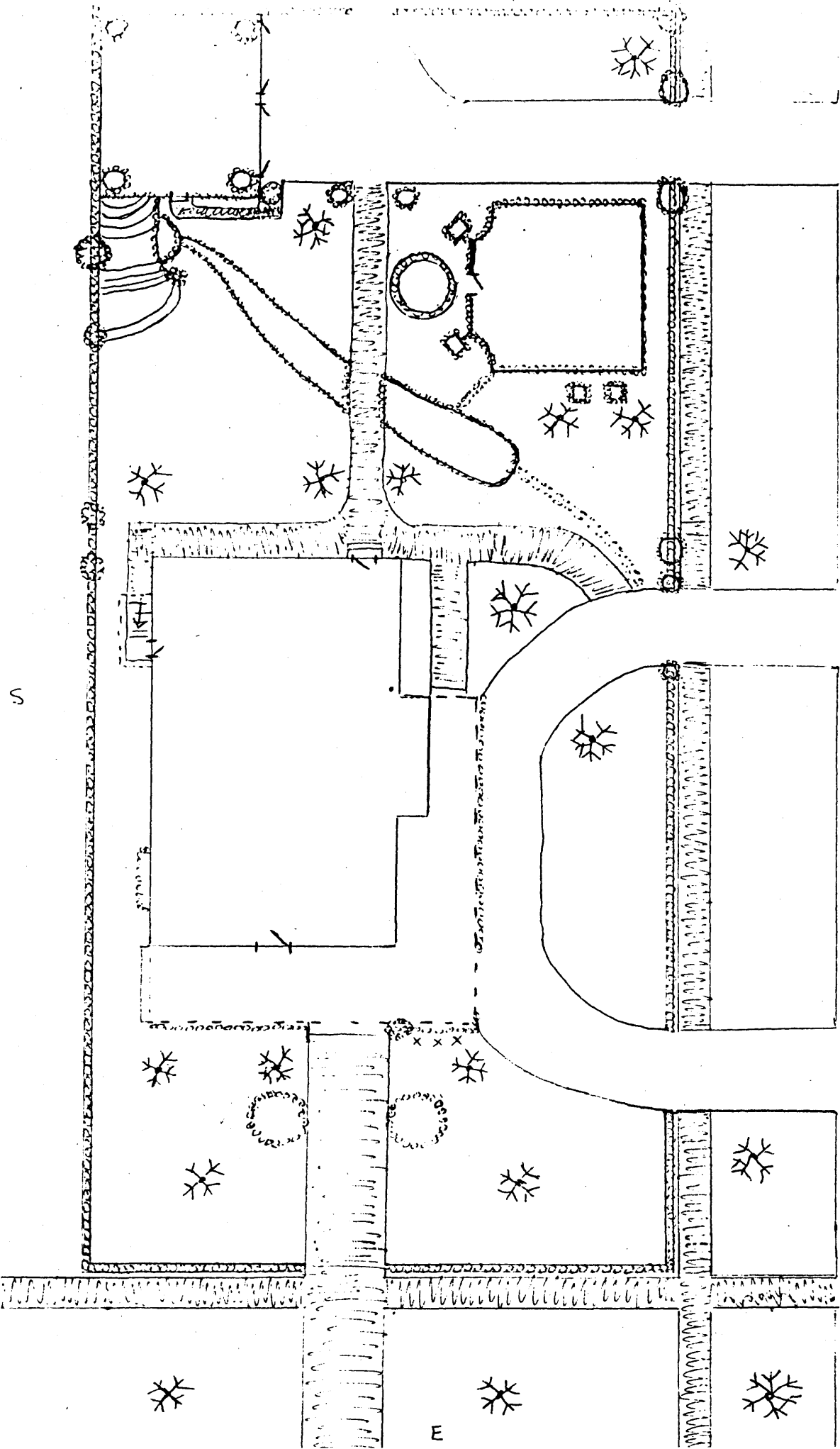
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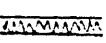





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Dr. B. M. Banton House

Site plan on reverse side

Site Plan -
517 Locust
Yankton, S.D



- Key
 $\frac{1}{16}'' = 1 \text{ ft.}$
-  Sidewalks
 -  Rockwalks
 -  Bushes
 -  Tree
 -  Rock planters
 -  other rockwork

S

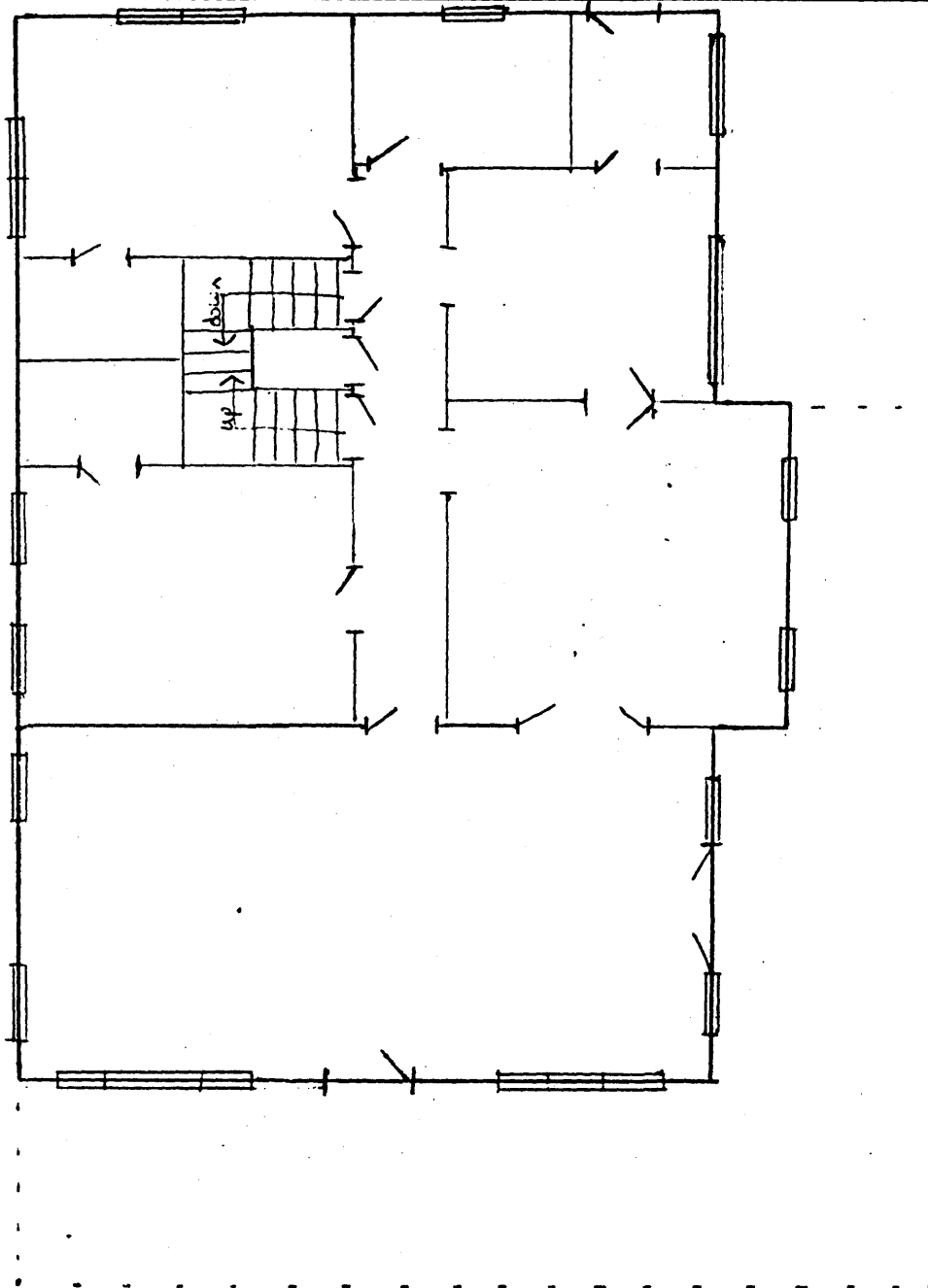
N

E

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Floor Plan

- Key
 $\frac{1}{2}'' = 1 \text{ ft.}$
—/— door
= window
- - - porch

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1920-21

Builder/Architect Dr. B. M. Banton

Statement of Significance (in one paragraph)

See Continuation Sheets

9. Major Bibliographical References

See Continuation Sheets

10. Geographical Data

Acreage of nominated property Less than one area

Quadrangle name Gavins Point Dam, Nebr.-SD

Quadrangle scale 1: 24,000

UTM References

A 14 630710 4747790
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

The boundaries of the property are contained within the legal description as recorded in the Register of Deeds office, Yankton County Courthouse: All of Lot 18 and the North one-half of Lot 17, Block 45, Central Yankton, City of Yankton, Yankton County, South Dakota.

List all states and counties for properties overlapping state or county boundaries

state NA code county code

state code county code

11. Form Prepared By

name/title Carol Tinkey (with technical assistance by John E. Rau, State Historical Preservation Center, P. O. Box 417, Vermillion, SD 57069, ph: 605-677-5314)

organization date June 6, 1987

street & number 517 Locust Street telephone 605-665-7553

city or town Yankton state South Dakota

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title Director, SHPC date 8-20-87

For NPS use only

I hereby certify that this property is included in the National Register

ft Patrick Andrus date 10/8/87
Keeper of the National Register

Attest: date

Chief of Registration

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The Dr. B. M. Banton House is significant in the areas of architecture, landscape architecture, and social/humanitarian affairs. Unique in the City of Yankton, this vernacular bungalow home and its surrounding outbuildings and garden were the adaptation in native materials in a popular style. It was also the site of many social functions in Yankton during the 1920's and 1930's. Under the South Dakota Historical Preservation Plan, the property relates to the historic context labeled: V. Depression and Rebuilding, A. Changing Urban Patterns, 3. Residential Changes.

Dr. Banton himself designed and built this house between 1920 and 1921. It closely resembles the early Twentieth-Century work of west coast architects Charles and Henry Greene, who together created the bungalow style first popularized in California and Oregon and later spread throughout the country via low-cost pattern books. Typical of such bungalow styling, the Banton House includes broad gables on the street facade, a large exposed wrap-around porch, exposed rafter ends, low-pitched roofs, and craftsman style details in native stone. Stylistic interior elements include exposed joists or beams in the living and dining rooms, built-in bookcases, French doors, a fireplace, a plate rail, and vernacular ceiling lanterns in the basement.

Many of the Greene and Greene texts address the inseparability of a garden landscape and the bungalow home. Retaining such a nature motif, this property is replete with fishponds, flower planters, and a gazebo in the so-called tea garden. Particularly characteristic of the parent architects' stylistic preference are the tall, inverted-cone-shaped planters. All such features are of masonry construction in native materials, a hobby and love of the builder, Dr. Banton. It is said that a local mason, Chales Kantor, helped on the project.

The Bantons also loved to entertain, hosting numerous private and public receptions at their house. Most often, the benefactor of these parties was the Trinity Lutheran Church, where the Bantons held membership. But, also the state American Legion Auxiliary was treated to a garden dinner there with music provided by the local radio station's (WNAX) own brass band. Local reporters described the "cool sprays of water and fountains, deep shade and rich green lawn" as a pleasant oasis from the hot, dry Dakota summer.

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Section number 8 Page 2 Dr. B. M. Banton House

Dr. Banton further expressed his love for masonry construction with the building of several park structures throughout the city. In 1926, he began work on a rubblestone bandstand or amphitheatre in nearby Foerster Park. The structure was modeled after his bungalow home, and included a stepped concrete seating area and two large fountains. Although some of the Doctor's masonry art is still scattered around the city, the amphitheatre is no longer extant. The best surviving example of his work is the house, garden, and outbuildings at 517 Locust.

Bertram M. Banton was born in Epworth, Iowa, on June 2, 1877. He graduated from the University of Iowa School of Dentistry in 1901. In 1912 at Crown Point, Indiana, he married Lillian Nyberg. Dr. Banton practiced dentistry in Yankton, South Dakota, for several years. In 1939, the Bantons moved to Sioux Falls, South Dakota, where he established a funeral home. He also served as Minnehaha County Coroner from 1945 to 1949 and from 1951 to 1953. In 1954, he sold his business and retired. Dr. Banton died in November of 1961.

The house and grounds that he built while he lived in Yankton is architecturally unique. For years it was a local landmark as well as an important center of social activity in the city. Although it suffered some neglect in recent years, the house survives in relatively original condition.

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Personal Interview with Dorothy Jencks by Carol Tinkey, Yankton, South Dakota, January 27, 1987.

Personal Interview with Mr. and Mrs. Harold Nyberg by Carol Tinkey, Yankton, South Dakota, January 28, 1987.

"Dr. B. M. Banton, Veteran Funeral Director, Dies." Sioux Falls (South Dakota) Argus-Leader. November 18, 1961.

"Basement Made Place of Beauty at Banton Home." Yankton (South Dakota) Press and Dakotan. April ?, 1931.

"A Charming Social Function Inaugurates Auxiliary Session." Yankton (South Dakota) Press and Dakotan. date unknown.

"Artistic Genius and Energy of One Man Gives Yankton Attractive Amphitheatre." Sioux Falls (South Dakota) Argus-Leader. September 17, 1927.

"Yankton's New Band Amphitheatre in Foerester Park." Yankton (South Dakota) Press and Dakotan. September 17, 1927.

All-American Homes. Los Angeles: E. W. Stillwell and Co., n.d. pp. 36-39.

Strand, Janann. A Greene and Greene Guide. Pasadena, CA: The Castle Press, 1974. Passim.

Makinson, Randell L. Greene and Greene: Furniture and Related Designs. Salt Lake City: Gibbs M. Smith, Inc., 1982. Passim.

Whiffen, Marcus. American Architecture Since 1780: A Guide to the Styles. Cambridge: M. I. T. Press, 1969. pp. 217-221.