

United States Department of the Interior
National Park Service

954



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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Lockhart House

other names/site number Fishback, Horace Sr., and Cornelia Van Dusen House; Lockhart-Fishback House

2. Location

street & number 1001 6th Ave. not for publication

city or town Brookings vicinity

state South Dakota code SD county Brookings code 011 zip code 57006

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

national statewide local

Gary D. Vogt
Signature of certifying official
SD SHPO
Title

09-20-2010
Date
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official
Title

Date
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): _____

Per Edison H. Beall
Signature of the Keeper

11-29-10
Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
1	0	buildings
0	0	district
0	0	site
0	0	structure
0	0	object
1	0	Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

Current Functions
(Enter categories from instructions)

WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: Second Empire

LATE VICTORIAN: Queen Anne

Materials
(Enter categories from instructions)

foundation: STONE

walls: WOOD: Weatherboard

roof: ASPHALT

other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Lockhart-Fishback House is located at 1001 6th Avenue in Brookings, South Dakota. This unique early Brookings residence, of Second Empire and Queen Anne stylistic influence, was built c. 1883 at 501 8th Street and moved to its present location at 1001 6th Avenue in 1902. It sits on a corner lot at the northwest edge of historic residential development in Brookings. The home is located at the northwest corner of the intersection of 6th Avenue and Harvey Dunn Street. The primary entrance to the house is on the east side of the house (facing 6th Avenue). Trees planted in the yards and lining the street, shade the homes in this neighborhood. The principal mass of the house is one story, with a square plan and a straight mansard roof. Multiple dormer windows in the mansard roof allow for livable second floor space in the "attic." The house features a wrap around porch, with a shallow mansard roof, on the east (front) and south elevations. This porch features a prominent conical roof at the southeast corner. The historic front entrance is centered on the east façade within a small bump out under the porch. The north end of the porch on the east façade contains an early enclosure. The west end of the porch on the south elevation contains an early enclosure, set against an original polygonal bay. There is an early one-story L-shaped hipped roof wing on the west (rear) elevation. The foundation is stone, walls are clad with clapboard wood siding, and the roof is covered in asphalt shingles. Windows are primarily single, one-over-one wood windows. The roofline of the house (with exception of the north elevation, due to soffit replacement) and the porch feature decorative wood brackets. Ornate, bracketed gabled dormers feature a floral motif at the gable peak. Turned wood posts support the porch roof.

Narrative Description

Exterior – East (Front) Façade

The front façade faces east. Concrete steps lead up to the bumped out central entrance beneath the porch. The porch wraps the east and south elevations. It has a shallow mansard roof with a prominent conical roof, with wood spherical finial, at the southeast corner of the house. The porch features decorative wood brackets and thick, turned wood posts. Under the porch roof, there is a long, narrow, one-over-one window at the south end of the east façade. At the central entry, an original larger opening is apparent, but it is now occupied by a smaller door. The transom above the door contains paired horizontal rectangular lights. (The south side of the entry bump out contains a small one-over-one window.) An early porch enclosure occupies the north end of the east façade. It contains paired one-over-one windows. The mansard roof features decorative wood brackets and three evenly spaced gabled dormers. The central dormer has no window opening and has faux "closed" louvered shutters. The outer dormers contain one-over-one windows. These ornate, bracketed gabled dormers feature a floral motif at the gable peak.

Exterior – South Elevation

The south elevation faces Harvey Dunn Street. The south elevation of the rear wing contains a small one-over-one window at the west end and a glazed paneled wood door at the east end. East of this, the porch connects (roofline continues) into a polygonal bay. The southwest side of the bay contains a long, narrow, one-over-one window. The south side of the bay features a large square picture window. The southeast side of the bay was likely removed when the early south porch enclosure was added adjacent to the bay. The south porch enclosure contains a small single pane rectangular window. (A paneled wood door leading to the second floor apartment stairway is at the east side of this enclosure.) East of this, the south elevation has a one-over-one window. On the south elevation, the mansard roof features decorative wood brackets and two gabled dormers with one-over-one windows matching those described on the front façade.

Exterior – West (Rear) Elevation

A one-story hipped roof wing spans the west elevation. It is roughly "L" shaped, containing a shallow setback at the north one-third of the elevation. The west elevation contains a central two-over-two window. Immediately north is a single pane horizontal rectangular window. At the north end (the setback section) it appears a window opening was enclosed. Ghosting of a shed roof is found at the intersection of the "L." A door is boarded over on the north face of the "L" intersection. On the west elevation, the mansard roof features decorative wood brackets and one gabled dormer with a one-over-one window matching those described on the front façade.

Exterior – North Elevation

The one-story rear (west) wing has a short one-over-one square window on the north elevation. The main house from right to left (west to east) contains a long narrow rectangular one-over-one window, and two short one-over-one square windows. On this elevation, the mansard roof has no wood brackets due to soffit replacement. The mansard roof features two gabled dormers matching those on the opposite (south elevation). Between the gabled dormers there is a shed roof dormer. This is likely not original to the house.

Interior

The home was originally built as a single dwelling. By the mid-twentieth century it was converted into a multiple dwelling. The Fishback family has once again regained ownership of their historic family home. They are presently working to restore the interior based on physical evidence and written accounts of family members who once lived in the house. Accounts of Myra Fishback Kennedy, who grew up in the house, state that by the 1890s the first floor contained a living room, parlor, downstairs master bedroom, dining room, kitchen and downstairs bathroom. The usable upper story within the mansard roof likely housed additional bedrooms.

Significant interior features evident from recent rehabilitation work include original wood flooring, elaborately molded baseboards, paneled wood double pocket doors between the front rooms, fluted window and door casings with bulls-eye corner blocks, and early radiators decorated with a floral motif.

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.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1883-1902

Significant Dates

1883, 1902

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Lockhart

Criteria Considerations

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

Property is:

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

Period of Significance (justification)

The property is significant under Criterion C. The Period of Significance, therefore, begins with the date of construction, 1883. 1902 is the date of a significant alteration in setting. The property was moved a couple blocks north in 1902, to a similar setting. It has been in the same location for over 100 years.

Criteria Considerations (explanation, if necessary)

The Lockhart-Fishback House meets Criteria Consideration B: Moved Properties, for a moved property significant under Criterion C (as outlined on page 29 of the National Register Bulletin, "How to Apply the National Register Criteria for Evaluation). It retains enough historic features to convey its architectural values and it retains integrity of design, materials, workmanship, setting, feeling, and association.

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The Lockhart-Fishback House is eligible for the National Register of Historic Places under Criterion C as an excellent and unique example of an early home exhibiting blended features of the Second Empire and Queen Anne styles in Brookings, South Dakota. Its high style architecture is unusual for being built during Brookings' initial development as a prairie town in the late 1800s.

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

The Lockhart-Fishback House is eligible for the National Register of Historic Places under Criterion C as an excellent and unique example of an early home exhibiting blended features of the Second Empire and Queen Anne styles in Brookings, South Dakota. Its high style architecture is unusual for being built during Brookings' initial development as a prairie town in the late 1800s. This is the only example of a building with a mansard roof recorded in the South Dakota State Historical Society historic sites database for Brookings. There are no others known in the community.

Nationally, the Second Empire style was built from the 1850s to the 1880s, but was most popular between the 1860s and 1880s. The style was "well suited to the flamboyant post-Civil War and post-railroad era when ostentation and excessiveness of taste were not discouraged."ⁱ The style was most prevalent in the Midwest and Northeast. It was modeled on contemporary French architecture, considered modern. The period of Napoleon III's reign in France from 1852 to 1870 (France's Second Empire) was charged with nationalism. (At that time the use of the mansard roof, thought to be a French innovation, was revived.) The mansard roof takes its name from French architect Francois Mansart who used it in seventeenth century design. The mansard roof was functional, as the box-like form made the attic space into a usable upper story. Exhibitions touting this style were held in Paris in 1855 and 1867. This helped spread the French building trend to England and subsequently to the United States. The style was used for new construction and applied to older buildings during remodel. Nationally, it was widely used for public buildings between 1869 and 1877. Use of the style diminished with the panic of 1873 and ensuing depression.ⁱⁱ

According to historians of South Dakota architecture, David Erpestad and David Wood, "The first high-style buildings to appear in present-day South Dakota were constructed during the Victorian Age (between the 1860s and the early 1890s)."ⁱⁱⁱ Among them, the Second Empire style, with its hallmark mansard roof, was primarily used for small house designs, with only a few large homes exhibiting the style's distinctive features in South Dakota.

The Second Empire style is distinguished by its mansard roof (a dual-pitched hipped roof) with molded cornices. Roof shapes include straight, straight with flare, concave, convex, and s-curves. The roof is usually embellished with patterns created by various colored or textured shingles. Dormers and dormer windows in a variety of styles are frequently incorporated into the mansard roof. Iron cresting often ornaments the roofline. The form of the building can be square, rectangular, or L-shaped. Thirty percent of these homes have a square or rectangular tower. Some have one or two-story bay windows. Round windows can be incorporated into small dormers on the tower. The walls may be ornamented by quoins and a belt course. Below the unique roofline, many of this home's features are like those of the Italianate style including bracketed eaves (though less eave overhang), window and porch details. Porches are usually one-story. Entrances often feature paired doors with glazing in the upper half. Highly decorative surrounds are applied. Prominently positioned windows are often paired. Arched or rectangular windows feature elaborate window hoods and bracketed crowns.^{iv}

The Lockhart-Fishback House exhibits key characteristics of the Second Empire style including a mansard roof (straight shape) with elaborate gabled dormers incorporated into it, making the attic space into a usable upper story. The dormers contain rectangular windows, bracketed crowns, and an ornamental design in the gable ends. Other key characteristics include the square plan of the principle mass and the bracketed eaves of the mansard roof and the porch roof. This is the only example of a building with a mansard roof recorded in the South Dakota State Historical Society historic sites

ⁱ *Indiana Historic Sites and Structures Inventory: Randolph County Interim Report* (Indianapolis: Historic Landmarks Foundation of Indiana, 1998), xxix (hereafter cited at *Randolph County Interim Report*).

ⁱⁱ *Randolph County Interim Report*, xxix; Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 2002), 242.

ⁱⁱⁱ 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), 46, 49.

^{iv} McAlester, 240-243; *Randolph County Interim Report*, xxix.

database for Brookings. There are no others known in the community. The Second Empire style is rare in South Dakota, as this state was settled towards the end of the style's popularity. In most cases, you only find this style in South Dakota in the far eastern part of the state and the Black Hills. Overall, Second Empire is rare in South Dakota, so even altered/mixed examples are significant.

The Lockhart-Fishback House's Second Empire style elements are also blended with those of the Queen Anne style. The picturesque Queen Anne style had its roots in England. However, in time, it was adapted and diversified in America to create many subtypes and an appeal to multiple architectural tastes. The Queen Anne style has endured many changes since its conception. The ideas for this style are derived from abroad, and are most notably attached to nineteenth-century architect Richard Norman Shaw. His experience with touring and sketching made him knowledgeable of the architecture of the English countryside. This included vernacular manors, farmhouses, and cottages. Shaw, then revived what is termed "Old English Style," of a picturesque value. Shaw observed the fusion of rational and picturesque ideas in Artisan Mannerist buildings of London's seventeenth century and sought to revive these transitional ideas. The style name, Queen Anne, is a misnomer, as the style does not relate to Queen Anne's early eighteenth century reign.^v In America, the Queen Anne style was then introduced to architects through *The American Architect and Building News*, a professional journal. It was constructed from approximately 1880 to 1910 in a range of detail from elaborate to minimal. The earliest known example of this style in America is the Watts Sherman House (1874) by Henry Hobson Richardson. This home, located in Newport, Rhode Island, reflected Shaw's "Old English" style influence. The Watts Sherman House was asymmetrical with a steep cascading roof, "medieval chimney stacks," and horizontal bands of windows.^{vi} The wall surface was textured by half-timbering and tile hanging on the walls. Architectural historian, Mark Gelernter notes, "Some versions remained faithful to the English masonry and half-timbered originals, but most evolved into something quite un-English while adapting to the American traditions of the balloon frame, the attached porch and applied wooden detailing. These later versions of the American Queen Anne emerged as the first recognizably distinct American style."^{vii}

This was an accommodating style in America. Most could afford it, as it was available at a variety of cost levels and elaborations. The expansion of the railroad network, along with pre-cut architectural details, increased the home's availability nationwide. Each home could be implemented with local flavor, mixing details accordingly. The homes were most commonly constructed of wood, although there are rare brick examples as well. Nationally, this style was virtually phased out by the end of the nineteenth century. Although during the first decade of the twentieth century, a few were constructed that exhibited classical detailing.

Queen Anne houses were popular in South Dakota from 1880 until about 1910. Most South Dakota examples were built of wood rather than brick or stone. Characteristics of the style include "a layering of surface patterns and materials, asymmetrical massing, patterned masonry chimneys, irregular shaped roofs, turrets, gable ornamentation, decorative shingles, bay windows, and porch spindle work."^{viii} The style avoided flat wall surfaces. Modest versions concentrated ornamentation on porches and in gables.^{ix}

The Lockhart-Fishback House exhibits key characteristics of the Queen Anne style, including the wrap around porch, turned porch posts, conical roof with finial at the corner of the porch, and polygonal bay with picture window at the end of the porch.

The Lockhart-Fishback House's use of high style Second Empire and Queen Anne architecture is unusual for being built during Brookings' initial development as a prairie town in the late 1800s. According to the *Brookings County History Book*, structures in Brookings County were constructed of log, sod, and milled lumber between 1870 and 1890. Form and material corresponded with building function, availability of materials, and ease and low cost of construction. The first buildings erected in the new towns in Brookings County were "simple frame and sod structures."^x

The Lockhart-Fishback House retains historic integrity. It retains integrity of design, materials, and workmanship as it exhibits key original features such as its mansard roof and dormers, and wrap around porch supported by turned posts

^v Mark Gelernter, *A History of American Architecture: Buildings In Their Cultural and Technological Context* (Hanover: University Press of New England, 1999), 175, 178.

^{vi} *Ibid.*, 178.

^{vii} *Ibid.*

^{viii} Erpestad and Wood, 49.

^{ix} *Ibid.*, 49, 51.

^x Brookings County Historic Book Committee, *Brookings County History Book* (Freeman, SD: Pine Hill Press, 1989), 181-182 (hereafter cited as *Brookings County History*).

featuring a conical roof at the southeast corner. It retains integrity of setting, feeling and association. It has been in the same location for over 100 years, since the Fishback family moved it across their pasture to 1001 6th Ave. (in a historic residential area only a couple blocks from its original location) in 1902. Current owners Robert and Pat Fishback have in hand historic photos of the home with Robert's decedents posing in front of the house, as well as letters describing the home's move across the pasture.

In sum, the Horace Sr. and Cornelia Fishback House is eligible for the National Register of Historic Places under Criterion C as an excellent and unique example of an early home exhibiting blended features of the Second Empire and Queen Anne styles in Brookings, South Dakota.

Developmental history/additional historic context information (if appropriate)

Development of Brookings

Indigenous peoples have inhabited the area within Brookings County, South Dakota, for centuries. The earliest confirmed occupations on the northern plains date back around 12,000 years BCE.^{xi} The most recent American Indian occupants were the Arikara and the Dakota, Nakota and Lakota collectively referred to as the Sioux. The Arikara, a branch of the Pawnee, migrated east into Brookings County from their home along the Missouri River around 1700, most likely pursuing new hunting grounds.^{xii} A half-century later the Arikara were on the decline, victims of diseases brought by the white fur traders and the aggression of the stronger Sioux. The Sioux would dominate the area until the Anglo-American expansion overwhelmed them in the second half of the nineteenth century.

In 1861, Dakota Territory was carved out of the land obtained in the Louisiana Purchase of 1803. Although some settlement was already taking place in the newly formed territory, either by treaty with the local American Indians or by squatting, larger waves of settlement were just beginning. In 1857 the first town of Medary was established in what would become Brookings County. Shortly after its founding, the Yankton and Yankonai Indians (bands of the Nakota) forced settlers out of the area. The town site remained vacant for 11 years until it was resettled in 1869. Brookings County was officially organized from this settlement in 1871.

The town of Brookings came into existence with the railroad, the great maker and breaker of communities throughout the West^{xiii}. Equipped with the knowledge that the railroad planned to go north of Medary, a number of residents purchased land and made the move a few miles up the Big Sioux River. Residents and businessmen from Fountain, which was located six and a half miles northeast of the future town site of Brookings, also made the move. In 1879 tracks were laid and the town of Brookings was platted. Brookings immediately assumed a prominent role in the county by beating out neighbors White and Aurora for the county seat in an election the same year. Residents voted to incorporate the village of Brookings in 1881. Official incorporation followed in 1883.

Historical Background for the Lockhart-Fishback House

Local lumber dealer, Mr. Lockhart,^{xiv} built the Lockhart-Fishback House in the early 1880s (likely 1882 or 1883). It was located at 501 8th Street. Lockhart sold the house to pioneer bank merchant, Horace Fishback Sr. in 1885.

Horace Fishback was born August 24, 1857 in Carlinville, Illinois to Thomas Lacy Fishback and Elizabeth Olds Fishback. The family moved to Rochester, Minnesota, when Horace was two. Upon completing high school, Horace drove horses on a dray line, worked with his father who owned a large flour mill, and then worked at the Union National Bank in Rochester.

The Dakota Central Railway division of the Chicago & North Western arrived in Brookings on October 1, 1879. In 1880, Horace and an uncle of his own age, Mr. Bert Olds, came to Dakota Territory to set up a business venture in Brookings. The men financed their endeavor, in part, from the sale of family land in Rochester now occupied by the Mayo Clinic. At this time, Brookings was a new town with a few store buildings and a scattering of houses. On January 15, 1880 the Rochester Post reported, "the firm of Olds and Fishback is expected to be here within a few days: Mr. A.B. Olds and Mr. Horace Fishback are making arrangements to open a store of general merchandise at Brookings, Dakota. Mr. Olds will go

^{xi} *Brookings County History*, 13.

^{xii} *Ibid.*, 19

^{xiii} In this case, the Chicago and North Western Railway

^{xiv} Family letters documented that Mr. Lockhart built the house and sold it to Horace Fishback Sr., but they do not state the lumber dealer's first name. More intensive research in the future may reveal this detail.

to Brookings about the middle of the month. Mr. Fishback expects to go in the Spring. Both of these gentlemen are well known Rochesterians and will take with them to their new home the best wishes of a circle of friends that includes almost our whole community.^{xv}

Construction on the Olds and Fishback frame store building began in 1879 and was completed in March 1880. It was located at 405 Main Street, among the first business establishments in Brookings. After an eventful trip, Horace arrived in Brookings at about the time the store was finished. In a letter to his father dated March 21, 1880 Horace notes, "I arrived in Brookings alright Tuesday night (March 17th) about twelve o'clock, six hours late, was delayed in Waseca by a ditched train two miles this side."^{xvi} According to the *Brookings County History*, "The building was framed in Winona, Minnesota, and moved to Brookings to be located on the west side of Main just north of what is now Fourth Street."^{xvii} From the outset, Horace Fishback had a bank counter and an old safe in one corner of the store, and there began his banking business. This private bank was known as the Brookings County Bank.^{xviii} The first floor also contained their merchandise store. During the winter of 1880-1881 Olds and Fishback secured flour from the mill in Rochester, though train travel was unpredictable. A community hall, known as Olds and Fishback Hall, was located on the second floor. The community hall measured 25 ft. by 80 ft. with a 25 ft. ceiling. It was the center of entertainment (theatre), social, political, and educational affairs in the community.^{xix}

On September 22, 1880, Horace Fishback married Cornelia Van Dusen at Pardeeville, Wisconsin. The *Brookings County Press* extended their congratulations to the new couple, praising Horace as "one of Dakota's most promising young men. He was one of the first men to open business in this place and from the day of his arrival to the present time has never ceased to constantly rise in esteem and respect of all who have become acquainted with him, not only in a business manner but as a social manly gentleman."^{xx} Horace and Cornelia set up their first home together at 423 8th Street in a small one-story frame house. Their first child, Myra Fishback, born in 1882, began her life in this small frame house.^{xxi}

The Fishbacks were immediately active in the community. In 1881, The City Council appointed Horace Fishback as Fire Warden of Brookings. In 1882, he was elected Alderman. Horace, along with George Sexauer, Dr. E. E. Boyden and Dr. B.T. Green, incorporated the Brookings Hospital Company. The Company constructed two and a half story, 21-bed hospital in Brookings in 1907. Horace Fishback served on the city council for two terms and the school board for over twenty years. Cornelia taught school in 1882 in the first schoolhouse erected in town.^{xxii}

In August 1883, Olds and Fishback converted their Brookings County Bank into a National Bank. A newspaper notice on December 13, 1883 stated, "The First National Bank of Brookings started business on Monday morning. There are only four National banks along the D.C.R.R. (Dakota Central Railroad) one at Brookings, two at Huron and one at Pierre."^{xxiii} T.L. Fishback served as president, G.A. Mathews, vice president, and Horace Fishback as cashier.^{xxiv} The directors were T.L. Fishback, Horace Fishback, G.A. Mathews, J.B. Scobey, A.B. Olds, and H. Lawshe.^{xxv}

With his business established, Horace decided to buy a large, comfortable home. Mr. Lockhart, who owned a local lumber company, wished to sell his sturdy, substantial house to Horace in 1885. The high style house had a mansard roof and was located at 501 8th Street in Brookings, just east of the small frame house Horace and Cornelia were residing in. In a letter to his father of May 17, 1885, Horace wrote, "I told Lockhart I would take the house and hope I have not made a

^{xv} Pat Fishback to Jennifer Brosz, South Dakota State Historic Preservation Office, 3 August 2010, email "National Register Nomination Lockhart House" (a family history), personal communication with nomination author. (Hereafter cited as Fishback to Brosz 3 August 2010).

^{xvi} Ibid.

^{xvii} *Brookings County History*, 241.

^{xviii} G.O. Sandro, "History of Brookings County" (Thesis, University of South Dakota, 1936), 29.

^{xix} *Brookings County History*, 241.

^{xx} Fishback to Brosz, 3 August 2010.

^{xxi} The one story frame house was moved to 9th Street and George Arthur Mathews built his home on this land in 1896.

^{xxii} Fishback to Brosz, 3 August 2010.

^{xxiii} Ibid.

^{xxiv} Sandro, 29.

^{xxv} Horace Sr.'s sons, Horace Jr. and Van Dusen, later took over the operation of the bank. After Van Dusen died, Horace Jr. remained president of the bank until his death in 1968. Horace Jr.'s son, Robert, then became president of the bank and was joined later by his brother, Van Fishback. The two brothers continue to be involved daily in the life of what is now First Bank and Trust and Fishback Financial Corporation. They continue to the present the banking tradition begun by Horace Fishback, Sr., with the help of his father Thomas Lacy [T.L.] Fishback.

mistake... Corneal does not know that I have bought it but will be delighted to have the house.^{xxvi} The house cost him \$3,150.00. They moved into the new home with 3-year-old Myra. The house accommodated a growing family: Van Dusen (February 7, 1885), Blanche (May 7, 1887), and Horace Jr. (May, 1894).

In the early 1900s, the Fishbacks decided to construct a large NeoClassical home on their lot at 501 8th Street. To clear the lot for the new home in 1902, a moving firm placed the Lockhart-Fishback house on old fashioned rollers and slowly began moving it northeast across the Fishback's back pasture towards its new site (1001 6th Avenue). The family lived in the house as it was being moved. Many letters from the family to Myra, at college, document the experience, describing, for example, at what point in the pasture the family had eaten dinner that day. In letters to her brother, Horace, Jr., in the 1960s Blanche recalled that the house moving firm underestimated the weight of the house and plaster began falling. Cornelia had to put everything breakable under the beds during the move. Blanche recalled the excitement of returning home from school each day to find the house a little further in the pasture, and emptying scraps from dinner just out the back door for the chickens.^{xxvii} The Fishbacks lived in the Lockhart-Fishback House until they could move into the completed second floor of the grand Neoclassical house at 501 8th Street. They still went back and forth between their two houses while living in the second floor of the Neoclassical house. Family letters indicate that Horace Sr. and Cornelia Fishback sold the Lockhart-Fishback house sometime in 1903.

The Lockhart-Fishback House has remained at 1001 6th Avenue for over 100 years, since its move in 1902. It is unknown who purchased the home in 1903. According to accounts by the home's recent owners, it was owned by a woman who was a D.A.R. in the 1920s. They believe it became a rental property or a boarding house in the 1940's. A Mrs. McTague owned it in the 1950s. By the 1960s it was divided into two apartments, one upstairs and one downstairs. In 1977 Art and Irene Dracy sold it to M.K. and Ernie Huggins. When the Huggins purchased it in 1977 it was a triplex. Robert and Pat Fishback purchased the home in 2010, returning the Lockhart-Fishback House to family ownership. Robert is the son of Horace Fishback Jr. (Horace Fishback Sr. was his grandfather.) Robert and Pat have extensive family records including letters written between family members in the late 1800s and early 1900s giving accounts of the Lockhart-Fishback house.

The Fishback family is pleased to have the home back under their ownership, and they are currently working to restore and preserve it for the future. The home remains an excellent and unique example of an early Brookings home, exhibiting blended features of the Second Empire and Queen Anne styles.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form)

Brookings County Historic Book Committee. *Brookings County History Book*. Freeman, SD: Pine Hill Press, 1989.

Creamer, Blanche (Fishback), to Horace Fishback, Jr., 26 September 1964. Transcript in the hand of Robert and Pat Fishback, owners, 1001 6th Ave., Brookings, SD.

Erpestad, David 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.

Fishback, Pat to Jennifer Brosz, South Dakota State Historic Preservation Office, 3 August 2010. Personal communication (email).

Gelernter, Mark. *A History of American Architecture: Buildings In Their Cultural and Technological Context*. Hanover: University Press of New England, 1999.

Indiana Historic Sites and Structures Inventory: Randolph County Interim Report. Indianapolis: Historic Landmarks Foundation of Indiana, 1998.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 2002.

Sandro, G.O. "History of Brookings County." Thesis, University of South Dakota, 1936.

^{xxvi} Fishback to Brosz, 3 August, 2010.

^{xxvii} Blanche (Fishback) Creamer to Horace Fishback, Jr., 26 September 1964, transcript in the hand of Robert and Pat Fishback, owners, 1001 6th Ave., Brookings, SD.

Lockhart House
Name of Property

Brookings County, SD
County and State

Previous documentation on file (NPS):

Primary location of additional data:

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 # _____

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

Historic Resources Survey Number (if assigned): BK00001913

10. Geographical Data

Acreage of Property less than one
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>14</u>	<u>675801</u>	<u>4909456</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The east fifteen (15) feet of the south half of Lot 5 and the south half of Lots 6 & 7, Block 17, Morehouse Addition, City of Brookings.

Boundary Justification (explain why the boundaries were selected)

The boundary includes the property historically associated with the Lockhart-Fishback house since 1902.

11. Form Prepared By

name/title Jennifer R. Brosz, Historic Preservation Specialist
organization SD SHPO date 8-22-10
street & number 900 Governors Drive telephone (605) 773-2906
city or town Pierre state SD zip code 57501
e-mail jennifer.brosz@state.sd.us

Additional Documentation

Submit the following items with the completed form:

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

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

The following information pertains to photograph numbers 1-5 except as noted:

Name of Property: Lockhart House
County and State: Brookings County, South Dakota
Photographer: Jennifer Brosz
Date of Photographs: July 2010
Location of Photographs: South Dakota State Historic Preservation Office, Pierre, SD

Photo No.	Photographic Information
0001	LockhartHouse_BrookingsCounty_SD_0001 Facing Northwest
0002	LockhartHouse_BrookingsCounty_SD_0002 Facing North
0003	LockhartHouse_BrookingsCounty_SD_0003 Facing Northeast
0004	LockhartHouse_BrookingsCounty_SD_0004 Facing Southeast
0005	LockhartHouse_BrookingsCounty_SD_0005 Facing Southwest

Property Owner:

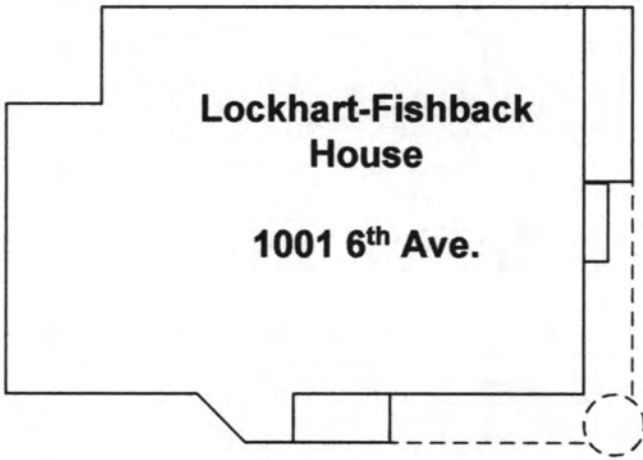
(complete this item at the request of the SHPO or FPO)

name Robert and Pat Fishback
street & number 423 8th Street telephone _____
city or town Brookings state SD zip code 57006

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 18 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.

**Lockhart-Fishback House
Property Sketch
Brookings County
Brookings, South Dakota**



6th Ave.

Harvey Dunn Street



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Lockhart House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: SOUTH DAKOTA, Brookings

DATE RECEIVED: 10/14/10 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 11/28/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000954

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11.29.10 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Lockhart House - Brookings County - SD - 0001. TIF



Lockhart House - Brookings County - SD-0002. TIF



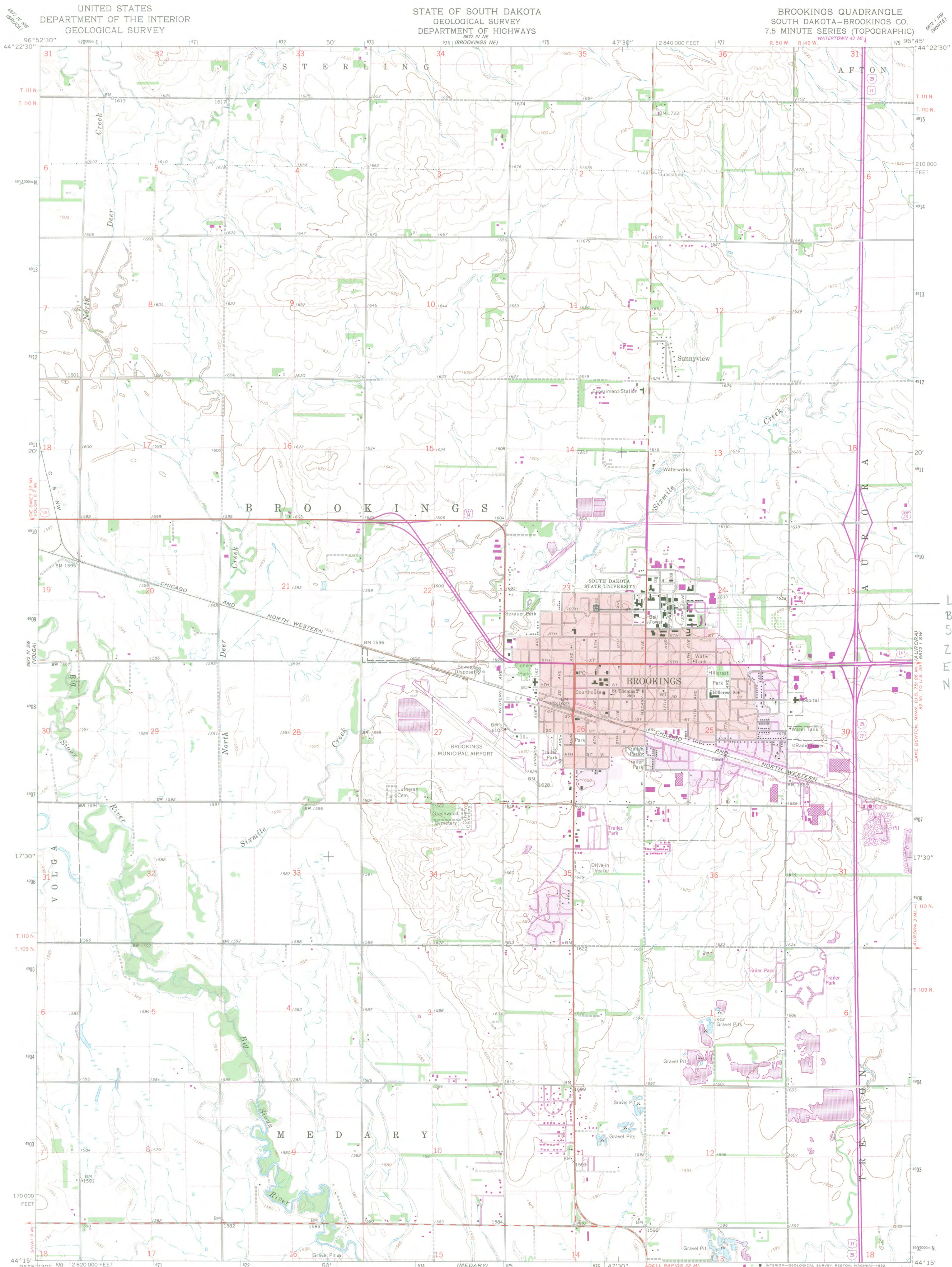
Lockhart House - Brookings County - SD - 0003 .TIF



Lockhart House - Brookings County - SD-0004, T1E

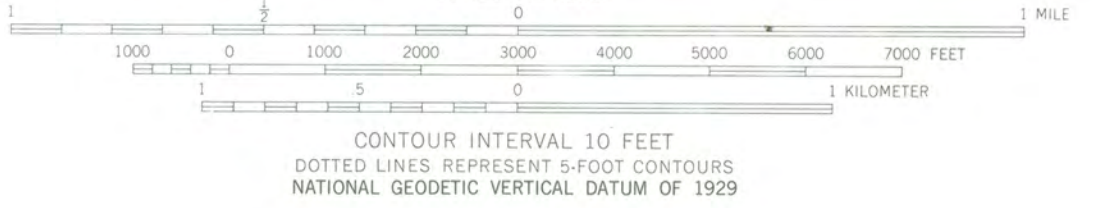


Lockhart House - Brookings County - SD - 0005. TIF



Lockhart House
Brookings County
South Dakota
Z = 14
E = 675801
N = 4909456

Mapped, edited and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial photographs taken 1961 and planetable surveys 1964
Polyconic projection. 1927 North American datum
10,000-foot grid based on South Dakota coordinate system, north zone
1000-meter Universal Transverse Mercator grid ticks, zone 14, shown in blue
Red tint indicates area in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is un-checked
To place on the predicted North American Datum 1983
move the projection lines 7 meters north and
27 meters east as shown by dashed corner ticks



ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route



BROOKINGS, S. DAK.
N4415—W9645/7.5
1964
PHOTOREVISED 1981
DMA 6672 IV SE—SERIES V873

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled from aerial photographs taken 1978. Map edited 1981
This information not field checked
Purple tint indicates extension of urban area



SOUTH DAKOTA
STATE HISTORICAL SOCIETY

Department of Tourism and State Development

900 Governors Drive | Pierre, SD 57501-2217

Phone 605-773-3458 | Fax 605-773-6041 | www.history.sd.gov



5 October 2010

Keeper of the National Register
National Register of Historic Places
National Parks Service
1201 Eye St NW
8th Floor (MS 2280)
Washington DC 20005

Dear Keeper of the National Register:

Enclosed are six National Register of Historic Places nominations: *Wewela Hall, Molstad Lake Park, Ellis and Roberta Henline Farmstead, John L. Hall Residence, Lockhart-Fishback House, and Dr. William Edgerton House.*

Also enclosed are amendments for the *Rapid City West Boulevard Historic District, Rapid City Historic Commercial District, Vermillion Historic District, and Yankton Historic District.*

If you have any questions regarding any of these submittals, please feel free to contact Chris Nelson at 605-773-3103 or at chrisb.nelson@state.sd.us.

Sincerely,

Jay D. Vogt
SHPO



Department of
Tourism & State
Development

Office of Tourism TravelSD.com
Governor's Office of Economic Development SDreadytowork.com
Tribal Government Relations SDtribelrelations.com
Arts Council artscouncil.sd.gov
State Historical Society history.sd.gov
Housing Development Authority SDHOA.org

2010
initiative

2010initiative.com



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

November 29, 2010

Notice to file:

This property has been automatically listed in the National Register of Historic Places. This is due to the fact that the publication of our Federal Register Notice: "National Register of Historic Places: Pending Nominations and Other Actions" was delayed beyond our control to the point where the mandated 15 day public comment period ended after our required 45 day time frame to act on the nomination. If the 45th day falls on a weekend or Federal holiday, the property will be automatically listed the next business day. The nomination is technically adequate and meets the National Register criteria for evaluation, and thus, automatically listed in the National Register of Historic Places.

Edson Beall
Historian
National Register of Historic Places
Phone: 202-354-2255
E-mail: Edson_Beall@nps.gov
Web: www.nps.gov/history/nr