

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

1216

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

1. Name of Property

historic name Hoffman House
other names/site number

2. Location

street & number 307 Green Street [] not for publication
city or town Yankton [] vicinity
state South Dakota code SD county Yankton code 135 zip code 57078

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 [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title Date
Jay D. Vogt State Historic Preservation Officer 09-19-2007
South Dakota State Historic Preservation Office
State or Federal agency and bureau

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

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

4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper

Date of Action

Four horizontal lines for signature and date input.

Hoffman House
Name of Property

Yankton County, South Dakota
County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not count previously listed resources.)

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 1 | 0 | buildings |
| 0 | 0 | sites |
| 0 | 0 | structures |
| 0 | 0 | objects |
| 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 Function

(Enter categories from instructions)

Domestic

Current Functions

(Enter categories from instructions)

Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Italianate

Materials

(Enter categories from instructions)

foundation Brick
walls Brick
roof Asphalt Shingles
other Interior Oak and Maple Floors

Narrative Description

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

Hoffman House
Name of Property

Yankton County, South Dakota
County/State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

Architecture

Periods of Significance

Circa 1880

Significant Dates

Circa 1880

Significant Person(s)

(Complete if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Unknown

9. Major Bibliographical References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

- recorded by Historic American Engineering Record

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Hoffman House
Name of Property

Yankton County, South Dakota
County/State

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1. 14 630510 4747339
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Mike Vogel

organization South Dakota SHPO

date April 17, 2007

street & number 900 Governors Drive

telephone 605-773-6056

city or town Pierre

state SD

zip code 57501

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional Items

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

Property Owner

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

name Cheryl Battin

street & number 307 Green Street

telephone 605-660-3423

city or town Yankton

state SD

zip code 57078

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

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

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**

Hoffman House

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

The Hoffman House built in circa 1880, is located in Yankton, South Dakota. Yankton, oftentimes called the Mother City of the Dakotas, is located in the southeast part of the state on the Missouri River. Yankton was the capital of Dakota Territory established by Congress in 1861.

Most American houses do not fit neatly into one particular stylistic category but instead have two or more styles.¹ Italianate houses built in the United States generally followed the informal rural models of the Picturesque movement. In America these Old World prototypes were variously modified, adapted, and embellished into a truly indigenous style with only hints of its Latin origin.²

In the case of the Hoffman House, it is more vernacular than any particular style. However, it does have some Italianate features such as the low pitched roof and tall narrow windows with decorative window hoods. The roofline is uneven and hipped on the east and west end gables. A corbelled belt course that separates the first floor from the basement is existent on all elevations. All of the historic basement windows have been surrounded with concrete replacement window wells that were constructed in the 1980's to address foundation water problems.

From left to right on the façade there is a pair of one over one double hung windows, a central entrance and another set of one over one double hung windows. On both the south and north ends of the foundation there are single paned basement windows with a segmental brick arch on top. The south end of the façade features a concrete stairway and basement entrance directly underneath the brick front door entrance. A solid wooden door serves as the entrance to a porch area on the east side of the basement similar to the size of the porch entrance on the main level. A clipped gable on the north side of the façade features a small round window encircled by brick in the upper section. Wooden dentils are visible on the north fascia board of the gable. A small hipped roof covers the extended brick front door entrance. A seven step concrete stairway leads to the concrete landing area in front of the main entrance. A wooden shed roof apron with wrought iron column supports and rails was added to the entrance in the 1980's.

From left to right on the south elevation there are two one over one double hung windows, a south entrance door, a five sided bay with four one over one double hung windows, and another similar window on the east end. This side also features five basement windows similar to those on the façade. A plastic staircase was added to the south entrance of the house in recent years but it does not detract from the historical integrity of the home because it is hardly visible from the street in front of the house.

The west elevation has an entrance door on the southeast corner. There are two round windows in the upper clipped gable similar to the round window on the façade. Wooden dentils similar to those on the east elevation are located on the north fascia board of the gable and the hipped roof section of the gable. A plastic deck and stairway was added to the west end of the house in recent years but it does not detract from the historic integrity of the home because it's hardly visible from the façade side.

¹ Stephen Rogers and Lynda B. Schwan, *Architectural History in South Dakota*, South Dakota State Historic Preservation Office, Pierre, South Dakota, 2000 p.1

² Virginia & Lee McAlester, *A Field Guide to American Houses*, Published by Alfred A. Knopf, Inc. 1984 p.213

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Hoffman House

Section number 7 Page 2
Yankton County, South Dakota

The north elevation reveals that the home is narrower on the west half. The kitchen and bathroom areas are not as wide as the living room, dining room and bedroom side of the east half of the house. The north elevation depicts two window changes that have been made in the seventies. Both the kitchen and bathroom windows on this elevation were downsized but the elaborate window hoods and sill's woodwork was emulated to match the artistry of the rest of the exterior. The west elevation of the wider side of the house has one window opening similar to those on the south elevation. The north side of the front section of the house has only two window openings and they are located in the basement and are similar to the basement windows on the rest of the house.

**National Register of Historic Places
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National Park Service**Section number 8 Page 3Hoffman House Yankton County, South Dakota

SIGNIFICANCE

The Hoffman House in Yankton, South Dakota is eligible for the National Register of Historic Places under Criterion C as it is a good representation of first generation brick homes built in the southeastern part of the state during the 1880's.

Yankton's richly endowed history began with the Arikara or Ree Indians establishing permanent villages along the Missouri River. In the mid-1700's they were forced northward by the Dakota who then controlled the Missouri and James River area.

By the 1700's French fur traders traversed the area, and soon laid claim to the land west of the Mississippi River. By 1762 the King of France ceded the land to his cousin, Charles II, King of Spain. By 1802 the French reclaimed the land, and it became known as the Louisiana Territory.

The United States purchased the Louisiana Territory from France in 1803 for \$27,267,622, or about three cents per acre.

By 1804 the Lewis and Clark expedition, which set out to explore and have conferences with the Native Americans, passed through the Yankton area.

In 1858 the Treaty of Cession was signed by the United States Government and the Yankton Sioux Chief, Strike-the Ree after the chief had concluded that fighting the white intruder was futile. The treaty removed the Tribe to 400,000 acre reservation farther up the Missouri River.³

In March of 1861 President Buchanan signed legislation creating Dakota Territory. Yankton was elected the Territorial Capital.

Dakota Territory as created by Congress was a mammoth entity. Encompassing all of the future states of North and South Dakota and parts of Wyoming, Montana and Idaho, the new political subdivision of the United States contained some 350,000 square miles and a very meager non-Indian population. Because President Buchanan had signed the document which established the territory in the waning hours of his administration, it fell to President Abraham Lincoln, inaugurated two days later, to appoint the first governing officials of the vast prairie land about which relatively little was known.⁴

Yankton was officially incorporated in 1862 by the first Territorial Legislature.

The name of Yankton, which was chosen to identify the county and its principle town, is the name of the division of the Dakota nation of the Indians who occupied the area prior to White settlement.⁵

³ Don Allan, *Yankton Celebrates the Centennial of South Dakota 1889 – 1989*, Published by Boller Printing Company, Yankton, South Dakota 1989 p.3

⁴ Robert F. Karolevitz, *Yankton: A Pioneer Past*, North Plains Press, Aberdeen, South Dakota, 1972 p.19

⁵ Dakota Territorial Centennial Committee, *Yankton County in Dakota Territory, Centennial Year 1961*, Argus Printers, Stickney, South Dakota 1961 p.9

**National Register of Historic Places
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George B. Hoffman owned a harness shop in 1870 located near Broadway Avenue in Yankton, said to be the first in Dakota Territory.⁶ He built the red brick house at 307 Green Street, which included servant's quarters in the basement. The main floor has unusual flooring laid at an angle to form borders, and the woodwork is elaborately carved with pineapple shaped decoration.⁷

George B. Hoffman was born in Niles, Michigan in 1839 where he attended public schools. He went with his parents to Detroit and attended Cochran's Business College, from which he was graduated. In 1861 he moved to Fort Randall in Dakota Territory where he secured a position as a store clerk. A short time later Mr. Hoffman started his own store at Fort Randall and was there for five years. Following that Hoffman spent two years at Fort Sully working for the Northwestern Fur Company before moving to Yankton and starting the harness business.⁸

The career of Mr. Hoffman is an exemplification of what may be accomplished by industry, ability and straightforward business methods. Mr. Hoffman has made a gratifying success of this life, from a financial point of view, and, what is more, has earned the respect and esteem of his fellows.⁹

The Hoffman House constructed circa 1880 and located at 307 Green Street in Yankton is eligible for the National Register of Historic Places under Criterion C for its significance as a good example of early brick homes built in Yankton during the late 19th century. The Hoffman House also exemplifies Italianate features such as tall narrow windows that have decorative window hoods and the low pitched roof. Together, the combination of these features make it a good example for nomination under the architecture criteria.

⁶ Yankton County Historical Society

⁷ Ibid

⁸ Memorial and Biography, *Compendium of Local Biography*, Published by GEO. A. OGLE & CO. 1897

⁹ Ibid

**National Register of Historic Places
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Yankton County, South Dakota

BIBLIOGRAPHY

**National Register of Historic Places
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National Park Service**Section number 10 Page 6County, South Dakota

GEOGRAPHICAL DATA**VERBAL BOUNDARY DESCRIPTION**

The boundary is an imaginary line encompassing the house. It begins at a point twenty feet northwest of the northwest corner of the house and runs east to a point fifteen feet northeast of the northeast corner of the house. It then runs south to a point 15 feet southeast of the southeast corner of the house. It then runs west to a point 20 feet southwest of the southwest corner of the house. It then runs north to the original starting point.

BOUNDARY JUSTIFICATION

The boundary includes only the house. A garage and deck are added to the west end of the property but these additions are non-historic.

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Hoffman House

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Yankton County, South Dakota

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-2_ except as noted:

Photographer: Mike Vogel
Date of Photographs: April 10, 2007
Negatives:

| Photo No. | Photographic Information |
|-----------|--------------------------|
|-----------|--------------------------|

SD Yankton County, Hoffman House

1. Tiff
2. Tiff