

United States Department of the Interior
National Park Service

11422

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Doland Commercial Historic District

Other names/site number: _____

Name of related multiple property listing: _____

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

N/A

2. Location

St. & number: West side of Humphrey Dr. to the intersection with 2nd St.

City or town: Doland State: SD County: Spink

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

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

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

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B ___ C ___ D

<u>Jay D. Vogt</u>	<u>09-30-2019</u>
Signature of certifying official/Title:	Date
<u>SD SHPO</u>	
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:	_____ Date
_____ Title :	
State or Federal agency/bureau or Tribal Government	

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4. National Park Service Certification

I hereby certify that this property is:

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


Signature of the Keeper

11/18/19
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

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH CENTURY AND 20TH CENTURY REVIVALS/Classical Revival

LATE 19TH CENTURY AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Commercial Style

NO STYLE

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Foundation: concrete, Walls: brick, limestone, wood, plaster, Roof: asphalt shingles, wood frame.

Narrative Description

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

Summary Paragraph

The Doland Commercial Historic District is located in the center of the town of Doland. Twelve buildings compose the historic district, all located along Humphrey Drive. The majority of the present buildings were erected after a fire in 1913 destroyed most of the original wood buildings. The architectural style of the district can be characterized as Commercial Style, with the exception of the bank building which features Neoclassical elements, and the American Legion building. Features of Commercial Style buildings include simple ornamentation, multiple stories, masonry construction, multiple bays, and large storefronts and display windows.¹ Many of the buildings in the Doland Commercial Historic District feature these elements. Overall, the architectural aesthetic of the district is very cohesive.

While three buildings have been altered and are not presently considered contributing, the district overall presents good integrity. Integrity of location and setting especially play an important role in conveying historic significance: none of the commercial blocks have been moved and the surrounding neighborhood has remained residential. There is no significantly-intrusive new construction encroaching

¹ Stephen Rogers and Lynda B. Schwan, *Architectural History in South Dakota* (Pierre, SD: South Dakota State Historic Preservation Office, 2000), 15.

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upon the historic commercial district, and non-contributing buildings in the district occupy lots that have historically been built and occupied. These resources are either historic buildings that have been covered in aluminum siding or are new construction to scale within the district. Additionally, the historic district remains the town's commercial center, as an important focal point in Doland.

The original exterior design and workmanship of several contributing buildings have been altered, as windows and original store fronts have been covered or replaced. However, this is a common change to commercial buildings of the period.² The original window openings and storefronts are still clearly discernable. Many buildings have windows that have simply been boarded up and could still retain original fixtures. Even though original wood materials have deteriorated, the buildings in the district are primarily brick. The brickwork and decorative stonework have remained intact, lending good overall integrity of materials. All these components contribute to a high level of integrity of feeling and association. The district's overall aesthetic and physical features convey its historic character and time-period and create an important narrative of the town's commercial development over the course of the 20th century.

Narrative Description

Location and Setting

The buildings that are part of the Doland Commercial Historic District are located along Humphrey Drive. The district includes lots 1 – 14 of block 8, Lots 7 – 8 of block 7, lot 11 of block 4, and lot 13-14 of block 3. The area around the district is primarily residential, with the Doland High School located directly north. To the south of the district there is an agricultural complex with a grain elevator and grain bins. The location and setting of the district have remained the same since the district's inception. The historic commercial district remains the primary commercial area in town, and an important gathering point for the surrounding area.

1. 201 N. Humphrey Dr. (Fargo Block) 1913 Contributing

This building sits on the northwest corner of Humphrey Dr. and 1st St. The main façade faces Humphrey Drive, while the secondary façade faces 1st St. This secondary façade, facing south, is brick laid in a common bond. From left to right, the first floor has a vacant storefront, three windows with stone sills, and a small door that leads to the building's upper floors. On the sidewalk in front of the eastern corner is a short railing and glass blocks embedded in the ground that provide light to the basement area.

² Rogers and Schwan, *Architectural History in South Dakota*, 15. Commercial Style buildings also suffer from interior alterations.

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On the south façade, the first and second floor are separated by a continuous stone molding that does not reach all the way to the edge of the building. Above this molding rest seven window openings. The windows have been altered and covered for the most part. There are no original fixtures on the south side of the building. Above the second-floor windows is a decorative rectangle made with brickwork laid in a soldier bond. Above the rectangle there is a dentil-like motif, and right above it a second stone ledge which also doesn't reach all the way to the edge of the building.



Fig 1. - Fargo and Riske Block, photo c. 1913

The Fargo Block shares the main façade facing east with the adjacent Riske Block. The two buildings are separated by a thicker pillar between the second-floor windows and the first-floor storefronts. Engraved stones with the names FARGO and RISKE and the date 1913 distinguish the two buildings. The façade however retains visual continuity with a stone course, dentils, and a decorative rectangle with soldier bond brickwork spanning the length of both buildings. The entire façade has seven windows, three on the Fargo Block and four on the Riske

Block. Historic pictures show these were originally Chicago-Style windows, but all windows have been significantly changed. The only second story windows to retain some of the original design and materials are on the northern most side of the Riske Block. These are covered but the leaded transom windows remain intact.

On the first floor, the Fargo Block has a storefront that has been entirely covered up by wooden boards. The entrance to Greeny's Bar is located in the middle of the building, between a single pane display window to the south and a double pane display window to the north. Above the windows and the door, there are transoms that have also been boarded up. Historic photographs suggest these were made up of glass blocks.

The Fargo Block's first floor interior doesn't retain much of its historic material. The first floor is divided between Greeny's Bar to the north and a small convenience store to the south. From the Sanborn maps of 1916, the first floor originally contained a hardware store, a tin shop, office spaces and a bank. From the access through 1st St. there is a small atrium and a staircase that leads to the second floor. The staircase has the original spindled balustrade and is framed by two wooden Doric columns elevated on high plinths. The steps are wood that have been painted gray and there is a small room under the staircase. The second floor is divided into a disused Masonic Lodge to the west, which is the back of the building, and the telephone exchange offices to the east. The Masonic Lodge retains the original five-pane foldable doors, wood baseboard, original window and door wood trims including a skylight over

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the main room, and a closet space entirely covered with wood panels originally used to house ceremonial objects. Several ornate cast-iron radiators are also present throughout the rooms.

To the east of the block, on the second floor above the storefronts and where the windows of the Fargo Block have been reduced, were several offices used by the telephone exchange, the Dakota Central Co. These offices are now seasonally used as accommodations for hunters. The space retains the original layout, and the original wood window and door trims. The doors have three wood panels and a frosted glass pane at eye level. Above, the original frosted glass transoms complete with the original opening mechanisms are still intact. Original wood cabinetry is still intact in the hallways and in individual rooms, a wood baseboard is present throughout, a wood course appears half-way through the walls, and the original wood flooring remains intact in the hallways and most of the rooms. The only noticeable alterations to the space are the drop ceiling tiles that have been installed in the hallways and rooms, and the modified windows.

2.
203 and 205 N. Humphrey Dr. (Riske Block)
1913
Contributing

As mentioned, the Riske Block shares a façade with the Fargo Block. The first floor of the Riske building has three access points, two storefronts and the central door leading up a staircase. The storefront to the south retains its original configuration, but the historic materials are gone or have been covered up. The storefront to the north has also been entirely covered up. A short awning spans the length of the building, and a continuous transom is above it. Historic pictures suggest this transom was also made up of glass blocks.

The first-floor interior of the Riske Block, behind the storefront to the south, is severely deteriorated. Water damage has caused the floor to collapse, and the area is generally inaccessible. This was the site of the Humphrey's Drugstore, owned by Hubert H. Humphrey Sr., father of Hubert H. Humphrey Jr., Vice President of the United States under Lyndon Johnson. On the second floor above the storefront were the offices of locally renowned Dr. Sherwood.

3.
207 N. Humphrey Dr. (J.M. Drayer Block)
1913
Contributing

The Drayer Block is made up of two sections: the original façade with decorative features made with red brick laid in a common bond, and the infill made with yellow brick. The infill replaces what historic pictures show to be display windows. The original window and door fixtures are gone, and a metal awning rests above them. The metal awning continues on the adjacent building to the north.

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The original brickwork is intact, two pillars support the roof and the decorative brickwork above the infill. This decorative brickwork consists of three recessed rectangles with pillars between them and overhanging dentils. Above, there is a brick course with a secondary, smaller series of dentils and the plaque that reads "19 J.M. DRAYER 13" is located above.

Historic Sanborn maps outline the original function of the building as a general store. Today it is a bar. The interior of the bar has been connected to the building to the north, providing space for large gatherings.

4.

211 N. Humphrey Dr.

1930

Non-Contributing

This building's exterior is completely clad in turquoise metal sheeting. None of the original features seem to be surviving. A small aluminum window and an aluminum door are on the façade.

The interior of the building is a large space connected to the local bar to the south. It is currently used to host large gatherings.

5.

213 N. Humphrey Dr.

1913

Contributing

This building is part of a two-part block that includes 213 and 215 N. Humphrey Drive. Like the Drayer Block, it is composed of the original brick frame and decorative brickwork with an infill where the original storefront used to be. The infill is stucco, with a wood netting forming rectangular shapes across it. An aluminum door and window are on the façade. None of the original fixtures seem to remain. The brick façade is laid in a common bond, with three rows of dentils. The top row of dentils is smaller and runs the entire length of the facade right underneath the roof line. The middle row of dentils is stepped, making it more prominent. The lowest row is interrupted by a thick brick pillar between the two parts of the building. According to the Sanborn map of 1916, this building was at one time divided between a barber shop to the south and a grocery store to the north. Today it is used as the Doland Clinic.

6.

215 N. Humphrey Dr.

1913

Contributing

As mentioned, the 215 and 213 N. Humphrey Dr. share a façade. The original façade and decorative brickwork are the same and in the same condition. As with the Doland Clinic, the central portion had

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been filled in too. It has several metal panes, a glass window, double glass and aluminum doors, and a metal awning. This building was used as a printing press by Mr. Len V. Doty, proprietor of the local newspaper the *Times Record*, until it was converted to the Doland Senior Center.³ The last issue of the newspaper was published in 1992.

7.
219 N. Humphrey Dr.
1900
Non-Contributing

This building is entirely clad with white metal sheeting and painted to resemble an American flag. There are three irregularly shaped windows, and no access points. It is attached to the bank building to the north at 219 N. Humphrey Dr. and is used as part of the Beadle And Spink Enterprise Community (BASEC) offices. The Sanborn map dating 1916 show this building was originally built with concrete blocks and served as a harness shop. Information from the Spink County Equalization Office says the building was originally part of the bank building and constructed in 1900. It was remodeled between 1987-1989 and again in 2014. It is possible that the original façade survives under the metal sheeting.

8.
219 N. Humphrey Dr. (Security State Bank)
c. 1900
Contributing

This historic bank is designed in a Neoclassical Style. The façade is separated into three sections by four fluted Doric columns, resting on high pedestals and painted brown. An architrave rests on top of the columns and a decorative cornice with dentils rests above it.

The southernmost section has a door with a thick trim around it. The door is not original. Above the door is a brown pediment supported by two corbels also painted brown. The remaining two sections, the one in the middle and the one to the north, house large windows divided in three panes. The bottom panes are clear, while the two panes above are made up of glass blocks. Like the door, the windows are not original.

Much of the interior wood millwork in the bank remains intact, such as the cornices, doors, and baseboards. The floor is mostly carpeted except for the center of the room, where the original hexagonal tile flooring with decorative motif remains intact. This delineated the public and private spaces. The bank also had counters that have been removed but would have lined the edge of the tiled floor. The original vault is still intact with inspection certificates dating from 1919. The original lockboxes are still inside as well. The south part of the interior has been remodeled and is currently being used as office spaces.

³ Centennial Planning Committee, *Centennial Doland* (S.D. Self-published, 1982), 37.

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9.
225 N. Humphrey Dr.
1966
Non-Contributing

This is a modern corrugated metal building painted red, sited on the southwest corner of Humphrey Dr. and 2nd St. It has a very wide gable, large glass panes in the retail space located on the northeast corner, and garage bays facing 2nd St. The Sanborn map of 1916 shows that these lots were originally occupied by a cluster of buildings including a restaurant, a general store, a meat vendor, a bank, and a carpenter shop.

10.
301 N. Humphrey Dr. (American Legion)
c. 1900
Contributing

The American Legion building sits on the corner between Humphrey Dr. and 2nd St. It is a wood, weatherboard clad frame structure with a front-facing gable roof. It's painted white, with a light blue trim around the roof line, the corners of the structure and the window frames. The original windows have for the most part been reduced in size and replaced by metal windows. The building has a slightly raised concrete foundation and an asphalt-shingle roof. The front, facing Humphrey Dr., has a set of concrete steps with a metal railing. A plain white door provides the access point, and a window sits to south. Above, centered on the façade is a painted plaque that reads "DOLAND AMERICAN LEGION POST 69."

The side of the building, visible from 2nd St., has two windows with light blue trim. The windows have been modified and one of the windows located in the center has been completely boarded up. This side also has a low addition with a saltbox slanted roof. This secondary volume has a three-pane door with a glass window. The addition also has a three-pane window which seems to be original. The basement of the entire structure has similar three-pane windows. The back of the building has another attachment, a shed-like structure resting on two concrete blocks, and no foundation. The roof has asphalt shingles. There is a four-pane door in the shed, but it is too high up to be accessible.

Personal correspondence with members of the American Legion Post 69 suggest that the building was built as a church somewhere on the south side of town, and then moved to its present location; however, no documentation has been found to support this claim. Post 69 was organized on September 18, 1919.⁴ It's reasonable to conclude that the building was moved to its present location to house the American Legion in 1919, however no building specifications were reported.

⁴ "Legion Post Organized," *Times Record* (Doland, SD), Sept. 19, 1919.

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11.
102 Second St. East
c. 1917
Contributing

The building sits on the corner of Humphrey Dr. and 2nd St. opposite the American Legion. Its massing is long and low and is clad in polychromatic brickwork laid in a common bond. The building was designed by F.C.W. Kuehn, renowned architect based in Huron. The structure was built as a garage and showroom and has three large openings on the façade facing Humphrey Drive. By the 1980s it had been converted to the Now & Then Supper Club. All the interior partitions were removed, and the space acted as a dining room for up to 250 people. It is possible that the central opening goes all the way to the ground, but it is now boarded up. The other two openings were probably display windows. All openings have been boarded up and a decorative metal railing sits in front of them. Above the openings there is a course laid in soldier bond. Above that is a series of decorative rectangles that have recently been uncovered. Another course laid in soldier bond is above that. In the center of the façade, under the stepped roofline, there is a T-shape made up of basket-weave brickwork.

From left to right, the long façade facing 2nd St. has two doors, an opening that could have been a display window, five rectangular windows, a garage door and a square window. None of the original windows sashes remain intact, but the original interior wood trim appears to be extant. There are decorative courses of brickwork laid in a soldier bond on the base of the wall, above the windows, and near the roofline. Between the second and third course there is an array of decorative brickwork, including stepped courses of brickwork in rectangular patterns.

The back of the building features a metal garage door opening and a window. This façade is more deteriorated than the rest, with bricks missing in certain spots. The façade facing north is utilitarian with seven boarded up windows. The interior floorplan remains intact, with pillars throughout the space supporting the roof. The reticulated beams are visible and remain intact as well.

12.
226 N. Humphrey Dr. (Riley Block/Doland Opera House)
1913
Contributing

The Riley Block is the most elaborate of the buildings in the Doland Commercial Historic District. The building sits on the south east corner of the intersection of Humphrey Dr. and 2nd St. The primary façade faces Humphrey Dr. The two-story building has two large openings on the first floor and a front door that sits in the middle and is slightly recessed. According to the Sanborn map of 1916, the two larger openings on the sides used to be storefronts for a garage to the north and a bowling alley to the south. The central entrance led to the opera house on the upper floor. All three openings had glass-block transoms that have been covered or removed. The northern half of the building was later used as a post office, but it relocated to a new facility down the street.

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Fig 2 - Riley Opera House, c. 1913

The second floor has three large windows that rest on a continuous stone course. Historic pictures show that the outer two windows were Chicago-style windows similar to the ones found in the Fargo/Riske Block. The central window, being slightly smaller, was a pair of one-over-one windows with the same style of millwork and the same transom as the other two. Right above the windows is a decorative brick lintel. Above the lintels is a subtle, decorative brick course laid in soldier bond. On the sides of the building the brick course dips into geometric

patterns culminating with a small basket-weave square. Above this decoration is another large course laid in soldier bond and a stone course that surrounds the entire building. Above this course is a plaque that reads "19 RILEY 13" and four crosses, two on each side. The parapet is stepped and stone capped.

The northern façade facing 2nd St. is also decorated. The most prominent feature are the three elongated windows with arched transoms and prominent stepped brick architraves and keystones. The three windows dip below the stone course continuing from the western façade. The central window opening reaches the stone sill, while the two lateral windows are partially bricked up. Historic pictures show this was part of the original design. Below the three elongated windows are corresponding smaller windows with stone sills. There are three windows on each side of this grouping, with a total of nine windows on the second floor. Historic pictures suggest these were one-over-one windows with transoms, except for the two windows furthest east. The base of these are bricked up, but that also seems to be part of the original design. The six lateral windows also have brick lintels. The same decorative geometric motif is replicated here, with a subtle course of brick laid in a soldier bond running a stepped pattern across the top of the façade and dipping on the sides of the building. A second soldier bond course and stone molding rest above it.

The first-floor north facade has two openings, a storefront on the easternmost corner with a recessed entrance and transom windows, and a display window on the westernmost corner connected to one of the primary storefronts on the west façade. All the openings have been boarded up. Some of the boards, especially on the western façade, have been painted with scenes from the life of the theater.

The eastern and southern facades are secondary. They appear rather utilitarian and have yellow brick laid in a common bond. The eastern façade has a variety of openings, most with brick lintels and stone sills. The south façade has two segmental arched windows with brick lintels and stone sills. All these windows have also been boarded up.

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Pictures taken in the last five years from staff members of the BASEC office reveal that the interior retains a significant amount of historic features. Wood elements such as six panel doors, wood trims, transoms, and the interior eight-over-eight windows are still intact. The original floorplan of the opera house is still intact, as are the capitols on the various pillars throughout the auditorium and the decorative arch molding that frames the stage. In his 1976 memoir, Hubert H. Humphrey Jr. recalls "It had permanent, hardwood, fold-up seats for about one-hundred fifty people on the main floor and another fifty or so in the balcony. We thought it elegant. On weekends, Tom Mix and Harry Carey movies played. It was the home of town meetings, farmers' conventions, and the high school play."⁵

Historic Integrity

By examining historic documentation and photographs and considering local histories of the Doland Commercial Historic District, it is possible to determine that the extant buildings retain good overall integrity. It is a strong example of a commercial district in Spink County.

The extant buildings in the district retain their original location and setting and continue to act as the commercial center for the town of Doland. None of the buildings have been moved and the setting remains intact without overwhelming intrusions. The aesthetics and proximity of the buildings give the district a sense of cohesiveness and render it a focal point in the town. Many of the buildings have had alterations that have impacted original design and workmanship to varying degrees. These primarily concern the original wood windows, door millwork, and storefronts, which are, unfortunately, common changes to commercial blocks in South Dakota when modified to fit new economic uses. Nonetheless, the decorative brickwork, window openings, and patterns of fenestration remain intact. Overall, none of these changes alter the scale or volume of individual buildings, or the footprint of the district as a whole. New construction in the district is minimal and occupies lots that were historically built. The district has three non-contributing buildings. One of the non-contributing buildings, part of the BASEC offices, dates to 1900 and may still retain the original façade under the metal sheeting. Alterations to individual buildings, while impacting integrity, do not significantly affect the district's historic character. Additionally, many significant buildings such as the Fargo Block which includes the Masonic Lodge and the telephone exchange offices, the Riley Block which houses the Opera House, and the Security State Bank also retain some interior historic material, including original flooring, woodwork, doors, and decorative features.

Overall, the Doland Historic Commercial District retains good integrity, and conveys integrity of feeling and association as a commercial district in Spink County developing in step with agricultural advances in the surrounding area at the beginning of the 20th century. It is the most intact example of commercial architecture in the area, as the commercial districts of Redfield, Clark, and Groton, the geographically closest large towns, have been heavily modified and no longer retain their historic integrity to an elevated degree.

⁵ Hubert H. Humphrey, *The Education of a Public Man, My Life and Politics*, ed. Norman Sherman (Garden City, NY: Doubleday & Company Inc., 1976), 28.

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Fig 3 - View of Humphrey Drive, facing south. Buildings on the right are still extant and part of the Doland Historic Commercial District. Buildings on the left, except for the Riley Block in the foreground, have been demolished. Photo c. 1940s.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

Commerce

Period of Significance

1900 – 1969

Significant Dates

1913

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Albert H. Shoultz (architect)
F.C.W. Kuehn (architect)
H.F. Stolte (architect/general contractor)

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

The Doland Commercial Historic District is eligible under **Criterion A** for historic significance in the area of commerce. The district demonstrates the economic development and permanent settlement of Doland and how it became the commercial hub of the surrounding agricultural area. The commercial district located along Humphrey Dr. was an important trade center for the region, as the connection to the Chicago & Northwestern Railway allowed it to attract businesses. Businesses included general stores, a drugstore, a printing press, a barber, a harness shop, banks, and a telephone exchange. These buildings present good integrity of location, setting, materials, design, and workmanship which lead to integrity of feeling and association. The district's period of significance is from 1900 to 1969, as it continued to thrive throughout the 1960s. As per National Register guidelines, the district does not present exceptional significance to be listed past the fifty-year cut-off.

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

Towns in South Dakota

Initially, the location of new towns in South Dakota was dictated by geographic elements. Being along navigable rivers was desirable, and many of these sites were already occupied by Indian villages or fur trading posts.⁶ The introduction of the railroad opened the rest of the territory to settlement in the 1870s to the 1890s. Railroads often created towns or caused entire existing towns to move by its tracks. Railroad companies often created townsites to encourage homesteaders to move there. Homesteaders then became their customers as they sold their crops and bought necessities without having to travel long distances.⁷ Towns also asked for railroads to come through their town, and townsite promoters would offer free right of ways, free depot grounds, and financial grants in an effort to bring the railroad through. Most towns that didn't have a connection to the railway eventually died out.⁸ Since railroads often created these new towns, they were usually named after railroad officials, and rarely reflected the unique ethnic character or feature of the town.⁹ These towns were usually laid out in a T shape, with the main business St. perpendicular to the rail line and a public building located at the end. Rarely did towns in South Dakota follow the more traditional pattern established by earlier settlement in eastern states of having the business area surrounding the courthouse or town hall.¹⁰

The railways contributed to the Great Dakota Boom of the 1880s. This was a period of unprecedented growth and prosperity for the region as settlers, enticed by the promise of free land and gold in the Black Hills came to the region. During this period, the total population of the Dakota Territory nearly

⁶ The Center for Western Studies, Augustana College, *A New South Dakota History*, ed. Harry F. Thompson (Sioux Falls: Pine Hill Press, 2009), 157.

⁷ *Ibid.*, 158.

⁸ *Ibid.*, 158.

⁹ *Ibid.*, 174.

¹⁰ *Ibid.*, 175.

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quadrupled.¹¹ Dakota Territory competed with neighboring states for settlers and the support of the federal government. Government provided “legitimacy to the land-taking and townsite enterprise and provided authority to make and enforce laws and to settle disputes. It also provided jobs and access to federal funds.”¹² The success of the town depended the success of the territory as a whole.¹³ The towns that developed east of the Missouri River owed their inception to the Great Dakota Boom and the railways that crossed the territory, but being a county seat or having well-known institutions helped these towns ensure their continued existence.¹⁴ By 1910, the largest towns east of the Missouri River included Aberdeen with nearly 11,000 residents, and Watertown, Mitchell and Huron with 6,000-7,000 people each. Pierre had nearly 4,000, and Madison, Redfield, and Brookings had approximately 3,000. Milbank and Webster had 2,000 people and Sisseton had a population of 1,400. All 11 towns were county seats.¹⁵

Founding towns in South Dakota was a speculative enterprise. Towns produced income only if people came to build businesses and homes.¹⁶ Initially, many South Dakota towns were not much more than trading centers for rural populations, where farmers could purchase what they couldn’t produce themselves. Each town usually had a basic set of stores including a “hardware store, jewelry store, meat market, bank, saloon, and general store.”¹⁷ The general store was essential because it sold groceries, dry goods, and clothing. Most general stores were not self-serve, instead customers brought in lists that were filled by a clerk. Town customers were expected to pay their bills once a week, while farmers paid once a year. This was because farmers received most of their income at harvest time or when they sold livestock. During the year, the general store extended credit without interest, thus cultivating a loyal clientele.¹⁸

The development of the commercial district was closely tied to the settlement and growth of the population.¹⁹ Business were usually clustered around a specific area and defined by a specific commercial architectural language that gave the town its identity and focused its enterprises. The main street that ran perpendicular to the railroad tracks were dominated by commercial activities housed in wood, and later brick buildings for fireproofing when it became accessible. Concrete block began being used at the beginning of the twentieth century. Early shops were contiguous and similar in scale with upstairs lodgings for the proprietors.²⁰ Architectural and stylistic development started changing the image of eastern South Dakota towns and by the early 1900s, “brick and limestone were appearing as

¹¹ Jason Biggins, *Yankton Historic Commercial District (Amendment)*, National Register of Historic Places, Nomination Form (Washington D.C.: Department of the interior, 2010, NRIS #82003950) 42.

¹² *A New South Dakota History*, 159.

¹³ *Ibid.*, 158.

¹⁴ 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), 133.

¹⁵ *Ibid.*, 133-134.

¹⁶ *A New South Dakota History*, 181.

¹⁷ *Ibid.*, 178.

¹⁸ *Ibid.*, 178.

¹⁹ Richard Longstreth, *The Buildings of Main St., A guide to American Commercial Architecture* (Walnut Creek, CA: Altamira Press, 2000), 12.

²⁰ Erpestad and Wood, *Building South Dakota*, 134.

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surface-cladding materials on metal frame buildings, but most commercial buildings in the region were still relatively small and of bearing-wall construction."²¹ Architectural changes were also enacted in part because of fire ordinances.²² Prefabricated building products and ornamentation allowed businesses to build façades that acted as advertisements for the businesses within. As a result, each building had a unique and attractive appearance. The buildings comprising the commercial district were also used as indicators of the town's achievement and potential.²³ Eventually, the use of more permanent materials, such as brick, stone, or cement, and the employment of architects and experienced builders indicated the long-term stability of the town.

Town boosters quickly adopted new innovations like gas and electric street lighting to attract businesses and secure the town's future. Street lights made towns safer and brought them prestige, but only large towns could support a gas or electric plant. Artificial lighting extended the working day and provided the freedom to do everyday activities beyond daylight. However, many towns in rural areas of South Dakota had to wait until after World War II to become electrified.²⁴

Small rural towns with vibrant commercial districts were the economic and social center of the rural landscape. However, as the century wore on, they were being abandoned. The advent of the automobile significantly affected rural towns, as it allowed for greater mobility and provided access to larger markets, and financial and recreational opportunities. Before the automobile, farmers travelled on foot, by horse, or in a horse-and-ox wagon.²⁵ While considered a luxury at first, by 1930, cars became a necessity for rural residents as 86.5% of farms in South Dakota had automobiles compared to the 58% national average.²⁶ Local and state governments implemented a tax on gasoline to create and maintain better roads. Cars and trucks, combined with better roads, caused farmers to by-pass small town merchants and sell their goods directly to larger urban centers. Competition in these larger towns provided better prices for crops and livestock and cheaper prices for store merchandise.²⁷ This led to the gradual decline of small towns, including towns served by the rail line as the small-town depot was gradually abandoned in favor of the flexibility afforded by the truck.²⁸

Farm consolidation also contributed to the decline of rural communities. Farm consolidation was primarily a consequence of a booming manufacturing sector in the 1930s that prompted many rural residents to relocate to urban centers to take manufacturing jobs.²⁹ "The combination of the demand for labor in non-agricultural sectors of the economy and the growing availability of labor-saving technologies prompted farmers to purchase tractors and other machines."³⁰ Machinery was used to solve this labor-supply problem on the farm. However, the use of machinery was advantageous on large

²¹ Erpestad and Wood, *Building South Dakota*, 139.

²² *Ibid.*, 139.

²³ Longstreth, *The Buildings of Main Street*, 13.

²⁴ *A New South Dakota History*, 178.

²⁵ *Ibid.*, 178.

²⁶ *Ibid.*, 179.

²⁷ *Ibid.*, 179.

²⁸ *Ibid.*, 179.

²⁹ Bradley H. Baltensperger, "Farm Consolidation in the Northern and Central States of the Great Plains." *Great Plains Quarterly* 7, no. 4 (1987): 257.

³⁰ *Ibid.*, 256.

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farms where it could be profitably applied. Higher production of agricultural goods lowered their prices, a side effect that only large farms were equipped to handle.³¹ Additionally, large farms were better able to take advantage of government programs and policies, had greater access to capital and credit, benefitted from lower interest rates and greater diversity of capital sources, and had less need for diversification to reduce risk.³² Essentially, the use of new technology, the cost-price squeeze, and farm policies created an economic environment where expansion was the most secure way of providing income to farmers.³³ Farm consolidation ultimately affected towns across South Dakota, and consequently their commercial districts, as these depended on the prosperity of farms and enterprises that surrounded it.

History of Doland

Franklin H. Doland filed a homestead claim on the site of what would become the town of Doland in 1881 and received a final patent on February 5, 1885. The Western Town Site Co. purchased the homestead and platted the town in c. 1882 naming it after the original owner. The town began developing on the east end where the railroad had built their roundhouses, coal bins, water tank and stockyard.³⁴

It's probable that the railroad itself passed through Spink County and Doland because of the prosperity and growth of local farms. An article from the *Press and Daily Dakotian* from May 21, 1880, describes how Spink County was being rapidly filled by settlers coming from Wisconsin; how the county was organized in July of the previous year with Geo. M. Boreman as chairman, C. B. Foster and Jas B. Churchill as commissioners and Mr. Bingly as Clerk; and how residents expected the railroad to pass through the area shortly.³⁵ Other newspapers from the years 1879-1880 briefly commented on the growth of the area as well. The development of Doland's downtown commercial area is directly linked to this rural prosperity. Doland became the economic hub for farms in the area, encouraging new businesses to move into town. Early businesses included a lumber yard established in 1882 by J.M. Johnson, and grain elevators erected by the Van Duzen and Portland Milling companies in 1883, both essential to new farms and town building.³⁶ Historic pictures show that these and the buildings that first lined the commercial district were plain frame buildings.

³¹ Mary Neth, *Preserving the Family Farm, Women, Community, and the Foundations of Agribusiness in the Midwest, 1900-1940* (Baltimore, MD: The John Hopkins University Press, 1995), 98.

³² Baltensperger, "Farm Consolidation in the Northern and Central States of the Great Plains," 257.

³³ *Ibid.*, 257.

³⁴ *History of The Spink County Area, In Celebration of South Dakota's Centennial 1889 - 1989*, Leta Anne Nolan, Project Director (Dallas, TX: Curtis Media Corporation, 1989), 31.

³⁵ The county was organized on July 22, 1879. From *History of The Spink County Area*, 11.

³⁶ Centennial Planning Committee, *Centennial Doland* (S.D. Self-published, 1982), 26.

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The Chicago and Northwestern railroad (C&NW) was instrumental in the development of the town of Doland. The Doland Centennial History compiled in 1982 states the C&NW built a line from Watertown to Redfield in 1882. Indeed, the *Correct map of Dakota compiled from United States and Territorial surveys Nov. 1, 1882* shows a major railroad from Redfield stretching all the way into Minnesota and crossing Doland. The Doland centennial history also suggests the existence of a railway line running from Doland to Groton, establishing Doland at the intersection between the two lines. It is unclear when this railroad was constructed, but the *Official railroad map of Dakota issued by the railroad commissioners, November 1st, 1886* shows it partially complete, ending in the town of Conde to the north. The later *Indexed county and township pocket map and shippers guide of South Dakota* published in 1892 shows the railway completed connecting Doland and Groton.

Several newspapers between 1909 and 1913, including *Saturday News*, *Charles Mix New Era*, *Citizen-Republican*, and *The Mitchell Capitol*, reference speculation regarding the construction of a new railroad line between Doland and Iroquois by the C&NW. *The Citizen-Republican* reported that "Much interest in this branch is manifest, as it will pass through one of the best settled and most prosperous farming sections in this part of the state."³⁷ Rumors of this new line even caused something of a boom in the region between Doland and Iroquois due to a stranger buying quarter sections of land at 10 to 15-mile intervals.³⁸ Reportedly, the C&NW railroad filed a plat of the railroad extension with the state land department on February 23, 1911.³⁹ Undoubtedly, the railroad line between Doland and Iroquois was much desired as it would have opened markets for both towns. However, there is no evidence that the C&NW railroad ever constructed this line or that they were involved in its planning.

The Secretary of State Domestic Incorporation records show the formation of the Doland and South Eastern Railway Company filed on November 15, 1909. This corporation was formed for the express purpose of building, maintaining and operating a railroad line between Doland and Iroquois, a distance calculated to be forty miles and worth \$20,000 per mile. Historic maps show that plans had been drawn to situate the railroad, but only reports the portion of the rail way that was planned to cross over public lands. Indeed, the rail line would have crossed Sec. 36-T.111N -R.59W and Sec. 16-T.112N- R59W of Beadle County and Sec. 16- T.115N- R.60W and Sec. 36- T.114N- R.60W of Spink County.⁴⁰ It's possible that plans were abandoned as these were public lands and therefore more expensive. Sections 16 and 36 of each township were set aside as school lands and their sale was set at \$10 per acre, a much higher price than any surrounding land. Ultimately however, it is unknown why this railroad was never completed. Railroads were selective about their location, and the fact that Doland was considered for a fourth railroad demonstrates that the area around it was prosperous, and therefore lucrative for the railroad. Because of these rumors, Doland may have attracted new businesses, growing its commercial district. The news of this railroad was reported in newspapers from all over eastern South Dakota, with an anticipation that reveals just how important railroads were not only for the town in question but for the entire state.

³⁷ "Northwestern Extends Iroquois to Doland," *The Citizen Republican* (Scotland, SD), Oct. 28, 1909.

³⁸ "Prospective Rail Extension," *The Charles Mix New Era* (Wagner, SD), May 14, 1909.

³⁹ "Railway Files Plat," *The Mitchell Capitol* (Mitchell, SD), Feb. 23, 1911.

⁴⁰ Map of Located Line of Doland & South Eastern Ry. State Archives, Pierre.

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The buildings comprising the Doland Commercial Historic District were built after the fire of February 10, 1913 that burned down the buildings on the west side of Humphrey Dr. (originally called Dakota Ave.) The fire originated in the attic of the Star Hotel, originally located on lot 10 of block 8, where the teal aluminum clad building stands today.⁴¹ The fire took twelve businesses causing a loss of \$60,000 to \$75,000. The fire station had the fire almost under control with the help of a chemical engine, when the content of the machine was exhausted and winds from the northwest fanned the fire.⁴² Eventually messages were sent to Redfield and Clark and their fire departments were able to halt the flames. Had they been able to arrive sooner, the damage would have been half of what it was.⁴³

Many businesses were forced to relocate to temporary quarters, and several announcements were made in the local papers. The Security State Bank temporarily relocated to the offices of A.J. Riske. The James' Store announced they were trying to find a suitable temporary location in which to conduct business after the fire.⁴⁴

While the fire affected local businesses, the *Saturday News* from Watertown dated August 14, 1913 also injected a hopeful note in the town's condition by reporting:

"At Doland we saw plenty of indications of the big fire which wiped out that town last winter. The indications did not consist of charred ashes nor ashes, but rather a fine lot of substantial new buildings going up – despite a lot of weary looking crops in the nearby fields."

In fact, the fire of 1913 could have been a blessing in disguise for the town, which began building in brick. Eventually, because of these new buildings, Doland earned the title of "Metropolis of Eastern Spink County" in the *Aberdeen Sunday American News* issue of August 27, 1922. The two-page spread reports:

"While the disastrous fire of 1913 was a regrettable incident and cost thousands of dollars to the business men of Doland, it was the cause for an era of rebuilding that has made this hustling little Spink county city of 700 souls a real metropolitan city. It is the first comment that Doland residents hear from visitors that complimentary to the fine brick buildings which have arisen from the ashes of the old business district. Brick buildings one after another line both sides of Main St. and are these improvements that have put Doland on the map. Wooden business houses in Doland are as few as brick ones in the average city of its size in the state. Doland has established itself as the metropolis of eastern Spink county. Its business men have never left a stone unturned to give that prosperous community the facilities expected only from a city many times its size. They are boosters every last man and are not backward about welcoming the stranger within the gates of the city. They are progressive men as has been indicated times without number."

Doland was prospering. Several factors led to this prosperity, chief among them the railways. By 1922, Doland was located on the intersection of the east-west railway from Redfield to Watertown and north-

⁴¹ Centennial Planning Committee, *Centennial Doland*, 35.

⁴² *Ibid.*, 35.

⁴³ "Doland Scorched," *Doland Times Record* (Doland, SD), Feb 14, 1913.

⁴⁴ "The Big Fire," *Doland Times Record* (Doland, SD), Feb. 14, 1913.

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south line from Doland to Groton. These provided significant access to larger markets.⁴⁵ Additionally, Doland had two strong financial institutions, the Security State Bank and the State Bank of Doland.⁴⁶ The Security State Bank building is still intact and today houses the Beadle And Spink Enterprise Community offices.

The majority of buildings present in the Doland Commercial Historic District are constructed utilizing brick. The use of brick became more prevalent in the late 19th and early 20th century as railroads and highways made the transportation of building materials more economical, however they had been used by early settlers for chimneys and foundations.⁴⁷ Many towns, like Doland, had suffered at least one serious fire which prompted the switch from wood to brick buildings. Some towns even passed ordinances requiring that masonry be used to build their commercial districts. Brick was a safer and more durable material, and its use indicated the permanence of businesses in town.

Most of the commercial blocks in Doland are either two-part or one-part commercial blocks. Two-part commercial blocks were generally constructed between two and four stories high, with a strong horizontal division between the first floor and upper floors. The first floor at street-level was used to house public spaces, such as retail shops, banking rooms, or hotel lobbies. The upper floors were private or semi-private and usually occupied by offices, hotel rooms, or meeting halls.⁴⁸ On the first floor, these buildings often had large windows to display merchandise, or entirely glazed facades interrupted only by window frames or cast-iron columns.⁴⁹ In Doland, the Fargo Block, the Riske Block and the Doland Opera House present this configuration, as evidenced by the large windows and strong division between first and second floors. Theaters were often relegated to the upper story while retail spaces were on the first floor.⁵⁰

Doland also has several one-part commercial buildings. These were simple one-story blocks that resemble the first floor of the two-part block. They often had decorated façades and were capped by flat roofs. The type of block developed because they were inexpensive investments that could generate income as retail shops. One-part buildings had glazed façades with an entry point and a cornice above. Between the windows and the roof line there was considerable wall space meant for decoration or advertisement.⁵¹ Sometimes these buildings were grouped together and lined commercial districts.⁵² In Doland the Drayer Block, and the buildings at 213 and 215 N. Humphrey Dr. fit this description. The garage at 102 Second Street East also fits under the one-part commercial building typology, however it was designed as a showroom and is therefore larger than the other one-part blocks downtown.

The temple-front design, which references Greek Revival and Neoclassical styles, at the turn of the 20th century was used almost exclusively for banks. Columns, typical of this typology, tend to be decorative

⁴⁵ "Doland is the Metropolis of Eastern Spink County," *Aberdeen Sunday American News* (Aberdeen, SD), August 27, 1922.

⁴⁶ *Ibid.*

⁴⁷ Erpestad, *Building South Dakota*, 20, 23.

⁴⁸ Longstreth, *The Buildings of Main Street*, 24.

⁴⁹ *Ibid.*, 31.

⁵⁰ *Ibid.*, 31.

⁵¹ *Ibid.*, 54-55.

⁵² *Ibid.*, 59.

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rather than structural and were often attached to the wall surface.⁵³ The Security State Bank is the only building in Doland that fits this description.

A telling sign of Doland's prosperity was that well-known architects designed the new buildings. Albert H. Shoultz constructed the Doland Opera House and the Riske block, two of the most significant buildings in the district. He is also recorded as designing two stores in Doland, however these buildings are unspecified.⁵⁴ Shoultz was a prolific architect based in Watertown. Another significant architect was F.C.W. Kuehn. While Kuehn was based in Huron, his architectural career took him to design buildings all over South Dakota, especially schools. His biography, *F.C.W. Kuehn, Prairie Architect* written in 1983, details his many accomplishments. In Doland, he designed the brick garage and showroom at 102 Second St. East, included in the Doland Commercial Historic District, and the First United Methodist Church, which is still extant and located two blocks north of the district.⁵⁵ It is possible that the cohesive aesthetic of the district is due in part to these architects.

Comparative Study

As previously mentioned, small towns (defined as having less than 2,000 residents) in South Dakota began declining in the 1930s. This trend continued through the 20th century, and in some areas, continues today. A study conducted by the South Dakota State University in 1975 shows that "From 1940 to 1970 the total population residing in South Dakota's small towns changed from 142,375 to 125,511, a loss of 16,864 inhabitants, or 11.8 %."⁵⁶ The greatest population decline between 1960 – 1970 occurred in towns that had between 1,000 and 1,499 residents.⁵⁷ It is difficult to generalize the reasons for these shifting populations. Beyond the advent of the automobile, farm consolidation and further economic opportunities in urban centers, changes that affected not only South Dakota but the entire Midwest, other reasons tend to vary from town to town.

The growth and continued use of commercial areas in small towns was, and still is, closely tied to populations. As these moved away, inevitably commercial downtown areas began to fall in disrepair. There are currently nineteen commercial districts listed in South Dakota. Fourteen out of the nineteen listed commercial districts are located in towns that gained population over the course of the 20th century. It is extremely rare for towns that have lost population to retain integrity of their historic buildings, as these are often abandoned. Four of the five commercial districts located in depopulating towns are located west river, in or near the Black Hills area. The Fairburn Historic Commercial district is comprised of three wood frame buildings and is significant in the area of exploration/settlement. The Buffalo Gap Historic Commercial district, only 18.4 miles from Fairburn is also significant in the area of exploration/settlement and presents a mix of wood and stone structures. Deadwood and Lead are

⁵³ Longstreth, *The Buildings of Main Street*, 100.

⁵⁴ *The Construction News* 35 (June 14, 1913), 38.

⁵⁵ Kinyon, Jeannette, Lois Johnson, and Margaret Voels, *Prairie Architect* (Sioux Falls, SD: The Center For Western Studies, 1984), 20, 40.

⁵⁶ S. G. Goss, R. T. Wagner and R. M. Dimit, "Population Change in South Dakota Small Towns: 1960-1970," *Research Bulletins Of The South Dakota Agricultural Experiment Station (1887-2011)*, paper 641 (1975): 1.

⁵⁷ *Ibid.*, 17.

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significant as mining towns in the Black Hills area. Deadwood became a National Historic Landmark in 1961.

The only other east river commercial district with a population that is less than 2,000 residents is the Scotland Main Street Historic District. The Scotland commercial district is over twice as large as Doland’s, with thirty contributing and six non-contributing buildings. It is significant in the areas of commerce, community planning and development. Many buildings comprising the historic downtown were constructed after the initial period of settlement with brick or stone and decorative storefronts, indicative of established towns.⁵⁸ From photographs included in the original nomination, it’s possible to see that at the time of listing many historic buildings comprising the district had similar alterations to the buildings in the Doland Commercial Historic District. These include infilled storefronts, altered window fixtures, and the addition of awnings.

Towns with commercial districts listed on the NR	Population (1910)	Population (2010)
Sioux Falls	14,094	153,888
Aberdeen	10,753	26,091
Lead	8,392	3,124
Watertown	7,010	21,482
Mitchell	6,515	15,254
Rapid City	3,854	67,956
Yankton	3,787	14,454
Pierre	3,656	13,646
Deadwood	3,653	1,270
Brookings	2,971	22,056
Vermillion	2,187	10,571
Hot Springs	2,140	3,711
Dell Rapids	1,367	3,633
Belle Fourche	1,352	5,594
Spearfish	1,130	10,494
Scotland	1,102	841
Salem	1,097	1,347
Doland	581	180
Buffalo Gap	280	126
Fairburn	No data	85

Table 1 - Population data was taken from the U.S. Census Bureau. Locations in gray have seen increasing population, while locations in black have seen declining populations.

As evidenced by the above table, it is extremely rare for east river small towns with declining populations to retain their historic commercial districts. The primary cause of this was abandonment which lead to decay and often demolition. Another culprit was the push to modernize these resources in

⁵⁸ Megan D. Eades, *Scotland Main St. Historic District*, National Register of Historic Places, Nomination Form (Washington D.C.: Department of the Interior, 1999) NRIS #99001429, 33-34.

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the 1960s and 1970s, which often consisted of cladding with aluminum siding, adding aluminum awnings, changing wood door and window millwork with aluminum or vinyl, and extensive alterations of interiors such as the installation of drop ceiling tiles and linoleum flooring. Unfortunately, both abandonment and alterations are trends visible across South Dakota’s small-town commercial districts.

Geographically, the Doland Commercial Historic District is the only small-town commercial district in Spink County and the surrounding region that retains sufficient integrity to be listed on the National Register. Like many small towns, Doland also shows trends of declining populations as evidenced by the United States Census Bureau. Population density reached its peak in 1920, approximately the same time news articles report the town booming.

Population in Doland by year:

1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
235	581	667	538	542	535	481	430	381	306	297	180

Table 2 - Population data was taken from the U.S. Census Bureau.

Despite a declining population, Doland’s commercial district thrived until the 1960s. An article featured in *The Daily Plainsman* in 1963 reports that there were no vacant buildings in the commercial district, there were a variety of shops and stores, and further expansion was planned. The article even cites businesses that initially occupied the buildings downtown, including the Security State Bank and the Farmers Union Oil Company.⁵⁹

Perhaps it is this continued use that allowed Doland to retain its commercial district intact. Other towns in the immediate area, such as Ashton, Frankfort, Turton, Raymond and Conde, were never large enough to develop permanent brick commercial districts. Their commercial historic construction was limited to wood frame buildings typical of early settlement and are no longer extant.

While the town of Redfield located about 20 miles away is larger, virtually all of Redfield’s historic commercial buildings have been entirely covered on the first floor with aluminum siding or other non-historic materials. Original material, openings, and spatial divisions on the first floor are no longer visible, differently from Doland where these are still clearly discernable. In several instances, non-original cladding extends to the entire building. The Redfield commercial district extends on Main St., approximately from W 7th Ave to the Carnegie Library. Only the Carnegie Library and the Redfield City Hall (today the Redfield Chamber of Commerce), have been individually listed in the National Register. The Masonic Temple on the southeast corner of Main St. and East 5th Ave. may also retain integrity. The downtown area also presents several notable intrusions, as the Sanborn Map of 1916 reveals that almost all buildings on the northwest side of Main St. (east side of block 5), have been demolished. Redfield’s commercial area as a whole does not retain enough integrity to convey significance as a district.

⁵⁹ “Doland’s Well-Filled Main St. Reflects Sound Economy,” *The Daily Plainsman* (Huron, SD), Feb. 3, 1963.

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Similarly, the town of Clark, located approximately 18 miles east of Doland in Clark County, also has a commercial district that has been heavily modified and is ill-equipped to convey its historic significance. Clark's commercial district runs one block on North Commercial St. Many of Clark's commercial buildings have been entirely covered with aluminum siding, while others have cladding on the first floor and a discernable second story original façades. There are also several significant intrusions to the district especially on the east side of North Commercial St.

Groton, located north in Brown County, is slightly larger than Doland, but it is similar in terms of development. The Chicago & Northwestern railroad connected it to larger towns like Aberdeen, Webster and Doland. However, Groton's historic commercial district has seen substantial demolitions and replacements with intrusive modern resources. Of the remaining buildings, many have substantial alterations including first floors entirely clad in non-historic materials where original openings are no longer visible, and the addition of awnings to façades. Only one or two buildings retain some measure of integrity. Overall integrity is insufficient to convey turn-of-the-century commercial significance.

The Doland Commercial Historic District is exceptionally rare as a small-town commercial district, as these are difficult to maintain in depopulating towns and often fall victim to abandonment or extensive alteration. Of all National Register listed commercial districts in South Dakota, only the Scotland Commercial Historic District resembles Doland in terms of development. Furthermore, the Doland Commercial Historic District is unique in the region as nearby towns have lost their commercial districts or these have been altered to the extent they no longer retain sufficient integrity to be eligible on the National Register.

Select Biographies of individuals associated with the Doland Commercial Historic District.

Several individuals are associated with the Doland Commercial Historic District. Detailing these select biographies gives a sense of the cultural and occupational background of the people who lived in Doland and frequented the commercial area. Hubert H. Humphrey Jr., the most high-profile individual associated with Doland, offers through his memoirs an insight into Doland's social, political, and economic climate. He writes "I think it was an accident of history that a few men of inquiring minds somehow came together and projected their intensity onto the community. My dad, along with Rev. Albert Hartt, and the local general practitioner, Doc Sherwood, would have stood out in much larger cities. Their energies compressed in a smaller sphere gave power to the whole town."⁶⁰

Hubert H. Humphrey Jr.

Hubert H. Humphrey Jr. was born in Wallace, South Dakota, in 1911. His family moved to Doland when he was four years old. According to Humphrey's memoirs "Doland was our town, heart and soul; and the wonderful house we lived in was the kind of home every lucky child has in his life – a warm nest for all the excitement and love of the formative years."⁶¹ In 1927, when Humphrey was about 16, the family

⁶⁰ Humphrey, *The Education of a Public Man*, 25.

⁶¹ Humphrey, "My Father," *The Atlantic* (Boston, MA), November 1966.

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house was sold to pay the bills.⁶² In the late 1920s, an agricultural depression was starting to hit the rural Midwest. The Great Depression further exacerbated things. Between the drought, the dust and the locusts, Humphrey recalls farmers struggling to pay their loans, businesses that depended on farm economy dying out, and even his own father struggling to keep the drugstore he ran in the first floor of the Riske Block open.⁶³ Both banks in Doland failed within months of each other, and the president of the Security State Bank, Fred Gross, who was a family friend, committed suicide.⁶⁴ Eventually, Humphrey Sr., decided to move the drugstore from Doland to Huron, a town he thought was growing despite the Depression.⁶⁵

Humphrey recognized that during this time of hardship, struggling with his father and brother to keep the drugstore open first in Doland then in Huron, he began realizing how profoundly government can impact the daily life of individuals and witnessed first-hand how government programs during the Depression literally rebuilt the area.⁶⁶ According to the Senate Historical Office "Humphrey learned his ideology first hand in the persistent agricultural depression of the Midwest during the 1920s and 1930s. He and his family were victims, like so many others, of the Dust Bowl and the Great Depression that had evicted them from their home and business. Humphrey's poor, rural upbringing stirred both him and his pharmacist father to become politically conscious, ardent New Dealers. Thus, Humphrey was 'permanently marked by the Depression,' which in turn stimulated him to study and teach college political science in the employ of the New Deal's Work Progress Administration."⁶⁷

An undying care for the American people and their concerns would characterize Humphrey political involvement, first as Mayor of Minneapolis, then as Senator, and finally as Vice President to Lyndon Johnson. Throughout his political career he worked tirelessly to promote social welfare programs such as the Job Corps, the Peace Corps, extensions for the Food and Peace program, and several others pertaining to health, education and welfare.⁶⁸ He also worked to promote programs such as the 1965 Voting Rights Act, Medicare, the Department of Housing and Urban Development, and the Office of Economic Opportunity.⁶⁹

It is possible to trace the profound influence that his up-bringing in Doland had on his later policies. He often referred to his formative years in Doland as what made him the man he was, and visited his hometown on several occasions as senator and while he was campaigning for the presidency, which he ultimately lost to Richard Nixon.⁷⁰ An article reports that Humphrey attended the celebration for

⁶² Humphrey, "My Father," *The Atlantic* (Boston, MA), November 1966.

⁶³ Humphrey, *The Education of a Public Man*, 32.

⁶⁴ *Ibid.*, 34

⁶⁵ *Ibid.*, 42.

⁶⁶ *Ibid.*, 50.

⁶⁷ Mark O. Hatfield, Senate Historical Office, "Hubert H. Humphrey 1965-1969." *Vice Presidents of the United States, 1789-1993* (Washington: U.S. Government Printing Office, 1997), 466.

⁶⁸ *Ibid.*, 468-470.

⁶⁹ *Ibid.*, 468-470.

⁷⁰ Charles L. Garrettson III, "Home of the Politics of Joy: Hubert H. Humphrey in South Dakota," *South Dakota History* (Fall 1990): 165.

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Doland's 70th anniversary in 1952, and playfully stated that while "he's Senator to the rest of the world, perhaps he's still just 'Pinky' here,"⁷¹ referring to his childhood nickname.

Hubert H. Humphrey Sr.

Humphrey Sr. undoubtedly had a profound impact on his children. Hubert H. Humphrey Jr. was especially influenced by his father and his politics. In an article published in the November 1966 issue of *The Atlantic*, Humphrey Jr. says: "I was at my father's elbow constantly, watching him, listening to him, debating with him. It was the luckiest legacy he could have left me."

Humphrey Sr. arrived in Doland with his family in 1915 and ran a drugstore in the Riske Block, in Doland's commercial district. He gained the reputation as the druggist who "Never sells you a pill without selling you an idea."⁷² In the early 1920s, Doland had a population of 667 people, most of whom were conservative Republicans. Humphrey Sr. was one of five Democrats in town.⁷³ He used his drugstore as a platform from which to argue politics, local issues, or religion with his customers or other important figures in Doland's history, including Dr. Sherwood or the Methodist minister Albert Hartt. From behind the store's soda fountain, Humphrey Jr. grew up listening to and eventually debating local issues that would inform his later political views. Humphrey Sr. was also a lover of literature, theater, and music. He subscribed to a number of journals, worked to convince theatrical companies to come through town and perform at the Doland Opera House, even offering the family furniture as props, and sold Victrolas and records at his drugstore.⁷⁴ The Humphrey family added significantly to Doland's social and intellectual milieu.⁷⁵

Humphrey Sr. was a Democrat and an atheist amongst a community that took their Republican and religious views very seriously.⁷⁶ Despite this, he eventually gained a seat on the town's city council.⁷⁷ His tenure is remembered primarily because of his staunch opposition to selling the town's municipally-owned power and light plant to a private company. The company in question is not specified, but promised that service would be better, cheaper and they would install a new street lighting system throughout town.⁷⁸ The power plant was undoubtedly a source of pride for Doland, as *the Aberdeen Sunday American News* reported in 1922: "Doland has one of the few municipal electric light plants for a city of its size that is actually making money... The plant is very efficient and under the excellent management of Mr. Meade has only two shutdowns in 20 months, none of these being for longer than a fraction of an hour."⁷⁹ It seems strange therefore that the town was in favor of selling the plant.

⁷¹ Centennial Planning Committee, *Centennial Doland*, 6.

⁷² Hubert H. Humphrey, *The Education of a Public Man*, 26.

⁷³ Hubert H. Humphrey "My Father," *The Atlantic* (Boston, MA), November 1966.

⁷⁴ Garrettson, "Home of the Politics of Joy," 170.

⁷⁵ *Ibid.*, 172.

⁷⁶ Humphrey, *The Education of a Public Man*, 27.

⁷⁷ Garrettson, "Home of the Politics of Joy," 169.

⁷⁸ Michael Amrine, *This is Humphrey* (Garden City, NY: Doubleday & Company Inc., 1960), 31.

⁷⁹ "Progressive Sprit is Seen in All Doland Activities," *Aberdeen Sunday American News* (Aberdeen, SD), August 27, 1922.

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Nonetheless, Humphrey Sr. lost the argument for keeping the power plant municipally-owned, and it was sold. Eventually, the town came to regret that decision as the company raised its rates and provided poorer services as he predicted.⁸⁰

Despite the controversy, Humphrey Sr. was still respected and well-liked, enough so that he eventually became the town's mayor. Unfortunately, there is no significant information about his time in office. However, his election indicated political ambitions which he never fully pursued. Instead, when Humphrey Jr. continued his education at the University of Minnesota in 1937, and therefore would no longer be available to help manage the drugstore, which by then had moved to Huron, Humphrey Sr. put his political ambitions on hold.

Dr. H. W. Sherwood

Another significant figure in Doland's history was Doctor Horace Watson Sherwood. Dr. Sherwood was born May 14, 1866 in Kalida, Ohio. He was the third of eleven children. He went to college in 1888 in Fayette, Ohio and graduated with a Bachelor of Science degree in 1892. He then graduated from the University of Michigan Medical School at Ann Arbor in 1896 with an M.D. degree.⁸¹ Dr. Sherwood practiced medicine in Belmore Ohio for six years prior to coming to Doland in 1902, where he practiced for forty-one years. Dr. Sherwood and Mary Josephine Camp married on August 11, 1891. Together they had a total of ten children, eight of whom lived to adulthood.⁸²

During his time in Doland, Dr. Sherwood also served on the Board of Education and as a Sunday School Superintendent of the Methodist church. He was an extraordinarily significant person in the local history of Doland. A narrative account of his life was compiled by his daughter Ruth Sherwood Anderson titled *Beloved Physician* and includes memories of over 70 of his patients, friends and family members over the years. The memoir also features news clippings from the *Doland Times Record*, the local newspaper, reporting key moments in Dr. Sherwood's life.

One news article reported in the *Times Record* in May 1938 describes a party thrown at the Doland Masonic Lodge in honor of the doctor's 72nd birthday. Dr. Sherwood was a member of the Masonic Lodge, which was located on the second floor of the Fargo block, across the hall from his former medical offices in the Riske Block, above the Humphrey drug store.⁸³ Patients recall how he had his prescriptions filled in the drugstore by Hubert Humphrey Sr.⁸⁴

Dr. Sherwood died in 1944, at the age of 78 only three weeks after his wife had passed away. He had served the community for 42 years as a doctor.⁸⁵ After he passed away the town decide to erect a

⁸⁰ Garrettson, "Home of the Politics of Joy," 169.

⁸¹ Centennial Planning Committee, *Centennial Doland*, 5.

⁸² *Ibid.*, 5.

⁸³ *Beloved Physician, Dr. H. W. Sherwood in Doland S.D. From 1902 to 1943, Recollections by Patients, Friends and Family*, compiled by Ruth Sherwood Anderson (Lindsay Printing, Inc., 1971), 80.

⁸⁴ *Ibid.*, 39.

⁸⁵ *Beloved Physician*, compiled by Ruth Sherwood Anderson, 1.

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commemorative library in his honor, dedicated June 2, 1963.⁸⁶ To that effect, May 20 was declared “Dr. Sherwood Day,” which acted as a fundraiser for the library and was meant to coincide with its opening. Prizes were awarded to the oldest and youngest members of the community born under Dr. Sherwood’s care. Forty-three people registered at the American Legion Hall for the prizes.⁸⁷

Historic Significance

The Doland Commercial Historic District is significant under **Criterion A** in the area of commerce. The buildings represent the development of commerce in eastern Spink County, and how businesses in town developed in step with rural prosperity in the surrounding area. This prosperity is evidenced by the building materials used to construct the district, primarily brick and stone which indicate permanent settlement, and by the many descriptive accounts reported in historic newspapers.

The district’s building stock, while not architecturally exceptional, can be characterized as Commercial Style. These buildings retain good overall integrity of location and setting and integrity of design, workmanship, and materials. These buildings also retain a cohesive architectural style that embodies the development of commercial architecture in South Dakota. The Doland Commercial Historic District has minimal new construction and retains its original footprint and function. It is the most intact commercial district of the region as compared to the larger towns of Redfield, Clark and Groton.

Furthermore, the Doland Commercial Historic District is exceptionally rare as an example of a commercial district developing and thriving in a small town with under 2,000 residents. Commercial buildings in towns of this size are often subject to neglect, alteration, and demolition. Most of the commercial historic districts in South Dakota listed on the National Register are part of towns and cities with populations that grew through the 20th century. Four of the five commercial districts in depopulating towns are located west river in or near the Black Hills. The Doland Commercial Historic District embodies the under-represented typology of small-town commercial enterprises.

⁸⁶ “Doland’s Country Doctor Remembered” *The Daily Plainsman* (Huron, SD), Feb. 25, 1973.

⁸⁷ *Beloved Physician*, compiled by Ruth Sherwood Anderson, 106.

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Images

Fig 1 – Fargo and Riske Block, c. 1913. Personal correspondence with Scott DesLauriers.

Fig. 2 - Riley Opera House, c. 1913. Personal correspondence with Scott DesLauriers.

Fig. 3 - View of Humphrey Drive, facing south, c. 1940s. Personal correspondence with Scott DesLauriers.

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Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): SP00200001 – SP00200012

10. Geographical Data

Acreege of Property 2.92 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

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

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Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|----------------------|------------------------|
| 1. Zone: 14 | Easting: 570874.5743 | Northing: 4971791.5747 |
| 2. Zone: 14 | Easting: 570981.9594 | Northing: 4971796.0064 |
| 3. Zone: 14 | Easting: 570980.5958 | Northing: 4971734.3026 |
| 4. Zone: 14 | Easting: 570904.2330 | Northing: 4971734.6435 |
| 5. Zone: 14 | Easting: 570905.5967 | Northing: 4971634.4174 |
| 6. Zone: 14 | Easting: 570857.8700 | Northing: 4971627.9402 |
| 7. Zone: 14 | Easting: 570860.2563 | Northing: 4971759.1887 |
| 8. Zone: 14 | Easting: 570877.3015 | Northing: 4971757.1433 |

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

The boundary is a series of connected UTM points (see map in section 10).

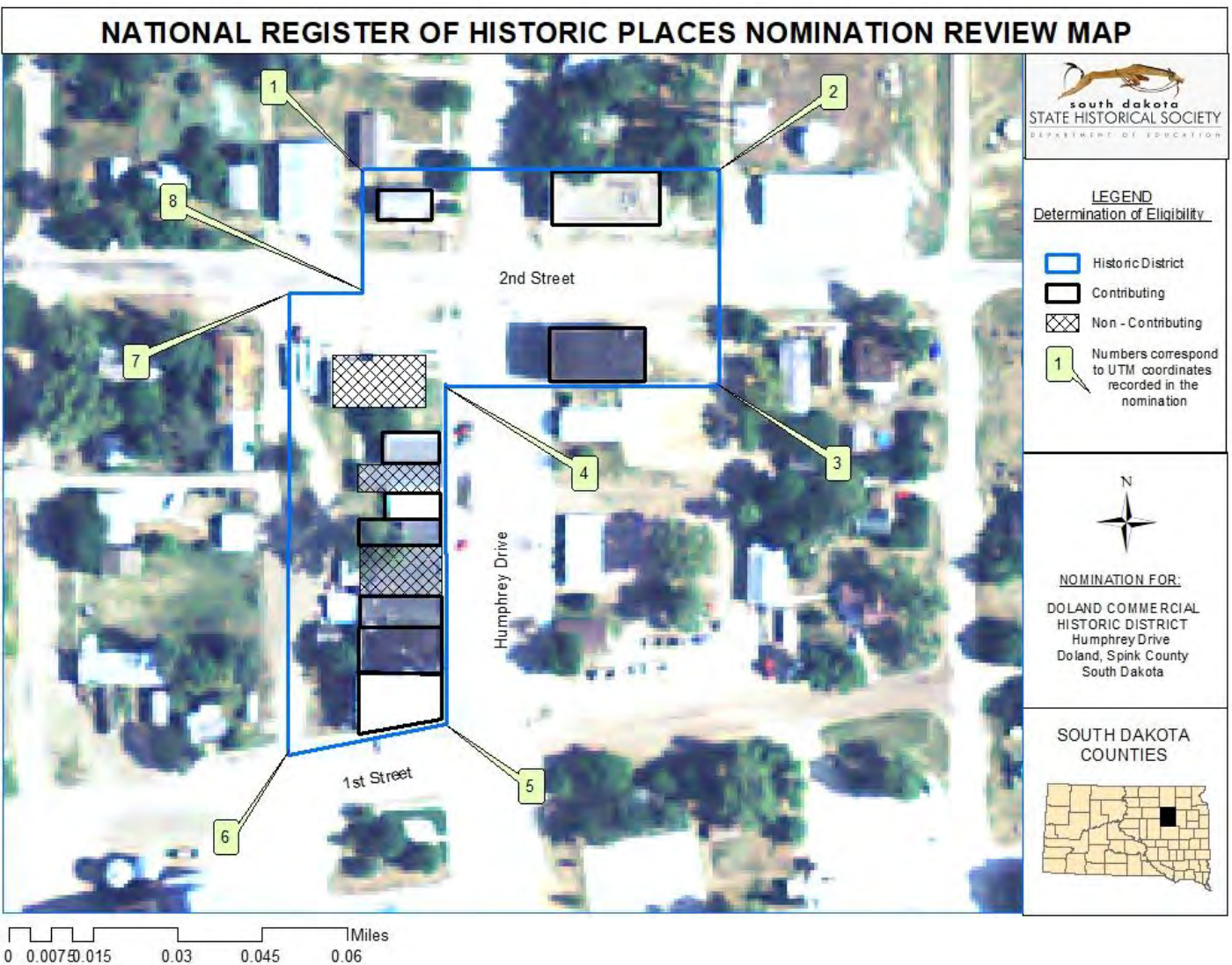
Boundary Justification (Explain why the boundaries were selected.)

The selected boundary encompasses the original commercial district in Doland down Humphrey Dr. (originally known as Dakota Ave.) until the intersection with 2nd St. The buildings included retain their historic associations and sufficient integrity to convey significance as a commercial district. See map for precise boundary.

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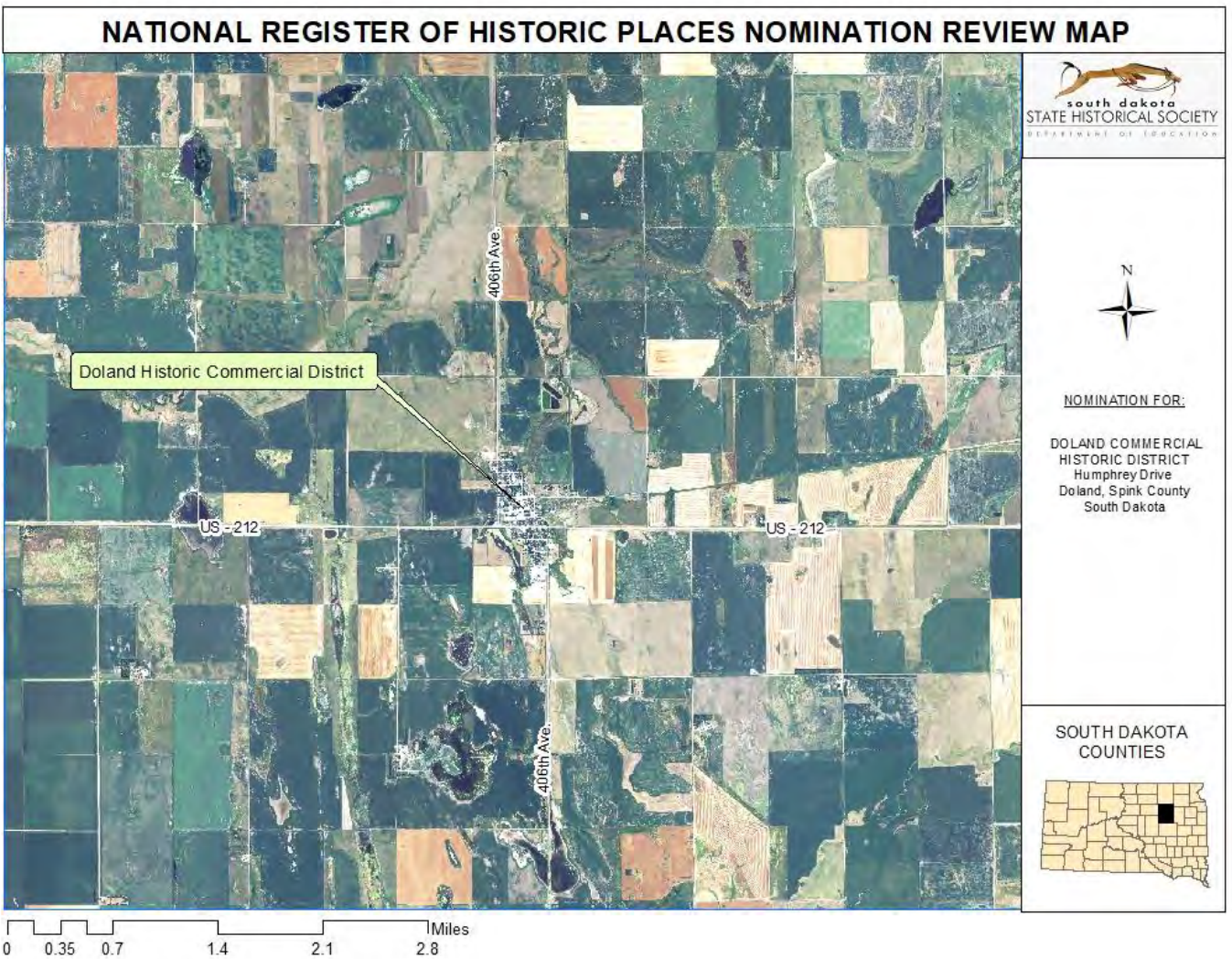
Section 10_Fig. 1: Doland Commercial Historic District location in context to Doland and surrounding structures. Produced in ArchMap 10.5 by Sofia Mattesini, July 15, 2019.



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Section 10_Fig. 2: Doland Commercial Historic District location in context to surrounding rural region.
Produced in ArchMap 10.5 by Sofia Mattesini, July 15, 2019.



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11. Form Prepared By

name/title: Sofia Mattesini, Historic Preservation Specialist
organization: South Dakota State Historic Preservation Office
St. & number: 900 Governors Dr.
city or town: Pierre state: SD zip code: 57501
e-mail Sofia.Mattesini@state.sd.us
telephone: 605 773 2906
date: 17 June, 2019

Additional Documentation

Submit the following items with the completed form:

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

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Photographs

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

Photo Log

Name of Property: Doland Historic Commercial District

City or Vicinity: Doland

County: Spink State: South Dakota

Photographer: Sofia Mattesini

Date Photographed: August 9, 2018 and November 15, 2018

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

SD_Spink County_Doland Historic Commercial District_0001: View of Humphrey Drive, camera facing north

SD_Spink County_Doland Historic Commercial District_0002: View of Fargo Block south façade, camera facing north.

SD_Spink County_Doland Historic Commercial District_0003: View of main (west) façade of the Fargo and Riske Block, camera facing west.

SD_Spink County_Doland Historic Commercial District_0004: View of Drayer Block, camera facing west.

SD_Spink County_Doland Historic Commercial District_0005: View of aluminum clad building, camera facing west.

SD_Spink County_Doland Historic Commercial District_0006: View of Doland clinic and senior center, camera facing west.

SD_Spink County_Doland Historic Commercial District_0007: view of aluminum clad building and State Security Bank (today BASEC offices), camera facing west.

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SD_Spink County_Doland Historic Commercial District_0008: view of aluminum garage, camera facing southwest.

SD_Spink County_Doland Historic Commercial District_0009: view of 2nd street, camera facing east.

SD_Spink County_Doland Historic Commercial District_0010: view of American Legion, camera facing northeast.

SD_Spink County_Doland Historic Commercial District_0011: view of American Legion, camera facing northwest.

SD_Spink County_Doland Historic Commercial District_0012: view of historic showroom main (east) façade (today the Now & Then Lounge), camera facing east.

SD_Spink County_Doland Historic Commercial District_0013: view of historic showroom south façade, camera facing northwest.

SD_Spink County_Doland Historic Commercial District_0014: view of Humphrey Drive, camera facing southeast.

SD_Spink County_Doland Historic Commercial District_0015: view of north façade of the Riley Block (Doland Opera House), camera facing southwest.

SD_Spink County_Doland Historic Commercial District_0016: view of Humphrey Drive, camera facing south.

SD_Spink County_Doland Historic Commercial District_0017: view of Riley Block main (east) façade, camera facing southwest.

SD_Spink County_Doland Historic Commercial District_0018: view of Riley Block and historic showroom, camera facing northeast.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

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

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Section 11_Fig. 1 – Photo Key of exterior.





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TO
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1913 FARGO 1913

1913 RISKE 1913

9 JIM DRAYER 13

GRAB SOME BUDS

Site Of The ORIGINAL
HUMPHREY DRUG

Tiger



19 J.M. DRAYER 13



207





welcome to
J&A BAR
BUD LIGHT



DOLAND
CLINIC





DOLAND CLINIC

CLOSED

2
PARKING

PARKING

215

Doland Senior Center

Hair
Perms
Color





and
for
ter
Hair
Perms
Color



219

basec
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St. Paul, MN 55102
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DOLA



STOP

Riley
Opera
House

TWIN KISS
THEATRE

North
Western



DOL





DOL
ID





LOUNGE

NOW
&
THEN

SUPPER
CLUB









127

July
Open
Theatre

TOWN HALL
THEATRE



ROAD
CLOSED
TO
TRUCKS



RILEY



Riley
Opera
House



TWIN KISS
THEATRE



North
Western



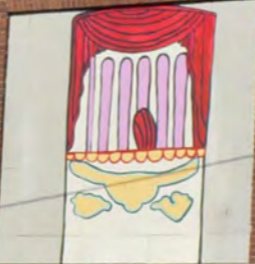


DOLAN

16 RILEY ST



Riley
Opera
House



TWIN KISS
THEATRE

NOW
THEN

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Doland Commercial Historic District

Multiple Name:

State & County: SOUTH DAKOTA, Spink

Date Received: 10/2/2019 Date of Pending List: 10/25/2019 Date of 16th Day: 11/12/2019 Date of 45th Day: 11/18/2019 Date of Weekly List:

Reference number: SG100004622

Nominator: SHPO

Reason For Review:

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

Accept Return Reject 11/18/2019 Date

Abstract/Summary Comments: The nomination for the Doland historic district provides excellent documentation for the resources. It also provides a very good context for the architecture and development of small towns in east river region of SD. As stated in the nomination, "The Doland Historic District is exceptionally rare as a small-town commercial district, as these are difficult to maintain in depopulating towns and most fall victim to abandonment or extensive alteration." Because of the good inventory, the alterations that are typical of small rural towns struggling to survive have been documented. In this context, the district is eligible for listing.

Recommendation/ Criteria: Criterion A for commerce.

Reviewer Roger Reed  Discipline Historian
Telephone (202)354-2278 Date 11/18/19

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

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

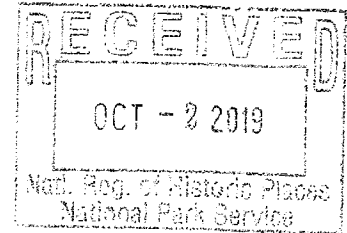



 south dakota
STATE HISTORICAL SOCIETY
 DEPARTMENT OF EDUCATION



1 October, 2019

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

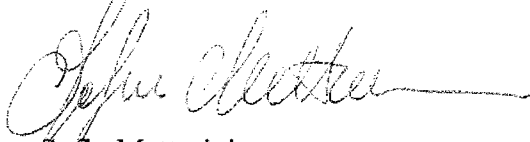


Dear Keeper:

The enclosed disks contain the true and correct copy of the nominations for the *Midland Depot*, *Jefferson School*, and the *Doland Commercial Historic District*. The Doland Commercial Historic Districts consists of 12 properties and 8 property owners. There are no owner objections.

Please contact Sofia.Mattesini@gmail.com with any questions.

Sincerely,



Sofia Mattesini
 Historic Preservation Specialist