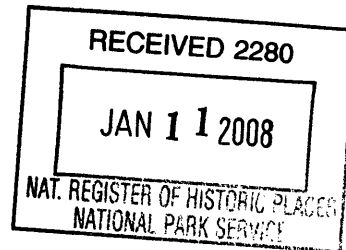


**United States Department of Interior
National Park Service**



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

1. Name of Property

historic name Britton Clinic and Hospital
other names/site number Continental Apartments

2. Location

street & number Northeast corner of Main and 7th streets
city or town Britton
state South Dakota **code** SD **county** Marshall **code** 091 **zip code** 57430
not for publication vicinity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 nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Jay D. Voigt 12-10-2007
Signature of certifying official/Title Date

SD SHPO
State or Federal agency and bureau

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

Signature of commenting official/Title Date

State or Federal agency and bureau

Britton Clinic and Hospital

Marshall County

South Dakota

Name of Property

County and State

4. National Park Service Certification

I hereby certify that the property is:
 entered in the National Register.
 ___ See continuation sheet.
 ___ determined eligible for the National Register.
 ___ See continuation sheet.
 ___ determined not eligible for the National Register.
 ___ See continuation sheet.
 ___ removed from the National Register.
 ___ other, (explain:)

Edson H. Beall

2.19.08

[Signature]

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property (check as many boxes as as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	contributing	noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	1	buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> structure		sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> site		structures
	<input type="checkbox"/> object		objects
		1	0 total

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

N/A

**Number of contributing resources
is previously listed in the National Register**

0

6. Function or Use

Historic Functions

HEALTH CARE/clinic, hospital

Current Functions

DOMESTIC/ multiple dwelling, apartment

7. Description

Architectural Classification

(Enter categories from instructions)

Romanesque Revival

Materials

(Enter categories from instructions)

Foundation concrete

walls brick

concrete

roof unknown

other glass

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Architecture

Health/Medicine

Period of Significance

1928 to 1957

Significant Dates

1928

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

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

Britton Clinic and Hospital

Marshall County

South Dakota

Name of Property

County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

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

Property Owner

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

name/title	Becky Weber and Susan Wismer	date	September 2007
organization	owners	telephone	605-448-2398
street&number	P.O. Box 63	zip code	57430
city or town	Britton	state	SD

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

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

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National Register of Historic Places
Continuation Sheet

Section 7 Page 1

Britton Clinic and Hospital, Britton, Marshall County, S.D.

Narrative Description

The Britton Clinic and Hospital, built in 1928 on the northeast corner of Main and Seventh Streets, is located in the center of Britton's commercial district. The block has other early 20th century one and two story buildings constructed mostly of brick.

The Britton Clinic and Hospital is a three-story frame building with brick veneer, exhibiting details such as water lines, window sills and hoods, portico pediment and building sign of molded concrete. Though the building is primarily vernacular in its design, there are elements of the Romanesque Revival in its style, with the pedimented arched doorway. The building is rectangular in plan with a flat roof. It faces west, toward Main Street, with its south façade facing Seventh Street and its north façade facing the parking lot to the north. The rear of the building faces east, toward the alley.

The front façade of the building is symmetrical, with the front door prominently projecting toward the sidewalk with a pedimented portico entrance, which is accessed by climbing four concrete steps. The doorway is arched, surrounded by buff/beige colored concrete trim, and the multi-pane door is painted red. A single sash window flanks each side of the entrance. The two stories above have three windows on each floor. Above the third floor windows is a horizontal concrete trim line, and a molded concrete sign which displays the name "Britton Clinic and Hospital." Above the sign is a concrete cross imbedded in the pedimented roof edge.

The north side of the building, which faces a parking lot, features a side entrance, which is accessed at the parking lot level, in to an interior stairway. Windows on the three floors of this façade are set in pairs. The windows are sash style. A square brick chimney is set in the northeast exterior corner. Basement level windows are visible on this façade, punctuating the concrete foundation.

The rear/east façade of the building features three centrally situated doors, on each of the three levels, which are accessed by a metal fire escape. There is likely a basement level door as well on this façade, however, it is hidden by a small metal storage shed which sits close to the building. Sash style windows are on the south side of the east façade on the first and second story levels. On the third story level, there are tripartite windows on each side of the door.

On the south façade, which faces Seventh Street, the window configuration is similar to those on the north façade. Several of the windows on this façade have been closed in with wood and painted a brick red color. Nonetheless, the window openings are intact. Approximately in the middle of the south façade, there is a small pedimented doorway. This area extends out from the façade of the building by

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Section 7 Page 2

Britton Clinic and Hospital, Britton, Marshall County, S.D.

approximately a foot, allowing the visitor to enter from the sidewalk. The entrance is at the sidewalk level, and then there are steps to get up to the first floor inside the door.

Most of the interior was not accessible as there are now fifteen apartment units in the building. However, the first floor plan shows that there are central hallways with doors to the apartments on either side. Though some walls and doors appear to be original, many were added for the apartment remodel. It is not known exactly when the building was converted to apartments, however, the building was sold by the city to private owners in September 1969, so it is likely that the conversion happened sometime after that date.

Though the interior configuration and use of the Britton Clinic and Hospital has changed, the exterior has remained essentially intact. The building's exterior exhibits a high degree of physical integrity and is a reminder to the residents of Britton of the community's medical history.

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Continuation Sheet

Section 8 Page 1

Britton Clinic and Hospital, Britton, Marshall County, S.D.

Statement of Significance

The Britton Clinic and Hospital, built in 1928, was considered a state-of-the-art medical facility when constructed and faithfully served the northeastern South Dakota rural and town communities for thirty-five years. It is locally eligible for the National Register of Historic places under Criterion A, for its association with the medical history of Britton and under Criterion C as an example of a medical facility constructed in a rural South Dakota community during the 1920s.

Background

Britton is the county seat of Marshall County, South Dakota. Marshall County is located in the northeastern part of the state, and its north border extends along the south border of North Dakota. The town of Britton was platted in 1884, when the first settlers began coming due to the arrival of the Dakota and Great Southern Railway in 1884. The railway sold to the Chicago, Milwaukee, and St. Paul Railroad in 1885.¹

Shortly after the platting of Britton in 1884, which was named after Col. Isaac Britton, a Civil War veteran who was instrumental in the railroad, settlers came and within the first year twenty-five businesses had been established, including the Britton Lumber Company, the New York Cash Store and a newspaper, the Dakota Daylight. The settlers who came were of both Yankee stock as well as primarily Scandinavians and Germans, as was true of much of northeastern South Dakota.²

The Catholic Order of the Benedictine Sisters and the Presentation Sisters started most of the first hospitals in Dakota Territory. The Benedictine Sisters established the first permanent hospital on the northern plains in 1885 when they started St. Alexius Hospital in Bismarck. The Benedictine and Presentation Sisters established hospitals in Yankton, Aberdeen, Pierre, Mitchell, and Sioux Falls to name a few. Other communities relied on local private doctors who generally worked out of their homes. In fact, prior to 1900, the only hospitals in South Dakota were those operating in converted residences or doctors' homes. Other doctors eventually had offices on the upper stories of some downtown commercial buildings.

¹ Joanita Kant, *South Dakota.... Our Towns.... A pictorial review: Northeast Region Vol. I*. Dallas, TX: Taylor Publishing Co., 1988: 11.

² Kant, 1988: 11-12.

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Continuation Sheet

Section 8 Page 2

Britton Clinic and Hospital, Britton, Marshall County, S.D.

But as communities grew, the facilities within the doctors' homes or a converted house became inadequate and necessitated the construction of separate hospital facilities. This appearance of hospitals as a formal building type began in the early twentieth century. The Presentation Sisters constructed new hospital buildings in Aberdeen (1902), Mitchell (1906), and Sioux Falls (1911). Each of these three buildings was a three-story brick structure with a hip roof, cupola, and dormers. Protestant groups, private physicians, and municipalities also constructed modest hospitals during this time.³

South Dakota during the late 1910s and 1920s witnessed additional hospital construction, including several additions to existing hospitals as well as new buildings. The McKennan Hospital in Sioux Falls was more than doubled in size in 1919. A new St. Joseph's Hospital in Mitchell was constructed in 1922. The original St. Luke's Hospital in Aberdeen was replaced in 1928 and St. John's Hospital in Rapid City was also constructed in 1928.⁴

Britton Clinic and Hospital

As Britton continued to grow and expand, the need for medical care in northeastern South Dakota became evident. Britton's first doctor, R. R. Jones, born and educated in Wisconsin, came to Britton in 1888, and served as the community's pioneer doctor for the remainder of his life. As a pioneer doctor, he worked out of his house, and made house calls. However, as the community grew, the need for a clinic or hospital was increasingly evident.⁵

Dr. D.B. Rice and his wife, Mrs. Clara Rice, a nurse, came to Britton in 1922. They opened their first office in the bank building. The bank burned in 1926, and so the Rice's purchased a house on West Seventh Street and converted it to a hospital complete with surgery and maternity facilities. Known locally as the "Community Hospital," the house had room for fourteen patients, and the beds were rarely empty. Dr. Rice was also known to make house calls, using his car to pull up to a house's porch, and using the headlights and the family's kitchen table to provide light and table for emergency procedures.⁶

³ 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), 191-192.

⁴ Erpestad and Wood, 192.

⁵ Marshall County Historical Society (MCHS). *Marshall County, South Dakota*. Dallas, TX: Taylor Publishing Co., 1979: 60.

⁶ MCHS, 1979: 60-61; *Britton Centennial History, 1884 - 1984*. Britton, SD: The Britton Journal, 1984: 39.

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Section 8 Page 3

Britton Clinic and Hospital, Britton, Marshall County, S.D.

The Rice's continued working under these conditions until the Commercial Hotel, a three story wood frame hotel which stood at the northeast corner of Main and Seventh streets, burned down. Dr. Rice saw this location as his ideal hospital site. The city of Britton agreed to construct the building, and most of the cost of the building was brought in by bonds, which totaled \$35,000. The city borrowed an additional \$8,000 and the balance was raised by the issuance of hospital certificates redeemable in hospital services. The building, when completed, cost about \$70,000.⁷

The new building, completed in 1928 and opened to the public in January 1929, was constructed of red brick with white mortar. The building was trimmed with concreted molded to look like stone. The three story building had a basement which was sufficiently exposed so as to be used as an additional story. The building was heated with steam heat, with the furnace located in the basement. The basement also housed the laundry, kitchen, pantry, dining rooms, vegetable room, supply rooms, restrooms, and two sleeping rooms. The first floor held doctors' offices, x-ray, laboratory, treatment rooms, a dentist office, business office, appointment desk, and large waiting room.⁸

The second floor held patient bedrooms, bathrooms and toilets, linen room, nurses' station and superintendent's office. A dumb-waiter served the upper floors from the basement, and also served as an ad-hoc communication system, as people could call up and down the dumbwaiter shaft to send messages to other floors. The third/top floor had bath and service rooms for surgical and obstetrical patients as well as a nursery and an apartment room. At the east end of the floor was the surgical unit and the obstetrical delivery area as well as a sterilization area. The entire building was sufficient to accommodate 30 patients, most of which were in single bed units. An electric elevator served all levels.⁹

The building was furnished by Dr. Rice. Some of the equipment he moved from his Community Hospital, however, most of it was new and of the latest design. Dr. Rice was able to bring in other doctors once the hospital was constructed, including Dr. Wolf, Dr. Ripple, Dr. Davidson and Dentist Dr. Hageback.

In addition to clinic and hospital functions, Dr. and Mrs. Rice started an accredited three-year course Nurse's Training School in the new hospital. For more specialized training than what they could provide, the nurse trainees were sent to affiliated hospitals in Denver and Minneapolis, however the

⁷ *Britton Centennial History*, 1984: 40.

⁸ *Britton Centennial History*, 1984: 40.

⁹ *Britton Centennial History*, 1984: 40.

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Section 8 Page 4

Britton Clinic and Hospital, Britton, Marshall County, S.D.

Britton school continued for 10 years, and graduated a total of 40 nurses over that time, many, no doubt, who stayed on to work in Britton.¹⁰

Dr. Rice sold his medical business to Lutheran Hospital and Homes Society of Fargo, North Dakota in 1944. Dr. and Mrs. Rice retired to Tennessee, and the Lutheran Hospital and Homes Society signed a lease with the city for ten years, after which they renewed their lease for another ten years. By this time, 1963, the people of Britton, as well as governmental regulation pressure, necessitated the abandonment of the Britton Clinic and Hospital in favor of a new hospital for the community. Mrs. Inez Kilker, a local citizen, donated the land for the new hospital. The new hospital was built all on one level and featured a design where the central nurse's station could view various wings that radiate out from the center. The new thirty bed Marshall County Hospital opened at 413 9th Street in January 1963.¹¹

The Britton Clinic and Hospital building needed to find a new function. The city of Britton held onto the building for a few years after the new hospital was started, and in 1969, sold the building to Roland Dinger and August Graf. By 1973, Dinger sold his share of the building to co-owner August Graf. Then, in 1995, August Graf, under the name of S & M Enterprises, sold the property to Susan Wismer for \$150,000 under land contract. The land contract was paid off by 1999 at which time Rebecca Weber was now a tenant in common owner. The current owners Becky Weber and Susan Wismer. Though it is unclear from the deed records precisely when the building was converted to residential, it is known that the building was converted to apartments sometime prior to 1988, thus under the ownership of August Graf. The building today holds 15 residential apartment units, with parking on the north side of the building. It is called the Continental Apartments because of Britton's location on the Continental Divide.¹²

¹⁰ *Britton Centennial History*, 1984: 40.

¹¹ *Britton Centennial History*, 1984: 41-42.

¹² Marshall County Register of Deeds, Book A-12, page 509, Warranty Deed, City of Britton to Dinger and Graf, 4 September 1969; MCRoD, Book A-15, page 292, Warranty Deed, Dinger to Graf, 15 June 1973; MCRoD, Book A-28, pages 427-430, land contract, S & M Enterprises (Graf) to Wisine, 16 May 1995; MCRoD, Book A-31, Page 499, Warranty Deed, S & M Enterprises to Wismer & Weber, 13 October 1999.

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Continuation Sheet

Section 8 Page 5

Britton Clinic and Hospital, Britton, Marshall County, S.D.

The Britton Clinic and Hospital served the Britton and surrounding rural communities for thirty-five years between 1928 and 1963 as a state of the art medical facility which provided clinic care as well as obstetric and surgery care for the area's residents. The nurses training school kept well trained nurses in the area as well. The building, the first of its kind in the immediate area, provided a modern facility where people of rural northeastern South Dakota could find reliable and safe health care which otherwise would not have been available to them. It is thus eligible for the National Register of Historic places under Criterion A for its association with the medical history of Britton and under Criterion C as an example of a medical facility constructed in a rural South Dakota community during the 1920s.

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Britton Clinic and Hospital, Britton, Marshall County, S.D.

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Britton Centennial History, 1884 – 1984. Britton, SD: The Britton Journal, 1984.

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History of Marshall County. Britton, SD: Dakota Daylight, 1886.

Kant, Joanita. *South Dakota, Our Towns.... A pictorial review, Northeast Region, Vol. I.* Dallas, TX: Taylor Publishing Co., 1988.

Marshall County Historical Society (MCHS). *Marshall County, South Dakota.* Dallas, TX: Taylor Publishing Co., 1979.

Marshall County Register of Deeds (MCRoD), located in Marshall County Courthouse, Britton, Marshall County, South Dakota.

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Section 10 Page 1

Britton Clinic and Hospital, Britton, Marshall County, S.D.

Verbal Boundary Description

Lots 10, 11 and 12, Block 21, Original Town, Britton, Marshall County, South Dakota.

Boundary Justification

The current boundary is the same boundary as when the building was constructed in 1928, including parking lot to the north and space behind the building on the east side.

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Section photos Page 1 Britton Clinic and Hospital, Britton, Marshall County, S.D.

PHOTOGRAPH LOG

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

Name of Property: Britton Clinic and Hospital
County, State: Marshall County, South Dakota
Photographer: Barb Kooiman
Date of Photographs: June 2007
Location of Original: South Dakota State Historic Preservation Office, Pierre, SD

<u>Photo No.</u>	<u>Photographic Information</u>
1.	West façade and south elevation, looking northeast
2.	East and south elevations, looking northwest