



NATIONAL REGISTER

NPS FORM 10-900 (Rev. 8-86) OMB No. 1024-0018 [SD-SHPO # ECA-OH-597-1/89]
[use paper with at least 25% cotton rag content, use NLQ or LQ printer]

**United States Department of the Interior -- National Park Service
NATIONAL REGISTER OF HISTORIC PLACES -- REGISTRATION FORM**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering "NA" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name: Brown-Evans House
other name/ site number: NA

2. Location

street & number: 405 First Avenue, West /NA/ not for publication
city, town: Mobridge /NA/ vicinity
state: SOUTH DAKOTA code: SD county: Walworth code: SD 129 zip code: 57601

3. Classification

Ownership of Property:	Category of Property	Number of Resources within Property:		
		Contributing	Noncontributing	
/XX/ private	/XX/ building(s)	1		buildings
/ / pubic-local	/ / district			sites
/ / public-state	/ / site			structures
/ / public-federal	/ / structure			objects
	/ / object	1	0	Total

Name of related multiple property listing: NA
Number of contributing resources previously listed in the National Register: 0

11. Form Prepared by

name/title: Fay Jackson, libr., & Billie Lewellen, owner; w/tech. assist by J. Rau	date: January 12, 1990
organization:	telephone: 605-845-3620
street & number: 401 First Ave., West	state: SOUTH DAKOTA zip code: 57601
city or town: Mobridge	

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property name

, Walworth
county

, SOUTH DAKOTA
state

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. / / See continuation sheet.

[Signature] _____ Date 5/12/90

S. D. Old SHPO _____
State or Federal agency or bureau

In my opinion, the property / / meets / / does not meet the National Register Criteria. / / See continuation sheet.

Signature of commenting or other official Date

State or Federal agency or bureau

5. National Park Service Certification

Entered in the
National Register

I, hereby, certify that this property is:

entered in the National Register

see continuation sheet

determined eligible for the National Register

see continuation sheet determined not eligible for the National Register

removed from the National Register

other, (explain) _____

[Signature] _____ 6/21/90

[Signature] _____
Signature of the Keeper Date

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property name

, Walworth
county

, SOUTH DAKOTA
state

6. Function or Use (enter categories from instructions)

Historic functions:

DOMESTIC/Single Dwelling

Current Functions:

DOMESTIC/Single Dwelling

7. Description

Architectural Classification:

(enter categories from instructions)

Bungalow/Craftsman

Materials:

(enter categories from instructions)

foundation Concrete

walls Wood

roof Wood

other Brick

Describe present and historic physical appearance:

/XX/ see continuation sheet

8. Significance

Certifying official has considered the significance of this property in

relation to other properties: / / / / /XX/

nationally statewide locally

Applicable National Register Criteria / / A / /B /XX/C / /D

Criteria Considerations / /A / /B / /C / /D / /E / /F / /G

Areas of Significance (enter from instructions)

Architecture

Period of Significance

1916

Significant Dates

1916

Significant Person

NA

Cultural Affiliation

NA

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations,
and periods of significance noted above /XX/ see continuation sheet

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property name

, Walworth
county

, SOUTH DAKOTA
state

9. Major Bibliographical References

/XX/ see continuation sheet

Previous documentation by NPS:

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

Primary location of additional data:

- /XX/ State historic preservation office
- / / Other State agency
- / / Federal agency
- / / Local government
- / / University
- / / Other

Specify repository:

South Dakota Historical Preservation Center

10. Geographical Data

Acreage of property: Less than one acre

UTM References:

A = /14/	/387-930/	/5043-360/	B = / /	/ /	/ /
C = / /	/ /	/ /	D = / /	/ /	/ /
ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING

Quad: Mobridge

Scale: 1:24000

/ / see continuation sheet

Verbal Boundary Description:

The nominated property is contained within the legal description as recorded in the Walworth County Register of Deeds Office: Lot 5, Block 23, Milwaukee Land Company's First Addition, City of Mobridge, Walworth County, South Dakota.

/ / see continuation sheet

Boundary Justification:

The boundaries of the nominated property are based on the legally recorded lot lines of the parcel historically associated with the property.

/ / see continuation sheet

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

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Situated just northwest of the original commercial core of the City of Moberg, the Brown-Evans House is a one-story rectangular wood frame bungalow. Rising from a concrete foundation, the walls are clad with narrow clapboard siding. A broad gable roof covered with wood shingles, caps the dwelling. The unfinished attic is lighted by a wide shed-roofed dormer that projects from the east (front) axial facade. Large decorative brackets support the wide roof overhang on the gable ends. An open veranda of brick construction sprawls across the front of the house. A small enclosed entry projects from the northwest corner of the rear facade.

Fenestration on the front facade is symmetrical consisting of two large picture windows that flank a single entry door. Other windows about the house include a variety of stock double-hung units and Craftsman-inspired casement units with multiple vertical muntins.

Typical of Bungalow styling, the foyerless front entry opens directly onto the large living room. The relatively modest interior features original hardwood floors and trim. A highlight of the interior is a set of built-in bookcases with leaded glass doors flanking the passage from the living room to the dining room.

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Under Criterion C of the National Register Criteria, the Brown-Evans House is significant in the area of architecture, because it is a nearly unaltered local example of vernacular bungalow styling. Built for developer A. H. Brown in 1916 presumably for rental purposes, it is one of the few surviving bungalow dwellings in the community. For several decades, the house was occupied by a local dentist, who used it as his private residence. Under the South Dakota Historical Preservation Plan, the property relates to the historic context labeled: V. Depression and Rebuilding, A. 3. Residential Changes: Development of Suburbs, New Building Materials, and Pattern Book Architecture.

Shortly after the turn of the century, American west coast architects Henry and Charles Greene developed a new style for domestic designs eventually labeled "Bungalow." Pure examples are low one story dwellings featuring broad gables on the street facade, overhanging eaves, and open porches. Floor plans are often symmetrical but lack any formal entrance foyer. Very quickly this style was adopted for vernacular designs and for widespread promotion in the various builder's pattern books that proliferated during the early decades of the 20th Century. With such popularization, many of the stylistic attributes of the original bungalows disappeared. The first of these qualities to be compromised was the single-story height, as numerous designers opened up the attic with dormers to make more room for sleeping chambers. These hybrids are often referred to as "bungalowoid" houses rather than as bungalows. Built in 1916 as an affordable single-tenant dwelling, the Brown-Evans House illustrates a common pattern book technique of turning the axis of the roof ninety degrees so that the eave line rather than the broad gable faces the street. The house exhibits numerous other Bungalow-Craftsman traits such as an open veranda, foyerless entry, heavy decorative brackets, multiple-pane windows with vertical muntins, and a built-in bookcase with leaded glass doors.

Walworth County was organized in 1883 at the height of the Great Dakota Boom. Most of the early settlement took place in the eastern half of the county; however, a group of investors from Minneapolis, led by General S. E. Olson, became intrigued by the natural beauty of the area around present-day Moberge, situated directly on the east bank of the Missouri River. They believed that this site would be the ideal location for future railroad crossings and established the Grand Crossing Land and Improvement Company to acquire a large tract of this land through contracted private homesteaders. It took more than two decades for the Milwaukee Road to reach the proposed crossing, yet Olson and his partners persevered and eventually sold their holdings to the Milwaukee Land Company for a sizable profit. As a result Moberge, taking its name from a telegrapher's abbreviation for Missouri River and bridge, was founded in 1906. It has grown to be one of the largest centers for commerce and recreation in the immediate region.

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Section number 8 Page 2

Albert H. Brown, "a capitalist from Indiana," as his contemporary journalists called him, came to Mobridge in 1909 intending to retire and live off his wealth. Instead he began to invest heavily in real estate, banking, and commercial interests. In 1915, he commissioned the Brown Palace Hotel, a major social center for the community (listed in the National Register), and in 1930, he donated a public library to the city (also listed in the Register). Over the years, he is believed to have commissioned some two hundred buildings in the city, including a small subdivision of 32 rental homes. The bungalow nominated here is not part of this subdivision, but was doubtless another of Brown's rental enterprises.

In 1920, Dr. C. C. Evans purchased the house and lived there until his death in 1940. It remained in possession of the Evans family until the late 1950s, when it was sold to cattle ranchers W. L. and Kelly Owen. Locally, the property is well remembered as the "Evans House." Thus, the selected historic name of the nominated property, Brown-Evans House, recognizes both the housing developer/entrepreneur A. H. Brown and the long-time owner/occupant Dr. C. C. Evans.

In 1970, the house was bought as a rental venture by Z. H. Lewellen, who has restored the property using certified preservation incentives.

The period of significance of the nominated property does not extend beyond its date of construction in 1916.

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Section number 9 Page 1

Abstract of Title. Lot 5, Block 23, Milwaukee Land Company's First Addition, City of Mobridge, Walworth County, South Dakota.

Batcheller, Evert. Personal Interview by Z. H. Lewellen at Mobridge, SD, 1989.

"Brown, A. H., Library." National Register of Historic Places. Walworth County, SD. 1978.

"Brown Palace Hotel." National Register of Historic Places. Walworth County, SD. 1983.

Hall, Winston. Personal Interview by Billie Lewellen at Mobridge, SD, 1989.

Leshner, J. D. Personal Interview by Z. H. Lewellen at Mobridge, SD, 1989.

Morrison, Pat, Jr. Personal Interview by Z. H. Lewellen at Mobridge, SD, 1989.

(Northern Dahe Historical Society, comp.) Mobridge Diamond Jubilee, 1906-1981: City of Bridges Revisited. N. p. (1981). Passim.

Skaug, Julius, ed. Mobridge: Its First Fifty Years, 1906-1956. N.p. (1956). pp. 17-19, 32-36, 74.

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Section number photos Page 1

1.
Brown-Evans House
Mobridge, Walworth County, South Dakota
by Z. H. Lewellen
October 1989
Neg.: South Dakota Historical Preservation Center
East facade, camera facing west
Photo No. 1

2.
Brown-Evans House
Mobridge, Walworth County, South Dakota
by Z. H. Lewellen
October 1989
Neg.: South Dakota Historical Preservation Center
East and south facades, camera facing northwest
Photo No. 2