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OMB No. 1024-0018

MAY 5 1994

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

NPS Form 10-900
(Oct. 1990)

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 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 (Form 10-900-a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name: McEachron, C.E. General Merchandise

Other names/site number: N/A

2. Location

Street & number: 349 Main St. not for publication

City or town: Hill City vicinity

State: South Dakota Code: SD County: Pennington Code: 103 Zip code: 57745

3. 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] SD SHPO 4/20/94
Signature and title of certifying official Date

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 the Keeper Date of Action

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Entered in the National Register

[Signature] Edson H. Beall 6.3.94
Signature of the Keeper Date of Action

McEachron, C.E. General Merch.
Name of Property

Pennington, SD
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE:department store

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE:restaurant,

specialty store

RECREATION & CULTURE:museum, art gallery

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS:

Commercial Style

Materials

(Enter categories from instructions.)

foundation STONE:granite and slate

walls BRICK

roof METAL

other WOOD

Narrative Description

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

McEachron, C.E. General Merch.
Name of Property

Pennington, SD
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

COMMERCE

ARCHITECTURE

Period of Significance

1902-1944

Significant Dates

1902

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

McEachron, C.E. General Merch.
Name of Property

Pennington, SD
County and State

10. Geographical Data

Acreege of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1 11|3| 16|1|4|3|7|0| 14|8|6|4|9|90| 2 | | | | | | | | | |
Zone Easting Northing Zone Easting Northing
3 | | | | | | | | | | 4 | | | | | | | | | |
 See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared by

Name/Title: Brian Boyer, w/ tech assistance from Melissa Dirr, shpo staff
Organization: _____ Date: March, 1994
Street & Number: 215 Crook Street Telephone: (605) 673-4202
City or Town: Hill City State: South Dakota Zip code: 57730

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: Sagacious Inc.
Street & Number: 215 Crook St. Telephone: (605) 673-4202
City or Town: Custer State: South Dakota Zip code: 57730

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.).

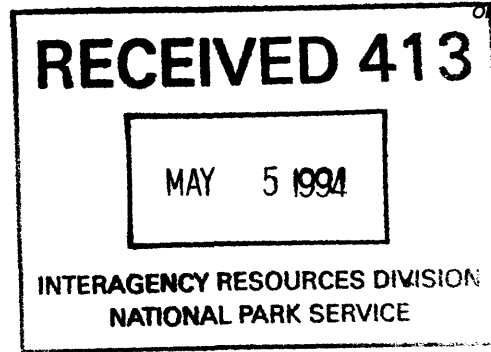
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this 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 Project (1024-0018), Washington, DC 20503.

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**National Register of Historic Places
Continuation Sheet**

Section number 7

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Narrative Description:

The C.E. McEachron General Merchandise building is a 60' by 80' two-story brick building located in the middle of the block on the main street of Hill City. Since its construction in 1902, it has been in continuous use as a commercial business and has been the focal point of the city's business district. Built by C.E. McEachron using local labor and bricks that were manufactured three miles south of Hill City, the building embodies the architectural style of the early 20th century - tall ceilings with large expanses of single pane front glass to let in the light. The building is divided into sections - roughly 2/3 on the north side and 1/3 on the south side. The two parts are divided by a six-brick-thick wall. An exterior stairway located between the two spaces provides an access to the upstairs. Except for the modernization of plumbing, mechanical systems and the electrical system, the C.E. McEachron General Merchandise building retains its original appearance. A restoration of the facade was done to restore the building to its original appearance. Much of the original window frame structure was intact underneath a "false front" that was added during the 1960's.

The C.E. McEachron General Merchandise building is an early 20th-century Commercial Style building with large glass windows on the front of the building. The windows give an excellent view of the interior of the building. The building has 15-foot-tall ceilings on both the first and second floors. The building has a sloped roof that drops about six feet in a run of about 80 feet. The interior of the building is virtually wide open, except for the five metal posts that hold up the ceiling joists. The building is divided into two spaces. The large space takes up about 2/3 of the north side of the building. The other 1/3 of the building is on the south side. Dividing the two spaces is a brick wall about six bricks thick. Each side has its own entrance and has been that way since the building was constructed. An outer stairway, located between the two sides, leads up to the second floor of the building. The three doorways are highlighted by inset alcoves that are totally surrounded in glass and lead to a set of double doors at each entrance. The south 1/3 interior is highlighted by a loft that currently provides for additional seating for the restaurant. The property is in excellent condition after several years of restoring the original facade and interiors.

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The original C.E. McEachron General Merchandise building has a rectangular plan, approximately 60 feet by 80 feet, including a small addition that was added to the building in the late 1970's. The original foundation, visible in the basement, consists of uncut stone (slate) footings supporting sections of true 2" by 12" boards and concrete. In the 1970's, a poured concrete foundation was added for additional support in part of the basement. The brick building is made from bricks kilned by a Hill City brick factory. The bricks have a glazed finish but are soft inside. Window and door surrounds are plain milled boards with some moulding. The roof was originally covered by tar paper over wooden planks. This was removed because of leaking and replaced with a modern corrugated metal roofing.

In the late 1970s, an addition was added to the west side (back of building), approximately 12 feet wide and extending about 30 feet at the back of the building. This addition provided a kitchen area and storage place. The window frames and sash are original in most of the building except for the newly constructed alcoves.

The interior of the building itself is covered with plaster, either over the bricks on the walls or over lathe on the ceilings. Much of the ceiling plaster was damaged because of leaking and was replaced with sheetrock. One wall has had the plaster removed and now has exposed brick, this was done sometime before the present owners acquired the property. The flooring is predominantly fir, which in some cases is a second floor that replaced the original pine. Some of the floor has been carpeted while other parts have been refinished. The dimensions of the building include a ceiling height of approximately 15 feet on both floors.

The building is easily visible from the main highway into Hill City and is surrounded on both sides, north and south, by other brick buildings that are built wall to wall. These buildings are one story only, so the C.E. McEachron General Merchandise building is the predominant downtown building.

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Narrative Statement of Significance:

The C.E. McEachron General Merchandise building is historically significant for its long association with the development of both the commerce and civic life of Hill City and the surrounding area from the spring of 1888 (when McEachron had a similar store on the same location that was wood and later burned down) to the 1930s when his sons took over the store. Since its construction in 1902, the C.E. McEachron General Merchandise building was the largest and most important general store in the community and surrounding area. At that time, it was a general store on both levels of the north 2/3 of the building; while the south 1/3 served as a funeral home on the bottom and the top was the meeting place of the local lodge. The building is also architecturally significant as a well restored example of historic commercial buildings in Hill City. Under the South Dakota State Historic Preservation Plan the building relates to the context labelled V. Depression and Rebuilding, A. Changing Urban Patterns.

The general store was one of the main suppliers of hardware and general merchandise for the many mines that were in the surrounding hills. "It would surprise residents of many larger cities to know the enormous business done by some of the hardware and general merchandise establishments of Hill City, but, of course, the population of the town itself is practically only a supply department for a very large population." (The Black Hills Illustrated, 1904)

Many of the town's important public gatherings were held in the building because the owner C.E. McEachron was also president of the bank (located next door to the general store).

Located in the "Heart of the Hills" Hill City, altitude 4,982 feet, was settled by miners in the spring of 1876 after gold was discovered at Custer 14 miles south. Within one year, two solid streets of log cabins stretched from north to south of what is now Main Street. Later that fall, when gold was discovered in Deadwood, Hill City became a ghost town literally overnight. Not until the Harney Peak Tin Mining Company set up shop in 1887 and the Burlington Railway came to town in 1890, did Hill City again prosper. At this time C.E. McEachron, with partner D.B. Ingram, built the first general store in the spring of 1888. The Harney Peak Tin Mining Company became one of

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their biggest customers. McEachron was in charge of the headquarters for the Harney Peak Tin Mining Company in 1887 before building his own store. After eight years, the partnership was dissolved and C.E. McEachron became the sole owner.

Under McEachron's direction the general store became a huge success. "Charles E. McEachron, of Hill City, Pennington County, has won unusual success in merchandising and has one of the largest general stores in this part of the state."

"He carries a complete line of general merchandise, including hardware and men's furnishings, and is also a funeral director. His business occupies 6,240 feet of floor space in the store building proper and also a wareroom 20 by 40 feet in dimensions. Mr. McEachron carries one of the largest stocks in Pennington County and his building, which has two stories and basement has a frontage of 104 feet on the principal street of the city. The postoffice is situated in a part of the building not occupied by the store and the structure is one of the best business properties in Hill City." (Kingsbury)

In his time he had built up such a large business that he kept two teams harnessed and hitched ready to make immediate deliveries to the various mines that were doing development work around the Hill City area in those early days. Many items were purchased in car load lots because of the great volume of turn over his store was handling.

Not only did C.E. McEachron supply the mines with merchandise, he invested in many of them as well. He owned "The Summit" in its entirety and had stock in many other mining ventures of varying degrees of worth.

McEachron also served on the Hill City School Board for several years as well as being mayor of the city for multiple terms. "in building up his own business Mr. McEachron has also contributed to the commercial expansion of Hill City and he is justly held in high esteem because of his ability, sound judgment and enterprise (History of Dakota Territory).

"Old Settlers recall that "Mack" was always a successful merchant and liberal to a fault with credit. In fact one well authenticated story is that he charged off over ninety thousand dollars of debts, various

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miners and pioneers owed him in years gone by. Quite a sizeable fortune fortune in any man's way of figuring" (Obituary)

Since 1902, the building has gone through several different stages. The building was wired for electricity when originally built using the "knob and tube" style. The building remained virtually untouched until the 1960s when a false wooden front was added. Since the 1960s, three false ceilings were added to the downstairs, lowering the ceiling to eight feet. The present owners removed the false front and the additional dropped ceilings and renovated the facade to its original appearance from 1989-1992. Repairs to the roof were made in the 1970s, but were not effective. In 1991, over 27 tons of asphalt and rolled roofing and replaced the roof with a new metal roof.

Today, the C.E. McEachron General Merchandise building stands much the way it did when it was built in 1902.

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Bibliography:

Kingsbury, George W. *History of Dakota Territory*, Biographical Vol. V, 1915.

The Black Hills Illustrated, 1904.

Sanborn Map Company, Hill City - 1903, 1923, 1948.

Obituary, C.E. McEachron

Wedge, Lucille. *Gold Gave Birth to Hill City, South Dakota*. 1979

South Dakota Manufacturing to 1900. USD Business Research Bureau, 1955.

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Verbal Boundary Description:

The C.E. McEachron General Merchandise building resides on lots 9, 10, 11, less south 3 inches of lot 11. Block 2, original town of Hill City, Pennington County, SD.

Boundary Justification:

The nominated property includes the entire parcel historically associated with the C.E. McEachron General Merchandise building.