

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED APR 7 1975  
DATE ENTERED JUN 27 1975

## NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

### 1 NAME

HISTORIC Mitchell Historic Commercial District

AND/OR COMMON

### LOCATION

210 S. -- 604 N. Main St.  
STREET & NUMBER 119-201 West 3rd Avenue, 101-210 South Main, 100-604 North Main,  
112-220 West 5th Avenue, 117-219 East 4th Avenue  
— NOT FOR PUBLICATION  
CITY, TOWN Mitchell VICINITY OF \_\_\_\_\_ CONGRESSIONAL DISTRICT No. 2  
STATE South Dakota CODE 046 COUNTY Davison CODE 035

### CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input checked="" type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input checked="" type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

### OWNER OF PROPERTY

NAME Multiple Ownership

STREET & NUMBER -----

CITY, TOWN Mitchell VICINITY OF \_\_\_\_\_ STATE South Dakota

### LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Davison County Assessor's Office

STREET & NUMBER East 4th Avenue

CITY, TOWN Mitchell STATE South Dakota

### 6 REPRESENTATION IN EXISTING SURVEYS

TITLE South Dakota Historic Sites Survey

DATE March 1974  FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR SURVEY RECORDS Historical Preservation Center, USD Alumni House

CITY, TOWN Vermillion STATE South Dakota

## 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Mitchell, South Dakota is a railroad town. It was platted in 1879 by A.M. Rowley and named for Alexander Mitchell, president of the Chicago, Milwaukee, and St. Paul Railroad.

Mitchell acquired many of its early citizens and buildings from the town of Firesteel, located at the juncture of Firesteel Creek and the James River. The railroad planned to lay tracks through Firesteel, but fearful of the menacing floodwaters, they by-passed it in favor of a site two-and-one-half miles west. Both the town and the railroads grew rapidly. In October, 1880, the railroad line was completed to Mitchell. The Milwaukee Road built a roundhouse and machine shop at the south end of Main Street in 1884. Three years later, the Chicago, St. Paul, Minneapolis and Omaha depot was built at the north end.

Main Street, the core around which the proposed district centers, emanated from the Milwaukee Road depot, which serves as a border for the slightly irregular district boundaries. All of Main Street is included from 6th Avenue south to Railroad Avenue, where it stops at the dead end created by the Milwaukee Road tracks. The depot and roundhouse are included in the district. Several avenues running perpendicular to Main Street are also part of the district; they are the 100 block of West Third Avenue, the 100 and 200 blocks of East Fourth Avenue and the 100 and 200 blocks of East Fifth Avenue.

One hundred and four buildings line the proposed district. Thirty-three are well preserved and thirty-three are considered period examples. Neutral buildings comprise twelve of the total with nine of the structures possessing mildly distracting qualities. Seventeen of the buildings are very distracting. Unfortunately, most of the construction dates of these buildings were unobtainable.

The majority of the structures in the district are commercial buildings built in no specific style, but the remainder features outstanding examples of Neo-Classical, Italianate, Richardsonian Romanesque, Art Deco, Queen Anne, and Sullivanesque styles of architecture. The Sullivanesque style was employed in the Branson bank and buildings designed by local architect Walter Dixon. Some primary examples of these styles are discussed below.

110 East Second Avenue. William Gray Purcell and George Grant Elmslie of Minneapolis designed the Branson bank building in 1919. Roman bricks form the exterior of this one-story flat roofed commercial building, which now houses the Mitchell Abstract Company. The front (south) entrance is covered with a colorful terra cotta ornamentation. A row of vertical header bricks extends the length of the concrete cornice. The original leaded windows appear on the east side, but the lead windows on the front have been covered with pale green crushed rock panels for their protection. The building remains in excellent condition.

310 North Rowley. The Richardsonian Romanesque design was employed in the styling of the First United Methodist Church. It has cut granite walls and a concrete foundation with asphalt shingles on the roof. The front (west) entrance is covered with a large Romanesque arch over two sets of double wooden doors. A stained glass transom reaches across the four doors. Dentils of cut granite run beneath the eaves

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and windows have cut granite lintels and lugsills. A bell tower with a pyramidal roof reaches above the three story church.

217 North Main. The Mitchell National Bank is a Neo-Classic Revival style building with two story pressed concrete walls. A pediment over four fluted Ionic columns decorate the front (east) exterior. Windows are surrounded with pressed concrete labels and lugsills. The building is well maintained.

East 4th Avenue. The exterior of the Davison County Courthouse was designed by local architect Floyd Kings in 1933. The planning was done by Kings' associate Walter Dixon. With the help of the Works Project Administration, the four story pressed concrete building was constructed in the Art Deco style. The windows are so designed as to give a vertical appearance to the building. A shiny material between the second and fourth floors adds to the effect. The front (south) double doors are made of glass and aluminum and covered with a cast iron transom. The Babcock Stone Company of Minnesota chiselled maxims and designs into the stone. However, the panel depicting a grasshopper devouring a crop was eradicated by order of the county commissioners. Foyer walls are covered with murals painted by Bill Lackey. The building sits upon a square block of ground with a stone speakers' platform on the north. The courthouse remains in good condition.

210 South Main. Built in 1909 for the Chicago, Milwaukee and St. Paul Railroad, this Neo-Classic Revival style depot now houses the Milwaukee Road freight offices. The walls are brick with a concrete foundation and asphalt shingles. Square brick pilasters have plain cut stone bases and capitals. Dentils decorate the pediment. A cut stone keystone sits in the middle of the arch surrounding a fanlight above the doors. Only half of the depot is in use now, but it is in good condition.

220 East 5th Avenue. Now the home of Draisey Realty, this house was designed as the Governor's mansion when Mitchell was involved in the fight for the state capitol. The two and one-half story Georgian Revival style building has horizontal siding and a cut stone foundation. Asphalt shingles cover the truncated hip roof crowned with a balustrade. Two giant Roman Doric columns support the front (south) porch. Brackets and dentils surround the house and pediment. The windows are square with shutters and the front door has sidelights. A semi-circular window adorns the pediment and a large rectangular chimney is offset on the left. Two one story wings were added on the east and west sides with concrete block foundations. Balustrades crown the wing roofs.

119 West 3rd Avenue. The Oscar Howe Cultural Center now occupies the old Carnegie Library building built in 1902 by Mitchell architect A.J. Kings. The one and one-half story Greek Revival style structure has cut stone walls and a cut stone foundation. Asphalt shingles cover the roof and dome. Greek Ionic columns surround the front (north) entrance. Windows feature decorated lintels and lugsills of cut stone. A cast iron fence surrounds the property.

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Throughout the proposed district evergreen and shade trees arch across streets. Another common feature is the wrought iron fences that surround many homes and public buildings.

The most outstanding characteristic of the proposed district is the preponderance of cut stone foundations. The Spencer and Firsteel Creek quarries provided materials for many of the cut stone foundations and exteriors found in Mitchell.

Primary Buildings in the Mitchell Historic Commercial District

1. Roundhouse: built in 1884 by the Chicago, Milwaukee and St. Paul Railroad. It still has tools for repairing steam engines.
2. Depot: brick Neo-Classic Revival style depot.
3. 123 South Main: two story brick commercial building.
4. 107 South Main: two story brick commercial building.
5. 101 South Main: three story brick commercial building.
6. 110 North Main: one story molded concrete block commercial building.
7. 121 North Main: two story Neo-Classic Revival style commercial building.
8. 123 North Main: three story commercial building influenced by the Sullivanesque style.
9. 203 North Main: three story Art Deco style commercial building.
10. 215 North Main: two story cut granite commercial building completed in 1892.
11. 217 North Main: two story Neo-Classic Revival style bank.
12. 222 North Main: three story Neo-Classic Revival style bank.
13. 223 North Main: four story brick commercial building.
14. 300 North Main: three story brick commercial building.
15. 301 North Main: three story brick commercial building with stamp metal cornice completed in 1887.
16. 309 North Main: three story brick commercial building constructed in 1915.
17. 413 North Main: two story brick commercial building.
18. 424 North Main: two and one-half Neo-Classic Revival style Elks Lodge.
19. 425 North Main: two story brick commercial building.
20. Ward's Accessory Store: two story brick commercial building.
21. Salvation Army Building: two story brick commercial building.
22. Corn Palace: two story brick building with an onion dome and minarets and decorated with murals made of corn.
23. 110 East 2nd Avenue: one story Sullivanesque style bank building designed by Purcell and Elmslie in 1919.
24. 111 East 3rd Avenue: two story Italianate style brick commercial building.
25. 119 West 3rd Avenue: one and one-half story Greek Revival style former Carnegie Library built in 1902.

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26. 200 West 3rd Avenue: two and one-half story towered Queen Anne style home.
27. 201 West 3rd Avenue: two and one-half story Queen Anne style house.
28. 117 East 4th Avenue: two story Neo-Classic Revival style former Post Office.
29. Davison County Courthouse: four story Art Deco style courthouse completed in 1933.
30. 112 East 5th Avenue: three story Georgian Revival style Masonic Temple.
31. 220 East 5th Avenue: two and one-half story Georgian Revival style house.
32. 310 North Rowley: First United Methodist Church is a Richardsonian Romanesque style three story church made of cut stone.
33. 403 North Lawler: two and one-half story High Victorian Italianate style home.

Legal Descriptions of the Mitchell Historic Commercial District

East 1/2 of blocks 3, 8, 13, 18 Town of Mitchell Addition  
West 1/2 of blocks 2, 9, 12, 19 Town of Mitchell Addition  
East 1/2 of block 13, Lawler's First Addition  
West 1/2 of block 14, Lawler's First Addition  
East 1/2 of block 12, Rowley's First Addition  
West 1/2 of block 11, Rowley's First Addition  
all of block 15, Rowley's First Addition

## 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input checked="" type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES                      1886-1933                      BUILDER/ARCHITECT                      Several mentioned

### STATEMENT OF SIGNIFICANCE

Mitchell, South Dakota, is a good example of a nineteenth century railroad town. Its growth and development are closely tied to the growth and development of railroads in South Dakota and across the nation. The town is a link in the chain of railroads that spanned the continent. Private homes, boarding houses and businesses grew up in Mitchell to accommodate the needs of railroad passengers and workers. In return the railroads provided shipping and transportation for farm products and producers.

As a railway division point Mitchell grew rapidly. In 1883 one thousand people resided in town, but just one year later the population jumped to four thousand.

Mitchell's birth and early years paralleled the Great Dakota Land Boom of 1878-87, in which railroads played a significant role. After the panic of 1873, the move westward again was profitable as soil conditions and transportation systems improved. Railroads advertised the re-opening of the West and beckoned to prospective Dakota settlers.

Within Mitchell the railroad's influence was clearly manifested. In 1904 Pierre and Mitchell were opponents in the final debate over the permanent location of the state capitol. The Northwestern Railway supported the efforts of Pierre citizens by issuing free tickets to anyone wishing to go to Pierre and voice approval of that site. Likewise, the Chicago, Milwaukee and St. Paul Railroad gave free train rides to those interested in demonstrating support for Mitchell. In anticipation of the prize, Mitchell citizens designated their City Hall as the location of the temporary capitol and cited 220 East 5th Avenue as the Governor's mansion. Neither building was destined to achieve the distinction because Pierre won the election and became the home of the permanent state capitol.

The spirit of that time is reflected in the homes and commercial buildings completed in the early part of the twentieth century. Mitchell did not die after the capitol defeat, rather she re-evaluated her resources and plunged ahead. Within a few years, the Carnegie Library was completed, Dakota Wesleyan University was expanded and new churches were built. William Gray Purcell and George Grant Elmslie contributed to the prominence of Mitchell with their design of a Sullivanesque style bank. Frank Lloyd Wright stopped in Mitchell to see his students' work. Other commercial buildings sprang up to compete for the growing population's business. All of the structures, like the town, were built to last.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Schell, Herbert S. HISTORY OF SOUTH DAKOTA. Lincoln: University of Nebraska Press, 1968.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 81

*UTM OK HF*

UTM REFERENCES

A	1,4	5 78 17,0	4,8 40 4,6,0	B	1,4	5 78 17,0	4,8 39 5,8,0
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	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING

### VERBAL BOUNDARY DESCRIPTION

The southernmost point of the Mitchell Historic Commercial District encompasses the depot, roundhouse, and property of the Milwaukee Road at the dead-end it creates on South Main Street. From the depot the line runs straight north to the intersection of 6th Avenue and North Main Street where the Corn Palace and 601 North Main Street stand. It then goes from the intersection of 5th Avenue and North Main east to North Kimball Street, including the blocks upon which the Davison County Courthouse and the

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Edith French, Consultant

ORGANIZATION

Historical Preservation Center

DATE

January 1974

STREET & NUMBER

USD Alumni House

TELEPHONE

605-677-5314

CITY OR TOWN

Vermillion

STATE

South Dakota

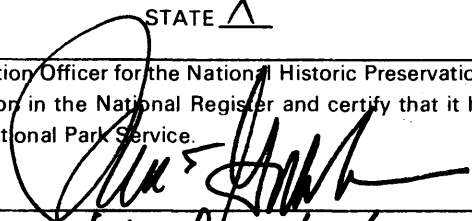
# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL  STATE  LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

SIGNATURE



3-25-75

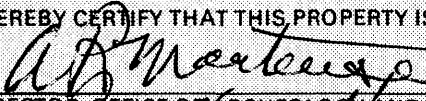
TITLE

Cultural Preservation Director / SHPO

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

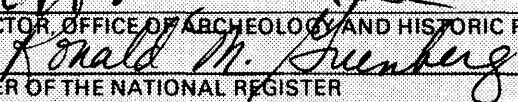


DATE

6/20/75

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:



DATE

6/26/75

KEEPER OF THE NATIONAL REGISTER

*Actg.*

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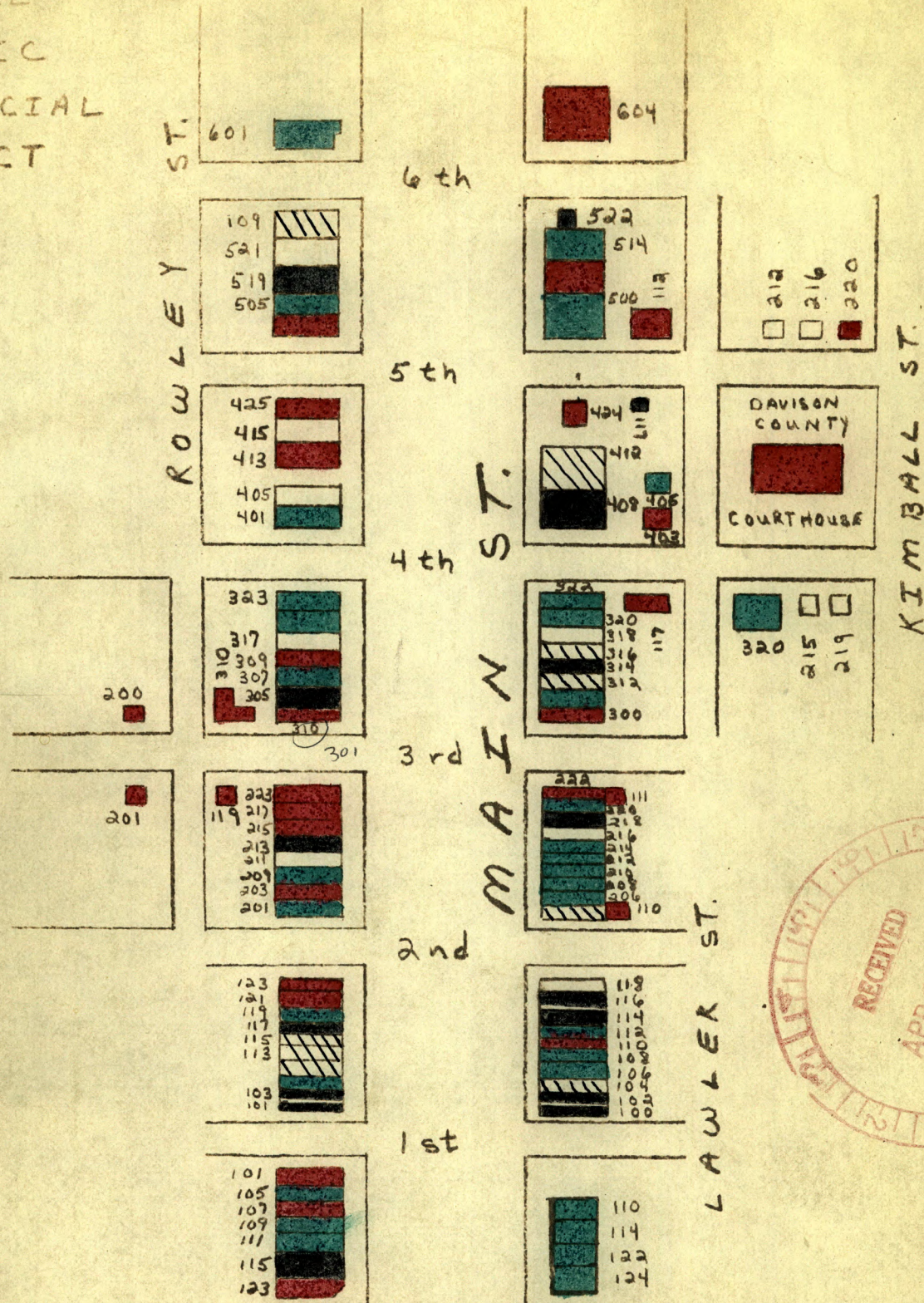
PAGE FOUR

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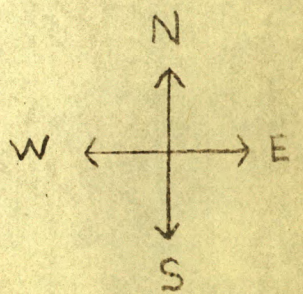
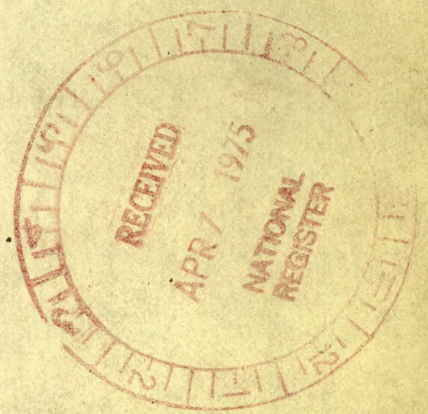
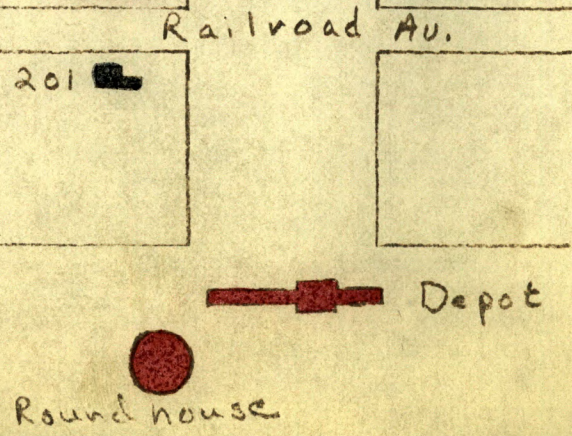
Drasey Realty rest. The line then goes from North Kimball Street west to the intersection of 4th Avenue and North Main Street. The district is completed with the inclusion of 3rd Avenue from North Main Street west to North Rowley Street. The buildings at the intersection of West 3rd Avenue and North Rowley Street are also included. They are 119, 200 and 201 West 3rd Avenue and 310 North Rowley Street.



MITCHELL  
HISTORIC  
COMMERCIAL  
DISTRICT



- EXCEPTIONAL PERIOD
- GOOD PERIOD
- BLENDING
- DISTRACTING
- VERY DISTRACTING



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

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 75001716

Property Name: Mitchell Historic District

County: Davison State: South Dakota

none  
Multiple Name

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
\_\_\_\_\_  
Signature of the Keeper

September 24, 2001  
Date of Action

=====  
Amended Items in Nomination:

Section 7. Description: Number 317 North Main Street is, hereby, classified as non-contributing due to the cumulative effect of numerous alterations which resulted in the building's loss of historic integrity since the district's period of significance. These alterations, which appear to have occurred in the 1950s, include removal of brick detailing along the cornice, alterations to the facade's fenestration, the replacement of second-story windows, and the redesign of the storefront.

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The South Dakota State Historic Preservation Office was notified of this amendment.

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**DISTRIBUTION:**

- National Register property file**
- Nominating Authority (without nomination attachment)**