

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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| FOR NPS USE ONLY | |
| RECEIVED | JUN 28 1979 |
| DATE ENTERED | JUN 3 1979 |

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 *Hotel Charles Gurney*

HISTORIC
Hotel Charles Gurney

AND/OR COMMON

2 LOCATION

STREET & NUMBER
Third and Capital

CITY, TOWN
Yankton

STATE
South Dakota

--- NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT
No. 1

--- VICINITY OF
CODE
046

COUNTY
Yankton

CODE
053

3 CLASSIFICATION

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

4 OWNER OF PROPERTY

NAME
Mr. and Mrs. Elza Anderson

STREET & NUMBER
Hotel Charles Gurney

CITY, TOWN
Yankton

STATE
South Dakota

--- VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.
Yankton County Courthouse

STREET & NUMBER
Third and Broadway

CITY, TOWN
Yankton

STATE
South Dakota

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
South Dakota Historic Sites Survey

DATE

--- FEDERAL STATE --- COUNTY --- LOCAL

DEPOSITORY FOR
SURVEY RECORDS
Historical Preservation Center

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 | | |

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Hotel Charles Gurney stands today on the site of the St. Charles Hotel. The latter building, constructed by J.W.C. Morrison in 1870, was a three story cottonwood structure, which served as a social gathering place in Yankton. By 1872, three-story wing extensions had been added, expanding the corner-sited hotel along both Capital and Third Streets.

The present Richardsonian Romanesque hotel was constructed during 1890 and 1891. Designed by St. Paul architect J.H. Coxhead, the three-story design was executed in red St. Louis pressed brick and ashlar, above a high, "rusticated" basement of Sioux Falls granite. The 60' x 80' rectangle was erected on the corner of Capital and Third streets between the pre-existing brick wings of the demolished St. Charles Hotel.

Bold, projecting arched portals, which marked the original entrances on both the east and south facades, support the slight projection of the wall surface in the upper stories. Corbelled brick "machicolations" line the underside of the cornice and pierced-brick parapet. Colossal voussoirs and paired or single polished granite columns accent the entries. Oversize stone lintels top the first-story corner windows, while scaled down versions and matching stone courses contain the second and third-story openings; stone arch arcading encloses first-story windows on the north end of the Capitol Street facade. Grouped singly or in twos and threes, most windows are 2/2 double-hung sash; because of extensive alteration of the basement and first stories, it is difficult to specify what may have pre-dated the existing 1940's glass brick or 1960's casement infills. The north and west facades, normally unseen by the public, are free of all decorative treatment found on the south and east. With its original large dining area-ballroom, with sixteen-foot ceiling supported by Sioux Falls stone pillars, the Hotel Pierce, as named for its original owner, was one of the most impressive hotels in the area.

Significant changes in the building's external and internal appearance were effected during the 1940's by then-owners Charles and Nancy Gurney. The Third Street entrance was closed off; an additional entrance with metal canopy was added at the ground level on Capital Street; the west wing on Third street was rebuilt; a western theme was utilized when the first-floor liquor store and barber shop were replaced with a coffee shop, dining room, and lounge. Displays of merchants' wares could still be found in the sample rooms on the first floor as late as the early 1970's attesting to continued use of the hotel by local businessmen.

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 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 checked="" 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 type="checkbox"/> TRANSPORTATION | |
| <input type="checkbox"/> 1900- | <input type="checkbox"/> COMMUNICATIONS | <input type="checkbox"/> INDUSTRY | <input type="checkbox"/> POLITICS/GOVERNMENT | <input type="checkbox"/> OTHER (SPECIFY) | |
| | | <input type="checkbox"/> INVENTION | | | |

SPECIFIC DATES 1872, 1891

BUILDER/ARCHITECT J.H. Cox head, St. Paul, Minnesota

STATEMENT OF SIGNIFICANCE

The Hotel Charles Gurney began life as the Hotel Pierce in 1891 when, according to a local newspaper, it was considered the most important improvement to Yankton. The hotel occupied the site of what was once the St. Charles Hotel built by J.W.C. Morrison in 1870, a big year for construction in Yankton. The three-story cottonwood structure was not the city's first hotel, but through the years the structure that stood on the corner of Third and Capital streets became a landmark. It was a favorite meeting place for businessmen and politicians and served as a popular location for social gatherings, a tradition that has continued in the Gurney Hotel to the present day.

The hotel played a role in the history of Dakota Territory. The northern annex housed an United States courtroom on the second floor. The courtroom was the scene of several colorful events, one being the fatal shooting of McCook, secretary of the Territory, by Wintermute, a local banker. Probably the most famous incident in the early days was the trial of Jack McCall, the convicted murderer of "Wild Bill" Hickok, in the vicinity of what is now Room 221.

By 1872 two brick annexes were built, one to the north on Capital and one on the west on Third street. In 1876 the hotel was purchased by Horace Jencks and his son, Leroy, who operated it for eight years. Morrison purchased the hostelry in 1884, and within five years the building was purchased by an hotel company. J.H. Coxhead of St. Paul, Minnesota, was employed as the architect. The old cottonwood structure was demolished and the existing structure was begun. Financial problems forced the company to sell the partially completed building to J.T.M. Pierce in 1890, and it was Pierce who saw the project through, slightly altering the original plan.

The Hotel Pierce, as it was now called, passed to other owners. Within a few years Alfred Crebbin purchased the building and it became the Portland Hotel, presumably in recognition of the Western Portland Cement Company which had flourished for some twenty years and had given Yankton the nickname of "Cement City." Interior improvements were made at this time with no exterior changes. As the Hotel Yankton under the ownership of Charles Smith, the building was again remodeled, especially the north annex. Smith owned and operated the hotel for fifteen years before selling to Charles and Nancy Gurney in 1944. The Gurneys extensively remodeled and modernized the structure. The Hotel Charles Gurney was sold to Mr. and Mrs. Elza Anderson in 1962 but the Gurney name was retained.

The Hotel Charles Gurney is significant both because of its architecture and because of the role it has played in the social and business life of Yankton through the

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Yankton Press and Dakota

Dorothy Jencks, interviewed January 23, 1979, Yankton, South Dakota
Karolevitz, Robert F. Yankton: A Pioneer Past Aberdeen, South Dakota
North Plains Press, 1972

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Less than 1 acre

QUADRANGLE NAME Gavins Point Dam, Neb.-S.D.

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 14 631460 4747420

B
ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION The nominated property is located on the northwest corner of 3rd and Capitol Streets which is 4 blocks west of the Yankton County Courthouse and 1 block south of SD State Highway #50. The property is located on city lots 10,11,12, block 3. See attached map.

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

Paula Kapitan

ORGANIZATION

Yankton College

DATE

January 26, 1979

STREET & NUMBER

History Department

TELEPHONE

605-665-3661 ex. 162

CITY OR TOWN

Yankton

STATE

South Dakota

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

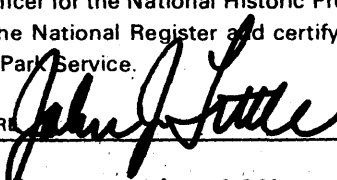
NATIONAL

STATE

LOCAL X

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.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE



TITLE

Director/ State Historic Preservation Officer

DATE

25 June 79

FOR NPS USE ONLY

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



KEEPER OF THE NATIONAL REGISTER

DATE

8-3-79

ATTEST:

William H. Britton

7-30-79

DATE

CHIEF OF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

| | |
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| DATE ENTERED | AUG 8 1979 |

CONTINUATION SHEET

8

ITEM NUMBER

PAGE 1

years. The building was one of the most striking Richardsonian Romanesque structures built in Yankton and the surrounding area at the turn of the century. In spite of alteration the hotel retains its style and dignity. Socially the hotel is significant because in the minds of the citizens of Yankton, and in fact, this landmark serves as a viable link with the past, extending back to the era when Yankton served as the capital of the Dakota Territory. The hotel's day-to-day participation in the business and social life of Yankton over many generations has given it a firm place in the history of the city.

LINE BETWEEN E 1/4 & W 1/4 N.W. 1/4 SEC. 18 T. 92 N. R. 55 W.

DOUGLAS AVENUE

LINE BETWEEN E 1/4 & W 1/2 N.W. 1/4 SEC. 18 T. 93 N. R. 55 W.

DOUGLAS AVENUE

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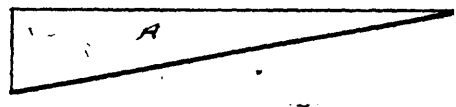
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LEVEE