

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**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 Bruce - Donaldson House

and/or common James E. Bruce House

2. Location

street & number 313 Pine Street ___ not for publication

city, town Yankton ___ vicinity of congressional district First

state South Dakota code 46 county Yankton code 135

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	___ occupied	___ agriculture	___ museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	___ commercial	___ park
___ structure	___ both	<input checked="" type="checkbox"/> work in progress	___ educational	<input checked="" type="checkbox"/> private residence
___ site	Public Acquisition	Accessible	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	<input checked="" type="checkbox"/> yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name John and Lois Varvel

street & number 1113 Walnut

city, town Yankton ___ vicinity of state South Dakota

5. Location of Legal Description

courthouse, registry of deeds, etc. Yankton County Courthouse

street & number West Third and Broadway

city, town Yankton state South Dakota

6. Representation in Existing Surveys

title has this property been determined eligible? ___ yes no

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Condition excellent good fair deteriorated ruins unexposed**Check one** unaltered altered**Check one** original site moved date _____

Describe the present and original (if known) physical appearance

The Bruce-Donaldson House is a rectangle with slightly projecting rear bays on the side facades. Two stories in height, the house is three bays on the front and rear facades. Three bays along the sides, each of which has one unarticulated bay, the house has two rear, one-story additions of a later date. The larger of the two is more carefully constructed and is presently used as a kitchen, while the other is more course and has been used for storage. Both appear to be late 19th or early 20th century. Built entirely of brick, the house has running stretcher bond brick work and double-header arches over the windows. The crimped metal roof is hipped. Side-passage in plan, the house is a straightforward rendition of an Italiante townhouse. The main block of the building is broken with projecting bays, the southern one of which has a wood frame, rectangular window bay. Windows and doors have the attenuated proportions common in the 1870s and 1880s. Wrapped along two sides of the house is a wooden porch, featuring millwork pillars, simple brackets and spindles. The site also contains a two-story, brick carriage house. Three bays along the front facade, the structure has decorative brick work along the cornice line. A brick wall, connected to the rear wall of the carriage house extends three quarters of the way across the rear lot line, which ends at the alley.

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 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 type="checkbox"/> commerce	<input checked="" 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 1879 **Builder/Architect**

Statement of Significance (in one paragraph)

Built in 1879, the Bruce-Donaldson House is significant in the areas of architecture and settlement. This is one of several similar houses built in Yankton in the 1870-1890 era, and is the only one situated outside the northside residential district. A direct interpretation of the Italianate townhouse of the period, the structure, like other survivors in Yankton, are the only domestic examples of this era in South Dakota. The style was distinguished by its attenuated proportions and elegant massing. James E. Bruce was the first owner of the house; Fred Donaldson was the second. Both Donaldson and his wife were born in Sweden, came to America in the 1860s, and settled in Yankton by the late 1870s. Donaldson opened a grocery, apparently in the 1880s, which remained a family business until c.1950. Throughout Yankton's history, the Donaldson family has had an active part in the governmental, commercial, educational, religious, and social life of the city. This house remained in the family until 1954, and is an appropriate symbol for a prosperous merchant family. The present owners have undertaken a major restoration of the building.

9. Major Bibliographical References

Jencks, Dorothy. Some Historic Homes of Yankton, Dakota Territory. Yankton: Yankton Printing Co., 1974. p.10.

Karolevitz, Robert. Yankton: A Pioneer Past. Aberdeen: North Plains Press, 1972. pp. 175, 191, 192, 200.

10. Geographical Data

Acreeage of nominated property 1.5

Quadrangle name Gavins Point Dam

Quadrangle scale 1:24 000

UMT References

A

1	4	6	3	1	6	0	0	4	7	4	7	4	9	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification The lot lines of the property form the boundaries of the site, which is located in Lots 15 and 16 of Block 22 of the Lower Yankton plat of the City of Yankton.

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 Herb Dawson Technical editing: Carolyn Torma 605 677 5313
Historical Preservation Center, USD, Vermillion, SD 57069

organization Historic Yankton Inc. date 10 Nov 80

street & number 111 1/2 W. Third Street telephone 605 665-7547

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

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Jimmie R. Fidler 1/27/82

title Director, Office of Cultural Preservation date

For HCRS use only	
I hereby certify that this property is included in the National Register	
<u>Shelore Byers</u>	Entered in the National Register date <u>3/5/82</u>
Keeper of the National Register	
Affest:	date
Chief of Registration	

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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

FOR HCRS USE ONLY	
RECEIVED	HEB 5 1982
DATE ENTERED	

Bruce-Donaldson House, Yankton, South Dakota

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

Letter, October 2, 1980, from Herbert Donaldson to Lois Varvel.