DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED APR 0 9 1975

DATE ENTERED JUN 5 1975

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

1 NAME

HISTORIC
Aberdeen Highlands Historic District
AND/OR COMMON
same

2 LOCATION

STREET & NUMBER
Several both sides of N. MAiN between 12th and 15th Aves. NE.
____NOT FOR PUBLICATION
CITY, TOWN   CONGRESSIONAL DISTRICT
Aberdeen   ___ VICINITY OF   No. 1
STATE   CODE   COUNTY   CODE
South Dakota   046   Brown   013

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
X DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
__BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Several
STREET & NUMBER

CITY, TOWN   STATE
Aberdeen   ___ VICINITY OF   South Dakota

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.   Brown County Courthouse
STREET & NUMBER

CITY, TOWN   STATE
Aberdeen   South Dakota

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
South Dakota Historic Sites Survey
DATE
May, 1974   __FEDERAL X STATE __COUNTY __LOCAL
DEPOSITORY FOR
SURVEY RECORDS   Historical Preservation Center,   USD   Alumni House
CITY, TOWN   STATE
Vermillion   South Dakota

7 DESCRIPTION

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The proposed Aberdeen Highlands Historic District is a rectangular three block area north of the Milwaukee Road tracks and the main commercial district. It extends from 12th to 15th Avenue on North Main Street and is comprised of six partial blocks.

Each house in the district was given a grade from "A" to "F" depending upon its affect on the whole district. "A" houses are exceptional period examples and "B's" are good period houses. Those buildings which blended into the district were given a "C" rating. Distracting and very distracting homes were classified as "D" and "F" elements, respectively. Twelve "A," one "B," two "C," three "D," and one "F" ratings were given to the seventeen homes and two carriage houses in the district. The grading system was based upon architectural and/or historical qualities associated with the area.

Other elements which were not graded, but enhanced the area's appeal included two grassy boulevards anchoring the district on 12th Avenue and groups of trees forming an arch over the street and sidewalks. The trees were transplanted from the banks of the James River in the early part of this century. A hitching post in front of 1201 North Main Street is a reminder of those pioneers who settled and built up the neighborhood.

The district has many unifying characteristics, for example, the small number of houses per block. Two of the six partial blocks have two houses each, three have three houses and one has four houses on it. Another common trait is the distance each house is set back from the street. Most homes have ample lawns surrounding them. All of the exceptional period examples of homes are two or two and one-half stories tall in a rectangular design. However, the most outstanding feature of the district is the common use of the Neo-Colonial style of architecture in the Eclectic Revival period. Variations of this style are incorporated in numerous homes built between 1907 and 1929 in this area.

Two of the architecturally outstanding houses are described below:

1206 North Main Street. This 2½ story Georgian Revival style home was built in 1909 by W.D. Swain and remodeled in 1956, 1965 and 1967. However, it retained its resemblence to the Henry Wadsworth Longfellow house in Cambridge upon which it was patterned. The fenestration is symmetrically placed throughout the design. Pilasters run the heighth of the front (west) facade and are surmounted by a pediment. Balustrades crown the truncated hip main roof and the single story wing roofs.

1216 North Main Street. Built in 1909 and remodeled in 1956 and 1972, this 2½ story home was influenced by the Prairie style of architecture. The first story is covered with bricks, but the second story and dormers are stuccoed. A single story wing on the south wall has a flat roof and ribbon windows. The hip roof has substantially projecting eaves and dormers to the north and south. Wooden trim appears between the first and second stories, around the windows and beneath the eaves. The front (west) entrance is decorated with a porch reminescent of the airplane Bungalows. The carriage house in the northeast corner of the property used the same design as the house complete with dormers and extending eaves.

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CONTINUATION SHEET   ITEM NUMBER 7   PAGE one

Primary Buildings in the Aberdeen Highlands Historic District

1. 1201 North Main: 2½ story Neo-Colonial style house built in 1907.
2. 1201 North Main carriage house: 1½ story carriage house converted into a garage with wood and brick siding and a cupola.
3. 1206 North Main: 2½ story Georgian Revival style home built in 1909 for W. D. Swain.
4. 1216 North Main: 2½ story Prairie style house built in 1909.
5. 1216 North Main carriage house: 1½ story carriage house converted into a garage. It is built in the Prairie style tradition.
6. 1306 North Main: 2½ story brick house built in 1913.
7. 1306 North Main: 2½ story English Medieval style house built in 1911.
8. 1314 North Main: 2 story Tudor style house.
9. 1323 North Main: 2 story Prairie style house built in 1914.
10. 1403 North Main: 2½ story house built in 1916 of brick and stucco.
11. 1404 North Main: 2½ story Neo-Colonial style house built in 1929.
12. 1410 North Main: 2 story Neo-Colonial style house.

Legal Descriptions

1201 North Main: E 13' of lot 16, all lot 17-24 inc. & S 8' of E 75.17' of lot 7, block 12, Highlands Addition
1215 North Main: Lots 1-6 incl, block 12, Highlands Addition
1206 North Main: Lots 13-18, block 11, Highlands Addition
1216 North Main: Lots 7-12 inc., block 11, Highlands Addition
1307 North Main: Lots 7, 8, 9, 10, 11, 12, block 11, Highlands Addition
1313 North Main: Lots 4, 5, 6, block 19, Highlands Addition
1323 North Main: Lots 1, 2, 3, block 19, Highlands Addition
1306 North Main: Lots 13, 14, 15, 16, block 20, Highlands Addition
1310 North Main: Lots 17, 18, and S 2' of Lot 19, block 20, Highlands Addition
1322 North Main: Lots 22, 23, 24, block 20, Highlands Addition
1403 North Main: Lots 9, 10, 11, 12, block 24, Highlands Addition
1411 North Main: Lots 5-8, block 24, Highlands Addition
1419 North Main: Lots 1-4, block 24, Highlands Addition
1404 North Main: Lots 13, 14, 15, 16, block 23, Highlands Addition
1410 North Main: Lots 17, 18, 19, 20, and S 10' lot 21, block 23, Highlands Addition
1420 North Main: N 15' of lots 21 and all 22, 23, 24, block 23, Highlands Addition

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Jennewein, J. Leonard and Jane Boorman, eds. DAKOTA PANORAMA. Sioux Falls: Brevet Press, 1961.
Schell, Herbert. HISTORY OF SOUTH DAKOTA. Lincoln: University of Nebraska Press,1961.
South Dakota Writer's Project, WPA. ABERDEEN: A MIDDLE BORDER CITY. Pierre, 1940.
State Department of History. SOUTH DAKOTA HISTORICAL COLLECTIONS. Pierre: Hipple Printing Company, 1924.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY ___11___

UTM OK
HL

UTM REFERENCES

A |1,4| |5|4,0|1,0,0| |5,0|3,6|3,1,0|
ZONE EASTING NORTHING

B |1,4| |5|4,0|1,0,0| |5,0|3,5|9,5,0|
ZONE EASTING NORTHING

C |1,4| |5|4,0|0,0,0| |5,0|3,5|9,5,0|

D |1,4| |5|4,0|0,0,0| |5,0|3,6|3,1,0|

VERBAL BOUNDARY DESCRIPTION

The Aberdeen Highlands Historic District includes the six blocks that face North Main Street from a line beginning at the intersection of 12th Avenue and North Main Street north to the intersection of 15th Avenue and North Main Street

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 M. French, Surveyor

ORGANIZATION	DATE
Historical Preservation Center	May, 1974

STREET & NUMBER	TELEPHONE
USD Alumni House	605-677-5314

CITY OR TOWN	STATE
Vermillion	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.

FEDERAL REPRESENTATIVE SIGNATURE   3-31-75

TITLE Cultural Preservation Director / SHPO   DATE

⑧ SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW		
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	X COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
X 1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES   1907-1929   BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Aberdeen Highlands Historic District has a high concentration of architecturally significant private residences. The neighborhood was developed through the efforts and ingenuity of two of Aberdeen's early realtors, who foresaw its growth. Major Charles A. Howard, Sr. and Samuel C. Hedger began development when the area was two blocks out in the country covered with prairie grass. Trees were seen only along the James River. Many of these saplings were transplanted to the Highlands and resulted in the present tree-lined streets and sidewalks.

The Highlands quickly became a popular residential area for successful Aberdeen business and professional men. The homes they built are among the most outstanding structures in the state.

Heading the list of prominent residents in the Highlands is Major Howard. He was the first South Dakota soldier mustered into the service during the Spanish-American War, when he commanded the Second Battalion. After the war, Major Howard returned to Aberdeen to resume his successful real estate business and to actively participate in local and state politics.

With the help of men like Howard and Hedger, Aberdeen became the largest city in the northern half of South Dakota. Nicknamed the "Hub City" for the number of railroad lines planned or completed through town, Aberdeen was a key point in the development of the transportation network and social fabric in the state. It housed commercially, socially, and politically active families important to state growth.

The town lies atop a natural slough at 1229 feet above sea level. The area along North Main Street euphemistically is referred to as the "Highlands" because it is three feet higher above sea level than the commercial center.

The Chicago, Milwaukee, and St. Paul Railroad chose the location of Aberdeen to coincide with the point at which the railroad's north/south and east/west lines met. In 1881 Charles H. Prior platted the town to lie south of the junction not thinking that the area north of the junction would ever be settled. The railroad and businessmen with establishments south of the tracks waged a bitter and involved battle with citizens who wanted to develop the Highlands. Railroad employees were held at bay with a fire hose by angry citizens, who demanded that the crossing be opened. The railroad coal shed was moved to allow completion of the passage, but employees moved it back when their opponents were preoccupied. After railroad officials ignored a court order to open the crossing, an angry crowd stopped traffic by anchoring a locomotive on the tracks. Finally, an agreement was reached and settlement was permitted north of the Milwaukee Road's east/west line. The Highlands was quickly settled by prominent families.