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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any 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.

1. Name of Property

Historic name: _Jackson Boulevard Historic District_____
Other names/site number: _N/A_____
Name of related multiple property listing**:**
__N/A_____
(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: Several blocks around E Jackson Blvd, generally bounded by N 7th St., N 10th St., E Kansas St., & E Hudson St _____
City or town: _Spearfish_____ State: ____SD_____ County: _Lawrence_____
Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _x__ 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 _x__ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national **___statewide** **__x_local**

Applicable National Register Criteria:

___A **___B** **_x__C** **___D**

_____

Signature of certifying official/Title: **Date**

_____

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: [x]

Public – Local [ ]

Public – State [ ]

Public – Federal [ ]

Category of Property

(Check only **one** box.)

Building(s) [ ]

District [x]

Site [ ]

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Structure ☐

Object ☐

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
33	22	buildings
0	0	sites
0	0	structures
0	0	objects
33	22	Total

Number of contributing resources previously listed in the National Register 22

6. Function or Use
Historic Functions
(Enter categories from instructions.)
Domestic/Single Dwelling
Domestic/Secondary Structure

Current Functions
(Enter categories from instructions.)
Domestic/Single Dwelling
Domestic/Secondary Structure

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7. Description

Architectural Classification
(Enter categories from instructions.)
_Late Victorian: Queen Anne, Italianate
Late 19th and Early 20th Century Revivals: Tudor Revival
_Late 19th Century and Early 20th Century American Movements: Bungalow/Craftsman
_Other: Ranch, Minimal Traditional

Materials: (enter categories from instructions.)
Principal exterior materials of the property: Foundation: Stone, Concrete; Walls: Wood (Weatherboard), Stucco, Metal (Aluminum/Steel), Synthetics (Vinyl); Roof: Asphalt

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

This historic district is a relatively small, primarily residential district located just northeast of the historic downtown. Located within the district are eleven individually listed homes that contain a total of eleven secondary structures. In addition to the individually listed properties are thirty-three contributing and twenty-two non-contributing buildings. The sizes of lots vary from large to small. The streets are tree-lined and arranged in a grid pattern with alleys. Most houses are set back a standard distance from the street. The district is architecturally defined with Queen Anne, Italianate, Tudor Revival, Craftsman/Bungalow, Minimal Traditional, Modern, and Ranch styles.

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Narrative Description

Properties Previously Listed in the National Register

704 N. 8th Street
Lot 7 & S 35' Lot 8 Blk 18 Original Town Spearfish
1882
Individually listed
The Mary Whitney House is a one-and-a-half story Italianate dwelling with a one-story extension on the east side. Rising from a stone foundation, the T-shaped, wood frame building is clad in wood clapboard siding. It is capped with a pyramidal hip roof with asphalt shingles. The one-story extension is capped by a hipped roof that intersects the main roof. Other additions have gable roofs and shed roofs. Shed roof dormers project from the west and south facades. Two brick chimneys rise from the roof line. The eaves are supported by paired brackets situated at the corners and intervals along each façade. An open porch sprawls across the front façade. The porch is capped by a hipped roof supported by six square wood columns. Each column is solid on the bottom half, with a center void in each side of the upper portion. It appears that at one time there was a wooden balustrade around the porch. There are several additions to the building. On the south façade is a wood frame addition with clapboard siding and shed roof. On the north side there are two additional wood frame sections with wide board siding and a concrete block section both covered with shed roofs. On the east side is a one-story brick structure covered with stucco and an asphalt shingled gable roof. A bay window projects from the south façade. The front entrance doors feature paired, tall arched lights and a rectangular transom.

735 N. 8th Street
Lot 18 Blk 19 Original Town Spearfish
1905
Individually listed
The Eleazer and Gwinnie Dickey House is a two-and-a-half story Queen Anne dwelling. Rising from a stone foundation, the large rectangular wood frame building is clad with clapboard siding. It is capped by a steeply-pitched irregular roofline formed by a pyramidal roof intersected with a huge projecting gable on the east (front) façade. The roof is covered with asphalt shingles. Two tall brick chimneys rise from the roof. Unequal sized dormers projecting from the north, south, and west facades light the half-story attic. The front gable, with a deeply recessed window, is appointed with a wide band of fishscale shingles. Another similar band of shingles marks the separation between the first and second story. A tower-like two-story semi-octagonal bay projects from the northeast corner of the house. An open porch is covered by a wide classical pediment supported by Doric columns and marked by a row of small dentils. Fenestration is asymmetrical with a variety of window sizes including two large multiple pane picture windows. Attached to the northwest corner of the house is a side-gabled garage. It has wood siding and asphalt shingles. There is a fiberglass garage door on the rear (west) elevation.

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740 N. 8th Street
N 25' of Lot 11 & all Lot 12 Blk 18 Original Town Spearfish
1921
Individually listed

The Baker Bungalow is a small, one-story house. The foundation of the house is the original sandstone. The original pebble stucco still covers the exterior walls. The house exhibits many architectural features common to a 1920s Craftsman Bungalow. It has wide eaves with exposed rafters. The porch roof is a front gable supported by square wooden columns. The porch also features exposed wooden rafters and beams. The fenestration of the house is another common feature of the Craftsman style. There are multiple ribbons of windows and transom windows. The two windows on the front façade feature a transom window with a single large pane below six small lights. These windows also feature narrow, one-over-one sidelights. Each window or ribbon of windows is topped by a wood lintel.

Secondary Structure

This two-bay garage has exposed rafter ends and is stucco to match the house. It has wood garage doors and asphalt shingles. It is contemporary to the house and is contributing in the individual nomination.

814 N. 8th Street
Lot 6 Blk 11 Original Town Spearfish
c.1884
Individually listed

The John Wolzmuth House was designed in the popular Queen Anne style. Rising from a stone foundation, the house is a one-and-half story, wood frame structure in an L-shaped plan. The walls have wood clapboard siding with corner trim. The house is capped by a steeply-pitched, wood shingle, cross-gable roof. The main (west) façade has the most decorative ornamentation. There is a small porch running across less than one half of the façade with a triangular pediment entrance. The porch has delicate turned columns with a spindle balustrade. There is spindlework ornamentation in the gable above the porch and in the bayed section of the front façade in the gable, as well as in all the overhangs left by cutaway bay windows. These are wood one-over-one double hung windows and large wood fixed windows with small paned tops or surrounds. The front wood paneled door has a light and wood screen door. The other elevations do not have the decorative spindlework but the wall materials, windows, and doors are similar. There are two shed roof additions and a gable addition on the rear façade of similar materials to the main structure's materials.

Secondary Structure

This garage is one-and-a-half stories. It has dormers and windows are one-over-one and nine-pane. It has horizontal siding, likely wood or Hardi plank. Garage doors appear to be wood panel with one row of windows. Garage was added after 1987, so it is not mentioned in the individual nomination, but it does not contribute to the property.

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840 N. 8th Street
Tract 1 of Lots 5A-5B & 6 Blk 40 Uhlig Addn.
c.1893
Individually listed

The Cook House was designed in the popular Queen Anne style. Rising from a stone foundation with cement parging, the house is a two-and-one-half story wood frame building clad with clapboard siding. It is capped by a steeply-pitched cross-gable roof covered with asphalt shingles. The main (west) façade and side (south) façade have the most decorative ornamentation. There is a porch running across half of the main façade with a triangular pedimented entrance. The roof is supported by delicate turned supports with a spindle balustrade and brackets. To the right of the porch is a two-story projecting bay with decorative spindlework in the gable ends (a sunburst pattern) and under the roof overhang left by cutaway bay windows. There is fish scale siding in the gable end. The south side is similar, except the bay window occurs only on the first floor. There are wood double-hung one-over-one windows with two-over-two wood storms. The large window by the entrance has a large pane of glass bordered by smaller panes.

Secondary Structure

This one-and-a-half story carriage house has been converted for use as an apartment. It has wood siding and asphalt shingles. It is contemporary with the house and is listed as contributing in the individual nomination.

815 N. State Street
Lots 2-3 & 4 Blk 11 Original Town Spearfish
1931
Individually listed

The Dickey House was designed in the Spanish Colonial Revival style. The house is a two-and-a-half story plan structure with a single-story garage on the rear of the structure. The house has stucco walls and sits on a concrete foundation. A clay tile hip roof covers most of the structure with a clay tile gable roof over the front entrance and clay tile shed roof dormers. The main (east) façade is the most detailed. It is asymmetrical with the entrance elements having a small-paned wood door and a stone surround. There are brick and stone steps. Above the entrance is a small clay tile shed roof with arched four-over-four wood double hung windows with shutters. To the right of the entrance is an extended bay with Palladian windows on the first floor with the extended second floor supported by wood brackets and small arches cut in the bottom of the stucco. There is a balcony in front of the arched four-over-four wood double hung windows. The hip roof extends over the balcony and is supported by spiraled terra cotta columns. A wrought iron railing surrounds the balcony. To the left of the entrance is a pair of wood doors that open out onto the patio. The space is covered with a shed roof supported by spiraled terra cotta columns. On the second floor are two arched four-over-four wood double hung windows with a spiraled terra cotta column in the center.

Secondary Structure

This is a one-bay modern garage. It has a hipped rood and asphalt shingles. It is not mentioned in the individual nomination and is therefore considered non-contributing to the property.

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830 N. State Street
Lot 5 Blk 12 Orig & Lots 6 & 7 Blk 41 Uhlig Addn.
1912
Individually listed

The Homestake Workers House is a one-and-a-half story Craftsman/Bungalow dwelling. Rising from a modern concrete foundation, the wood frame building is clad with wood clapboard siding. Wood shingles cover the gable ends and the sidewalls of the dormer. The house is capped by a broken side-gabled roof. The lower gable begins about one-third of the distance from the peak of the roof and extends over the front (west side) full-width porch. A large gabled dormer projects from the center of the lower roof, and a shed roof covers the rear (east) single-story section of the house. All roof surfaces are covered with wood shingles. A wooden lattice encloses the north opening of the porch. Fenestration includes groupings of one, two, and three wood one-over-one double hung windows, six-over-six double hung windows in the living room, and two picture windows with stained glass transoms flanking the main entrance. Two modern casement windows have been installed in the kitchen/breakfast room at the rear of the house. All of the windows have wooden storms. A wood paneled door with a single light and a wooden storm door is located at each of the three entrances.

Secondary Structure

This is a modern, two-stall garage. It has horizontal siding and two metal garage doors. It is one-and-a-half stories and blends with the house. It is not mentioned in the individual nomination and is considered non-contributing to the property.

214 E. Jackson Boulevard
Lots 7-8 & 9 Blk 10 Original Town Spearfish
1906
Individually listed

The Halloran-Matthews-Brady House is a two-story quasi-Neoclassical structure. It features an open porch that runs along the south façade with nine banded columns and displays a denticulated pediment. Two types of concrete block act as the building's facing: three courses of smooth surface blocks alternate with two of cast stone on the first level, while the second floor consists of the latter. This asymmetrical house rests upon a sandstone foundation and has a hip roof with dormers on all but the rear slope. A variety of window types are found on this house including: four sashes with a modillion, two sash double hung, six sashes with two modillions, large central window with five lights and transoms, rectangular windows without transoms, and ribbon windows with transoms. The house's front door has sidelights, a transom, and an enclosed rectangular piece of glass that is almost the length of the opening. The rear has an inset entry which was once an open porch.

Secondary Structure

This structure was originally a carriage house and with the exception of a projecting addition with garage doors on the west side, it retains its original character-defining features including two stories, droplap siding, wall dormers, diamond windows in the upper north end, double-leaf doors on the upper east side (presumably for loading hay into a small loft), and one-over-one windows on the lower level. From the north, south and east elevations, it still looks like the

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original carriage house. Due to the age of the individual nomination (1976), the carriage house was not mentioned in the individual nomination. However it is considered to contribute to the property.

230 E. Jackson Boulevard
W 90' of Lots 4-5 & 6 Blk 10 Original Town Spearfish
1922
Individually listed
The Otto L. Uhlig house is a one-and-a-half story wood frame bungalow with a common bond brick masonry veneer. The low rectangular building rises from a stone foundation. It is capped by a broad gable roof covered in asphalt shingles. Rafter ends are exposed. A shed-roof dormer projects from the roof on the west axial façade. Gables and dormer are clad with wood shingles. The south (front) gable end façade is shaded by an open porch with a shed roof supported by simple tapered columns resting on brick piers. Fenestration is symmetrical. Front façade windows are multiple light units from the Craftsman tradition. A bay window projects from the center east axial façade.

Secondary Structure
This two-bay garage is modern. It is side gabled with horizontal siding and metal garage doors. It is considered non-contributing in the individual nomination.

340 E. Kansas Street
Lots 5 & 6 Blk 37 Uhlig Addn.
1894
Individually listed
The house has a stone foundation and wood clapboard siding with corner board trim. The house is capped by a cross-hipped roof with lower cross gables, all of which are covered in asphalt shingles. Two-story angular bay windows pierce the enclosed gable ends on the east and south side. Brackets support the cornice. Gables on the south and east side ends are covered with angled beaded boards. The gable on the north end is covered with wood clapboard. It has an open hipped-roof porch.

Secondary Structure
A one-bay garage with wood siding and corner board is set on a concrete block foundation. It has a hipped roof with asphalt shingles. It has a wood hinged garage door and sits on the west edge of the lot. It is contemporary with the house and is considered contributing in the individual nomination.

Secondary Structure
This is a modern one-and-a-half story structure. It has a gable roof and dormer. It has a metal garaged door and one-over-one windows. It is not mentioned in in the individual nomination and is considered non-contributing to the property.

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344 E. Illinois St.
S 10' of W 25' of Lot 3, S 10' of N 40' of W 25' of Lot 4 & All Lots 5 & 6 Blk 18 Original Town Spearfish
1883
Individually listed
The Keets House was designed in the Italianate style. The house is a one-and-a-half story T-shaped plan building. The wood frame house has clapboard walls and sits on a stone foundation that has cement parging. An asphalt pyramidal hip roof covers the structure's front porch and bay windows. There is a newer dormer on the front. There are two central brick chimneys. A porch runs across the front of the structure, with a turned balustrade railing, Italianate columns, and brackets. There are Italianate bay windows on the east and west sides of the structure. The windows are one-over-one double hung with wood storms. There is a wood paneled door with arched light on the main entrance. The rear section is a newer addition with casement windows and compatible materials. There is a covered porch on the northwest corner, with a concrete floor and ramp to the ground. A modern garage is attached to the north elevation.

Secondary (now 344 ½ E. Illinois)
This is a small one-story building, which appears to have originally been a garage that has been converted to an apartment. It has a front gable, horizontal siding, and sliding glass doors. It is considered contributing in the individual nomination. However, non-historic alterations since its listing in 1988 no longer allow it to contribute to the property.

Contributing and Non-contributing Properties

Properties Located on N. 7th Street

846 N. 7th Street (LA00002034)
Lots 10, 11 &12 Blk 10 Frac. Blk 52 (Church)
Non-contributing
St. Paul's Lutheran Church is roughly T-shaped. The chapel is a one-and-a-half story gabled structure with asphalt shingles; the addition of the church is a one-story side gabled structure also with asphalt shingles. The church has replacement siding and windows.

640 N. 7th Street
Lot 12A Blk 31
1935
Contributing
This one-and-a-half story building was originally a single family home, but now houses a salon. It is clad with stucco and has original six-over-one double hung windows. The front entry has a rounded arch opening. The chimney is parged.

Secondary
Non-contributing
A small newer garage is located behind the house. It has vertical panel siding and double-leaf doors.

710 N. 7th Street
TIF#5 W83' Lot 7 and W 83' of Lot 8 Blk 31
c.1920
Contributing
This one-and-a-half story building houses the Christian Science Society. The main portion of the building is rectangular with a gabled roof terminating with parapet walls; a small wing projects from the north side. The building is clad with stucco and has narrow, multi-pane windows along the length of the building. A small entry vestibule projects from the front (west) end of the building.

906 N. 7th Street
Lot 5 & S 30' Lot 6 Blk 51 Ramsdell Addn. Spearfish
1915
Contributing
This one-story house is built of cast concrete block. It has a low-pitched hipped roof with wide eave overhangs. It has an inset front porch with round column supports. The majority of the windows are wood one-over-one. The majority of the cast concrete walls have a rough texture, but the blocks forming the string course, quoins, and porch posts have a smooth appearance. A chimney rises from the roof near the rear of the home. The south wall features a slight bump out with a Chicago style window. A second Chicago style window is located on the west wall in the porch next to the front door. There is a gable over the porch that features hexagonal, diamond, and square wood shingles. The east elevation has a small, hip roof enclosed porch.

Secondary
Contributing
This two-bay, hip roof garage is constructed of cast concrete block. It sits on the east side of the lot. It is contemporary to the house.

Properties Located on N. 8th Street

544 N. 8th Street
Lot 12A Blk39
1895
Contributing
This is a large, two-story Victorian-style house currently undergoing rehabilitation. It has an intersecting gable roof, horizontal lapped wood siding, and some decoratively applied vertical board siding. Most of the windows are one-over-one windows (some appear to be replacements). A shed-roofed porch is located on the front (west) elevation. A small one-story addition projects from the rear (east) side of the house. A tall brick chimney is located on the south roof slope.

Secondary
Contributing
There is a small one-story dwelling located at the northeast corner of the property. It appears to have been an early conversion of a garage. It is constructed of concrete blocks. The entrance is located on the north.

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606 N. 8th Street
WLY 105' of Lots 7 & 8 Blk 32
1910
Contributing
This small house is a one-story, front-facing gable vernacular structure. There is a full-width front porch with a shed roof; the windows are one-over-one double hung. The house sits on a stone foundation and is clad with wide weatherboard siding.

630 N. 8th Street
Lots 9 & 19 if Blk 32
1920
Contributing
This one-and-a-half story bungalow is clad with stucco and has a gable roof with asphalt shingles. It has an inset porch with a metal railing.

Secondary
Contributing
This two-car, stucco garage with a hip roof appears to be contemporaneous with the house.

644 N. 8th Street
Lots 11 & 12 Blk 32
1923
Contributing
This house is a good example of Tudor Revival architecture as applied to smaller modest homes. Characteristic of the style found on the house are half-timbering in the front gable, four-over-four wood windows, and a sloped roof edge with a rounded arch opening to the side yard.

709 N. 8th Street
Lots 4-5 & 6 Blk 19 Original Town Spearfish
1910
Contributing
This Craftsman style house has wood clapboard siding and a wood shingle roof. There is a full-width porch with tapered columns and a kneewall. The entry is centered on the east elevation. Flanking the door are two large cottage windows. The side gabled house also has a shed roof dormer with multi-pane windows.

Secondary Structure
Non-contributing
This is a one-and-a-half story gabled garage with a four-panel door. It has wood shingles and T-ll siding.

Secondary Structure
Contributing
This is a concrete masonry unit one-bay garage. It has wood shingles and six-pane windows.

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720 N. 8th Street
N 15' of Lot 8 & All Lot 9 Blk 18 Original Town Spearfish
1961
Contributing
This one-story home is constructed of logs. It has a metal roof and a variety of windows. The entrance is inset on the southwest corner of the façade. Vertical boards are placed in the gable ends above the log walls.

Secondary Structure
Contributing
This structure has a gable roof, asphalt shingles, and wood siding. It also has a sliding wood door.

729 N. 8th Street
Lot 3 Blk 19 Original Town Spearfish
1919
Non-contributing
This is a small gable roofed house with a front gabled garage. It has wide metal siding and is set back considerably far from the street. It also appears to have an accumulation of additions.

730 N. 8th Street
Lot 10 & S 25' of Lot 11 Blk 18 Original Town Spearfish
1940
Non-contributing
This Neo-colonial Cape Cod home is side gabled with two dormers. It has vinyl siding and vinyl windows with simulated divided lights. There is an addition on the rear. The façade is symmetrical.

Secondary Structure
Non-contributing
This garage has replacement siding and door.

745 N. 8th Street
Lot 1C Blk 19 Original Town Spearfish
1951
Non-contributing
House has a full-width porch that wraps around onto the south elevation. It has wood siding and a variety of windows. The porch and the balustrade have turned columns. The gables and hexagonal porch turret have fishscale shingles. There is also decorative lattice work on the turret. The Victorian details were added in recent years.

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803 N. 8th Street
E 50' Lots 4-5 & 6 Blk 10 Original Town Spearfish
1950
Non-contributing
This house consists of the original house, an addition, and a garage addition. Both the additions are flush with the main house. The house is rectilinear with metal siding. It has a side gable roof with asphalt shingles. The garage addition has a flat roof. A brick chimney is centered on the south elevation. The front is fenestrated from south to north, with a Chicago style window, a wood door with three lights, paired one-over-one windows, a door with twelve lights, and paired fixed pane windows.

821 N. 8th Street
Lot 3 Blk 10 Original Town Spearfish
2015
Non-contributing
This small, rectilinear home was built in 2015. A three-quarters width porch supported by wood columns is located on the front of the home (east elevation). Two dormers pierce the roof on the east elevation; the dormers have gabled roofs. The house is clad with modern horizontal siding and the roof is asphalt shingle.

826 N. 8th Street
Lots 7 and 8A Blk 11 Original Town Spearfish
1958
Non-contributing
This L-shaped house is a tri-level form with Ranch styling. The roof is clad in asphalt shingles. The entrance is recessed in the ell between a single car garage and the front gabled portion of the house. Wall cladding on the house is divided into two parts. The lower portion is a yellow brick veneer laid in a common or stretcher bond. The majority of the basement windows are six-pane units. Windows on the other stories are mainly one-over-one, often paired, of various sizes.

830 N. 8th Street
Frac. Lot 4 & TR 3 Blk 40 Uhlig & Lot 8B & 9 Blk 11 Original Town Spearfish
1936
Contributing
This is a small house. It has a stucco exterior. The front (west elevation) has a multi-pane window with a metal awning. A concrete stoop with metal railing leads to the door.

839 N. 8th Street
Lot B of Lots 1 & 2 & Outlot 1 Blk 10 Original Town Spearfish
1938
Contributing
This is gabled stucco home with and a two-car garage connected by a breezeway. It has one-over-one windows and a large chimney.

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910 N. 8th Street
Lots 7 & 8 Blk 37 Uhlig Addn.
1910
Contributing
This house is one-and-a-half stories. It has a hip roof with cross gables that is covered with asphalt shingles. It has wood siding and a brick chimney protruding on the southern roof slope. It has a rectilinear footprint with a full-width porch on the west elevation. The porch is supported by round columns spaced equidistantly. Centered on the west elevation is a multi-panel wood door. The door is flanked by cottage windows; the southern window is bumped out from the wall surface. The south elevation has a three-sided bay window containing one-over-one wood windows. In the gable above these windows is decorative half-timbering.

Secondary
Contributing
This one-bay, front gable, frame garage has pressed metal siding. It sits on the eastern half of the lot. It appears contemporary with the house.

931 N. 8th Street
Lots 2 & 3 Blk 51 Ramsdell & Uhlig Lots 2 & 3 Blk 38 Uhlig Addition
1940
Contributing
This one-story, side-gabled home is an example of Minimal Traditional architecture with subtle references to Colonial Revival styling in its front porch and multi-pane windows. The home features wood siding, paired six-over-six wood windows, modest eave overhangs, a prominent front entry, and wood shingle roof. The home has two distinct sections. The main section of the home is symmetrical: three bays wide with a central entrance dominated by a projecting, front-gabled porch roof with cornice returns. Paired columns on each side of the porch support the roof. To the south of the main section of the house is a smaller side-gabled wing.

Secondary
Contributing
This side gabled garage has one garage bay and a set of doors on the west elevation. It has wood clapboard siding contemporary with the house.

Properties Located on N. State Street

535 N. State Street
Lot 3 and N 25' of Lot 4 Blk 40
1946
Contributing
This is a small one-story house with a flat roof and projecting parapet walls. It is clad with stucco. The original one-over-one windows, some located at the corners of the house, are intact. Rounded concrete steps access the front (east) entrance.

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Secondary
Non-contributing
This is a newer garage located behind the house to the west.

545 N. State Street
Lot 1 Block 39
1940
Non-contributing
This small one-story house is currently undergoing rehabilitation. It has a flat roof with projecting parapet walls and is clad with a textured stucco. The original two-over-two windows are intact. The front entrance is recessed into the northeast corner beneath the overhanging roof edge.

721 N. State Street
S 25' EX S 10' of W 25' of Lot 3 & E 115' of N 40' of Lot 4 Blk 18 Original Town Spearfish
1958
Contributing
This is a rectilinear, side gabled Ranch style home with an asphalt roof. There is a garage with a front facing gable on the south end. It has a combination of siding materials including a brick veneer on the bottom and composite siding above. The brick veneer is only on the front of the house (east elevation). On the front, starting at the garage and moving north, is a small one-over-one window, paired picture windows, door, and triple picture windows. Clerestory windows, sometimes paired, can be found on the other elevations.

735 N. State Street
Lot 2 & N 25' of Lot 3 Blk 18 Original Town Spearfish
1956
Contributing
This is a rectilinear, hipped-roof Ranch style house. The roof is covered in asphalt shingles and there is a central brick chimney. The foundation is concrete masonry units. The house is veneered Roman brick laid in a common bond. A cement stoop with a metal railing leads up to a centered main entrance with a wood door and storm door. To the south of the entrance is a tripartite window unit with a picture window flanked by smaller narrow windows. To the north of the entrance are paired one-over-one windows. One-over-one clerestory windows can be found on other elevations. All windows have brick sills laid in a rowlock pattern.

739 N. State Street
Lot 1 Blk 18 Original Town Spearfish
1938
Non-contributing
This is a front gabled home with asphalt shingles. It has modern replacment siding and several replacement windows.

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Secondary Structure
Non-contributing
This is a modern, side-gabled two car garage. It has modern replacement siding.

742 N. State Street
TIF#5 Lots 11 & 12 Blk 17
1956
Contributing
This is a large L-shaped Ranch style home with a gable roof. It has a brick veneer exterior, metal roof, and casement windows.

810 N. State Street
Lots 3 & 4 Blk 12 Original Town
1895
Non-Contributing
This Queen Anne home has an irregular roof and massing. The parlor has been extended out partially onto the porch. The siding and windows have been replaced with modern materials.

Secondary Structure
Non-contributing
This is a modern, front-gabled garage. It has modern horizontal siding and asphalt roof.

Secondary Structure
Non-contributing
This is a gabled building behind the house. It has a metal roof and asphalt shingle siding.

840 N. State Street
Tract 1 of Lots 5A-5B & 6 Blk 40 Uhlig Addn.
1897
Contributing
This gable front house has asphalt shingles. The porch historically wrapped around from the façade to the north elevation; however the porch has been enclosed on the north side. The house also contains a rear gabled addition that connects to the garage. The west elevation is the front of the house. The entrance is located on the southwest corner. To the north of the entrance is a cottage window. A porch with a shed roof is supported by four equidistantly spaced square wood columns. Above the porch roof in the gable are paired one-over-one wood windows. The south elevation contains a Queen Anne window. The east elevation contains the gabled addition.

Secondary Structure
Contributing
This is a gabled, wood-sided garage with asphalt shingles. The garage door is located on the west side of the structure.
Properties Located on E. Kansas Street

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229 E. Kansas Street
Lot A of Lots 1 & 2 & Outlot 1 Blk 10 Original Town Spearfish
1941
Contributing
This Minimal Traditional house has three sections: the main section of the home, a recessed wing on the east side, and a recessed attached garage on the west side. All three sections are side gabled. The home features narrow wood clapboard siding, six-over-six windows, asphalt roof and roof eaves with a narrow overhang. The main section of the house has a slightly projecting entryway covered by a shed roof. The front door has sidelights. The east wing of the home is a recent addition, but does not detract from the home's integrity since it is recessed several feet and compatible architecturally.

240 E. Kansas Street
Frac. Lot 4 Blk 51 Ramsdell and Lots 4-5 & 6 Blk 38 Uhlig Addn.
c.1892
Contributing
This house is built in the Shingle style. It is a side-gabled roof subtype. Wood siding covers the first story of the house while wood shingles cover the upper stories. The majority of the windows are wood one-over-one. The front of home (south elevation) has a prominent dormer and turret. The entrance is located next to the turret and there is a pediment on the porch roof's west end. The porch and second story porch at the dormer have wire railings. The east elevation has a centered porch with the same stylistic detailing as the other porches. The west elevation features a bump out bay at the center of the elevation. A large one-and-a-half story garage addition is located at the rear, attaching to the northwest corner of the house.

319 E. Kansas Street
Tract 2 of Lots 5A-5B & 6 Blk 40 Uhlig Addn.
1920
Contributing
This one-and-a-half story, side gabled house is very simple with no definitive style. The gable roof includes two separate shed roof wall dormers with one-over-one windows. An enclosed porch stretches across the full width of the front porch of the house and has eight, four-over-four windows; two of the windows are located on the east side of the porch and the remaining six are located on the front (north) elevation. The porch is entered through the door on the west side. The siding on the main house is wood Dutch lap, while the porch appears to have been enclosed with plywood panels. The east side of the house has a small lean-to addition and includes the same Dutch lap siding as on the main house. The addition also has paired one-over-one windows.

323 E. Kansas Street
Lots 1 & 2 Blk 40 Uhlig Addn.
2002
Non-contributing
This is a modern home constructed in a U-shape. The home has a red brick veneer below the windows with cream-colored EIFS above the brick. It has an asphalt shingle roof.

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Properties Located on E. Jackson Boulevard

330 E. Jackson Boulevard
Lot 5 Blk 11 Original Town Spearfish
1960
Contributing
This house has a hipped roof with asphalt shingles. Siding is a composite material. Windows include a picture window on the façade.

Secondary
Contributing
This is a two-bay garage with a pyramidal roof. It has composite siding and asphalt roof. This appears to be contemporary with the house.

Properties Located on E. Illinois Street

220 E. Illinois Street
TIF#5 Lot A Blk 19
1942
Non-contributing
This is a small, one story vernacular house that appears to have had alterations over the years. It has six-over-one windows with shutters. A gabled entryway is centered on the façade.

225 E. Illinois
Lot 12 Blk 31
1997
Non-contributing
This is a small gabled house. It was vinyl siding and vinyl windows. The house has three front-facing gables.

414 E. Illinois Street
TIF#5 LotA-1 7A-1 Blk 17
1883
Contributing
This two-story house is clad with horizontally lapped siding and its hipped roof is clad with composition shingles. Most of the original one-over-one windows appear to be intact. It is rectilinear in form.

Secondary
Non-contributing
This is a newer two-car garage. It is side gabled with horizontal siding and metal garage doors. It blends with the house.

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422 E. Illinois Street
TIF#5 LotB-1 Blk 17
1930
Non-contributing
This is a small, gable-and-wing house has been extensively altered. It has modern horizontal siding and small one-over-one windows.

424 E. Illinois Street
TIF#5 W66' of Lots 4,5 & 6 Blk 17
1962
Non-contributing
This one-story house is built into a hillside so that the garage is located at the basement level. It has a hip roof with asphalt shingles. It has paired ribbon windows.

446 E. Illinois Street
TIF#5 E74' of S3' of Lot 4 and E74' of Lots 5 & 6 Blk 17
1890
Contributing
This one-and-a-half story Queen Anne style house is clad with wood siding and has an intersecting gabled roof clad with composition shingles. A one-story bay projects from the south elevation and there are hipped roof porches located on both the south and east sides of the house; the porches are supported by turned posts with decorative brackets. Most of the windows are one-over-one double hung; some may be replacements.

Properties Located on E. Hudson Street

320 E. Hudson Street
ELY 35' of Lots 6,7 & 8 Blk 32
1942
Non-contributing
This is front gable wood house with wood cladding and stucco. It contains replacement windows.

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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.
- [x] 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.)

- [ ] 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 old or achieving significance within the past 50 years

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Areas of Significance
(Enter categories from instructions.)
Architecture

Period of Significance
1882-1961

Significant Dates

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Jackson Boulevard Historic District meets National Register **Criterion C** and is significant at the local level in the area of **Architecture** with a period of significance extending from 1882 to 1961. The period of significance begins in 1882 with the construction of the earliest surviving building in the district, and extends to 1961, when the active period of construction in the district ceased. The contributing homes and secondary buildings that make up the Jackson Boulevard Historic District provide clear insight into the prominence and diversity of their owners through their level of architectural design and varying styles. As such it is a good representation of late-nineteenth and early twentieth-century residential architecture in Spearfish, which is a testament to the growth and prosperity of Spearfish during this period.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

A Brief History of Spearfish

In January of 1876, a group known as the "Centennial Party" was organized in Ames, Iowa, to explore the Black Hills. The party of fourteen men left Ames later that year under the command of John Johnston. Six members, including Johnston, reached the area just east of Spearfish in July and named it Centennial Prairie.[1]

Johnston was among the first to settle that area at the head of Spearfish Valley. Two other settlers, James Butcher and "Colorado Jack," may have preceded Johnston, but American Indians had driven them off. In May of 1876 a company in Deadwood was organized to settle the lands of Spearfish Creek, but once again American Indians thwarted the attempt. However, one of the company's men, Otto Uhlig, returned and joined the Montana Colony later that month in the valley. Uhlig located land adjoining the original town site location at the area now known as Uhlig's additions to the City of Spearfish. About the same time, Joseph Ramsdell located in the area that is now designated as Ramsdell Addition.[2]

The Alfred Gay party and J.E. Smith party both claimed the land upon the original town site of Spearfish. Both claimed that their stake was legitimate and after much heated discussion, the two groups apparently united into one large town site company on 29 May 1876. H.S. Burke surveyed and platted the town site.[3]

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[1] Mildred Fielder, ed. *Lawrence County for the Dakota Territorial Centennial.* (Lead, SD: Seaton Publishin Company, 1960), 60.
[2] Ibid, 60.
[3] Ibid, 60-61.

E.E. Fine surveyed the original 640-acre tract and the streets were defined and numbered. A government survey in 1878 determined that the population dictated that the town should be platted at 320 acres. The smaller tract was recorded at the United States Land Office in Deadwood on 27 January 1879.[4]

Spearfish never developed into an industrial mining center, though many short-lived mining ventures were attempted. Its area farms and ranches produced vegetables and livestock that supported the mining industry of its close neighbors in Lead, Deadwood, Tinton, and other areas. Agriculture developed into Spearfish's primary economic motor in the late 1870s.

The land around Spearfish was productive, but farming was difficult in the early years. The Black Hills, by treaty, belonged to the American Indians. The hills were traditional hunting grounds of the Sioux, Crow, and Cheyenne, who were determined to keep the settlers out. Conflict was inevitable, and lives were lost on both sides as the American Indians tried to defend their lands from the encroaching white settlement. The push to take the hills was too strong, though, and the government took the land in 1877.

Another strain on early agriculture was the sheer isolation of the Black Hills. Modern machinery and implements could only come across the plains on bull trains from shipping points at Fort Pierre, Sydney, Bismarck, and Cheyenne. The distance and expense of getting materials was prohibitive, causing early farmers to resort to more labor intensive and less productive agricultural practices.

Despite the constraints, agriculture took a firm hold in Spearfish. Cereals, fruits, and vegetables were produced in great numbers. Livestock production was also important to supply milk, eggs, and meat to the interior of the hills while also providing horses, mules, and bulls for the mines and wagon trains. Demand was high for these products, making Spearfish a prosperous little community.

Mining, ranching, lumbering, and farming all brought sizeable amounts of money to Spearfish. Many cattlemen, who ran 60,000 to 80,000 head on the ranges to the north, made their home in Spearfish. Some successful prospectors and miners who sold out to the larger, capitalized mining outfits retired to Spearfish to open businesses and banks. The establishment of a normal school in the 1880s added to the desirability of settling in Spearfish.

Tourism also became an important part of the Spearfish's economy. In 1938, world-renowned Christ portrayer Josef Meier decided to make Spearfish home to his passion play. The production ran for seventy years, during which time millions of tourists visited Spearfish to see the play. The natural scenery around Spearfish continues to be another huge tourist draw. Today, tourism is an integral part of the economy. Another significant part of Spearfish's economy is the post-World War II growth of Black Hills State University. As the university expanded in students and size, Spearfish's growth was positively impacted.

[4] Ibid, 61.

ARCHITECTURE

The Jackson Boulevard Historic District includes a variety of houses, both styled and vernacular. There is a variety of late-nineteenth century through the early-twentieth century houses that showcase a range of architectural styles found in Spearfish. The earliest styled houses include Italianate and Queen Anne. Also from this early period is one example of the Shingle style. Craftsman, Minimal Traditional, and Ranch style homes are also represented in the district. There are also vernacular homes built of cast concrete and logs. The homes are a balance between several high style homes and more modest designs that mirror the growth and development of Spearfish.

Queen Anne

The term "Victorian" is used on both sides of the Atlantic to describe the span of Queen Victoria's reign 1837-1901.[5] It was both vilified as a gilded age and also praised as a golden age, but it was an age of enormous energy that required lots of new housing to keep up.[6] While Gothic and Greek Revival architecture dominated Queen Victoria's early years in power, the last forty years of her reign saw widely eclectic, highly decorative styles evolve.[7] British architects were the first to turn away from classical influences and turn to their Medieval roots for inspiration.[8] American architects soon picked up on this and the Queen Anne style was born.[9]

Of all the residential architecture introduced in America 1885-1905, Queen Anne was the most widespread from coast to coast.[10] Influenced by English architects, the style spread quickly amongst the building class of Americans.[11] Eclecticism – the mix of historical styles with modern elements – was accepted as inevitable in the architecture of the time, yet seemed to become even more complicated in America as architects reorganized relationships between styles like Queen Anne and Colonial Revival.[12] The result was some varied subtypes of these popular styles.

According to *A Field Guide to American Houses* (2013) by Virginia Savage McAlester, Queen Anne homes can be broken down into four shape subtypes and four subtypes based on decorative detailing. The shapes are hipped roof with lower cross gables, cross-gabled roof, front-gabled roof, and townhouse. Decorative subtypes included spindlework, free classic, half-timbered, and masonry. General characteristics of the style include: asymmetrical composition, different wall

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[5] Marcia Reiss. *Architectural Details*. (San Diego, CA: Thunder Bay Press, 2004), 30.
[6] Carole Rifkind. *A Guide to American Architecture*. (New York: Penguin Publishers, 1980), 30.
[7] Reiss, 30.
[8] Virginia Savage McAlester. *A Field Guide to American Houses.* (New York: Alfred A. Knopf, 2013), 5.
[9] Ibid, 10.
[10] Richard J. Cawthon. *Victorian Houses of Mississippi.* (Oxford, MS: University of Mississippi, 2005), 10.
[11] Joel Shrock. *The Gilded Age*. (Westport, CT: Greenwood Press, 2004), 74.
[12] Linda E. Smeins. *Building an American Identity: Pattern Book Homes 1870-1900*. (Walnut Creek, CA: Alta Mira Press, 1999), 227.

textures, bays and turrets, horizontal siding, fishscale/diamond shingles, Queen Anne windows (often with colored glass), spindlework (in some examples), porches (often full length or wrap around), contrasting materials on different stories, generally simple door and window surrounds, and steeply pitched and irregularly shaped roofs.

Examples of Queen Anne Architecture in the District

- **Oliver and Ellen Ainsworth House – 340 E. Kansas**
  The Ainsworth House was built in 1894. It is a hipped roof with lower cross gable subtype, which is the most popular subtype representing over half of all Queen Anne houses.[13]

- **John Wolzmuth House – 814 8th Street**
  This house was built circa 1884. It is a cross-gabled roof subtype, which occurs in about twenty percent of all Queen Anne homes.[14] The gables have stickwork detailing and the porch has spindlework. It is also classified as a spindlework subtype, which is common in about fifty percent of all Queen Anne homes.[15]

- **Eleazer C. and Gwinnie Dickey House – 735 8th Street**
  This house was built in 1905. It is a hipped roof with lower cross gable subtype, which is the most popular subtype representing over half of all Queen Anne houses.[16] It has a two-story porch with classical columns, of which the lower level wraps around onto the side. It is classified as a free classic subtype, which occurs on about thirty-five percent of all Queen Anne homes.[17]

- **Fayette Cook House – 840 8th Street**
  This house was built circa 1895. It is a hipped roof with lower cross gable subtype. It has a partial width porch with spindlework and decorative woodwork in the gable. It is classified as a spindlework subtype with its turned posts and spindlework detailing.

Italianate

The Italianate style emerged out of the Picturesque movement in 1840s America, though some Italianate predecessors were built in the 1830s.[18] It dominated American house construction between 1850 and 1880 and was especially popular in the emerging cities of the Midwest and the older, but yet still growing, cities of the northern United States.[19] Notably, the style was equally popular on Main Street where Italianate style one- and two-part commercials blocks gained

[13] Virginia Savage McAlester, 263.
[14] Ibid, 263.
[15] Ibid, 264.
[16] Ibid, 263.
[17] Ibid, 264.
[18] George D. Hopkins Jr. *Creating Your Own Architectural Style*. (Gretna, LA: Pelican Publishing Co. Inc., 2009), 102.
[19] Virginia and Lee McMaster. *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 1984), 214.

wholesale acceptance.[20] With that additional boost in popularity, Italianate style residences overshadowed its Picturesque companion Gothic Revival by the 1860s and dominated the period up until the 1880s.[21] It remained popular in both suburban and rural settings because builders could easily find Italianate-inspired plans in pattern books, builders journals, and advertisements.[22]

Virginia and Lee McAlester identified six Italianate subtypes in their *Field Guide to American Houses* (1984): simple hipped roof, center gable, asymmetrical, towered, front-gable, and townhouse. About one-third of all Italianate houses are the simple hipped roof subtype while about twenty percent are identified as asymmetrical.[23] Other indentifying features include two- or three-stories, low-pitched roof with wide eave overhangs, bracketed eaves, tall and narrow windows that are commonly arched or curved above, elaborate windows crowns (typically in an inverted U-shape), and the use of cupolas or towers.[24] Additional decorative features can include string courses, rusticated quoins, paired brackets, enriched overdoor, ancones, and stilted segmental arch windows.[25] Higher styles often have double doors at the main entrance, yet even single doors on more modest examples can be intricately adorned or posses a sophisticated design.[26]

Italianate homes typically have arched windows with ornate crowns, yet rectangular windows are also appropriate to the style. Windows are commonly paired and in sets of up to three. They are also often double hung and consist of two large panes of glass, with first floor windows often taller than upper floors. Doors, like windows, are often arch-topped or rectangular.[27]

Like other styles of the era, technology and availability of materials affected design. Mass produced components such as plate glass, cast iron, cut stone, pressed brick, and jigsawed wood impacted exterior appearances while indoor plumbing, central heating, gas lighting, and refrigeration affected interior design.[28] Many Italianate homes were built with available materials, meaning many were wood-framed structures.[29]

Given that South Dakota was first settled in the 1870s, Italianate was the first commonly used style in residential, commercial, and public architecture.[30] The style was popular in the eastern

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[20] Richard V. Francaviglia. *Main Street Revisited: Time, Space, and Image in Small-town America.* (Iowa City, IA: University of Nebraska Press, 1996), 26.
[21] Virginia and Lee McAlester, 214.
[22] Hopkins, 102.
[23] Virginia and Lee McAlester, 211.
[24] Ibid, 211.
[25] John J. Blumenson. *Identifying American Architecture: A Pictorial Guide to the Styles and Terms: 1600-1945.* (Nashville, TN: American Association for State and Local History, 1977), 37.
[26] Hopkins, 102.
[27] Ibid, 102.
[28] Rifkind, 61.
[29] Hopkins, 102.
[30] David Erpestad and David Wood. *Building South Dakota*: *A Historical Survey of the State's Architecture to 1945*. (Pierre, SD: South Dakota State Historical Society Press, 1997), 46.

part of the state and in the far western Black Hills where mining attracted a permanent population. However, due to its early popularity and the state's limited population at the time, only enclaves of Italianate architecture exist. Nationwide, the Italianate style began its downward trajectory during the Panic of 1873 and the subsequent depression.[31] When prosperity returned later in the decade, public tastes had moved on. They style continued in South Dakota through the 1880s, then faded quickly.

Examples of Italianate Architecture in the District

- **Henry Keets House – 344 E. Illinois Street**
  This house is a one-and-a-half story T-shaped plan Italianate house with a hipped roof. This is the most common subtype, making up about one-third of all Italianate houses.

- **Mary Whitney House – 704 8th Street**
  This is a simple one-and-a-half story hipped roof house. This is the most common subtype, making up about one-third of all Italianate houses.

Spanish Colonial Revival (aka Spanish Eclectic)

Spanish Colonial Revival is most common in the southwestern United States and Florida. Scattered examples can be found across the United States, but like the Mission style, few landmark examples exist outside of the Southwest and Florida. Characteristics of the style include: low-pitched roofs with little or no eave overhang, red tile roof covering, prominent arches above doors or principle windows, stucco wall surfaces, and asymmetrical facades.[32]

Spanish Colonial Revival is an uncommon architectural style in South Dakota. The style is found occasionally on schools, public buildings, and on some buildings with a commercial use. It is also found occasionally on residences. Though not a common style, the examples that do exist are often some of the most impressive houses in their neighborhoods.

Spanish Colonial Revival was popular from about 1915-1940. Bertram Grosvenor Goodhue organized the Panama-California Exposition in 1915 to emphasize Spanish elements found throughout Latin America. The exposition inspired architects who also turned to Spain for ideas. The compilation of these influences would soon be melded into the Spanish Colonial Revival style. The style was most popular in the 1920s and 1930s and fell out of favor quickly in the 1940s.[33]

Example of Spanish Colonial Revival Architecture in the District

- **Walter Dickey House – 815 N. State Street**

[31] Virginia and Lee McAlester, 214.
[32] Ibid, 417-18.
[33] Ibid, 417-18.

The Dickey House is an excellent example of the Spanish Colonial Revival style. The main (east) façade is the most detailed. It is asymmetrical with a clay tile roof and arched windows.

Craftsman

The Craftsman style was fashionable from about 1905 to 1930 and the most popular architectural style between 1905 and circa 1920. Most of the landmark and high style examples are located in California. One-story vernacular styles are found throughout the country and are often simply referred to as bungalows. Many one-and-a-half story examples often exist in middle class neighborhoods. Some people consider all one-story examples to be bungalows and all one-and-a-half and two-story examples to be Craftsman style. Even architectural historians differ on the proper classification of these resources.

California architects Charles Sumner Greene and Henry Mather Greene are credited with creating the Craftsman style. The two brothers practiced together in Pasadena from 1893 to 1914. Others contributed to different degrees in the broader movement, but the Greene brothers are a credited as the originators. The Arts and Crafts movement, as well as Oriental Architecture and the work of Gustav Stickley, influenced the development of the style.

Craftsman homes are distinguishable. There are some basic architectural features that are representative of the style and four main subtypes of the style are indentified in Virginia and Lee McAlester's *A Field Guide to American Houses* (1984). The subtypes include: front-gabled, cross-gabled, side-gabled, and hipped roof. Like every architectural style, details and layout vary some on every subtype.

Identifying features of the style include: low-pitched gable roof with wide eave overhang, exposed roof rafters, decorative beams or braces under the gable, full or partial width porch supported by tapered square columns, and elevations of one to one-and-a-half stories.[34]

Examples of Craftsman Architecture in the District

- **Baker Bungalow – 740 N. 8th Street**
  This bungalow was built in 1921. It is a cross-gable subtype, which comprise about twenty-five percent of all Craftsman homes.[35] The one-story bungalow has some classic Craftsman details including wide, unexposed eaves with rafter ends, a partial width porch, multi-light windows, and earth-toned stucco finish.

- **Otto Uhlig House – 230 E. Jackson Boulevard**
  The Uhlig House was built in 1922. It is a front-gable subtype, which comprise about one-third of all Craftsman homes.[36] It is a one-and-a-half story house with multi-light windows, wide eaves with exposed rafter ends, and a porch with tapered columns.

[34] Virgina Savage McAlester, 567.
[35] Virginia and Lee McAlester, 453.
[36] Ibid, 453.

Shingle Style

The Shingle style was popular from about 1880 to 1900. It was a uniquely American version of a combination of other traditions. According to *A Field Guide to American Houses* (2013), its roots come from three sources. From Queen Anne it borrowed wide porches, shingled surfaces, and asymmetrical forms. From Colonial Revival it borrowed gambrel roofs, rambling lean-to additions, classical columns, and Palladian windows. From Richardsonian Romanesque it adapted an emphasis on irregular, sculpted shapes, Romanesque arches, and in some examples stone lower stories.[37]

The Shingle style was most popular in seaside resorts of the northeastern states. Trendy summer vacation destinations areas such as Newport, Cape Cod, eastern Long Island, and Maine had several architect-designed cottages in the Shingle style. From here the style spread across the country, though in small, scattered numbers. The Shingle style was never as popular as the competing Queen Anne and is uncommon outside the northeastern United States.[38]

The Shingle style does not emphasize decorated detailing at doors, windows, cornices, porches, or on smooth wall surfaces, which is different from the nineteenth-century styles that preceded it. Variants and details of the style are designed to "enhance either the irregularity of the shape or the uniformity of its surface."[39] If decorative detailing is used, it is used sparingly.

The Shingle style was never popular in South Dakota. Some fine domestic examples do exist, though, such as the Pickler Mansion in Faulkton and the Brink House in Pierre. The Shingle style was also used on some resort buildings including the Hotel Iahpaota at Lake Kampeska in Codington County and the Grand View Hotel on the shores of Lake Madison in Lake County.

Examples of Shingle Style Architecture in the District

- **Daggett-Bryant-Ruddell House – 240 E. Kansas Street**
  This house is a side-gabled roof subtype, common in about twenty percent of Shingle style houses. Towers are found on about one-third of shingle houses.

Ranch

What became the modern Ranch style started in California in the early 1930s. California's Cliff May is generally regarded as the founder of the Ranch form. He was inspired by the traditional haciendas he grew up around as a sixth-generation Californian and began designing one-story Ranch houses in 1931.[40] Between 1931 and 1937 he built and sold more than fifty similarly designed houses and continued to expand and define his style in the following decades. May also worked with *Sunset Magazine* to write *Western Ranch Houses*, which further expanded the

[37] Ibid, 290.
[38] Ibid, 290.
[39] Ibid, 290.
[40] Patrick Sullivan, Mary Beth Reed and Tracey Fedor. *The Ranch House in Georgia: Guideline for Evaluation*. (Stone Mountain, GA: Georgia State Historic Preservation Office, 2010), 11.

influence of Ranch houses nationwide.[41] The book featured numerous plans and drawings on how to build Ranch houses. The book was successful and was soon reprinted to a broader national audience who also began to see Ranch plans in national magazines like *House Beautiful* and *House and Garden* by the 1950s.[42]

By 1950, it had become the most popular housing type of the postwar era.[43] This trend continued through the next two decades as homebuyers embraced the style and fell in love with their modern amenities, large family rooms, and affordable prices. People enjoyed the Ranch style over other Modern designs that architects developed. Viewed as "middle-of-the-road-modern" and "modern inside, traditional outside," the Ranch was considered by the public, lending institutions, and builders as the most acceptable house for the era. Ranch popularity also increased with the country's increasing use of automobiles. Ranch houses turned the long way across bigger lots easily accommodated the attached garages and carports consumers desired.[44]

In the 1970s, traditional stylistic detailing was added in greater quantity and the pitch of the roof began to rise. Styled ranch houses had been built throughout the era, but these two changes became more and more popular. However, by the 1980s changing tastes and rising land prices nationwide meant the abandonment of the one-story ranch house and a return to two-story homes.[45]

Ranch developed several subtypes with regional style variations. Because it was used across the country, regional style variations developed based on climate, local preference, and available building materials.

However, all share fundamental characteristics such as low horizontal massing, asymmetrical arrangement of windows and doors, and attached garages and carports. Many "subtypes" such as Storybook, Modern, Asiatic, Colonial Revival, Spanish Colonial Revival, Contemporary, Wright-Influenced, Rustic, and Plain are found across the nation.[46]

Common cladding materials include wood clapboard, brick/stone veneer, board and batten, faux stone veneer, aluminum, and steel siding. Window types include double-hung, casement, awning, jalousie, and fixed. Wood, steel, and aluminum are common window materials. Windows are often located on the upper part of the wall for privacy and ease in furniture placement. Picture windows are often a dominant feature of the façade.[47]

Other characteristics of Ranch houses are the one-story form and horizontal emphasis. Roofs are low-pitched gable or hipped and eave overhangs are wide. On the interior, Ranch separates domestic function into architecturally separate areas or zones. Public areas, such as the kitchen

[41] Virginia Savage McAlester, 603.
[42] Ibid, 603.
[43] Mead, 102.
[44] Virginia Savage McAlester, 603.
[45] Virginia Savage McAlester, 603.
[46] Mead, 102-103.
[47] Ibid, 103.

and living room are separated from private areas like bathrooms and bedrooms. The public zones are also incorporated with the outdoors through the use of large windows or sliding glass doors, which lead to patios or courtyards. Outside entrances are typically recessed with added planter boxes, decorative wrought iron, or wood supports.[48]

Examples of Ranch Architecture in the District

- **721 N. State Street**
  This house is a rectilinear Ranch house with stone veneer on the bottom level and vertical siding on the top. It has a side-gable roof.

- **735 N. State Street**
  This Ranch house is rectilinear with a hipped roof and a red brick veneer.

Minimal Traditional

Minimal Traditional homes were popular from 1935-1950. They were a well-studied response to the most challenging conditions ever to affect the homebuilding industry in the United States – the Great Depression.[49] By 1930, economic hard times all but eliminated new home construction across the nation. New housing numbers dropped from around 330,000 in 1930 to a low of 93,000 in 1933.[50] At the same time banks were failing, mortgages were past due and funds for new construction simply didn't exist.[51] The Minimal Traditional form was developed in response to this crisis as a low-cost response to the decorative houses of the 1920s that often displayed influences of the Period Revival styles.[52] It was called many names, including FHA (Federal Housing Authority) Houses, Postwar Minimal, Minimal Modern, Cottage-Style, and also "GI" Houses due to its popularity after the war.[53]

A big step in the development of Minimal Traditional houses came in 1934 when the FHA created a new way to ensure long-term, low-interest mortgages. This program paved the way for average working class families to purchase affordable housing. Another factor figuring into the coalescences of Minimal Traditional popularity was the attention it received from architects. Also hit hard by the depression, architects turned their attention away from grand houses and buildings that had little chance of being built during the economic lag and focused instead on small house design. During this period, large portions of professional journals became devoted to the subject of small houses which in turn fueled Minimal Traditional development.[54]

For architects, it was important to factor in every design detail. The most efficient floor plans, bathrooms, kitchens, etc., were designed with the reminder that every extra square foot of space increased the cost. A high cost had two limiting factors. First, it outpriced the majority of

[48] Ibid, 103.
[49] Virginia Savage McAlester, 588.
[50] Ibid, 588.
[51] Ibid, 588.
[52] Mead and Hunt, 99.
[53] Mead and Hunt, 99.
[54] Virginia Savage McAlester, 589.

consumers. Second, it made it difficult to apply for the all-important FHA loan insurance. During this period, the FHA and its partner association Fannie Mae limited the maximum allowable home price that they would insure. Architects in turn tried to design homes within these parameters to reach as broad a market as possible.[55]

Minimal Traditional plans were disseminated nationwide during the period through catalogs and pattern books, which also often included instructions on how to apply for FHA loans. However, the style got another boost as World War II commenced and worker-housing shortages popped up around the country. Builders and developers sped up construction and figured out both onsite and offsite prefabrication methods and assembly line techniques to streamline construction. When the war ended, developers transitioned these same standards towards the homes of upwards of ten million soldiers who had been promised a new home with no down payment needed.[56]

The immediate postwar period experienced an incredible residential building boom. Over five million homes were built 1946-49, with Minimal Traditional making up a significant number of these.[57] Since the FHA had already approved many of these Minimal Traditional designs, the style was an easy pick for developers and individual homeowners looking for a speedy loan to get into a house quick. As a result, the style proliferated in new subdivisions as well as older residential settings. By 1950, the Minimal Traditional's popularity was beginning to fade as larger Ranch homes became fashionable. Postwar prosperity called for larger homes, sealing the Minimal Traditional's fate.

Virginia Savage McAlester's *A Field Guide to American Houses (2013)* identified three principle subtypes of Minimal Traditional form: 1) gable-and-wing, 2) side-gable (Cape Cod), and 3) other roof (hipped roof and front gable). Regardless of subtype, most are one-and-a-half stories, rectangular or L-shaped in plan, and have a small inset entrance. By eliminating ornamentation and historic reference, Minimal Traditional "reduced the small house of the early 20th century to its most basic massing." Its small size and lack of ornament became its salient characteristics.[58]

Windows are typically wood or steel frame, double hung or casement, and front facades may feature a picture window. Roofs are moderately pitched, generally gabled or hipped in form, with shallow eaves that are tight to the gable walls. Exterior cladding includes clapboard, board and batten, and shingle siding. Steel siding is also found on some later examples of the style and brick was occasionally used. Garages are generally detached, though some examples may have an attached garage or carport.[59]

[55] Ibid, 589.
[56] Ibid, 589.
[57] Ibid, 589.
[58] Mead and Hunt, 99.
[59] Mead and Hunt, 99.

Examples of Minimal Traditional Architecture in the District

- **931 N. 8th Street**
  This one-story house is a side-gable subtype with multi-pane double hung windows.

- **229 E. 8th Street**
  This one-story house is a side-gabled subtype with multi-pane double hung windows.

Transitional

Some homes cannot be defined by a single style and are considered mixed or transitional. Transitional homes occur when various styles blur the lines between each other. Transitional styles often occur for a very short period of time as one style is fading and another style emerging. Architecture of Transitional homes can also be considered experimental to some degree with many examples having no parallels in their community.

Examples of Transitional Architecture in the District

- **214 E. Jackson Avenue**
  The Halloran-Matthews-Brady House is a transitional style. It has a roof, wrap-around porch and asymmetry more typical of the Queen Anne style, but also some Classical elements such as dentils on the porch and a denticulated pediment.

Conclusion

The Jackson Boulevard Historic District meets National Register **Criterion C** and is significant at the local level in the area of **Architecture** with a period of significance extending from 1882 to 1961. The period of significance begins in 1882 with the construction of the earliest surviving building in the district, and extends to 1961, when the active period of construction in the district ceased. The contributing homes and secondary buildings that make up the Jackson Boulevard Historic District provide clear insight into the prominence and diversity of their owners through their level of architectural design and varying styles. As such it is a good representation of late-nineteenth and early twentieth-century residential architecture in Spearfish, which is a testament to the growth and prosperity of Spearfish during this period.

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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 # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

__x__ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): __Various_____

10. Geographical Data

Acreage of Property __approximately 20 _

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: Longitude:

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

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Or
UTM References
Datum (indicated on USGS map):

[ ] NAD 1927 or [x] NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

SEE CONTINUATION SHEETS

Verbal Boundary Description (Describe the boundaries of the property.)
The boundary is a polygon formed by UTM points as denoted on the map on the continuation sheet.

Boundary Justification (Explain why the boundaries were selected.)
The boundary encompasses the historic residential area of Spearfish located north and east of the downtown historic district. The boundary includes the highest concentration of historic residences found in Spearfish.

11. Form Prepared By

Name/title Michelle Dennis, Consultant; C.B. Nelson
Organization ML Dennis Consulting and SD SHPO
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City or town Rapid City State SD Zip code 57701
E-mail michdenn@msn.com; chrisb.nelson@state.sd.us
Telephone 605-773-3458
Date 20 August 2018

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Jackson Boulevard Historic District

City or Vicinity: Spearfish

County: Lawrence State: SD

Photographer: Liz Almlie

Date Photographed: 15 September 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 26.

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0001
Looking SW from the intersection of E Jackson Boulevard and N State Street. Photo taken from intersection.

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SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0002
Looking W at 815 N State Street. Photo from N State Street.

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0003
Looking W from intersection of N State and E Kansas Street. Photo taken from intersection.

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0004
Looking N at 340 E Kansas Street. Photo taken from E Kansas Street.

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0005
Looking W at 240 E Kansas Street. Photo taken from N 8th Street.

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0006
Looking W at 931 N 8th Street. Photo taken from N 8th Street.

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0007
Looking E at 906 N 7th Street. Photo taken from N7th Street

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0008
Looking N at close up gate feature at 214 E Jackson Boulevard. Photo taken from sidewalk.

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0009
Looking NE at 214 E Jackson Boulevard. Photo taken from intersection of N7th Street and E Jackson Boulevard.

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0010
Looking NW at carriage house behind 214 E Jackson Boulevard. Photo taken from alley.

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0011
Looking N at 230 E Jackson Boulevard. Photo taken from E Jackson Boulevard.

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0012
Looking S at 229 E Kansas Street. Photo taken from E Kansas Street.

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0013
Looking NW at detail feature on 240 E Kansas Street. Photo taken from E Kansas Street.

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0014
Looking SE at 814 N 8th Street. Photo taken from N 8th Street.

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0015
Looking NE at 814 N 8th Street. Photo taken from N 8th Street.

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0016
Looking NE at 330 E Jackson Boulevard. Photo taken from E Jackson Boulevard.

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SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0017
Looking N at 814 N 8th Street. Photo taken from E Jackson Boulevard.

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0018
Looking SW at houses at 735 and 739 State Street. Photo taken from intersection of N State Street and E Jackson Boulevard.

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0019
Looking NE at 742 State Street. Photo taken from N State Street.

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0020
Looking SW at 709 N 8th Street. Photo taken from N 8th Street.

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0021
Looking W at 735 N 8th Street. Photo taken from N 8th Street.

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0022
Looking at 740 N 8th Street. Photo taken from N 8th Street.

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0023
Looking E at 710 N 7th Street. Photo taken from N 7th Street.

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0024
Looking E at 644 N 8th Street. Photo taken from N 8th Street.

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0025
Looking NE at 830 State Street. Photo taken from N8th Street.

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict_0026
Looking NE at 704 N 8th Street. Photo taken from N 8th Street.

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.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including 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 Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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National Park Service

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Continuation Sheet

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UTM References
Datum (indicated on USGS map):

[ ] NAD 1927 or [x] NAD 1983

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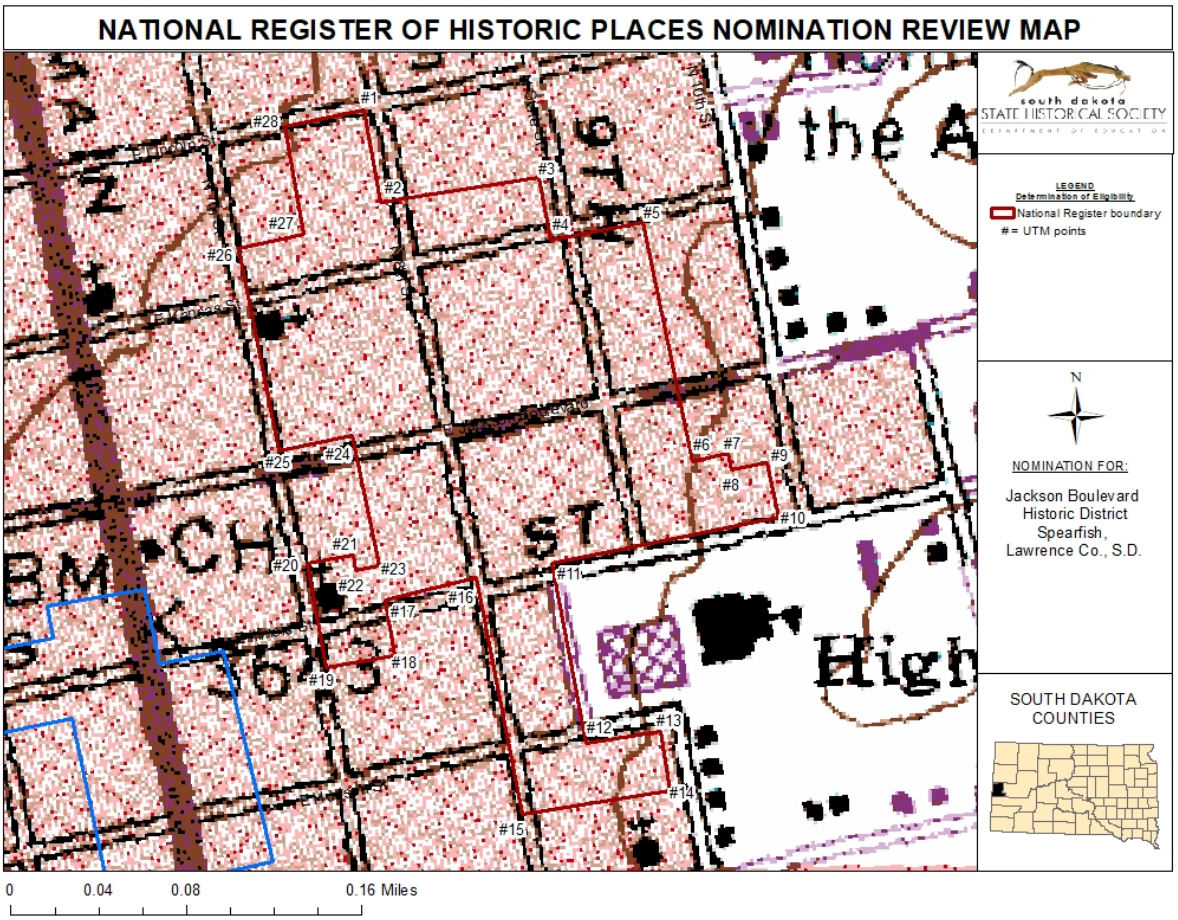

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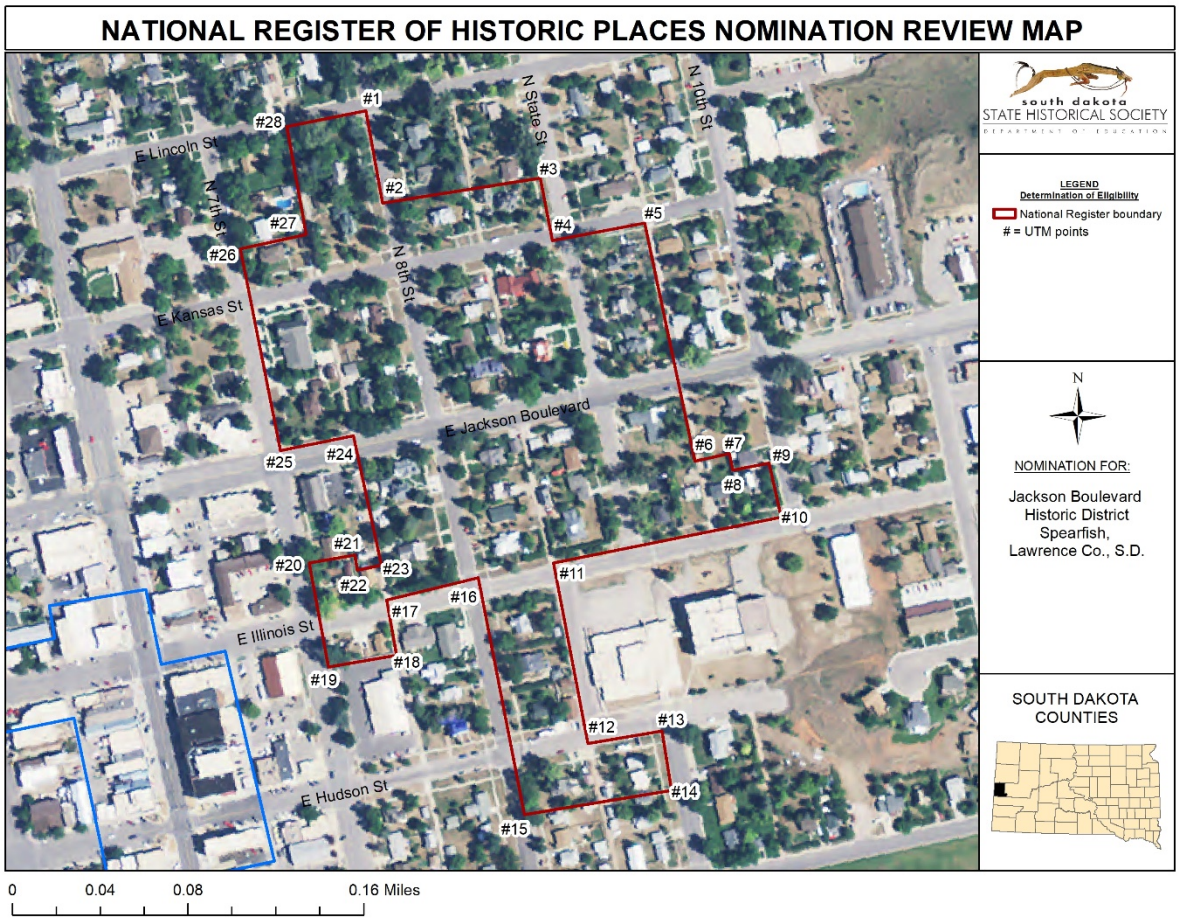

SD_LawrenceCounty_JacksonBoulevardHistoricDistrict. SE1/4, Township 6N, Range 2E, Section 10. USGS 7.5 minute quadrangle map. FSA Imagery. Created 25 August 2018 in ArcMap 10.

Contributing, Non-contributing, and Individually Listed.

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National Register of Historic Places
Continuation Sheet

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PHOTO KEY MAPS (4)

State
E Kansas
25
Jackson Blvd
18
N
10th
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2
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Jackson Blvd
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N 7th
N 8th
State

United States Department of the Interior
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National Register of Historic Places
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