

JOLLEY HISTORIC DISTRICT – REVISED (April 2022) SURVEY SUMMARY REPORT (FINAL)

Vermillion, SD

Introduction

In early 2021, the City of Vermillion and the Vermillion Historic Preservation Commission (VHPC) contracted with my firm, M.L. Dennis Consulting of Rapid City, to undertake a two-year project. The work associated with the first phase of the project involved conducting a survey of a residential neighborhood in preparation for the second phase of the project, which was to prepare a nomination to the National Register of Historic Places for what is now being called the Jolley Historic District (the original “working” name was the South University Historic District, which has been changed so as to avoid confusion with the University Historic District).

This report is the summary of the work associated with Phase I of the project.

Methodology

In early April, I visited Vermillion to survey the neighborhood of approximately 150 properties. The area lies between E. Main Street (on the north) and the bluff overlooking the river (on the south), the Forest Ave. Historic District (on the west) and a line (on the east) that included S. University from Main St. southward to Jolley Elementary School (around the school so as to exclude it from the district), then eastward to Linden Ave., where the west side of Linden was included in the proposed district (see Map A). I spent three days conducting a simple reconnaissance survey, gather information that would be needed to include in the nomination. The survey did not include the use of the SD Architectural Survey Forms, but a modified form designed by the consultant for use on projects such as this.

Each property was documented on a form. The primary resource was the main focus, while secondary structures were noted as appropriate. A photo of each property was obtained and later inserted on the individual survey forms.

As part of this phase of the project, I was asked to make recommendations on the potential boundaries for the historic district. To this end, I spent time looking at the area adjacent to the proposed district to the east. It was obvious that there was an additional area that appeared to fit within the same period of development as the proposed district. This extended area included the neighborhood eastward to a line behind the properties on S. Pine Street, then east on Maple Street to include the 700-block of Lewis Street, and west along a line between the properties on Lewis and Canby Streets to Linden Avenue (see Map B). I made the recommendation, to the VHPC at their meeting in April 2021, to consider expanding the boundary of the district eastward to include this area, which they approved. This added approximately 90 properties to the district.

The VHPC conducted a public meeting in early July, to which property owners of the expanded area were invited. Liz Almlie from the SD SHPO office attended the meeting. It was decided that there was sufficient owner support to add this area to the proposed district.

In July, I visited Vermillion again to survey and photograph the expanded area of the district. And again, each property was documented on its own form. Copies of these survey forms (for both the original area and the expanded area) are included at the end of this report.

Following the field work to gather the information needed for the survey forms, I entered the information and photographs on the forms. This information will serve as the basis for Section 7 of the National Register nomination and will be on file with the City for future use by the VHPC.

A limited amount of archival research was conducted as part of the survey. This was in part due to the closure of some archival resources due to Covid-19 restrictions, as well as the closure of the University Archives for facility updates. In addition, Vermillion did not have a series of historic city directories that would have provided further information about the occupants of the houses through the years.

The one resource that was consulted, and which provided information that demonstrated a very strong link of persons living in this neighborhood with the university, were the USD Student/Faculty Directories. Although these directories were limited to the years between 1919 and 1965 (years which fall within the proposed Period of Significance for the district), they provided names of several faculty, staff and students who are associated with the properties in the district historically.

Results of the Survey

A total of 253 properties was surveyed and will be included in the district nomination. This number includes 242 houses and 153 detached garages/other (attached garages are considered part of the house and are not counted separately). In addition, there are also two churches, one school and eight vacant lots. A breakdown of the number of properties per street is as follows:

Canby St. – 15 properties (13 houses, 7 garages, plus 2 vacant lots)

Everett St. – 3 properties (all vacant lots)

Forest Ave. – 1 property (1 house, no garage)

Harvard (S) St. – 15 properties (13 houses, 6 garages, plus 2 vacant lots)

Lewis St. – 45 properties (45 houses, 30 garages)

Linden Ave. – 37 properties (36 houses, 25 garages, plus one church)

Main (E) St. – 17 properties (16 houses, 7 garages, plus 1 vacant lot)

Maple St. – 1 property (1 house, 1 garage)

Park Lane – 3 properties (3 houses, 1 garage)

Pine (S) St. – 40 properties (40 houses plus 19 garages)

University (S) St. – 37 properties (35 houses, 30 garages, plus 1 church and 1 school)

Yale (S) St. – 39 properties (39 houses, 28 garages)

In addition to recording basic descriptive factors of each property, each building on the property was evaluated for its ability to contribute to the district and given a Contributing (C) or Non-Contributing (NC) classification, which will be used for the National Register nomination. Those classified as Contributing retain sufficient integrity of design, materials, workmanship, feeling and/or association to help illustrate the significance of this historic district. Resources that were constructed after 1965 or those where alterations have compromised the historic integrity, were classified as Non-Contributing. Vacant lots are not considered either Contributing or Non-Contributing. A breakdown of the Contributing/Non-Contributing evaluation is as follows:

	Contributing (C)	Non-Contributing (NC)	Totals
Houses (+ churches, school)	192*	53	245
Garages/Other	76	77	153
Totals	268	130	398

*This total includes four National Register-listed properties.

Based on the numbers in the information above, the proposed district will have approximately 67% Contributing and 33% Non-Contributing.

It should also be noted that there are four properties that are already listed on the National Register individually. These include:

The Gunderson House – 24 S. Harvard St.

The Linden House – 509 Linden Ave.

The Inman House – 415 E. Main

The Colton House – 402 S. University

There are other houses within the proposed district that may be eligible for individual listing. There are also a number that will be considered Contributing within a district, which would not necessarily meet the level of integrity needed to be considered individually eligible.

Summary

The survey of the proposed district provides the information needed to describe the properties included within the district (Section 7 of the nomination), as well as information that will illustrate the historic significance of the district (Section 8 of the nomination). The preparation of the National Register nomination forms is underway and will be submitted to the City of Vermillion and the VHPC this spring. Once approved, the nomination will undergo a review by SHPO, as well as scheduling for a State Review Board meeting.

Once approved by the State Review Board, final revisions will be made and the nomination submitted to the National Register of Historic Place (National Park Service) for review and processing.

JOLLEY HISTORIC DISTRICT

Vermillion, SD

CONTRIBUTING/NON-CONTRIBUTING CLASSIFICATION
(by address)**Canby St**

Address	DOC	Notes	House	Garage/Other
300	1928		C	-
302	1920		C	NC
303		Vacant lot	--	--
304	1918		C	C
311	1917		C	--
314	1910		NC	NC
322	1920		C	C
405	1948		C	--
408	1900		C	--
415	1924		C	C
416	1900		C	C
420	1900		NC	--
425		Vacant lot	--	--
435	1940		C	C
437	1946		C	--
Total	15		11C/2NC	5C/2NC

Everett St.

Address	DOC	Notes	House	Garage/Other
303		Vacant lot	--	--
307		Vacant lot	--	--
309		Vacant lot	--	--
Total	3		0	0

Forest St.

Address	DOC	Notes	House	Garage/Other
12	1952		NC	--
Total	1		1 NC	

S. Harvard St.

Address	DOC	Notes	House	Garage/Other
14	1905		C	--
17	1910		NC	C
20	1938		C	--
23	1912		NC	NC
24	1895	Gunderson House	NR Listed	
103	1952		NC	--
104	1890		C	C
108	1991		NC	--
112	1900		C	--
116	1900		NC	NC
122	1915		C	--
130	1880		NC	NC/NC
202	1900		NC	--
300		Vacant lot	--	--
304		Vacant lot	--	--
Totals	15		6C/7NC	2C/4NC

Lewis St.

Address	DOC	Notes	House	Garage/Other
235	1906		C	NC
300	1920		NC	NC
301	1900		NC	NC
302	1938		C	C
306	1900		C	C
309	1880		C	--
312	1900		C	C
315	1905		NC	NC
316	1913		C	--
323	1910		C	NC
324	1900		NC	C
402	1947		NC	NC
403	1880		C	NC
408	1949		C	NC
411	1949		C	NC
416	1920		C	NC
417	1948		C	C
418	1920		C	C
421	1975		NC	NC
424	1920		C	NC
427	1999		NC	--
600	1948		NC	NC
601	1952		C	NC

Lewis St. (continued)

Address	DOC	Notes	House	Garage/Other
606	1890		NC	NC
607	1948		NC	NC
610	1949		C	--
611	1948		NC	NC
616	1943		C	--
619	1906		C	--
620	1922		C	C
624	1928		C	NC
627	1965		C	C
630	1920		C	C
631	1951		C	--
701	1954		C	--
702	1917		C	NC
706	1917		C	NC
707	1954		C	--
710	1912		C	C
711	1954		C	--
714	1926		C	--
715	1950		C	--
719	1954		C	--
721	1918		C	--
722	1917		C	--
Totals	45		34C/11NC	10C/20NC

Linden Ave.

Address	DOC	Notes	House	Garage/Other
10	1949	St. Paul's Episcopal Church	C	--
11	1931		C	NC
12	C1950		C	--
15	1923		C	--
16	1948		C	NC
19	1944		NC	NC
22	1948		C	C
23	1923		C	NC
25	1931		C	NC
26	1946		C	NC
102	1920		C	C
103	1940		C	--
108	1936		C	--
109	1914		C	NC
112	1924		C	C

Address	DOC	Notes	House	Garage/Other
(Linden)				
113	1922		C	C
115	1925		C	C
116	1924		C	--
122	1915		C	NC
123	1914		C	C
128	1925		C	--
202	1925		C	C
206	1922		C	C
210	1940		C	C
214	1911		NC	NC/C
216	1916		C	C
220	1922		C	C
236	1951		C	NC
303	1949		C	C
322-323	1952		NC	--
325	1926		C	C
403	1947		C	--
409	1953		C	--
413	1954		C	--
417	1954		C	--
423	1954		C	C
509	1950	Linden House	NR Listed	--
Total	37		34C/3NC	15C/10NC

Maple St.

Address	DOC	Notes	House	Garage/Other
616	1973		NC	NC
Total	1		1 NC	1 NC

E. Main St.

Address	DOC	Notes	House	Garage/Other
215	1950		C	C
221	1925		NC	--
303	1923		C	--
305	1910		C	--
311	1910		NC	NC
315	1920		C	--
321	1969		NC	--
403	1880	Vacant lot	--	--

415	1882	Inman House	NR Listed	
505	1983		NC	
515	1924		C	--
609	1937		C	NC
611	1920		C	C
619	1948		C	C
623	1935		C	C
703	1950		C	--
709	1917		C	NC
Totals	17		12C/4NC	4C/3NC

Park Lane

Address	DOC	Notes	House	Garage/Other
401	1919		C	--
419	1926		C	NC
437	1960		C	--
Totals	3		3 C	1 NC

Pine St.

Address	DOC	Notes	House	Garage/Other
10	1952		C	--
16	1918		C	NC
19	1947		C	C
21	1948		NC	--
22	1948		NC	--
23	1920		C	NC
24	1941		C	--
37	1948		NC	NC
100	1940		C	C
101	1938		C	C
104	1951		NC	C
105	1941		C	C
108	1945		C	--
109	1926		C	--
110	1939		C	C
115	1954		NC	--
117	1926		C	C
118	1948		NC	NC
121	1946		C	--
124	1948		C	--
128	1946		C	--

(Pine)				
129	1948		NC	--
201	1952		NC	--
202	1885		NC	--
205	1952		C	--
206	1900		C	NC
211	1948		C	C
212	1918		C	--
215	1948		C	--
219	1947		NC	NC
220	1915		NC	--
222	1915		C	--
223	1947		C	--
227	1949		C	--
233	1896		NC	NC
234	1910		C	--
302	1910		C	C
314	???		NC	
408	c1950		NC	C
409	1940		NC	C
Totals	40		25C/15NC	11C/7NC

S. University St.

Address	DOC	Notes	House	Garage/Other
7	1952	Concordia Lutheran Church	C	NC
10	1890		C	C
12	1922		C	C
19	1926		C	--
24	1918		C	NC
25	1911		C	NC
101	1895		C	NC
102	1900		C	NC
106	1945		C	NC
107	1892		C	NC
109	1923		C	--
110	1912		C	NC
111	1900		C	NC
118	1910		C	C
121	1890		C	--
203	1900		C	C
209	1921		C	NC
215	1890		C	NC
221	1920		C	NC
224	1958	Jolley School	C	--

(Univ)				
225	1910		C	NC
231	1923		NC	C
239	1890		C	C
309	1948		C	C
315	1941		C	C
316	1916		C	--
320	1920		C	C
325	1900		NC	--
326	1918		C	C
402	1938	Colton House	NR listed	
405	1928		C	C
408	1900		C	NC
415	1920		C	C
416	1925		C	NC
421	1919		C	C
422	1910		C	C
500	1920		C	C
Totals	37		35C/2NC	15C/15NC

S. Yale St.

Address	DOC	Notes	House	Garage/Other
17	1940		C	C/NC
19	1918		C	NC
21	1936		C	NC
24	1940		C	C
25	1900		C	--
26	1940		C	C
102	1922		NC	--
103	1900		C	--
104	1900		C	NC
109	1900		C	--
110	1937		C	C
117	1890		C	NC
118	1920		C	NC
122	1920		C	NC
123	1900		NC	--
126	1940		C	--
127	1947		C	C
200	1890		C	NC
203	1890		NC	NC
206	1914		NC	C
207	1900		C	C
208	1952		C	NC

(Yale)				
211	1900		C	C
219	1895		C	--
220	1922		C	NC
223	1900		C	C
225	1947		NC	NC
226	1926		C	NC
229	1900		C	C
230	1923		C	NC
302	1952		C	--
305	2000		NC	--
306	1926		C	C
308	1919		C	C
309	1900		C	C
311	1925		C	C
408	1951		C	--
422	1999		NC	--
501	1900		C	--
Totals	39		32C/7NC	14C/14NC