

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. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Forest Avenue Historic District (Reclassification of contributing/non-contributing resources and additional documentation)

other names/site number NRIS #79002400

2. Location

street & number 15-322 Forest Ave, 205-221 Lewis St. ☐ not for publication

city or town Vermillion ☐ vicinity

state SD code SD county Clay code 027 zip code 57069

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

Signature of certifying official _____ Date _____

Title _____ 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 _____

Forest Avenue Historic District
Name of Property

Clay County, South Dakota
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- | | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private |
| <input type="checkbox"/> | public - Local |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |

Category of Property

(Check only **one** box)

- | | |
|-------------------------------------|-------------|
| <input type="checkbox"/> | building(s) |
| <input checked="" type="checkbox"/> | district |
| <input type="checkbox"/> | site |
| <input type="checkbox"/> | structure |
| <input type="checkbox"/> | object |

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
10	15	buildings
0	0	district
0	0	site
0	0	structure
0	0	object
10	15	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

29

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

DOMESTIC: secondary structure

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

DOMESTIC: secondary structure

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Gothic Revival

LATE VICTORIAN: Queen Anne

LATE VICTORIAN: Folk Victorian

LATE 19TH & 20TH CENTURY REVIVALS:

Colonial Revival

(See continuation sheet)

Materials

(Enter categories from instructions)

foundation: (See continuation sheet)

walls: WOOD: clapboard

(See continuation sheet)

roof: (See continuation sheet)

other: masonite, vinyl

Forest Avenue Historic District
Name of Property

Clay County, South Dakota
County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Forest Avenue Historic District is a two-and-a-half block long residential historic district located in Vermillion on a bluff that overlooks the Missouri River to the south and downtown Vermillion to the west. The district is located in an early residential neighborhood and is surrounded on the north and south by residential areas developed in the late nineteenth through the mid-twentieth century. The district extends along Forest Avenue and includes properties along the portion of Lewis Street that forms the southern terminus of Forest Avenue. The district has a traditional rectilinear grid pattern with narrow, deep lots facing the street. There are sidewalks and boulevard trees along Forest Avenue and Lewis Street. Lots are characterized by sodded yards, with houses having a relatively consistent setback along the street. The neighborhood is comprised of one to two-and-a-half story frame houses that date from the late nineteenth through the early twenty-first century, and substantial outbuildings that include garages and a carriage house. However, the few later mid-twentieth to early twenty-first century buildings are not considered a significant architectural trend for this neighborhood.

Architecturally, contributing houses in the district range in style from Late Victorian (Gothic Revival, Queen Anne, and Folk Victorian); to Late Nineteenth and Early Twentieth Century Revivals (Colonial Revival and Tudor Revival); and to Late Nineteenth and Early Twentieth Century American Movements (Bungalow/Craftsman). Secondary buildings reflect more vernacular/traditional forms. The historic district contains 59 resources, consisting of 39 contributing resources (29 primary buildings and 10 secondary buildings) and 20 non-contributing resources (6 primary buildings and 14 secondary buildings).

Purpose of Amendment

The 22.6 acre Forest Avenue Historic District was listed in the National Register of Historic Places on October 18, 1979. The purpose of this amendment to the 1979 registration form is fourfold. The first is to clarify the contributing/ non-contributing status of resources within the district since the 1979 nomination used an alternate system that categorized resources into four categories: "contributing," "blending," "distracting," and "very distracting." The second purpose is to account for secondary buildings by documenting them and clarifying their status as contributing or non-contributing resources. The third purpose is to clarify the boundaries of the district, and the final purpose is to specify a period of significance which was not done in the original.

Narrative Description

The Forest Avenue Historic District is a two-and-a-half block long residential historic district located in Vermillion, Clay County, South Dakota. The district is located in an early residential neighborhood situated on a bluff overlooking the Missouri River to the south and downtown Vermillion to the west. The district is surrounded on the north and south by residential areas that developed in the late nineteenth through the mid-twentieth century.

The district is primarily located along Forest Avenue and includes several properties located along Lewis Street, the southern terminus of Forest Avenue. The district begins one-half block south of Main Street and extends southward along Forest Avenue, beyond the terminus of the avenue at Lewis Street, to Chestnut Street. It includes all properties fronting Forest Avenue, and properties on the south side of Lewis Street that form the visual terminus of Forest Avenue. The district also includes the bluff to the west and south of Forest Avenue and Lewis Street, which provides the prominent views from the district.

The district is comprised of portions of several different plats that have a traditional rectilinear grid pattern with narrow, deep lots facing the street. The district is primarily comprised of houses and associated outbuildings dating from the late nineteenth through early-twentieth century; although the district also includes a few non-contributing buildings that date from the mid-twentieth to early twenty-first century. Within the district, there are sidewalks and boulevard trees along Forest Avenue and Lewis Street. With one exception, houses follow a relatively consistent setback from the street, with sodded yards, mature trees, and ancillary buildings, such as garages that are set back along the side or behind the house.

Architecturally, the district includes houses that range in style from Late Victorian: Gothic Revival, Queen Anne, and Folk Victorian; to Late Nineteenth and Early Twentieth Century Revivals: Colonial Revival and Tudor Revival; to Late Nineteenth and Early Twentieth Century American Movements: Bungalow/Craftsman. Houses range from one to two-and-a-half-

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

stories in height of frame construction with either gable or hip roofs. Outbuildings such as carriage houses and garages, both of which are classified as secondary buildings, mostly reflect more vernacular/traditional building forms. Most of the houses and garages in the district are balloon frame construction that was made possible through trade by railroad or riverboat. Exterior materials vary widely from wood clapboard and shingle, to brick, to modern replacement materials, such as metal and vinyl. The contributing buildings from the period of significance retain their historic materials or exhibit replacement materials that are compatible with the historic character of the district. Most have integrity to their original construction date, although a few have integrity to later, yet still historic, remodeled architectural styles.

Individual Descriptions

15 Forest Avenue

CL00100016

Andrew J. Charrlin House

1881

Architect/builder: Unknown.

Contributing

This one-and-a-half-story, Folk Victorian style house was constructed in 1881. The building is faced in a stretcher-bond brick veneer and has a cross gable roof that is covered with asphalt shingles. The house features a wrap-around porch with turned spindles and balusters, an interior brick chimney, return eaves, and segmental rowlock arches around the windows. Fenestration consists of one-over-one, double-hung, wood windows; four-over-four, double-hung, vinyl windows; and a single-leaf door. Two small, shed roof dormers have been added on the north elevation, behind the cross gable. A one-story, front gable addition is located on the rear elevation.

In 1882, the house was moved a few feet south and east to make way for a large addition to the barn. In 1890, the extant ornate porch was constructed on the east, south, and west elevations. In 1892, a brick veneer was added to the wood frame building. In 1968, a portion of the porch was removed from the south elevation and from the west elevation to make room for a one-story addition.¹

Barn

c. 1881

Non-contributing

A circa 1881, one-and-a-half story, frame barn is located northwest of the house. The building has a gambrel roof and is faced in corrugated metal that overwhelms its historic appearance. Original one-story lean-to additions with shed roofs are located on the north and south. A later, lean-to extension with a shed roof is attached to the north elevation of an original lean-to. Fenestration consists of three overhead metal doors, and historic six-light wood sash windows.

23 Forest Avenue

CL00100017

Wilson R. Fellows House

1896

Architect/builder: Unknown.

Contributing

This two-and-a-half-story, Queen Anne style house was constructed in 1896. The house rests on a brick foundation, is faced in clapboard siding, and has a cross gable roof that is covered with asphalt shingles. A wrap-around porch with turned spindles is located on the southeast corner of the house. The house features fishscale wood shingles in the gables, an interior brick chimney, cornerboards, and wood window surrounds. Fenestration consists of one-over-one double-hung windows, multi-light stained glass windows in the gable with pedimented hood, and a single-leaf entry door. A small, one-story shed roof addition constructed in 1975 is located on the northwest corner.

Garage

c. 1970

Non-contributing

¹ Judith Gudger-Krueger, *The Forest Avenue Historic District, Vermillion, South Dakota: 1873-1980* (Vermillion: The Broadcaster Press, 1982), 133.

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

A one-story, circa 1970 garage is located northwest of the house. The garage rests on a poured concrete foundation, is faced in steel siding, and has a front gable roof that is covered with asphalt shingles. An overhead metal door is located on the façade.

101 Forest Avenue

CL00100014

Margaret Petersen-Lass House

1918

Architect/builder: Unknown.

Contributing

This one-and-a-half-story, Craftsman style bungalow was constructed in 1918. The house rests on a foundation parged in stucco, is faced in clapboard siding and wood shingles in the gable ends, and has a side gable roof that is covered with asphalt shingles. The house features triangular knee braces and exposed rafter tails. A one-story, front gable enclosed porch is located on the façade. The porch features tapered square columns that rest on a base that is covered with stucco. Fenestration consists of five-over-one, double-hung, wood windows; one-over-one, double-hung, wood windows; and a single-leaf entry door.

Garage

c. 1920

Contributing

A one-story, circa 1920 garage is located northwest of the house. The garage is faced in clapboard siding and has a front gable roof that is covered with asphalt shingles. The garage features wood shingles in the gable end, triangular knee braces, and an overhead door.

Garage

c. 1990

Non-contributing

A one-story, circa 1990 garage is located southwest of the house. The garage is faced in clapboard siding and has a front gable roof that is covered with asphalt shingles. The garage features wood shingles in the gable, triangular knee braces, and interior brick chimney, and a three-leaf wood door.

107 Forest Avenue

CL00100013

E.M. Hart House

1910

Designer: E.M. Hart

Builder: Eric Nylan

Contributing

This one-and-a-half-story house was constructed in 1910. The dwelling rests on a brick foundation, is faced in vinyl siding, and has a hipped roof with a prominent projecting front gable that is covered with asphalt shingles. A one-story, enclosed porch with a flat roof is located on the façade. Fenestration consists of one-over-one, double-hung, vinyl windows; one-light fixed windows; and single-leaf entry door. A large one-story, front gable garage has been attached to the southwest corner of the house. The garage is faced in vinyl siding and features two overhead metal doors on the façade.

113 Forest Avenue

CL00100015

J.W. Grange House

1886

Builder: George Porter (1889 addition)

Contributing

This one-and-a-half-story, L-shaped, Folk Victorian house was constructed in 1886. The building rests on a brick foundation, is faced in clapboard and vinyl siding, and has a cross gable roof that is covered with asphalt shingles. A one-story, enclosed shed roof porch and two front gable dormers are located on the façade. The house features Tuscan cornerboards, wood rake boards, and ogee-molded wood surrounds. Fenestration consists of one-over-one, double-hung, vinyl windows and a single-leaf entry door. A one-story, front gable wing is located on the rear elevation. The addition connects the house to what was originally a detached one-story, flat roof garage that was built circa 1910.

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

117 Forest Avenue

CL00100007

Mathis House

c. 1950

Builder: Ed Geffre

Non-contributing

This one-story Minimal Traditional style house was constructed circa 1950. The building is faced in clapboard siding and has a side gable roof that is covered with asphalt shingles. A projecting front gable bay and stone veneer planter are located on the façade. The house features a stone veneer chimney on the north elevation. Fenestration consists of one-over-one-double-hung, metal windows; a picture window; and single-leaf entry door that features a Colonial Revival style surround. A one-story, front gable addition is located on the rear elevation.

123 Forest Avenue

CL00100009

J.W. Grange House (second)

1902

Builder: Eric Matson

Contributing

This two-and-a-half-story, Colonial Revival style house was constructed in 1902. The dwelling rests on a foundation that is parged in concrete, is faced in clapboard siding, and has a hipped roof that is covered with asphalt shingles. A two-story, rounded bay window and one-story, full-width porch are located on the façade. The porch is supported by tapered Tuscan columns and is decorated with a garland and dentils. Hipped roof dormers are located on the north, east, and south elevations. The dormer on the façade features a festoon detail. A simple cornice with dentils is found under all eaves. Fenestration consists of one-over-one, double-hung, wood windows; one-light fixed windows with a transom; and a single-leaf entry door with a transom and oval sidelights. A one-story, front gable addition is located on the rear elevation.

Garage

c. 1970

Non-contributing

A one-story, circa 1970 garage is located south of the house. The garage rests on a poured concrete foundation, is faced in vinyl siding, and has a hipped roof that is covered with asphalt shingles. The garage features a hipped roof cupola and a metal overhead door.

129 Forest Avenue

CL00100010

Meehan-Hooker-Bell-Chaney House

1885, 1933 (Remodeled)

Builder: Anderson Brothers

Contributing

This one-and-a-half-story house was constructed in 1885 and extensively remodeled in 1933 to its present form. The Tudor Revival style residence rests on a poured concrete foundation, is faced in clapboard siding, and has a cross gable roof that is covered with asphalt shingles. The house features a one-story, projecting gabled entry bay on the façade and an interior brick chimney. A hipped roof dormer is located on the façade and south elevation. Fenestration consists of six-over-one, double-hung, wood windows and a single-leaf wood entry door.

Garage

c. 1933

Contributing

A one-story, circa 1933 garage is located southwest of the house. The building is faced in clapboard siding and has a front gable roof that is covered with asphalt shingles. The garage is fenestrated by two overhead wood doors and a one-light fixed window in the gable end.

207 Forest Avenue

CL00100019

G.R. Oake House

1885

Architect/builder: Unknown

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

Contributing

This one-and-a-half-story gable-front frame house was constructed in 1885. The house rests on a poured concrete foundation, is faced in vinyl siding, and has a front gable roof that is covered with asphalt shingles. An enclosed, full-width one-story front porch with a hip roof is located on the façade. Fenestration consists of one-over-one, double-hung windows and a single-leaf door. A one-story, irregularly shaped shed roof addition that was constructed in the 1920s is located on the rear elevation.

213 Forest Avenue

CL00100011

Semrow-Brosius House

1918

Builder: Fred Semrow

Contributing

This one-and-a-half-story, Craftsman style bungalow was constructed in 1918. The building rests on a foundation parged in concrete, is faced in clapboard siding, and has a broad cross gable roof that is covered with asphalt shingles. The gables are faced in wood shingles and feature triangular knee braces and a king post and tie beams. The house features an interior brick chimney parged in concrete and exposed rafter tails. A one-story, enclosed front gable porch is located on the façade. Fenestration consists of four-over-one, double-hung, wood windows with wood surrounds; five-light fixed wood windows with wood surrounds; one-over-one, double-hung, vinyl windows on the enclosed porch; and a single-leaf entry door.

Garage

c. 1960

Non-contributing

A one-story, circa 1960 garage is located northwest of the house. The garage is faced in masonite siding and has a front gable roof that is covered with asphalt shingles. A metal overhead door is located on the east elevation. A prefabricated metal carport is located immediately in front of the garage (since it is a temporary structure, it is not part of the resource count).

215 Forest Avenue

CL00100022

Thomas R. Walker House

1900

Builder: John Hanson

Contributing

This two-and-a-half-story, Queen Anne style house was constructed in 1900. The building is faced in clapboard siding and has a hipped roof with a lower cross gable that is covered with asphalt shingles. The house features overhanging eaves with scroll brackets and a wrap-around porch that has paired Tuscan columns and turned balusters. Fenestration consists of one-over-one, double-hung, wood windows; a one-light fixed window with transom; and a single-leaf door. The front door features etched glass, with the initials T.R.W., which are the initials of the original owner of the house, T. R. Walker. A two-story wing with a side gable roof, constructed in 1903, is located on the northwest corner of the house.

Garage

c. 1930

Contributing

A one-story, circa 1930 garage is located southwest of the house. The garage is faced in board-and-batten siding and has a hipped roof, with flared eaves, that is covered with asphalt shingles. An overhead wood door is located on the façade. While a garage appears to date from the period of significance, a building does not appear in this location on the 1939 Sanborn. However, a similarly sized building appears on the 1939 Sanborn Atlas a few feet to the south, on the lot associated with 219 Forest Avenue, so it is possible this could be the same garage and it was either drawn in the wrong location in the atlas or moved a few feet to the north.

219 Forest Avenue

CL00100018

McVicker-Sterling House

1903

Builder: Eric Matson (probable)

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

Contributing

This two-and-a-half-story, Colonial Revival style house was constructed in 1903. The prominent residence rests on a brick foundation, is faced in clapboard siding, and has a hipped roof. The house features pedimented gable dormers with dentils, overhanging eaves with scroll brackets, and a one-story entry portico on the façade. Below lower cross-hips on each side elevation is a two-story bay, a polygonal bay on the north elevation and a rectangular bay on the south elevation. The flat roof portico features scroll brackets, tapered Ionic columns, and turned balusters. Fenestration consists of one-over-one, double-hung, wood windows, some of which feature leaded glass; one-light fixed windows with transoms; and two single-leaf doors. The façade features a tri-part window with tri-part leaded glass transoms and a Palladian window with a leaded glass transom. The house originally had a wrap-around front porch with second story balcony that was reduced to its present size in the late twentieth century.

227 Forest Avenue

CL00100002

W.T. Donaho House

1891

Architect/Builder: Unknown

Contributing

This two-and-a-half-story, Folk Victorian style house with a front gable form was constructed in 1891. The residence is faced with clapboard, with alternating bands of horizontal and scalloped-edge clapboard siding in the gables and above and below the windows on the façade and side elevations. The house features a front gable roof that is covered with asphalt shingles. Cross gables are located on the north and south elevations and a shed roof porch with turned wood spindles and a pediment over the entrance is located on the façade. Fenestration consists of a single-leaf entry door, a one-light fixed window with a stained glass transom, and one-over-one, double-hung wood windows with wood surrounds.

Garage

c. 1980

Non-contributing

A one-story, circa 1980 garage is located north of the house. Designed to match the house, the garage is faced in clapboard siding and has a front gable roof that is covered with asphalt shingles. Fenestration consists of a roll-up metal garage door and one-over-one, double-hung, wood windows.

305 Forest Avenue

CL00100005

Halver E. Hanson House

1873

Architect/Builder: Unknown

Contributing

This one-and-a-half-story, Gothic Revival style house was constructed in 1873. The house rests on a stone foundation, is faced in clapboard siding, and has a side gable roof that is covered with asphalt shingles. The house features two steeply pitched front gables on the façade and an interior brick chimney. A shed roof porch, supported by square wood columns, is located on the façade. This porch was built in 1917 and replaced the original porch that featured gingerbread trim. Fenestration consists of tall, narrow two-over-two, double-hung, wood windows a single-leaf wood door, all featuring drip molds. A two-story, front gable addition is located on the rear elevation.

Garage

c. 1930

Contributing

A circa 1930, one-story, two-car garage is located northwest of the house. The building is faced in clapboard siding and has a front gable roof that is covered with asphalt shingles. The garage features wood brackets under the roofline and has two double-leaf folding wood doors on the façade.

Garage

c. 1990

Non-contributing

A one-story garage is located south of the house. The garage rests on a poured concrete foundation, is faced in vinyl siding, and has a side gable roof that is covered with asphalt shingles. Two overhead doors are located on the façade.

Forest Avenue Historic District
Name of Property

Clay County, South Dakota
County and State

311 Forest Avenue

CL00100033

Clark-Neumayer House

1910

Architect/Builder: Unknown

Contributing

This one-story Colonial Revival style house was constructed in 1910. The dwelling rests on a rock-faced concrete block foundation, is faced in clapboard siding, and has a cross gable roof that is covered with asphalt shingles. The house features a brick chimney on the ridge line, return eaves, and corner boards. A full-width porch is located on the façade and is supported by Tuscan columns. Two projecting bay windows are located on the north elevation. Fenestration consists of one-over-one and twelve-over-one, double-hung, wood windows; one-light fixed windows; two-light sliding windows; and a single-leaf entry door with transom and sidelights. A one-story, hipped roof wing is located on the rear elevation.

Garage

c. 1960

Non-contributing

A one-story, circa 1960 garage is located west of the house. The garage is faced in masonite siding and has a front gable roof that is covered with asphalt shingles. Fenestration consists of a single-leaf door and overhead metal door.

315 Forest Avenue

CL00100021

Earl Lein House

1936

Designer: Earl Lein

Builders: Carl Nelson and Eric Hed

Contributing

This two-story Colonial Revival style house was constructed in 1936. The house is faced in wide clapboard siding and has a side gable roof that is covered with wood shingles. The house features a denticulated cornice, return eaves, an interior brick chimney, and an exterior-end brick chimney. A projecting front gable portico is located on the façade. It features paired Tuscan columns that support a simple entablature, with a basket handle arch over the entrance. The entry door features a segmental-arched fanlight and sidelights. Fenestration consists of eight-over-eight, double-hung, wood windows. A one-story, front gable addition is located on the rear elevation.

Garage

Undated

Non-contributing

A one-story, garage is located northwest of the house. The garage is faced in clapboard siding and has a side gable roof that is covered with wood shingles. An overhead metal door is located on the façade.

205 Lewis Street

CL00100012

House

c. 2002

Architect/builder: Unknown.

Non-contributing

This one-and-a-half-story, frame house was constructed circa 2002, replacing a house that was built in 1949. The circa 2005 house is faced in EIFS (Exterior Insulated Finish Systems) and has faux quoining at the corners and pediments over the window openings. The house has a hip roof that is covered with asphalt shingles, with a roof dormer on the façade with a barrel arch roof.

Garage

c. 2002

Non-contributing

A one-story frame garage, that replicates the materials and style of the house, is sited on the west portion of the lot.

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

213 Lewis Street

CL00100006

H.B. Palm House

1911

Builder: L.C. Meberg

Contributing

This two-and-a-half-story, Craftsman style house was constructed in 1911. The building rests on a brick foundation, is faced in clapboard siding, and has a cross gable roof that is covered with asphalt shingles. The house features a projecting front gable bay on the façade, a front gable porch with brick piers on the façade, a polygonal window bay on the west elevation, and overhanging roof eaves with triangular knee braces. Fenestration consists of one-over-one, double-hung, wood windows with wood surrounds; a one-light fixed window with a leaded glass transom; and a single-leaf entry door.

215 Lewis Street

CL00100001

Susan Alger House

1951

Builder: R.T. Gravrok

Non-contributing

This one-story Ranch house was constructed in 1951. The building rests on a poured concrete foundation, is faced in wide lap clapboard siding, and has a hipped roof that is covered with asphalt shingles. A one-car attached garage is located on the west side of the house. Fenestration consists of a paneled overhead garage door, single-leaf entry door, multi-light picture window, and two-light sliding windows.

217 Lewis Street

CL00100008

E. Guy Endersen House

1937

Builder: R.T. Gravrok

Contributing

This one-story Tudor Revival style house was constructed in 1937. The house rests on a poured concrete foundation, is faced in vinyl siding, and has a side gable roof that is covered with asphalt shingles. The house features two steeply pitched, projecting front gable bays on the façade; an interior brick chimney, and a shed roof dormer on the rear elevation. Fenestration consists of six-over-six, double-hung, vinyl windows and a single-leaf entry door. A one-story, front gable addition is located on the southeast corner of the house.

Garage

c. 1937

Contributing

A circa 1937, one-story garage is located west of the house. The garage rests on a poured concrete foundation, is faced in vinyl siding, and has a steeply pitched front gable roof that is covered with asphalt shingles. The garage is fenestrated by six-over-six, double-hung, vinyl windows and a metal roll-up door.

221 Lewis Street

CL00100004

Homer and Ester Sims House

1950

Builder: Lars Myrabo

Non-contributing

This one-and-a-half-story, Minimal Tradition style house was constructed in 1950. The building rests on a poured concrete foundation, is faced in wide lapped wood siding and wood shingles, and has a side gable roof that is covered with asphalt shingles. A prominent projecting front gable bay and a circa 2005 front gable portico are located on the façade. Fenestration consists of six-over-one, double-hung, vinyl windows, a replacement wood door, and picture windows. A shed wall dormer on the rear elevation creates a two-story space.

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

Garage

1950

Non-contributing

A one-story garage, constructed in 1950, is located southwest of the house. The garage is faced in vertical wood siding, has wood shingles in the gable end, and has a front gable roof that is covered in wood shingles. Fenestration consists of a single-light window and overhead metal door. Two front gable frame sheds are located in the rear yard, though are not part of the resource count.

322 Forest Avenue

CL00100003

W.F. Saeger House

1916

Builder: Fred Semrow

Contributing

This one-and-a-half-story, Craftsman style house was constructed in 1916. The building is faced in stretcher-bond brick below the belt course and wood shingles above. The hipped roof, which is covered with asphalt shingles, features exposed rafter tails and a hipped roof dormer on all elevations. A hipped roof, projecting bay and exterior brick chimney are located on the north elevation. Fenestration consists of nine-over-one, double-hung, wood windows with wood surrounds, nine-light casement windows, and a single-leaf door. The porch on the southwest corner of the house has been enclosed with screens. A one-story, hipped roof addition is located on the rear elevation.

Garage

c. 1965

Non-contributing

A circa 1965, one-story garage is located east of the house. The garage rests on a poured concrete foundation, is faced in masonite siding, and has a side gable roof that is covered with asphalt shingles. The garage is fenestrated with two overhead doors.

310 Forest Avenue

CL00100023

Leikvoid House

1917

Architect/Builder: Unknown

Contributing

This one-and-a-half-story, Craftsman style house was constructed in 1917. The dwelling rests on a brick foundation, is faced in clapboard siding and wood shingles, and has a side gable roof that is covered with asphalt shingles. The house features exposed rafter tails, triangular knee brackets, an interior brick chimney, and a full-width shed dormer on the east and west elevations. A front gable porch on the façade is supported by brick piers. Fenestration consists of six-over-one, double-hung, wood windows and a single-leaf entry door. A modern one-story, side gabled, attached garage, designed to match the house, is located on the north elevation.

Garage

c. 1917

Contributing

A one-story, circa 1917 garage is located west of the house, sited along a gravel alley. The garage is faced in clapboard siding and has a front gable roof that is covered with asphalt shingles. The garage features triangular knee braces and a metal stovepipe chimney. Fenestration consists of a double-leaf wood door, a single-leaf door, and one-over-one, double-hung, wood windows.

300 Forest Avenue

CL00100020

Emery-Barrett House

1891

Builder: Hans Becklin

Contributing

This house is one-and-a-half-story, free-classic example of the Queen Anne style that was constructed in 1891. The residence rests on a poured concrete foundation, is faced in clapboard siding, and has a cross gable roof that is covered

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

with asphalt shingles. The house features fishscale and diamond shingles in the gable ends, return eaves, an interior brick chimney, and a polygonal bay window on the south elevation and a rectangular bay on the north elevation. A one-story, half-width shed roof porch is located on the façade. It is supported by tapered Tuscan columns and features a balustrade with square balusters. A wrap-around porch, with tapered Tuscan columns and turned balusters, is located on the southeast corner of the house. Fenestration consists of one-over-one, double-hung wood windows; one-light fixed windows with transom; and a single-leaf door.

Carriage House

c. 1891

Contributing

A one-story, circa 1891 carriage house is located on the west side of the gravel alley behind the house. The carriage house is faced in drop siding with wood corner boards, and has a side gable roof that is covered with galvanized ribbed metal. Fenestration consists of one-over-one, double-hung, wood windows, four-light wood fixed windows, a sliding track door in one carriage opening, and a large double-leaf door in the other carriage opening. A small lean-to addition with a shed roof is located on the south elevation. It is fenestrated with a single-leaf vertical plank door with strap hinges, and a wide single-leaf Dutch door.

228 Forest Avenue

CL00100024

Grange-Heikes House

1918

Builder: Fred Semrow

Contributing

This one-and-a-half-story, Craftsman style bungalow was constructed in 1918. The house rests on a foundation that is parged in stucco, is faced in clapboard siding and wood shingles, and has a side gable roof that is covered with asphalt shingles. There is a rectangular bay on the north elevation. The house features triangular knee braces, an exterior chimney that is parged in stucco, and a shed roof dormer with exposed rafters on the façade. A full-width porch is located under the roof overhang and is supported by stuccoed piers and enclosed with screens. Fenestration consists of four-over-one, double-hung, wood windows, one-light fixed windows, and a single-leaf entry door.

Garage

c. 1970

Non-contributing

A circa 1970, one-story garage is located on the west side of the gravel alley behind the house. The garage rests on a poured concrete foundation, is faced in vinyl siding, and has a front gable roof that is covered with asphalt shingles. Fenestration consists of a single-leaf door and an overhead metal door.

224 Forest Avenue

CL00100025

Hayter-Jarmuth House

1920

Builder: Fred Semrow

Contributing

This one-and-a-half-story, Craftsman style bungalow was constructed in 1920 and is almost a copy of the house next door at 228 Forest Avenue. The house rests on a foundation that is parged in stucco, is faced in metal siding, and has a side gable roof that is covered with asphalt shingles. The house features triangular knee brackets that have been clad with metal, an interior concrete parged chimney, and a front gable dormer on the east and west elevations. A screened-in porch, located under the roof overhang, is supported by tapered square columns on stucco piers. Fenestration consists of three-over-one, double-hung, metal windows and a single-leaf entry door.

Garage

c. 1920

Contributing

A one-story, circa 1920 garage is located east of the house, sited along a gravel alley. The building is faced in clapboard siding and has a front gable roof that is covered with asphalt shingles. The garage features triangular knee braces and exposed rafter tails. An overhead metal door is located on the façade.

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

216 Forest Avenue

CL00100026

Peter Miller House

1923

Builders: Gravrok and Gray

Contributing

This two-and-a-half-story, Colonial Revival style house was constructed in 1923. The building rests on a brick foundation, is faced in vinyl siding, and has a side gable roof that is covered with asphalt shingles. The house features an exterior-end brick chimney on the south and a one-story entry portico on the façade. The flat roof portico, with a roof balustrade, has a denticulated cornice and is supported by tapered Tuscan columns. A one-story, flat roof wing with a roof balustrade is located on the north elevation. Fenestration consists of six-over-one, double-hung windows, a single-leaf entry door with sidelights, and two single-leaf doors. A one-story, front gable addition with exterior-end brick chimney is located on the rear elevation.

Garage

c. 1950

Non-contributing

A one-story, circa 1950 garage is located east of the house, sited along Everett Street. The garage is faced in clapboard siding and has a front gable roof that is covered with asphalt shingles. Fenestration consists of an overhead wood door and four-light casement windows.

208 Forest Avenue

CL00100027

C.F. Lotze House

1899

Builder: Eric Matson

Contributing

This two-and-a-half-story, Queen Anne style house was constructed in 1899. The house rests on a brick foundation, is faced in clapboard siding, and has a cross gable roof that is covered with asphalt shingles. The house features pedimented gables, scroll brackets, a denticulated cornice, and a prominent tower on the southwest corner that features decorative spandrels and a conical roof. One-story, flat roof porches are located on the façade and south elevation. The porches are supported by paired square columns and feature cornices with dentils. A one-story, front gable wing is located on the rear elevation. Fenestration consists of one-over-one, double-hung, wood windows, a multi-light fixed window, and single-leaf doors. Most windows feature a wood surround or decorative arched wood lintel. A small one-story, shed roof addition is located on the north elevation. Wooden staircases have been added to the building to provide additional means of egress since the house has been converted into apartments. Two are located on the north (side) elevation and one has been added above the porch on the façade (west) to provide access to the attic.

200 Forest Avenue

CL00100034

Hans J. Smith House

1893

Builder: Herman Malby

Contributing

This two-and-a-half-story, Queen Anne style house with a cross gable roof was constructed in 1893. The dwelling is faced in clapboard siding on the first story, square cut wood shingles on the second story, and fishscale and triangular wood shingles in the gable ends. The first and second stories are separated by a smooth wood belt course. The house features decorative brackets and pendants on the façade, cornerboards, and a brick chimney on the ridge line. The roof is covered with asphalt shingles. A shed roof, screened-in porch is located on the façade. A small one-story, shed roof enclosed entry is located on the rear elevation.

Garage

1930

Contributing

A one-story, circa 1930 garage is located northeast of the house, sited along a gravel alley. The garage is faced in clapboard siding and has a hipped roof that is covered with asphalt shingles. The garage features cornerboards, a single-leaf wood door, and a metal roll-up door.

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

126 Forest Avenue

CL00100028

Halver E. Hanson House (Second)

1883, 1920s (Remodeled)

Builder: H. Puck

Contributing

This house was constructed in 1883 as a two-story Second Empire style house. The house was heavily remodeled in the 1920s into its present, almost foursquare form with Colonial Revival detailing.² This was done by adding a new hip roof with hipped roof dormers to create an attic, enclosing the northwest corner above the porch, and changing the stylistic details of the house. The building rests on a brick foundation, is faced in clapboard siding, and has a hipped roof covered with asphalt shingles. The house features Tuscan cornerboards, the original wood window surrounds, including carved Second Empire style surrounds on the first story, a porch on the northwest corner with a turned corner post, and hipped roof dormers on the north, west, and south elevations.³ An original, one-story Second Empire style wing is located on the rear elevation.⁴ The wing features a mansard roof and open porch on the southeast corner. Fenestration consists of one-over-one, double-hung, vinyl windows and a single-leaf door.

Garage

c. 1970

Non-contributing

A one-story, circa 1970 garage is located northeast of the house, sited along a gravel alley. The garage rests on a poured concrete foundation, is faced in vinyl siding, and has a hipped roof that is covered with asphalt shingles. Fenestration consists of two overhead wood doors and a double-hung window.

110 Forest Avenue

CL00100029

Forest Arms Apartments

c. 1970

Architect/Builder: Unknown

Non-contributing

The building on this property is a circa 1970, two-story L-shaped apartment building with a raised basement. The frame building is faced in brick veneer with spandrels that are clad with vinyl siding. The building has a low-pitched hipped roof with wide eaves that is covered with asphalt shingles. The building is oriented with primary entrances located on the north and south (side) elevations. Fenestration consists of two-light sliding windows and metal-framed glass entry doors. There are also cantilevered balconies accessed by sliding glass doors on the north and south elevations.

102 Forest Avenue

CL00100030

First Baptist Church Parsonage

1881, 1931

Builder: Unknown, John Hanson (1931)

Contributing

This one-and-a-half-story frame house was constructed in 1881 and was substantially remodeled in 1931 into a Tudor Revival style house. The house rests on a poured concrete foundation, is faced in clapboard siding, and has a cross gable roof that is covered with asphalt shingles. The façade features two, front gable wall dormers, a projecting front gable entry, and a canted bay window. A brick chimney and flat roof enclosed porch are located on the rear elevation. Fenestration consists of three-over-one, double-hung, wood windows with wood surrounds, single-leaf doors, and an overhead metal door. The rear slope of the roof was extended in the 1930s to create a one-stall garage.

26 Forest Avenue

CL00100031

H.B. Palm House

1909

Architect/Builder: Unknown

² Gudger-Krueger, *The Forest Avenue Historic District*, 133.

³ Ibid.

⁴ Ibid.

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

Contributing

This two-and-a-half-story, Colonial Revival style house was constructed in 1909. The residence rests on a brick foundation, is faced in clapboard siding, and has a hipped roof that is covered with asphalt shingles. The house features an interior corbeled brick chimney, a hipped roof dormer on the façade, a canted bay window with decorative scrolls on the north elevation, and Tuscan corner boards. A full-width porch on the façade is supported by tapered square Tuscan columns. Fenestration consists of one-over-one, double-hung, windows; two-light sliding windows; a one-light fixed window with transom; and a single-leaf entry door with sidelights. The windows and front door feature wood surrounds.

Garage

1917

Contributing

A one-story garage built in 1917 is located northeast of the house. The garage is faced in clapboard siding and has a hipped roof that is covered with asphalt shingles. The garage features a metal cupola on the ridgeline and exposed rafter tails. Fenestration consists of a double-leaf wood door; a single-leaf wood door; and one-over-one, double-hung, wood windows.

18 Forest Avenue

CL00100032

Henry Morten House

1905

Architect/Builder: Unknown

Contributing

This two-story Colonial Revival style house was constructed in 1905. The dwelling rests on a brick foundation, is faced in clapboard siding, and has a hipped roof that is covered with asphalt shingles. The house features a wrap-around porch with Tuscan columns and turned balusters. Fenestration consists of one-over-one, double-hung, wood windows; one-light fixed windows with leaded glass transoms; and a single-leaf door. A one-story, flat roof addition and shed roof garage have been constructed on the southeast corner of the house. The addition is faced in vertical wood siding and has a single-leaf door and overhead metal door.

Forest Avenue Historic District
Name of Property

Clay County, South Dakota
County and State

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.
- ☒ 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)

Property is:

- ☐ 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.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1873-1937

Significant Dates

1873, 1881

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Matson, Eric G.

Meberg, L.C.

See continuation sheets.

Period of Significance (justification)

The period of significance for the Forest Avenue Historic District is not clearly defined in the 1979 documentation. This amendment sets the period of significance to 1873-1937. The period of significance begins in 1873 with the construction of the earliest surviving building in the district, and extends through 1937, when the active period of construction in the district ceased.

Criteria Considerations (explanation, if necessary)

N/A

Forest Avenue Historic District
Name of Property

Clay County, South Dakota
County and State

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The Forest Avenue Historic District meets National Register Criterion C and is significant at the local level in the area of architecture within the period of significance extending from 1873 to 1937. The period of significance for the historic district corresponds with the construction dates of the first extant contributing building in the district and the last contributing building in the district. This includes the earliest homes built on the bluff when most of the town was located by the river, the late nineteenth century homes built after the 1881 flood that destroyed much of the lower town, and the early twentieth century homes built as the town's business and university professional communities flourished. The contributing homes and secondary buildings that comprise the Forest Avenue Historic District reflect the prominence of their owners through their high level of architectural design. As such, it is also one of the best collections of late nineteenth and early twentieth century residential architecture in Vermillion, which is a testament to the growth and prosperity of Vermillion during this period. Moreover, the many stately houses in the district set a high standard for residential architecture in Vermillion and influenced construction in many other parts of the city. The historic district contains 59 resources, consisting of 39 contributing resources (29 primary buildings and 10 secondary buildings) and 20 non-contributing resources (6 primary buildings and 14 secondary buildings).

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

The Forest Avenue Historic District meets National Register Criterion C and is significant at the local level in the area of architecture within the period of significance extending from 1873 to 1937. The Forest Avenue area was first developed in 1873, as Vermillion was a fledgling territorial community. After an 1881 flood of the Missouri River practically destroyed Vermillion, the community relocated to the river bluffs above the original townsite. The Forest Avenue area was one of the most sought after areas in Vermillion to develop a residential neighborhood. Primarily developed between 1873 and 1937, the neighborhood was the home of many prominent Vermillion residents, including politicians, bankers, merchants, and administrators and professors from the University of South Dakota. The houses in the historic district reflect the prominence and means of their owners. Architecturally, the Forest Avenue Historic District includes many excellent examples of late nineteenth through early twentieth century residential styles found in Vermillion. The district includes a rare example of a Gothic Revival residence in Vermillion and several good examples of the Queen Anne cottage style. The district also includes prominent examples of Folk Victorian, Colonial Revival, Tudor Revival, and Craftsman style residences.

ARCHITECTURE

The Forest Avenue Historic District includes excellent examples of late nineteenth through early twentieth century residential architectural styles found in Vermillion. These houses and their garages reflect the prominence of their owners, many of whom were prominent figures within the business community, government, and at the University of South Dakota. The prevalence of garages, many of which contribute to the district and use elements of the house's architectural style, demonstrates the growing automobile culture of the early twentieth century. Several gable-front houses contribute to the district, but did not use any particular architectural style. This building form was common throughout South Dakota from the 1870s through the 1920s.⁵ Typical features include a height of one and one-half to two stories, with dormers providing light and ventilation for the upper floor levels, and one story full-width front porches, either open or enclosed. There are also a few examples of the Minimal Traditional style, a common style during the shift in architectural styles during the housing boom in Vermillion in the years immediately following World War II. However, this neighborhood is not significant for that development trend and the few houses of this style do not fall within the period of significance of the district.

Significant Architectural Styles:

Colonial Revival

The Colonial Revival style is the most frequent architectural style in the district and was fashionable nationwide for houses built during the first half of the twentieth century. It was heavily promoted in print media during the early decades of the

⁵ David Erpestad and David Wood, *Building South Dakota* (Pierre, SD: South Dakota State Historical Society Press, 1997), 38.

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

twentieth century and became a popular respite from the eclecticism of the Victorian Era as people found comfort in more subtle traditional forms and designs. Features of the Colonial Revival style include a symmetrical façade with accentuated central entry, the use of columns and pilasters, and paired double hung windows, often with multi-pane glazing in the upper sash.⁶ This is a prominent style in the district, two examples being the houses at 26 and 216 Forest Avenue. 26 Forest Avenue (1909) features a full-width porch with square columns, a central entrance and central second-story window featuring sidelights, and square corner boards with simple capitals. 216 Forest Avenue (1923) has a side gable roof with cornice returns, an entrance-width portico with Tuscan columns and roof balustrade, an entry door with sidelights, and an exterior-end brick chimney on the south façade.

Craftsman

The Craftsman style is well represented in the district, depicting influence from bungalow forms and the Arts and Crafts Movement. Due to the promotion of the Craftsman style in pattern books and popular magazines, it became a leading style for smaller houses throughout the United States between 1905-1920.⁷ The style originated in California and quickly grew in popularity as it offered a simple and economical alternative to the elaborate Queen Anne designs. The Craftsman style emphasized the use of simple forms and natural materials.⁸ A low-pitched roof with wide overhanging eave, exposed rafter tails and eave brackets, and prominent front porches characterize the Craftsman style. Exterior chimneys and divided light over single pane sash windows also denote the Craftsman style as represented in the district.⁹ Two examples are 213 and 228 Forest Avenue. 213 Forest Avenue (1918) features a broad cross gable roof, shingled gable ends, exposed rafter tails, triangular knee braces, stickwork in the front gables, and four-over-one windows on the main body of the house. 228 Forest Avenue (1918) has a side-gable roof, a full-width porch contained under the main roof and supported by stuccoed piers, triangular knee braces, a wide shed roof dormer with three recessed windows and exposed rafters, and four-over-one windows.

Queen Anne

The Queen Anne style was the dominant style of domestic architecture in the western United States from 1880 to 1900. The style was supported by the Industrial Revolution, as new technologies began to emerge that allowed builders to use mass-produced pre-cut architectural trim and other similar decorative elements. It spread rapidly as a result of the wide dissemination of pattern books and an expanding railroad network, which increased the availability of new products.¹⁰ The Queen Anne style persisted with decreasing popularity through the first decade of the twentieth century.¹¹ Architectural expressions of the Queen Anne style in the district followed national and regional trends, with a dominant front-facing gable, full-length or wrap-around porches, asymmetrical façade, and variations in wall surface to avoid a smooth-walled appearance.¹² Most Queen Anne homes in the Forest Avenue district have free-classic decorative detailing, many with prominent front-facing gables and porches.¹³ Examples in the Forest Avenue Historic District include 200 and 208 Forest Avenue. 200 Forest Avenue (1893) features a large half-width gable end with cornice returns, various patterns of wood shingles in the gable ends and second floor, decorative brackets and pendants in the cut-away corners on the first story, and a shed roof porch that extends from the roof on the other half. 208 Forest Avenue (1899) is notable for a tower on the front façade with decorative spandrels and conical roof, cross-gable roof, pedimented gable ends, scroll brackets under all eaves, a full width porch with paired square columns and turned balusters.

Tudor Revival

The Tudor Revival style, which appeared from 1900 and became fashionable in the 1920s and 1930s (concurrently with Colonial Revival trends), involved a general use of elements from Late Medieval English architecture, particularly

⁶ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 321 and 326.

⁷ Stephen Rogers and Lynda B. Schwan, *Architectural History in South Dakota* (Pierre, SD: South Dakota State Historic Preservation Office, 2000), 10.

⁸ McAlester, *A Field Guide*, 454.

⁹ Ibid, 452-453.

¹⁰ Ibid, 268.

¹¹ Rogers and Schwan, *Architectural History*, 5.

¹² McAlester, *A Field Guide*, 263.

¹³ Ibid, 264.

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

emphasizing steep front-facing gables, tall and narrow windows, and elaborate roof lines.¹⁴ Modest examples generally used wood frame and minimal ornamentation, while more elaborate buildings frequently used masonry and half-timbering drawn from medieval aesthetics. Each of the examples in the Forest Avenue Historic District is modest, with multiple plainly-decorated front gables of varying heights that emphasize the roof line and entryway. The example at 217 Lewis Street (1937) also features a recessed entrance under a particularly large and steeply pitched projecting gable bay.

Folk Victorian

The Folk Victorian style was commonly used throughout the United States from 1870 through 1910, mimicking landmark styles by adding decoration to porches and cornice lines with turned spindles in balustrades or suspended as friezes.¹⁵ There was a definite historical trend of using styled Victorian detailing in a family's social aspirations throughout the early twentieth century.¹⁶ In the Forest Avenue Historic District, 227 Forest Avenue (1891) features clapboard siding with alternating straight and scalloped-edge boards, as well as a half-width porch with pedimented entry and turned spindles both on the balustrade and porch frieze. 15 Forest Avenue (1881) is a one-and-a-half story cross-gable house faced with brick, and it features a prominent front gable with cornice returns, windows with segmental rowlock arches, an elaborate wrap-around porch with balustrade, spindle frieze, brackets at the turned posts and entry-width pediment.

Gothic Revival

The Forest Avenue Historic District features one example of the Gothic Revival style—relatively rare for a residence in South Dakota—at 305 Forest Avenue (1873). Gothic Revival became popular after mid-nineteenth century pattern books disseminated plans for Gothic detailing and stressed it as a rural, picturesque style; then it resurged briefly in the 1870s.¹⁷ When 305 Forest Avenue was constructed, few homes were yet up on the bluff, and the character of style would have fit with the rural setting. Gothic Revival homes commonly feature steeply-pitched roofs and steep cross gables that extend up from the wall surface and windows that cross into the gable.¹⁸ Also common are highly decorated bargeboards, entry or full-width one-story porches, and Gothic-detailed windows. 305 Forest Avenue has a side gable roof with paired front gables that extend from the wall, an entry-width one-story porch with brackets and pendants in the front corners, and windows into the gables and on the first floor that feature Gothic window crowns.

Secondary buildings:

The Forest Avenue Historic District has ten contributing garage buildings that date from 1917 to 1937, plus a carriage house c. 1891. These are generally small wood frame buildings located to the rear of the primary houses. The roofs typically have asphalt shingles over a pyramidal or gabled roof form, and many of the garages mimic the main building's roof pitch. Some feature eave brackets and rafter ends, wood siding, and side-mounted doors with upper fixed multi-light windows with lower wood panels. While several of the original garage doors have been replaced with contemporary overhead doors, the essential form and character of these buildings remain intact. The carriage house features a side gable roof (albeit covered in sheet metal), wooden siding, many original windows and window surrounds, and large doors that slide on overhead rails. As a collection of resources, they demonstrate the development of the automobile in the lives of the early inhabitants of the district.

Developmental history/additional historic context information (if appropriate)

Early History of Vermillion

The significance of the Forest Avenue district requires a brief history of its early development. The area in which Vermillion is located was acquired by the United States in 1803 as part of the Louisiana Purchase and in 1804, the Lewis and Clark Expedition visited the area. In 1849, the portion of South Dakota located east of the Missouri River became part

¹⁴ McAlester, *A Field Guide*, 358.

¹⁵ McAlester, *A Field Guide*, 310; Rogers and Schwan, *Architectural History*, 7.

¹⁶ McAlester, *A Field Guide*, 310.

¹⁷ Ibid, 200.

¹⁸ Ibid, 197.

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

of the Territory of Minnesota. A decade later, 11,155,890 acres of southeastern South Dakota known as the Yankton Triangle was opened to settlement as a result of the 1858 Treaty of Washington with the Yankton Sioux.¹⁹ The town of Vermillion was founded as a trade center on the banks of the Missouri River in 1859, making it one of the first towns to be established in the state.

Soon after Dakota Territory was established on March 2, 1861, from parts of the Minnesota and Nebraska territories, the territorial legislature designated Vermillion as the location of the territorial university. What became the University of South Dakota, the state's first institution of higher learning, was established in Vermillion in 1862 and increased the prominence and lending permanence to the fledgling community. Vermillion was later incorporated in 1873.²⁰

The original townsite of Vermillion was located in the valley of the Missouri River near the foot of the bluffs. In 1881, there was a major flood of the Missouri River. This flood wiped out most of the town. Soon after the flood, a meeting was held on April 4, 1881, where residents almost unanimously approved relocating the town to the top of the bluff, out of the floodplain. The price of lots on the bluff doubled almost overnight, generally selling for \$100 to \$200. The new downtown was centered along Main and Market Streets, extending along Market from Main to Union (later renamed Kidder), and along Main from Market to Church Streets.²¹

By 1890, the population of Vermillion was 1,496.²² Over the next decade, the population of Vermillion grew nearly 46 percent to 2,183.²³ After the turn of the twentieth century, the population remained stagnant, at 2,187 in 1910.²⁴ The community gradually grew over the next few decades to 2,590 in 1920, 2,850 in 1930, and 3,324 in 1940.²⁵ After World War II, Vermillion experienced a period of growth due to veterans taking advantage of the G.I. Bill to attend the University of South Dakota and by increases in government and military facilities in the area that attracted residents. Reflecting this prosperity, the population of Vermillion grew by over sixty percent between 1940 and 1950, to 5,337 residents in 1950.²⁶ While the pace of growth slowed in the 1950s, growing to a population of 6,102 in 1960, it picked up again in the 1960s, with the population growing fifty percent to 9,128 in 1970.²⁷ This growth led to housing pressures in Vermillion, especially in the years after World War II as the nation, especially the manufacturing sector, transitioned from war time production back to a peace time manufacturing of consumer products. While many new areas were developed, vacant lots were developed within the built up portions of Vermillion, decrepit old houses were demolished and replaced by new residences and multi-family residences, and many older houses were converted into apartments.

Forest Avenue

The Forest Avenue Historic District is located high on the bluffs overlooking the Missouri River. This vantage point provides residences located on the southern and western edges of the district commanding views of the Missouri River

¹⁹ Herbert T. Hoover and Leonard R. Bruguier, "Yankton Sioux People" (Vermillion, SD, 1986), 18; Hufsteler, Mark, and Michael Bedeau. *South Dakota's Railroads: An Historic Context* (Butte: Renewable Technologies, Inc., 2007), 6.

²⁰ City of Vermillion, "Our History." City of Vermillion, http://www.vermillion.us/about_history.aspx.

²¹ Dan Christopherson. *The History of Vermillion, South Dakota Since the Great Flood of 1881* (Vermillion: City of Vermillion, 2007).

²² Department of Commerce, Bureau of the Census. *Thirteenth Census of the United States Taken the Year 1910, Volume III: Population 1910: Reports by States with Statistics for Counties, Cities and Other Civil Divisions: Nebraska-Wyoming, Alaska, Hawaii, and Porto Rico* (Washington, DC: Government Printing Office, 1913), 679.

²³ Ibid.

²⁴ Ibid.

²⁵ Department of Commerce, Bureau of the Census. *Fourteenth Census of the United States Taken the Year 1920, Population 1920: Number and Distribution of Inhabitants* (Washington D.C.: Government Printing Office, 1921), 608; U.S. Department of Commerce, Bureau of the Census. *Fifteenth Census of the United States: 1930, Population: Volume III, Part 2: Reports by States Showing the Composition and Characteristics of the Population for Counties, Cities and Towns or Other Minor Civil Divisions: Montana-Wyoming* (Washington, DC: Government Printing Office, 1932), 855; United States Department of Commerce, Bureau of the Census. *A Report of the Seventeenth Decennial Census of the United States, Census of Population: 1950, Volume I: Number of Inhabitants* (Washington, DC: Government Printing Office, 1952), Ch. 41:12.

²⁶ Ibid.

²⁷ United States Department of Commerce, Bureau of the Census. *Census of Population, PC (V1)-43 South Dakota, Advanced Report* (Washington, DC: Government Printing Office, 1970), 5.

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

Valley and the downtown below. In 1861, a flagstaff was erected on the prominent bluffs in the district, at the end of what is now Forest Avenue, to welcome Governor Jayne as part of the town's effort to be appointed the temporary capitol of Dakota Territory. Vermillion did not receive the appointment, but the bluff area was recognized for its beauty by early pioneers, who located their homes here as early as 1873.²⁸

In order to understand the role of Forest Avenue as a unique residential area in the developmental history of Vermillion, it is important to have an understanding of the topography of the land that was chosen for the relocation of Vermillion after the flood of 1881.

The Missouri Valley and its high bluffs lie generally in an east-west direction. In territorial times a ravine sloped gently into the bluffs in a northwesterly direction and a road through the ravine was used as a major thoroughfare between the valley and the bluffs. The lots adjacent to the ravine road were in demand because of their accessibility and natural beauty. When the town was relocated on the bluffs, the ravine road (Dakota Street) became the eastern boundary of the town and the western boundary of Forest Avenue, and served to provide the street with seclusion from the commercial district for many years.²⁹

The street developed rapidly after 1881 and was known for a time as Smith Street. The name was later changed to Forest Avenue, probably because of its more appealing descriptive terminology. During this period, trees were quite scarce. According to the *Dakota Republican* newspaper (July 22, 1886), lots on Forest Avenue were fronted with good sized trees and so "attracted a good class of citizens."

Professionals wanted proximity to the town and professors wanted to be near the university. Forest Avenue offered all these advantages. Probably for these same reasons, three of the churches located their parsonages in the district. In the early 1900's, several of the houses on the street served as sorority and fraternity houses. One of the most elegant homes was converted into a boarding house.³⁰

The district had essentially obtained its present form and appearance by 1923, although development in the district slowly continued through the late 1930s. There was no new construction in the district during World War II; however, there was a mini construction episode in the years following the war as the few remaining vacant lots were finally developed between 1949 and circa 1951. The few houses constructed during this period were only a small part of the town's response to the tremendous growth that took place in Vermillion in the boom years after World War II.

The Forest Avenue Historic District was home to many prominent figures in the history of Vermillion's development. These residents made significant contributions to the political, social, economic, religious, and educational life in city of Vermillion, and had the resources to build such high status homes for themselves and their families.

15 Forest Avenue

This house was constructed in 1881 for Andrew J. Charrlin. Charrlin immigrated to the United States from Sweden in 1869. By 1871, he arrived in Vermillion and started a blacksmith shop on Broadway Street. Charrlin lost his home and business in the 1881 Vermillion flood. He soon purchased property on the bluffs along Forest Avenue. After his home was built Charrlin constructed a new blacksmith and wagon shop adjacent to his property on Forest Avenue and Main Street. The business burned down in 1906. Charrlin was active in the Vermillion community and was one of the founders of the Swedish Congressional Church. Andrew Charrlin passed away in 1922; however, this property stayed in the Charrlin family for over one hundred years.³¹

23 Forest Avenue

This house was constructed for Wilson R. Fellows in 1896. Mr. Fellows was the manager of the Lansing Lumber Company. In 1900, Mr. Fellows sold the property to Arden Clark for \$2,500. Mr. Clark and his family resided in the house

²⁸ Judith P. Krueger, *Forest Avenue Historic District National Register of Historic Places Inventory - Nomination Form*, 1978.

²⁹ Krueger, *Forest Avenue Historic District*.

³⁰ Ibid.

³¹ Ibid.

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

for approximately ten years. In 1911, the Norwegian Evangelical Lutheran Church purchased the home for use as a parsonage.³²

101 Forest Avenue

The house was built at a cost of approximately \$7,000 for Margaret Petersen, sister of Nils Hansen who lived across the street until his death in 1916. Ms. Petersen married Fritz Lass and she lived in this house until her death in the late 1940s.³³

107 Forest Avenue

This house was built in 1910 for local banker Edward M. Hart. The plans were prepared by Mr. Hart, who was also an accomplished draftsman, and the house was built by Eric Nylen, one of the most recognized contractors in Vermillion, for an estimated cost of \$4,000. The Hart family resided in the house for 41 years.³⁴

113 Forest Avenue

J. W. Grange, a pioneer Vermillion merchant, built homes at 113 Forest and 123 Forest. He came to Dakota Territory in 1871, and, at one point, his business was the oldest in continuous operation in either of the Dakotas, despite losses to flood and fire.³⁵

123 Forest Avenue

J. W. Grange, pioneer merchant had this home built in 1902. He came to Dakota Territory in 1871, and at one point, his business was the oldest continuous operation in either of the Dakotas.³⁶

129 Forest Avenue

The house was built for Professor Michael Meehan in 1885, who sold it to General W.J. Hooker the following year. Belle S. Bell purchased the house in 1900 and lived there until she married and then rented it out until her death. Dorothy Thompson inherited the house from Belle in 1933. That same year she married Morris Chaney and extensively remodeled the house to its Tudor Revival form and style. Mr. and Mrs. Chaney lived in the house until 1935.³⁷

207 Forest Avenue

The house was constructed for Reverend G. R. Oakes, minister for the Methodist Church. Reverend Oakes and his family lived in the house until 1889, when they moved to a different location in Vermillion. For the next few decades, the house was a rental property, with a professor, retired colonel and an attorney among its residents.³⁸

213 Forest Avenue

Vermillion contractor Fred Semrow built this home for himself at an approximate cost of \$6,000 in 1918. He lived in the house only two years, before moving to a new one in 1920. He then sold the house to George Brosius, who lived in it for over forty years with his first and second wives, and children. Brosius bought the house after returning from World War I and during his years in the house was employed as a cashier and assistant manager at the First National Bank.³⁹

215 Forest Avenue

T. R. Walker was a prominent Clay County farmer. He is credited with turning more bottomland into suitable farmland than any other person in the area. Walker became one of the largest landowners and stockmen in the northwest. The front door to this house features etched glass, with the initials T.R.W.⁴⁰

³² Krueger, *Forest Avenue Historic District*.

³³ Ibid.

³⁴ Ibid.

³⁵ Ibid.

³⁶ Ibid.

³⁷ Ibid.

³⁸ Ibid.

³⁹ Ibid.

⁴⁰ Ibid.

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

219 Forest Avenue

R. J. McVicker, a Vermillion merchant, had this home built in 1903. In 1908, Thomas Sterling, then the first Dean of the College of Law at the University of South Dakota at Vermillion, purchased the house and resided in it during his successful run for the United States Senate in 1913. In 1913, Sterling resigned from the University to enter politics and was elected Senator from South Dakota. Although Sterling moved to Washington, D.C., he maintained ownership of the house until 1924, when he sold it to his former housekeeper, Anna Vaith, who had been residing in the house and operating it as a boarding house.⁴¹

227 Forest Avenue

This house was built for W. T. Donaho and his wife Belle in 1891. Mr. Donaho operated a meat market until he moved his family to Washington in 1902. For fifteen years, starting in the mid-1900s, Dr. Samuel McGlumphy and his wife Amanda rented the house. Dr. McGlumphy, considered an expert in the field of insanity, helped found the Dakota Territorial Medical Association in 1882, and was in private practice in the early twentieth century.⁴²

305 Forest Avenue

The house was built by Halver. E. Hanson. Mr. Hanson was elected Register of Deeds of Clay County in 1876 and 1882. In 1887, Hanson was appointed to serve on the Board of Directors of the University of South Dakota at Vermillion. The first telephone communication between the University and the town was established to the Hanson & Emery Hardware store in 1889. Hanson went on to serve two terms as Mayor of Vermillion. Mr. Hanson and his family also lived at 126 Forest Avenue.⁴³

Dr. Carl Christol later lived at 305 Forest Avenue. Dr. Christol served as a professor of History and Political Science at the University of South Dakota at Vermillion. He had studied at the University of Heidelberg, University of Berlin, and the Sorbonne. His writings were widely circulated and he was the founder of the South Dakota History Association.⁴⁴

311 Forest Avenue

Arden Clark, a Vermillion druggist, built this house in 1910 after he sold his home on 23 Forest Avenue. In 1918, a druggist by the name of Benno H. Neumayr bought the property. Mr. Neumayr was President of the South Dakota Pharmacy Board and a member of the City Council. Although Mr. Neumayr died in 1926, members of his family remained in the house until 1944.⁴⁵

315 Forest Avenue

Earl Lien, proprietor of Vermillion Lien Insurance, had this house built in 1936. Mr. Lien prepared the plans and the house was built by Carl Nelson and Eric Hed. Much of the wood and the basement windows were taken from the old house and barn of former South Dakota Governor Carl Gunderson, whose house stood on this site. Mr. Lien and his family resided in the house until 1965.⁴⁶

213 Lewis Avenue

H. B. Palm, of Fullerton Lumber Company, built this house after he sold his residence at 26 Forest Avenue. The house is similar to the one he owned at 26 Forest Avenue and was built for him by L.C. Meberg. Mr. Palm and his family only lived in the house for two years before selling it to George Spark.⁴⁷

217 Lewis Avenue

E. Guy Endresen, a manager of the Fullerton Lumber Company, had this house built in 1937. It replaced an earlier residence known as the Epstein House. Mr. Endresen and his wife, Agnes, lived in the house for 26 years, until Guy's death in 1963.⁴⁸

⁴¹ Krueger, *Forest Avenue Historic District*.

⁴² Ibid.

⁴³ Ibid.

⁴⁴ Ibid.

⁴⁵ Ibid.

⁴⁶ Ibid.

⁴⁷ Ibid.

⁴⁸ Ibid.

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

322 Forest Avenue

The home was built for W. F. Saiger, a hardware store owner in 1916. The following year, Mr. Saiger sold his interest in the hardware store and opened an electrical shop. Saiger and his wife, Mina, lived in the house until 1926, when they sold it to Alonzo and Hazel Cotton. Mr. Cotton, an attorney who also owned several other businesses, resided in the house with his wife into the late 1960s.⁴⁹

310 Forest Avenue

Peter Leikvold had this house built for his family in 1917 for an estimated cost of \$5,000. Mr. Leikvold was the Clay County Treasurer, a member of the Vermillion City Council, and one of the organizers of Dakota Hospital. In 1920, Peter sold the house to his brother Carl. Carl Leikvold and his wife, Marie, lived in the house for twenty years before selling it to their nephew, Elmore Leikvold and his wife Della. In the 1940s, Elmore converted the second story into an apartment. Among the tenants of this apartment were William and Mary Janklow in 1965. At the time, Mr. Janklow was as student at the University of South Dakota, and later became Governor of South Dakota.⁵⁰

300 Forest Avenue

H.F. Emery, the owner of a Vermillion business called the Hanson and Emery Store, built this house. Mr. Emery and his family lived in the house until 1895. Clark F. Young, the first Dean of the College of Arts and Sciences at the University of South Dakota at Vermillion rented the house for several years around the turn of the century. Charles H. and Ida Barrett purchased the house in 1903. Mr. Barrett was co-owner of the Hanson-Emery hardware store and served as cashier of the Clay County Bank and, after it was merged with another bank, became President. Barrett was also active in civic affairs, serving on the City Council for several terms and holding high positions in several trade organizations.⁵¹

228 Forest Avenue

Fred and Vera Grange bought this property in August 1918, razed the 1886 house that stood on it, and had the extant house built in September 1918. The house was built by a local contractor named Fred Semrow at an estimated cost of \$6,000. Mr. Grange helped run his family's department store with his father and brother until both died in 1927. Fred then briefly ran the store alone, then closed it and opened a dress shop. In 1935, Grange moved to Washington D.C. and the following year sold the house to Eugene Heikes, who moved to Vermillion that year to manage the Lee & Prentice Farm. Mr. Prentice and his wife, Dorothy, lived in it for over forty years.⁵²

224 Forest Avenue

Charles E. Hayter purchased this property in 1919 and had the current house built on it in 1920. The contractor was Frank Semrow. This is the second house to stand on this site; the first was the 1885 DeVay house, which was demolished in 1918. Mr. Hayter and his wife, Cora, were the parents of Mrs. Fred Grange, who lived next door at 228 Forest Avenue. After Ms. Hayter passed in 1933, Mr. Hayter sold the house to W. H. Jarmuth, president of the First National Bank and Mayor of Vermillion. Mr. Jarmuth and his wife lived in the house into the 1970s.⁵³

216 Forest Avenue

Local banker, Peter Miller, bought this property in 1919 and resided, for four years, in the small cottage that had been built on it in 1885. In 1923, he moved the old house and built the extant residence, which was more fitting with his status as a banker, in 1923. Mr. Miller and his wife, Minnie, lived in the house until 1935. The house then became a rental property and tenants included a professor. Dr. Hugo Andre bought the house in 1947 and resided in it with his wife Nellie and their children for over twenty years.⁵⁴

208 Forest Avenue

C. F. Lotze came to Vermillion in 1879 and started a jewelry business. His stores were destroyed twice, first in the flood of 1881 and again in 1890 when a fire destroyed much of the business district. After building a new brick store, in 1892,

⁴⁹ Krueger, *Forest Avenue Historic District*.

⁵⁰ Ibid.

⁵¹ Ibid.

⁵² Ibid.

⁵³ Ibid.

⁵⁴ Ibid.

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

Lotze became Vermillion's first Fire Chief, possibly because he was the victim of fire on multiple occasions, twice rebuilding his business after total losses.⁵⁵

Mr. Lotze purchased this property in 1885 and built a Second Empire style house on it as a wedding gift for his wife, Mattie. Thirteen years later, reflecting his success and triumphs over a number of setbacks, Mr. Lotze moved the 1885 house to another site and built the present house in 1899. The designer and builder for the 1899 house was Eric G. Matson, a well-known Vermillion contractor, builder, and woodcarver. The estimated cost of construction was \$2,500.⁵⁶

200 Forest Avenue

Herman Malby, a local contractor, built this house in 1893 for Hans J. Smith, the County Auditor. The estimated cost of construction was \$1,600. In 1898, Mr. Smith and his family moved out of the house. J. P. Wastlund bought the house in 1901. Mr. Wastlund was the last owner of the Bloomingdale Flour Mill. The mill, which closed in 1896, was the second flourmill in Dakota Territory. Augustus W. Trettien, a professor at the newly formed Department of Education at the University of South Dakota, purchased the house in 1909, remodeled the porch in 1917, and later built the rear addition.⁵⁷

126 Forest Avenue

The house was built in 1883 for Halver E. Hanson. Norwegian immigrant H. Puck was the architect/builder. Mr. Hanson was the co-owner of the Hanson & Emery hardware store. Prior to building this house Mr. Hanson and his family lived at 305 Forest Avenue. Mr. Hanson was elected as Register of Deeds in 1876 and 1882. In 1887, Hanson was appointed to serve on the Board of Directors of the University of South Dakota. The first telephone communication between the University and town was established to the Hanson & Emery Hardware store, in 1889. Hanson also served two terms as Mayor of Vermillion before moving to Fargo, North Dakota in 1905.⁵⁸

The house was subsequently acquired by William Hovey Beede, a prominent Vermillion businessman involved in real estate and lumberyards. He also served as mayor of Vermillion. His wife, Rosa, was the granddaughter of Nelson Minor, builder of the first permanent school in Dakota Territory, and daughter of James Hyde, for which Hyde County, South Dakota was named. The Beede family lived at 126 Forest Avenue for several decades. Their daughter, Dr. Grace Beede, continued to live in the house into the late twentieth century. Dr. Beede served as chair of the Department of Classics at the University of South Dakota and was highly recognized for her many contributions to education. Beede Hall, at the University, was named in her honor.⁵⁹

102 Forest Avenue

This house was built in 1881 as a parsonage for the First Baptist Church. It remained a parsonage for 38 years, and was lived in by a number of different ministers and their families, before becoming a rental property. Local contractor John Hanson purchased the house in 1931 and extensively remodeled it. The original porch was removed and replaced, a fireplace was added, the interior reconfigured, and an attached garage built. Mr. Hanson used the house as a rental property. Dan Lennon, long-time head track coach for the University of South Dakota bought the house in 1947 and resided in it for 27 years.⁶⁰

26 Forest Avenue

This house was built in 1909 for H. B. Palm, first manager of the Fullerton Lumber Company, at an approximate cost of \$3,500. The contractor was L. C. Meberg. Lumber used in the house bears the markings of Emerson Lumber Co., Port Moody B. C., and Fullerton Lumber Co. Mr. Palm and his family lived in the house for only two years before moving to a new home closer to the bluff. Nils Hansen bought the house in 1911 and resided in it until his death. Margaret Petersen, Mr. Hansen's half-sister inherited the house in 1917, built the garage and lived in the house until 1918, when she built a smaller house for herself across the street. The house then became a rental property for nearly 30 years, until it was acquired by the Congregational Church for use as their parsonage.⁶¹

⁵⁵ Krueger, *Forest Avenue Historic District*.

⁵⁶ Ibid.

⁵⁷ Ibid.

⁵⁸ Ibid.

⁵⁹ Ibid.

⁶⁰ Ibid.

⁶¹ Ibid.

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

18 Forest Avenue

Henry Morten, of the Morten & Hayes mercantile store, had this house built for his family in 1905. Mr. Morten and his wife, Millie, resided in the house until Henry's death in 1920. Afterwards, the house had a number of tenants, including several professors at the University of South Dakota, and the Alpha Phi sorority in 1928.⁶²

Conclusion

The Forest Avenue Historic District is one of the most intact and best preserved residential streets in Vermillion. The district was the place where many early leaders and prominent residents of Vermillion resided. It was the home of many prominent figures within the local business and religious community, local and state government, and the staff of the University of South Dakota. Architecturally, the Forest Avenue Historic District reflects the wealth and prominence of these individuals. Unlike many early residential neighborhoods in Vermillion that are largely comprised of vernacular houses, many of the houses in the Forest Avenue Historic District follow popular architectural styles, with their sizes and designs reflecting the socio-economic status of their owners. The buildings show the neighborhoods development, from the 1873 Gothic Revival showing its early status as the edge of town, to the many post-flood homes built in the late nineteenth century Folk Victorian and Queen Anne picturesque styles, through to the early twentieth century Craftsman, Tudor and Colonial Revival style homes. The many garages and the surviving carriage house show the residents' ability to keep up with trends in transportation as well as architecture.

The Forest Avenue Historic District meets National Register Criterion C and is significant at the local level in the area of architecture within the period of significance extending from 1873 to 1937. Collectively, the contributing buildings that comprise the Forest Avenue Historic District reflect the prominence of their owners through their high levels of architectural design. As such, it is also one of the best collections of late nineteenth and early twentieth century residential architecture in Vermillion, which is a testament to the growth and prosperity of the city during this period.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form)

Christopherson, Dan. *The History of Vermillion, South Dakota Since the Great Flood of 1881*. Vermillion: City of Vermillion, 2007.

City of Vermillion. "Our History." City of Vermillion. http://www.vermillion.us/about_history.aspx (accessed October 2010).

Dennis, Michelle L. *Post World War II Architecture in South Dakota*. Pierre: South Dakota State Historic Preservation Office, 2007.

Erpestad, David and David Wood. *Building South Dakota*. Pierre, SD: South Dakota State Historical Society Press, 1997.

Gudger-Krueger, Judith. *The Forest Avenue Historic District, Vermillion, South Dakota: 1873-1980*. Vermillion: The Broadcaster Press, 1982.

Hoover, Herbert T. and Leonard R. Bruguier. "Yankton Sioux People." Vermillion, SD, 1986.

Hufsteler, Mark, and Michael Bedeau. *South Dakota's Railroads: An Historic Context*. Butte: Renewable Technologies, Inc., 2007.

Krueger, Judith P. *Forest Avenue Historic District National Register of Historic Places Inventory - Nomination Form*. Washington, DC: Department of the Interior, 1978.

Louis Berger Group, Inc. *Architectural Resurvey of Historic Districts in Yankton and Vermillion, South Dakota*. Pierre: South Dakota State Historic Preservation Office, 2007.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

⁶² Krueger, *Forest Avenue Historic District*.

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

Rogers, Stephen and Lynda B. Schwan. *Architectural History in South Dakota*. Pierre: South Dakota State Historic Preservation Office, 2000.

Sanborn Map Company. *Insurance Map of Vermillion, South Dakota*. New York: Sanborn Map Company, 1923.

_____. *Insurance Map of Vermillion, South Dakota*. New York: Sanborn Map Company, 1931.

_____. *Insurance Map of Vermillion, South Dakota*. New York: Sanborn Map Company, 1939.

Schlarman, Julie. *Guide to the Architecture of Vermillion, South Dakota*. Vermillion: Clay County Historic Preservation Commission, n.d.

South Dakota Historical Society, Department of Tourism and State Development. *State Historic Preservation Office Statewide Preservation Plan*. Pierre: South Dakota Historical Society, Department of Tourism and State Development, 2005.

United States Department of the Interior, Census Office. *Report on the Population of the United States at the Eleventh Census: 1890, Part I*. Washington, DC: Government Printing Office, 1895.

_____. *Thirteenth Census of the United States Taken the Year 1910, Volume III: Population 1910: Reports by States with Statistics for Counties, Cities and Other Civil Divisions: Nebraska-Wyoming, Alaska, Hawaii, and Porto Rico*. Washington, DC: Government Printing Office, 1913.

_____. *Fourteenth Census of the United States Taken the Year 1920, Population 1920: Number and Distribution of Inhabitants*. Washington, DC: Government Printing Office, 1921.

_____. *Fifteenth Census of the United States: 1930, Population: Volume III, Part 2: Reports by States Showing the Composition and Characteristics of the Population for Counties, Cities and Towns or Other Minor Civil Divisions: Montana-Wyoming*. Washington, DC: Government Printing Office, 1932.

United States Department of the Interior, Census Office. *A Report of the Seventeenth Decennial Census of the United States, Census of Population: 1950, Volume I: Number of Inhabitants*. Washington, DC: Government Printing Office, 1952.

_____. *Census of Population, PC (V1)-43 South Dakota, Advanced Report*. Washington, DC: Government Printing Office, 1970.

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 # _____

Primary location of additional data:

☒ State Historic Preservation Office
☒ Other State agency
____ Federal agency
____ Local government
____ University
____ Other

Name of repository: **South Dakota State Archives**

Historic Resources Survey Number (if assigned): _____

Forest Avenue Historic District
Name of Property

Clay County, South Dakota
County and State

10. Geographical Data

Acreage of Property 0
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>14</u> Zone	<u>669391</u> Easting	<u>4738345</u> Northing	3	<u>14</u> Zone	<u>669495</u> Easting	<u>4738284</u> Northing
2	<u>14</u> Zone	<u>669495</u> Easting	<u>4738344</u> Northing	4	<u>14</u> Zone	<u>669536</u> Easting	<u>4738284</u> Northing

See continuation sheets.

Verbal Boundary Description (describe the boundaries of the property)

The boundaries of the district are being clarified on the east side of Harvard Street in order to make sure that carriage house and two garages that were historically associated with contributing dwellings are within the district boundaries. The boundaries of the district begin at a point (UTM #1) where the alley located one-half block south of Main Street intersects with Dakota Street. From this point, the boundaries of the district extend east along the alley located midblock between Main and Summer Streets to a point (UTM #2) between Forest Avenue and Harvard Street. The boundary extends south behind 18 and 26 Forest Avenue before continuing east (UTM #3) to the centerline of the right-of-way of Harvard Street (UTM #4) and proceeding south, including portions of the adjacent lots to the east between Lewis and Everett Streets (UTMs #5-9). The boundary cuts west to extend south (UTM #10) behind 310 and 322 Forest Avenue, turning slightly west (UTM #11) on along the centerline of the right-of-way Lewis Street and then continuing south (UTM #12) along the centerline of the right-of-way for Canby Street. The boundary runs west (UTM #13) behind 217 and 221 Lewis Street and turns south (UTM #14) to Chestnut Street (UTM #15). From there, it proceeds northwesterly to Dakota Street (UTM #16) and runs northerly along the centerline of the right-of-way of Dakota Street (curving through UTMs #17-21), to the point of the beginning.

Boundary Justification (explain why the boundaries were selected)

The boundaries of the district encompass all properties that historically fronted Forest Avenue and are associated with its development and including properties along the portion of Lewis Street that form the visual terminus of Forest Avenue and are, as such, associated with the development of Forest Avenue. The boundaries also include the portion of the natural bluff on the westerly and southerly edges of residential lots that provide scenic views of the Missouri River and Downtown Vermillion, which were the impetus for the development of Forest Avenue and its desirability as place to live.

11. Form Prepared By

name/title Gregory R. Mathis and Saleh Van Erem
organization The 106 Group Ltd. date May 19, 2011
street & number 370 Selby Ave. telephone (651) 290-0977
city or town St. Paul state MN zip code 55102
e-mail _____

Forest Avenue Historic District
Name of Property

Clay County, South Dakota
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Information for all Photographs:

Name of Property: Forest Avenue Historic District
City or Vicinity: Vermillion
County: Clay County **State:** SD
Photographer: Saleh Van Erem
Location of Original Digital Files: South Dakota State Historic Preservation Office

Description of Photographs and number: See continuation sheets.

Property Owner:

(complete this item at the request of the SHPO or FPO)

name See continuation sheets.
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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 18 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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

Name of multiple listing (if applicable)

Section number 7, 8 Page 1**7. Description****Architectural Classification**LATE 19TH & 20TH CENTURY REVIVALS: Tudor

Revival

LATE 19TH & 20TH CENTURY AMERICAN

MOVEMENTS: Bungalow/Craftsman

Materialsfoundation: STONEBRICKCONCRETEwalls: WOOD: clapboardWOOD: shingleMETAL: steelMETAL: aluminumBRICKSTUCCOSYNTHETICS: vinylOTHER: Masoniteroof: ASPHALTWOOD: shingleMETAL: steelother: GLASS**8. Statement of Significance****Architect/Builder**

Semrow, Fred

Nylen, Eric

Gravok (R.T.) and Gray

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

Name of multiple listing (if applicable)

Section number 10 Page 2

10. Geographical Data

5	<u>14</u> Zone	<u>669542</u> Easting	<u>4738061</u> Northing	14	<u>14</u> Zone	<u>669462</u> Easting	<u>4737909</u> Northing
6	<u>14</u> Zone	<u>669567</u> Easting	<u>4738061</u> Northing	15	<u>14</u> Zone	<u>669462</u> Easting	<u>4737843</u> Northing
7	<u>14</u> Zone	<u>669567</u> Easting	<u>4738023</u> Northing	16	<u>14</u> Zone	<u>669230</u> Easting	<u>4737948</u> Northing
8	<u>14</u> Zone	<u>669544</u> Easting	<u>4738023</u> Northing	17	<u>14</u> Zone	<u>669277</u> Easting	<u>4738050</u> Northing
9	<u>14</u> Zone	<u>669544</u> Easting	<u>4738011</u> Northing	18	<u>14</u> Zone	<u>669339</u> Easting	<u>4738131</u> Northing
10	<u>14</u> Zone	<u>669528</u> Easting	<u>4738011</u> Northing	19	<u>14</u> Zone	<u>669369</u> Easting	<u>4738177</u> Northing
11	<u>14</u> Zone	<u>669529</u> Easting	<u>4737946</u> Northing	20	<u>14</u> Zone	<u>669384</u> Easting	<u>4738217</u> Northing
12	<u>14</u> Zone	<u>669510</u> Easting	<u>4737946</u> Northing	21	<u>14</u> Zone	<u>669387</u> Easting	<u>4738236</u> Northing
13	<u>14</u> Zone	<u>669510</u> Easting	<u>4737909</u> Northing		<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

Name of multiple listing (if applicable)

Section number 11 Page 3

Photographs:

Information for all Photographs:

Name of Property: Forest Avenue Historic District

City or Vicinity: Vermillion

County: Clay County

State: SD

Photographer: Saleh Van Erem

Location of Original Digital Files: South Dakota State Historic Preservation Office

Description of Photographs and number:

Photo 1 of 20.

Date Photographed: July 1, 2010

View of Forest Avenue, Facing S.

Photo 2 of 20.

Date Photographed: July 1, 2010

View of 15 Forest Avenue, Facing SW.

Photo 3 of 20.

Date Photographed: July 1, 2010

View of 23 Forest Avenue, Facing SW.

Photo 4 of 20.

Date Photographed: July 1, 2010

View of 123 Forest Avenue, Facing NW.

Photo 5 of 20.

Date Photographed: July 1, 2010

View of 213 Forest Avenue, Facing NW.

Photo 6 of 20.

Date Photographed: July 1, 2010

View of 215 Forest Avenue, Facing W.

Photo 7 of 20.

Date Photographed: July 1, 2010

View of 305 Forest Avenue, Facing W.

Photo 8 of 20.

Date Photographed: July 1, 2010

View of garage at 305 Forest Avenue, Facing W.

Photo 9 of 20.

Date Photographed: July 1, 2010

View of Lewis Street, Facing SE.

Photo 10 of 20.

Date Photographed: July 1, 2010

View of 217 Lewis Street, Facing SW.

Photo 11 of 20.

Date Photographed: July 1, 2010

View of Lewis Avenue from Canby, Facing SW.

Photo 12 of 20.

Date Photographed: July 1, 2010

View of Forest Avenue from Lewis Street, Facing N.

Photo 13 of 20.

Date Photographed: July 1, 2010

View of 310 Forest Avenue, Facing NE.

Photo 14 of 20.

Date Photographed: July 1, 2010

View of 300 Forest Avenue, Facing E.

Photo 15 of 20.

Date Photographed: July 1, 2010

View of carriage house at 300 Forest Avenue,
Facing SE.

Photo 16 of 20.

Date Photographed: July 1, 2010

View of E side of 200 block of Forest Avenue,
Facing NE.

Photo 17 of 20.

Date Photographed: July 1, 2010

View of 216 Forest Avenue, Facing E.

Photo 18 of 20.

Date Photographed: July 1, 2010

View of 200 Forest Avenue, Facing E.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

Name of multiple listing (if applicable)

Section number 11 Page 4

Photo 19 of 20.

Date Photographed: July 1, 2010

View of E side of 100 block of Forest Avenue,
Facing NE.

Photo 20 of 20.

Date Photographed: July 1, 2010

View of 102 Forest Avenue, Facing E.

Property Owner:

Kindt, Travis & Danell
15 Forest Avenue
Vermillion, SD 57069

Ginsbach, Dusty and Sammie
117 Forest Avenue
Vermillion, SD 57069

Moos, James E. & Vivian T.
18 Forest Avenue
Vermillion, SD 57069

Gilbertson, Jeffery D.
123 Forest Avenue
Vermillion, SD 57069

Larson, Gary A. & Christina M.
23 Forest Avenue
Vermillion, SD 57069

Odson, Susan
126 Forest Avenue
Vermillion, SD 57069

Johnson, Dale R. & Lisa L.
26 Forest Avenue
Vermillion, SD 57069

Peterson, Douglas A. & Sara L.
129 Forest Avenue
Vermillion, SD 57069

Askew, Jason W. & Amy J.
101 Forest Avenue
Vermillion, SD 57069

Pommersheim, Frank
200 Forest Avenue
Vermillion, SD 57069

Jordre, John A. & Becca D.
102 Forest Avenue
Vermillion, SD 57069

Farley, Dean & Cynthia
47418 301 St
Alcester SD 57001

Husby, Shelly J. & Gregg R.
107 Forest Avenue
Vermillion, SD 57069

(208 Forest Avenue)
Amundsen, Terry M.
111 W. Dartmouth Street
Vermillion, SD 57069

(110 Forest Avenue)
Gilbertson, Marty and Teresa
2021 Old Bridge Road
Vermillion, SD 57069

Stricherz, Mathias E. & Kelly L.
213 Forest Avenue
Vermillion, SD 57069

Tracy, Stephen Lee & Elisa M.
113 Forest Avenue
Vermillion, SD 57069

Banasiak, John M.
215 Forest Avenue
Vermillion, SD 57069

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Forest Avenue Historic District

Name of Property

Clay County, South Dakota

County and State

Name of multiple listing (if applicable)

Section number 11 Page 5

Allen, Michael L. & Joanne
216 Forest Avenue
Vermillion, SD 57069

(219 Forest Avenue)
Fremstad, John L. & Carol
210 N. University Street
Vermillion, SD 57069

Collier-Wise, Kelsey
224 Forest Avenue
Vermillion, SD 57069

Gregor, Aaron J.
227 Forest Avenue
Vermillion, SD 57069

Carr, David L. & Carolyn C.
228 Forest Avenue
Vermillion, SD 57069

Cooper, Thomas H. & Margaret F.
300 Forest Avenue
Vermillion, SD 57069

Winteringham, Victoria
305 Forest Avenue
Vermillion, SD 57069

Gross, Patrick S. & Donna J.
310 Forest Avenue
Vermillion, SD 57069

Winteringham, Victoria
311 Forest Avenue
Vermillion, SD 57069

Day, David S. & Lynne D.
315 Forest Avenue
Vermillion, SD 57069

Grayson, Liane K. & John R.
322 Forest Avenue
Vermillion, SD 57069

Yelverton, Barbara Ann
205 East Lewis Street
Vermillion, SD 57069

Gross, Patrick S. & Donna J.
213 East Lewis Street
Vermillion, SD 57069

Gross, Patrick S. & Donna J.
215 East Lewis Street
Vermillion, SD 57069

Amstead, Blake & Debra
217 East Lewis Street
Vermillion, SD 57069

Reins, Kevin J.
221 East Lewis Street
Vermillion, SD 57069