

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 (NPS Form 10-900a).**

## 1. Name of Property

Historic name Vermillion Historic District (Reclassification of contributing/non-contributing resources and additional documentation)

Other names/site number \_\_\_\_\_

## 2. Location

street & number Bounded by North Yale, East Clark, North Willow, and East Main Streets ☐ not for publication

city of town Vermillion ☐ vicinity

State South Dakota code 046 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 and bureau

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

\_\_\_\_\_  
Signature of commenting official Date

\_\_\_\_\_  
Title State or Federal agency and bureau

## 4. National Park Service Certification

I, hereby, certify that this property is:

Signature of the Keeper

Date of Action

       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:) \_\_\_\_\_

## 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
<input type="checkbox"/>	private

### 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
<input type="checkbox"/>	

### Number of Resources within Property

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

Contributing	Noncontributing	
86	61	buildings
0	0	district
0	0	sites
0	0	structures
0	0	objects
0	0	<b>Total</b>

### 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

34

## 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: Queen Anne

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY

REVIVALS: Colonial Revival

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY

AMERICAN MOVEMENTS: Craftsman

MIXED

**Materials**

(Enter categories from instructions)

CONCRETE  
STONE  
foundation: OTHER: Clay Tile Block

walls: WOOD: Weatherboard  
WOOD: Shingle  
STUCCO  
SYNTHETICS: Vinyl  
METAL: Aluminum  
BRICK  
OTHER: Masonite

roof: ASPHALT  
METAL: Steel  
WOOD: Shingle

other: BRICK

**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**

See Continuation Sheets.

**Narrative Description**

See Continuation Sheets.

**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**

1875-1930

**Significant Dates****Significant Person**

(Complete only if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Period of Significance (justification)**

The period of significance for the Vermillion Historic District begins in 1875 with the construction of the earliest surviving building in the district, and extends through 1930, when construction activity in the district virtually evaporated.

**Criteria Considerations (explanation, if necessary)**

N/A

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

See Continuation Sheets.

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

See Continuation Sheets.

**Developmental history/additional historic context information** (if appropriate)

See Continuation Sheets.

## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

See Continuation Sheets.

### 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: **N/A**

Historic Resources Survey Number (if assigned): \_\_\_\_\_

## 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 14 669578 4738748  
Zone Easting Northing2 14 669963 4738758  
Zone Easting Northing3 14 669968 4738411  
Zone Easting Northing4 14 669585 4738400  
Zone Easting Northing**Verbal Boundary Description** (describe the boundaries of the property)

See Continuation Sheets.

**Boundary Justification** (explain why the boundaries were selected)

See Continuation Sheets.

**11. Form Prepared By**name/title Mary Troutman Gatesorganization The Midwestern Companydate September 2009street & number 104 South Pierre Streettelephone (605) 945-5105city or town Pierrestate SDzip code 57501e-mail [midwesterncompany@gmail.com](mailto:midwesterncompany@gmail.com)**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:**

Property Owner List (See Continuation Sheets).

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**Photographs:**

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Submit clear and descriptive black and white 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.

**Name of Property:** Vermillion Historic District

**City or Vicinity:** Vermillion

**County:** Clay

**State:** South Dakota

**Photographer:** Jason Biggins

**Date Photographed:** March 9, 2010

**Description of Photograph(s) and number:**

- 1.) VermillionHD\_ClayCounty\_SD\_0001.tif – 216-218 N. Yale, Vermillion Historic District, looking southwest
- 2.) VermillionHD\_ClayCounty\_SD\_0002.tif – 122 N. Yale, Vermillion Historic District, looking southwest
- 3.) VermillionHD\_ClayCounty\_SD\_0003.tif – 116 N. Yale, Vermillion Historic District, looking southwest
- 4.) VermillionHD\_ClayCounty\_SD\_0004.tif – 114 N. University St., Vermillion Historic District, looking northwest
- 5.) VermillionHD\_ClayCounty\_SD\_0005.tif – 204 N. University St., Vermillion Historic District, looking northwest
- 6.) VermillionHD\_ClayCounty\_SD\_0006.tif – 25 N. Willow St., Vermillion Historic District, looking northeast
- 7.) VermillionHD\_ClayCounty\_SD\_0007.tif – 610 E. Main St., Vermillion Historic District, looking northwest
- 8.) VermillionHD\_ClayCounty\_SD\_0008.tif – 100 Block of North University St. looking southeast
- 9.) VermillionHD\_ClayCounty\_SD\_0009.tif – 100 Block of North Willow St. looking southeast
- 10.) VermillionHD\_ClayCounty\_SD\_0010.tif – 200 Block of North Willow St. looking northeast
- 11.) VermillionHD\_ClayCounty\_SD\_0011.tif – 100 Block of North Yale St. looking southeast

**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 Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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### 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 Vermillion Historic District is a substantially intact group of historic resources that reflect local architectural trends during the late 19<sup>th</sup> and early 20<sup>th</sup> Centuries. The district encompasses a residential neighborhood of six full blocks and six half-blocks located immediately south of the University of South Dakota campus in the town of Vermillion, South Dakota. The area is almost exclusively residential and is characterized by a diverse collection of single-family houses, duplexes, and historic and contemporary garages. Alleys bisect most of the blocks in the district, accounting for the rear locations of the garages and other secondary structures. These alleys influenced setback distances, effectively shaping the streetscape of the Vermillion Historic District. Mature trees provide a thorough shade canopy for the district, which contains 76 houses and 31 garages that were built between 1875 and 1930. Almost all of the houses are constructed of wood balloon frame and represent typical examples of local architecture. Very few of the buildings have been altered in recent years, and the district retains superb integrity of design, feeling, association, workmanship, materials, and setting. Seventeen houses have been constructed in the district since the historic period, and these do not detract from the overall historical qualities of the neighborhood.

The original National Register nomination was vague as to contributing and non-contributing resources and the period of significance for the district. Buildings were classified in terms of “Contributing,” “Good,” “Blending,” “Distracting,” and “Very Distracting,” and few resources were described in detail. Additionally, the original nomination included specified dates of “1875-1922” but included contributing resources that were constructed after 1922. Finally, the original nomination failed to take many secondary structures into account, with only two garages noted. This update serves to clarify the period of significance, reclassify all resources, primary and secondary, as either contributing or non-contributing, and provide additional documentation regarding the district’s significance.

#### DETAILS:

The houses in the Vermillion Historic District present a cohesive historic neighborhood that is laid out in a rectilinear residential grid. The historic qualities of the district are highly intact. As a collection of resources, the visual uniformity of house spacing, the consistent architectural styles and materials, and the overall historical and architectural integrity are superb.

The Vermillion Historic District includes a total of 147 buildings, of which ninety-two are residential buildings, 54 are secondary resources (mostly detached garages), and one is a small commercial building. Five former barns are located in the district. Of the 93 primary buildings, nearly seventy percent were built during the historic period of significance, between 1875 and 1930. The most ambitious growth occurred in the district during the first two decades of the 20<sup>th</sup> Century, when 53% of the primary buildings were constructed. Of the 22 secondary buildings that contribute to the significance of the district, nearly all were constructed between 1910



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and 1925. The building lots in the district were almost fully occupied by 1930, and construction activity in the district ceased for several years. Six houses were added to the district between 1939 and 1959.

The houses in the Vermillion Historic District represent typical local expressions of nationally popular architectural styles and types. While these houses do not necessarily embody all the defining features of a particular academic style, the buildings do exude subtle details and distinctive features associated with popular styles of the time. Predominant architectural styles in the district are Queen Anne, Craftsman, and Colonial Revival. Folk Victorian, Second Empire, and Gothic Revival style houses are also found in the district but are less common. Many houses exhibit vernacular interpretations of these popular styles, with mixed stylistic features from these and other popular styles of the time. Several properties display no distinguishing architectural stylistic characteristics and are vernacular house types that were popular both locally and nationally in the late nineteenth and early twentieth centuries.

Primary building materials in the district include weatherboard wall cladding and asphalt shingle roof materials, with stone or concrete foundations (either poured or rusticated block). Most of the contributing buildings retain their historic materials or exhibit replacement materials that are compatible with the essential historic qualities.

The topography of the Vermillion Historic District is flat, with an abundance of trees, shrubs, and cultivated perennials that contribute to the overall setting of the neighborhood. Straight streets and alleys in a rectangular grid pattern are consistent with the layout of the surrounding community. Consistently spaced lots and property setbacks characterize the district. The streets and alleys retain their original widths with very few changes to the historic setting, other than the addition of asphalt paving and contemporary street lamps.

The majority of houses in the Vermillion Historic District have survived decades of time virtually intact. Of the 147 buildings in the district, 64 primary and 22 secondary resources are considered to contribute to the historic fabric of the district. The remaining 61 buildings (41%) are designated as non-contributing buildings: twenty were constructed during the historic period of significance but have been severely altered, fourteen are houses that were built after the historic period of significance, and 23 are contemporary garages. Four pre-1930 garages were moved into the district after the historic period of significance.

The eligibility of contributing and non-contributing resources was determined according to National Park Service Standards for evaluating significance. Properties that fell within the period of significance and retained sufficient integrity were deemed to be contributing resources within the district. The period of significance for the district begins in 1875, with construction of the two oldest surviving houses in the district. The period of significance ends in 1930, when construction activity in the district came to a virtual stand-still for many years. Properties that were constructed after the period of significance, or that have been substantially altered, were deemed to be non-contributing resources within the district.

All individual buildings within the district are described in the following section, and are arranged numerically according to their street address. The contributing/non-contributing status of each primary and secondary resource is noted, along with their construction dates.

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**8 North Yale Non-contributing 1950**

This building is a one and one-half story Colonial Revival style side gable house with two symmetrical gable-front wall dormers with six-over-six windows. The second floor level of the house is slightly cantilevered and supported by brackets. The main (east) entrance is centered with multi-light sidelights. Windows on the first floor east façade are eight-over-twelve and are flanked by faux shutters. A one-story side gable section to the south has six-over-nine windows. An attached garage is located to the north. A screened porch with arched window openings at the southwest corner is below a decorative balcony rail. The building is clad with horizontal wood siding and brick veneer on the first floor east façade. An exposed chimney is located at the south end. According to the tax records, the attached garage predates the house and was built in 1948, while the main house was built in 1950. (*Listed as "Blending" in original nomination*)

Secondary Building: A non-contributing detached, cement block, gable-front, two-bay garage was constructed on the property c.1965. (*Listed as "Very distracting" in original nomination*)

**21 North Yale Contributing 1927**

This building is a one and one-half story Craftsman style bungalow with a side gable bell-cast roof and engaged front porch. The porch has been enclosed with c. 1973 aluminum windows between square wood columns. A gable-front dormer with exposed brackets is centered on the front (west) façade with three four-over-one ribbon windows. A rectangular bay window with a shed roof is located on the south façade, and also between the first and second floor on the north façade. Windows throughout the building are four-over-one ribbon windows. Non-historic metal siding and porch windows do not destroy the overall historical qualities. A rear deck has been added. (*Listed as "Blending" in original nomination*)

Secondary Building: A contributing c. 1927, single bay garage with a low pitched gabled roof and distinctive exposed rafter tails is located on the property. Three four-light casement windows are located on the east façade of the garage, which is clad in wood siding and has an asphalt shingle roof. (*Not mentioned in original nomination*)

**22 North Yale Contributing 1925**

This building is a two-story house with Queen Anne style elements. The house is characterized by a hipped roof main body with pent roof-enclosed intersecting gables. The main (east) façade is dominated by a flat roof porch that spans the width of the house and is supported by Doric columns. The porch was enclosed c. 1958 and has one-over-one windows above solid wood panels. Scalloped shingles and semi-circular attic vents with keystones are located in the gable ends. A door to the second floor balcony on the east façade is flanked by twenty-over-one windows. A forty-five-over-one window is located opposite the door of the entry to the balcony on the east façade. Remaining windows throughout the building are one-over-one. A polygonal bay window is located on the first floor of the south façade, and a cantilevered rectangular bay is between the first and second floors of the north façade. The building is clad in narrow horizontal wood siding. Leaded glass windows and transom are

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visible above the front door to the house through the enclosed porch. A metal rail was been added to the balcony c.1970. (*Listed as "Good" in original nomination*)

Secondary Building: A contributing c. 1910 gable-front garage with shiplap wood lap siding and asphalt shingle roof is located on the property. The simple building features hinged double doors made from vertical wood boards on the east façade. (*Not mentioned in original nomination*)

**24 North Yale**

**Contributing**

**1900**

This building is a one and one-half story gable-and-wing house with an L-shaped floor plan and medium pitched roof with a wall dormer at the juncture. A cutaway bay is located on the first floor of the front (east) façade. Tall, narrow one-over-one windows are located throughout the house. A bay window is located on the north façade. The primary (east) entrance has a shed roof overhang, while a secondary entrance is located on the south façade and has a gabled roof supported by square columns. The building is clad in narrow wood lap siding with corner boards. (*Listed as "Contributing" in original nomination*)

Secondary Building: A contributing c.1922 gable-front, single bay garage is located on the property. The garage has three four-light windows on the south façade and features wood siding, and an asphalt shingle roof. The simple building features hinged double doors made from narrow vertical wood boards on the west façade. (*Not mentioned in original nomination*)

**27 North Yale**

**Contributing**

**1910**

This building is a two-story foursquare house with both Queen Anne and Colonial Revival style influences. The main roof is hipped with secondary cross gables and both hipped and gabled dormers. The gabled dormers have Greek cornice returns. A large one-story porch wraps around the front (west) and south facades and is supported by wood Doric columns with dentils along the entablature and a square rail. A second floor balcony is located above the porch on the south façade. A pediment tops the porch entryway. A large picture window with leaded glass transom and one-over-one side lights is located on the main (west) façade. Centered on the second floor of the west façade, between two one-over-one windows, is a small leaded glass window above decorative wood scrollwork. A bay window with a leaded glass transom is located on the south façade. The building is clad in narrow horizontal wood siding with corner boards. (*Listed as "Contributing" in original nomination*)

Secondary Building: A contributing c. 1915 gambrel roof barn is located on the property. It has a gabled haymow wall dormer on the east façade and a gabled dormer with paired one-over-one windows on the west façade. A c. 1980 overhead door is located on the north façade, while a sliding wood door is located on the west façade. The barn is clad in wood lap siding with corner boards and has an asphalt shingle roof. (*Listed as "Contributing" in original nomination*)

**100 North Yale**

**Contributing**

**1907**

This building is a two-story Folk Victorian style foursquare house. This building has a truncated hipped roof with a central chimney and decorative bracketed eaves. A hipped roof screened porch with dentil detailing is

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supported by Doric columns and spans the width of the front (east) façade. A single-story polygonal bay window is located on the south façade and features decorative rectangular wood panels both above and below the windows. The building is clad in horizontal wood siding with corner boards. A central chimney was replaced c.1960 with concrete blocks. According to tax records, the rear porch was enclosed c. 1970. (*Listed as "Good" in original nomination*)

Secondary Building: A non-contributing gable-front, two-stall garage was constructed on the property in 1976. It has two overhead doors on the west façade, is clad with masonite and has an asphalt shingle roof. (*Not mentioned in original nomination*)

### **105 North Yale                      Non-contributing                      1910**

This building is a one and one-half story house with hipped roof and projecting cross gables. Windows throughout the building are one-over-one and fixed pane. The gable ends to the front (west) and south feature paired one-over-one windows. Major alterations to the building have destroyed its overall integrity and include a 1976 attached garage at southwest corner, new windows, metal siding, and a c. 2000 porch on the south façade. The attached garage has a single overhead door. (*Listed as "Blending" in original nomination*)

### **110 North Yale                      Non-Contributing                      c. 1942**

This one-story side-gabled house is a modest interpretation of mixed Colonial Revival and Minimal Traditional styles. It features six-over-six windows and a central recessed entry flanked by square wood pilasters. The roof has a minimal overhang at the eave and is covered with asphalt shingles. The walls are clad in masonite. Attic vents are visible in the gable end on the north façade. (*Listed as "Blending" in original nomination*)

Secondary Building: A large non-contributing gable-front garage with minimal roof overhang was constructed on the property in 1959. The building is clad in vinyl siding and has asphalt shingles on the north slope of the roof and corrugated metal on the south slope. A large overhead door is located on the west façade. (*Not mentioned in original nomination*)

### **111 North Yale                      Contributing                      1925**

This building is a one-story unadorned cottage with a gable-front form. A small projecting gable is located immediately to the left (north) of the main entry on the front (west) façade. A six-over-six window and a horizontally divided 4-light window are located on the west façade on either side of the entry. The simple cottage has a curved walkway and exposed rafter tails. The building is clad with wood lap siding and has an asphalt shingle roof. An addition was constructed at the rear of the property in 1959. (*Listed as "Blending" in original nomination*)

### **113 North Yale                      Contributing                      1900**

This two-story house has a central hipped-roof form with projecting bays and is characterized by subdued Victorian era elements. The house has a truncated hipped roof with a single chimney and hipped roof dormers. A two-story projecting gabled bay on the main (west) façade has Greek cornice returns, a centered one-over-one

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window on the second floor, and a cottage window on the first floor. A porch on the west façade has a hipped roof and unadorned frieze, supported by round Doric columns and a turned spindle rail. Paired one-over-one windows are located to the right (south) of the main door. A bay window with a shed roof is present on the south façade. Windows are adorned with c. 1970 faux shutters. The walls are clad in narrow horizontal wood siding with corner boards, and the roof is covered with asphalt shingles. (*Listed as "Blending" in original nomination*)

Secondary Building: A contributing c. 1924 gable-front garage is located on the property. It features three five-over-one windows and is clad in wood siding, with exposed eave brackets beneath an asphalt shingle roof. A small paneled wood door is located on the east façade. The overhead door is c. 2000. (*Not mentioned in original nomination*)

**114 North Yale                      Contributing                      1900**

This building is a two-story Colonial Revival style foursquare house with a broad c. 1920 front porch supported by large square wood columns and a closed rail. The porch extends approximately three feet past the southeast corner of the house and has a hipped roof and dentil detailing, with a small pediment over the slightly off-center entry. A large cottage window is to the right (north) of the entry on the front (east) façade. A polygonal bay window is located on the south façade of the first floor, and a small central attic dormer with hipped roof and paired one-over-two windows is located on the main (east) façade. The walls of the building are clad in wood lap siding with corner boards, and the roof is covered in asphalt shingles. A porch on the rear (west) façade has been enclosed. (*Listed as "Good" in original nomination*)

Secondary Building: A non-contributing two-stall gable-front garage with overhead doors was constructed on the property c.1990. It is clad in horizontal metal siding and has an asphalt shingle roof. (*Not mentioned in original nomination*)

**116 North Yale                      Contributing                      1885**

This building is a one and one-half story Second Empire style cubic house with a distinctive mansard roof and hipped dormers. The building is clad in wood shingles and features one-over-one windows. A hipped roof porch, with a gable to left (south) of center, spans the width of the main (east) façade and is supported by turned wood columns with decorative brackets. Fixed, four-light wood storm windows are located over the front windows on the first floor. Other windows throughout the building are one-over-one and feature decorative wood window heads. The exterior walls of the building were covered with new wood shingles in 1970. (*Listed as "Blending" in original nomination*)

Secondary Building: A non-contributing two stall, gable-front garage was constructed on the property in 1970. It is clad with masonite and has an asphalt shingle roof. (*Not mentioned in original nomination*)

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**119 North Yale                      Contributing                      1910**

This building is a two and one-half story Craftsman style side-gable house with a central gable-front porch on the main (west) façade. The porch has exposed rafter tails, decorative brackets, and square wood columns that are supported by faux stone concrete pilasters, along with a simple square wood railing. A centered shed roof dormer with three one-over-one windows is located on the west façade. The side gabled roof also has exposed rafter tails and decorative brackets. There are two interior ridge chimneys to the north and south. The building is clad with narrow horizontal wood siding with corner boards on the first floor, and wood shingles on the second floor and dormer. A gable-front addition was been added to the rear (east) façade at an unknown date. The one-over-one windows were replaced within original openings c. 1995. (*Listed as "Blending" in original nomination*)

Secondary Building: A large non-contributing c. 1925 garage with second floor apartment is located on the property. A c. 1973 remodel added an angular projection to the north with multi-light French doors and deck. A large c. 2000 overhead garage door is on the north façade of the building. (*Not mentioned in original nomination*)

**122 North Yale                      Contributing                      1915**

This building is a two and one-half-story house with Queen Anne style with Free Classic decorative detailing. The main body of the house has a central hipped roof with lower cross gables. A flat-roof tower at the northeast corner is the most dominant feature of the house. A one story hipped roof porch curves around the south and east facades and features a rectangular rail, Ionic wood columns, and dentils. A pediment with Greek cornice returns, decorative scrollwork and a shell motif is located above the main (east) entrance. The gable-front bay on the east façade has Greek cornice returns and paired one-over-one windows with triangularly divided lights. A round window is centered on the second floor of the east façade and is flanked by one-over-one windows. The main entrance on the east façade has a decorative wood door with beveled glass, leaded glass transom and sidelights. A curved picture window with leaded glass transom defines the southeast corner of the first floor. The north and south facades feature two-story bay windows. The exterior walls of the building are clad in narrow horizontal wood siding with corner boards. The roof of the building is covered with asphalt shingles that are laid in decorative bands of alternating square and fishscale patterns. The rear (west) façade features a dormer with paired, fifteen-over-one windows and an early two-story addition with a shed roof. Windows on the addition are six-over-one ribbon windows at the second floor and one-over-one on the first floor. According to the tax record, the building had major repairs in 1940. (*Listed as "Contributing" in original nomination*)

Secondary Building: A contributing, c. 1915 one and one-half story gable-front barn with a small haymow door is located on the property and has been converted into a garage. The structure has wood lap siding with a decorative wood belt course, one-over-one windows, and an overhead door on the north façade. Like the main house, the roof is covered in asphalt shingles that are laid in decorative bands of alternating square and fishscale patterns. (*Not mentioned in original nomination*)

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### **125 North Yale                      Contributing                      1890**

This building is a one story cubic house. It has an enclosed c.1925 Craftsman style porch that spans the width of the front facade. The main body of the house is characterized by a truncated hip roof with Italianate brackets under the eaves. Windows are one-over-one, paired on the south façade, single on north façade. A flat roof addition is visible at the southeast corner. The building is clad in wood siding with corner boards, and has a round metal rooftop ventilator. The front of the house features three-over-one windows and a multi-light half-glass wood door. (*Listed as "Good" in original nomination*)

Secondary Building: A small non-contributing c. 1928 gable-front garage with exposed rafter tails is located on the property. The garage is clad in wood siding and has tripartite folding doors. It was moved to the property after 1939. (*Not mentioned in original nomination*)

### **201 North Yale                      Contributing                      1900**

This building is a two and one-half story Queen Anne style house with a hipped roof form and lower cross gables. An enclosed front porch with a shed roof, central pedimented entrance with side-lights and three-over-two windows are the dominant features of this building. Greek cornice returns are located in gable ends on the main (west) façade and both north and south facades. Windows are one-over-one and are paired on the south façade. The building is clad in wood lap siding with corner boards, and the roof is covered with asphalt shingles. (*Listed as "Good" in original nomination*)

### **204 North Yale                      Contributing                      1900**

This building is a two-story Queen Anne style house with a hipped roof form and lower cross gables. The main section of the roof is hipped, with gabled projections on the north and east sides and a central chimney. Surrounding the first floor on the south and east sides is a two-story porch with turned columns and decorative spindles in the frieze. The turned columns on the first floor porch have decorative brackets, and the railing on the first floor has a wood railing with a square lattice pattern. The second story porch on the east facade has similar supports, but its roof is an extension of the main hipped roof. Decorative elements include scalloped shingles in gable ends. The front entrance is capped with a medium gabled roof. A large cottage window is located on the main (east) façade, and remaining windows are one-over-one. The exterior walls of the building are clad in horizontal wood siding with mitered corners, and the roof is covered with asphalt shingles. All lower cross gables feature two-story cutaway bays. (*Listed as "Contributing" in original nomination*)

Secondary Building: A non-contributing c. 1940 one and one-half story garage with a haymow door on the west façade is located on the property. It is clad in wood siding with an asphalt shingle roof. According to tax records, it was rebuilt in 1980 after a fire. (*Not mentioned in original nomination*)

### **209 North Yale                      Non-contributing                      1923**

This building is a one and one-half story Tudor Revival style side-gable house with patterned dark brown brick walls. A central bay window and shed roof dormer on the main (west) façade are dominant features of this building. The bay window has six-over-six windows and an interlocking sawtooth pattern at the corners. The

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dormer has two one-over-one windows. A geometric patterned beltcourse is located above and below the windows. A central chimney is visible on the steeply pitched roof. Entry to the building is via an arched west-facing door on the south façade, contained beneath the flared eave of a secondary lower side-gable. An attached carport and garage are located on the north façade and appear to date from the historic period. According to the tax records, a second floor was added over the garage in 1970. This addition has multi-light narrow vertical windows on the west façade. A dormer to the rear (east) has multi-light windows and is connected to the garage addition via a small deck. (*Listed as "Distracting" in original nomination*)

**216-218 North Yale                      Contributing                      1927**

This two-story Queen Anne style house has a central hipped roof form with lower cross gables. It is characterized by an irregular roofline and varied fenestration, including a hipped roof dormer to the north of the gable projection on the front (east) façade. A porch, supported by brick piers and wood Doric columns, spans the width of the main façade. A bay window is located on the first floor of the south façade, and also between the first and second floors of the north façade. The gable peaks feature Palladian windows and Greek cornice returns, while the largest bay window includes a leaded glass transom and sidelights. An ornate leaded large cottage window with leaded glass sidelights adorns the first floor front façade. The exterior walls of the building are clad in narrow horizontal wood siding with corner boards on the first and second floors, while wood fishscale shingles are present in the gable ends. A c. 1990 entry door was added in the center of the east façade to provide access to multiple housing units inside the building. A metal porch rail and small screen porch were added to the rear (west) façade of the building c. 1970. Faux divided six-over-six windows were inserted into some of the original window openings c. 2007. Despite these changes, the building retains sufficient integrity to contribute to the overall historic significance of the district. (*Listed as "Contributing" in original nomination*)

Secondary Building: A non-contributing 2 stall, side gable garage was added to the property in 1974. It is clad in masonite and has an asphalt shingle roof. Major concrete landscaping is underway in 2008. (*Not mentioned in original nomination*)

**219 North Yale                      Contributing                      c.1924**

This building is a one and one-half story Craftsman style bungalow. An enclosed front porch with a shed roof and central gabled dormer are dominant features of the main (west) façade. Exposed rafter tails and brackets are visible along the eaves. A small bay window with a shed roof is located on the south façade, and a centered gabled dormer is located on the rear (east) façade. The walls of the building are clad in brick, with stucco in the gable ends and front porch. An exterior chimney is present on the south façade. Both the front porch and rear entry were enclosed c. 1980, and windows throughout the house were replaced within original openings c. 1990. (*Listed as "Blending" in original nomination*)

Secondary Building: A non-contributing 1976 side gable garage was enlarged to 3 bays c. 1990 and clad in vinyl c. 2005. It has an asphalt shingle roof. (*Not mentioned in original nomination*)



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**222 North Yale                      Contributing                      1900**

This building is a two and one-half story Queen Anne style cross-gable house. The building is clad with fishscale singles in the gable ends; square shingles on the second floor; and horizontal wood siding on the first floor. A shed roof porch is supported by arched posts on the front (east) facade. Two-story bay windows are located on the north and south facades, and a wide two-story bay window is located on the front (east) façade at the northeast corner. The gable end to the east has a small, cantilevered, open porch with square wood railing beneath an arched opening that is supported by the wide bay window at the northeast corner and a curved bracket at the southeast corner. The wood paneled door to this small porch is likely original and features two tall, narrow lights in the upper portion. The gable end to the rear (west) has Greek cornice returns. Historic Queen Anne style windows are present throughout the building and feature one-over-one sash with multi-colored lights in the top sash. A large brick chimney is off-center at the south side of the building. According to tax records, the building survived a major fire in 1963. (*Listed as "Contributing" in original nomination*)

**223-225 North Yale                      Non-contributing                      1996**

This two-story side-gable duplex is unadorned, with simple casement windows, a central entry, and tuck-under garages at either end. The walls are clad in synthetic siding and the roof is covered with asphalt shingles. (*Constructed after submission of original nomination*)

**5 North University                      Contributing                      1905**

This building is a one and one-half story Queen Anne style house with a central hipped roof form and lower cross gables. A small pedimented porch with Greek cornice returns covers an off-center entrance and is supported by square posts at the northwest corner. Engaged turned posts surround the entry and define the juncture of the small porch to the main house. Both paired and single one-over-one windows are placed throughout the building. The walls are clad in horizontal wood siding with corner boards, with diamond patterned shingles and semi-circular windows in the gable ends. The roof is covered with asphalt shingles. (*Listed as "Blending" in original nomination*)

Secondary Building: A large contributing c.1922 gable-front wood frame outbuilding is located on the property. It features a single square window in the gable end and a paneled glazed wood door with three vertical rectangular lights on the south façade. The walls are clad in horizontal wood siding with mitered corners, and the roof is covered with asphalt shingles. (*Not mentioned in original nomination*)

**11 North University                      Contributing                      1910**

This building is a one and one-half story Queen Anne style house with a central hipped roof form and lower cross gables. The main (west) façade is dominated by a porch with a hipped roof, Doric columns, and squared spindles and rail. A picture window is located to the south of the main entry. Gable ends on the west and south facades have Greek cornice returns. A Palladian window is located on the west façade in the gable end. The north façade features a shed roof wall dormer with paired multi-light lattice windows over single panes and an

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ocular window. The exterior walls of the building are clad in horizontal wood siding with corner boards, and the roof is covered with asphalt shingles. (*Listed as "Blending" in original nomination*)

Secondary Building: A non-contributing 1963 gable-front garage with two bays is located on the property. (*Not mentioned in original nomination*)

**18 North University                      Non-contributing                      1893**

This building is a two-story cross-gable house with major contemporary alterations. The only visible remaining historic fabric is the basic footprint and two tall, narrow one-over-one windows to the north of the main entry. The exterior walls are covered with Tyvek, in preparation for new siding material in 2008. Windows include c. 2007 paired one-over-one windows on the first floor and one-over-one windows on the second floor. The front (east) porch was enclosed c. 2008. (*Listed as "Blending" in original nomination*)

Secondary Building: A large non-contributing 1963 gambrel roof, two bay garage is located on the property. It is clad in vinyl siding and has an asphalt shingle roof and concrete foundation. (*Not mentioned in original nomination*)

**19 North University                      Non-contributing                      1893**

This building is a one and one-half story Second Empire style cubic house with mansard roof and two dormers on each façade. Each dormer has a one-over-one window. Coping along the west façade is pedimented. A large contemporary casement window is located on the main (west) façade. A small rectangular bay window projects to the south of the building, and a non-historic wheel window adorns the south façade. The exterior walls of the building are clad in contemporary synthetic siding, and the roof is covered in asphalt shingles. The integrity of this building has been destroyed by window and siding modifications to entire first floor. (*Listed as "Distracting" in original nomination*)

Secondary Building: A non-contributing c. 1965 gable-front two bay garage is located on the property. It has horizontal masonite siding and an asphalt shingle roof. (*Not mentioned in original nomination*)

**25 North University                      Contributing                      1900**

This building is a one-story brick cubic house with a truncated hipped roof. The tall windows and arched brick lintels and brick sills invoke a subtle Italianate style. Both paired and single one-over-one windows are located on each façade. A very small centrally located front porch was enclosed c. 1948. (*Listed as "Good" in original nomination*)

Secondary Building: A non-contributing concrete block garage with two automobile bays was added to the property in 1962. It features a clipped gabled roof with exposed rafters. The exterior walls are exposed concrete block and the roof is covered with asphalt shingles. The easternmost bay has swinging double doors, and the westernmost bay has been enclosed with cement block and has a multi-light window. A separate overhead door is located on the west facade. (*Not mentioned in original nomination*)

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## **26 North University                      Contributing                      1897**

This building is a one and one-half story Queen Anne style cross-gable house. The building has a central entry on its main (east) façade with a cottage window to the south of a wood door. Turned wood posts support a hipped roof porch. The uppermost portion of the front-facing gable end features a slightly projecting triangular section that is supported by elongated wood consoles. A small balcony is located on the second floor at the northeast corner. Windows are one-over-one throughout the building. A c. 1920 gable-front, single bay garage was joined to the house c. 1960, and a one story octagonal addition was added to the south façade at an unknown date. The exterior walls of the building are clad in horizontal vinyl or metal siding. (*Listed as "Good" in original nomination*)

## **103 North University                      Contributing                      1894**

This two-story house has a central hipped-roof form with projecting bays and is characterized by Queen Anne style elements. A pedimented porch supported by square posts is located above the off-center main (west) entry. Two-story cutaway bays are located on both the main (west) and south facades. The pedimented gable ends are supported by scrolled corbels with drops at the corners and are clad in horizontal bands of variegated wood shingles. The remainder of the building is clad in horizontal wood siding with corner boards. The roof of the building is covered with large fishscale-shaped asphalt shingles. (*Listed as "Good" in original nomination*)

Secondary Building: A non-contributing single bay garage was constructed on the property in 1962. It has wood lap siding, an asphalt shingle roof, and a screened porch to the north. (*Not mentioned in original nomination*)

## **104 North University                      Contributing                      1905**

This two-story building features mixed Queen Anne and Neoclassical style elements. It has a central hipped roof form with lower cross gables. A prominent two and one-half story tower with curved one-over-one windows is located at the southeast corner. A large pediment projects over the central entry on the front (east) façade and is supported by two-story round columns that are encased in metal. Ocular windows and modillions are present in the pedimented gable ends. The main entry door has sidelights and a divided transom. The gable end of the south façade includes a two-story bay window with leaded glass transom and an engaged second floor balcony with wood Doric column and turned wood spindle railing. Evidence in the siding indicates a two-story wrap-around porch has been removed at the southeast corner. The north façade of the building has an arched window between the first and second floor levels near the northeast corner of the building. A small gabled dormer is located above this arched window and features flat scrolled woodwork above paired four-light sliding sash windows. The exterior walls of the building are clad in horizontal wood siding with corner boards, and the roof is covered with asphalt shingles. (*Listed as "Contributing" in original nomination*)

## **113 North University                      Contributing                      1896**

This two-story house has a central hipped-roof form with projecting bays and is characterized by Queen Anne style elements. A hipped roof porch defines the front (west) façade and features a small pedimented entry at the northwest corner. The porch has a closed rail and is supported by square posts. The walls of the house were covered with asbestos siding c.1960, and landscaping obscures much of the house. Contemporary metal storm windows are present over the original one-over-one wood sashes. (*Listed as "Blending" in original nomination*)

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Secondary Building: Two non-contributing garages are located on the property. One is a c.1935 gable-front garage with a hinged pedestrian entrance and an overhead garage door. It is clad in wood siding and has an asphalt shingle roof. According to tax records, a second garage was moved to the property in 1970. It is a c.1925 gable-front garage with a c. 1965 overhead garage door and is also clad in wood lap siding with an asphalt shingle roof. (*Not mentioned in original nomination*)

## **114 North University                      Contributing                      1901**

This two-story house has a central hipped-roof form with projecting gabled bays and is characterized by the Queen Anne style with Free Classic decorative detailing. A porch curves around the east and south sides, which is supported by slender Ionic columns and has a rail with turned spindles. The entablatures have dentils, while the gable ends have Greek cornice returns and scalloped shingles. A pediment with a Greek cornice return is located above the entrance. A cottage window on the main (east) façade features leaded glass, and a decorative multi-light window is located to the right (north) of the front door. A two-story cutaway bay with decorative woodwork below the eave is present on the south facade. (*Listed as "Contributing" in original nomination*)

Secondary Building: A non-contributing 1963 gable-front garage is located on the property. The two-car single bay garage has a single large overhead door and is clad in wood lap siding with an asphalt shingle roof. (*Not mentioned in original nomination*)

## **119 North University                      Contributing                      1921**

This building is a one and one-half story Craftsman style side-gabled bungalow. The dominant feature on the main (west) façade of this building is the enclosed gable-front porch. Windows on the enclosed porch are one-over-one. The gable end has wood shingles, decorative brackets and a rectangular patterned window. A picture window with a patterned transom is flanked by one-over-one windows on the west façade. A bay window with a shed roof is located on the rear (east) façade. Three one-over-one windows are located in the gable end of the east façade, along with decorative brackets. The exterior walls of the building are clad in narrow horizontal wood lap siding with mitered corners and the roof is covered with asphalt shingles. (*Listed as "Blending" in original nomination*)

Secondary Building: A non-contributing 1978 single-car gable-front garage is located on the property. The garage is clad in masonite and has an asphalt shingle roof. A c. 1985 overhead door is located on the east façade. (*Not mentioned in original nomination*)

## **124 North University                      Contributing                      1893**

This building is a two and one-half story Victorian Eclectic cross-gable house. The main entrance to this building is at the northeast corner, beneath a small engaged porch with high-pitched gable that is supported by turned columns, spindles and decorative brackets. A picture window with a leaded glass transom is located on the main (east) façade. Greek cornice returns are found in each of the gable ends. A small, rectangular leaded glass window is in the gable end of the east façade. Contemporary metal storm windows are present over the original one-over-one wood sashes throughout the building. The house was covered with asbestos shingles c.

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1952, when a gable-front garage with one bay was attached to the rear of the building. (*Listed as “Good” in original nomination*)

**125 North University                      Contributing                      1917**

This two and one-half story Queen Anne style house has a central hipped roof with projecting gabled bays. It is the Free Classic decorative detailing subtype of the Queen Anne style. A flat roof porch with turned wood spindles and wood Doric columns on the main (west) façade wraps around to the south façade. Two-story bay windows are located on both the north and west facades. A gable-front dormer is located on the south façade. Windows throughout the building are one-over-one and vary in size. The exterior walls of the building are clad in horizontal vinyl or metal siding. According to tax records, the interior of the building was remodeled in 1967. (*Listed as “Good” in original nomination*)

Secondary Building: A non-contributing c. 1970, one and one-half-story side-gable garage is located on the property. The building is clad with modern horizontal vinyl or metal siding and has an asphalt shingle roof with skylights. (*Not mentioned in original nomination*)

**201 North University                      Contributing                      1881**

This building is a one and one-half story vernacular gable-and-wing house with no defining stylistic elements. A small enclosed porch with a shed roof and one-over-one windows is located on the main (west) façade. The building has simple detailing including an unadorned transom over a large undivided windowpane to the left (north) of the front entry. The exterior walls of the building are clad in horizontal wood siding with corner boards, and the roof is covered with asphalt shingles. A small side-gable garage was attached to the southeast corner of the building c. 1969. (*Listed as “Blending” in original nomination*)

**204 North University                      Contributing                      1917**

This two-story house has a central hipped-roof form with projecting gabled bays and is characterized by Queen Anne style elements. A Palladian window defines the peak of a gable end on the main (east) façade. A front porch has a hipped roof supported by paired Doric columns and a pediment that extends over the porch entry. At the northeast corner, an enclosed sunroom with a turned wood spindle at the corner, dentils, and one-over-one windows, appears to be original. Decorative brackets accent corners above the one-story cutaway bay in the south-facing two-story cross gable. An ocular window adorns the south façade near the southwest corner. An arched window adorns the north façade near the northeast corner. The exterior walls of the building are clad in horizontal wood lap siding with corner boards, and the roof is covered with asphalt shingles. (*Listed as “Contributing” in original nomination*)

**209 North University                      Contributing                      1917**

This two-story house has a central hipped-roof form with a projecting front gable and is characterized by Queen Anne style elements with Free Classic decorative detailing. The porch on the main (west) façade has Doric columns, turned spindles, and dentils at the entablature. A polygonal bay window on the west façade has a

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hipped roof. Windows are one-over-one, with many of the top panes characterized by distinctive leaded glass in designs of three interlocking ovals. The gable end has Greek cornice returns and hipped roof dormers are visible on both the north and south facades. The exterior walls of the building are clad in horizontal wood lap siding with corner boards, and the roof is covered with asphalt shingles. (*Listed as "Good" in original nomination*)

Secondary Building: A contributing c. 1925 gable-front garage is located on the property. The building is clad in wood lap siding, has a square four-light window and has an asphalt roof. The overhead garage door is c. 1998. (*Not mentioned in original nomination*)

### **210 North University                      Non-contributing                      1941**

This building is a one and one-half story Minimal Traditional style side gable house with major alterations. The main (east) façade is dominated by symmetrically placed gabled dormers with one-over-one windows, which flank the protruding front gabled entrance. A small, square leaded glass window is present above the front door on the east façade. Windows on the first floor are six-over-one. The building is clad in wood siding with corner boards. The enclosed main (east) entry was added at an unknown date. A one-story semi-circular addition was added at the southeast corner, and a large two-story addition was constructed to the south c. 1980. (*Listed as "Blending" in original nomination*)

Secondary Building: A non-contributing c. 1932 gambrel roof barn with wood lap siding and a wood shingle roof is located on the property. Two large sliding glass doors open to a large wood balcony along the south façade, and two overhead garage doors are located on the first floor of the south façade. (*Not mentioned in original nomination*)

### **214 North University                      Non-contributing                      1875**

This building is a two-story foursquare house with major alterations. The building is unadorned and clad in wood lap siding with corner boards. A small recessed entry is located on the south façade. A partially enclosed porch is located at the southwest corner. Fenestration varies in style and size throughout the building and includes paired one-over-one and casement windows. According to tax records, major renovation occurred c. 1958, including a large addition to the rear (west). (*Listed as "Blending" in original nomination*)

### **217 North University                      Contributing                      1905**

This two and one-half story house has a central hipped-roof form with projecting gabled bays and is characterized by Queen Anne style elements with Free Classic decorative detailing. A full-width front porch with a hipped roof and pediment above the main entrance has square rail spindles and is supported by Doric columns. The pediment above the front door and the gable ends on the main (west), north, and south façades have Greek cornice returns. Windows throughout the building are one-over-one, some are paired and some are single. A diamond lattice picture window is located to the north of the main entry on the west façade. The exterior walls of the building are clad in horizontal wood lap siding with corner boards, and the roof is covered with asphalt shingles. The front door appears to be original and features wood panels and glass in the upper half. (*Listed as "Contributing" in original nomination*)

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**222 North University**

**Contributing**

**1880**

This building is a one and one-half story Folk Victorian style gable-and-wing house with an irregular plan. The front façade of the house is characterized by an open front porch with a hipped roof supported by square columns and a solid porch rail at the southeast corner of the front (east) façade. A squared bay window with a hipped roof also defines the front façade. Small spindles adorn the porch entablature while brackets adorn the eaves of the bay window. Windows are four-over-four with pedimented hoods. The building is clad in wood lap siding with corner boards. A c. 1915 one-story addition with a shed roof and masonite siding has been added to the rear of the building. (*Listed as "Good" in original nomination*)

Secondary Building: A contributing c. 1922 single stall, hipped roof garage with sliding vertical board garage door is located on the property. The garage is clad in wood lap siding, and features banks of three square four-light windows on the south and east facades. It has an asphalt single roof. (*Not mentioned in original nomination*)

**225 North University**

**Contributing**

**1902**

This building is a two-story Queen Anne style house with a hipped roof and lower cross gables. Porches to the north and south flank a projecting central gabled bay on the west façade. Wood Doric columns support porches with square wood rail on the northwest and southwest corners of the building. Window hoods throughout the building have dentils. While several one-over-one wood windows remain, faux nine-over-nine windows were installed within a few of the original window openings c. 2000. A small enclosed entry is located on the rear (east) façade. The exterior walls of the building are clad in horizontal wood lap siding with corner boards, and the roof is covered with asphalt shingles. According to tax records, the building was remodeled in both 1951 and 1954. (*Listed as "Good" in original nomination*)

**14 North Willow**

**Contributing**

**1902**

This building is a one and one-half story cubic house. A full-length front porch along the main (east) façade is supported by square wood posts and has a closed rail. The main entry door has sidelights and is located at the northeast corner, projected forward beneath the porch. A hipped roof through-cornice dormer is centered on the front façade. A two-story bay with hipped roof projects to the south, and a small rectangular oriel window is located between the first and second floors of the north façade. Windows throughout the building are one-over-one. The exterior walls of the first floor are clad in horizontal wood siding, while the upper level walls and oriel window are covered with rectangular wood shingles. According to tax records, aluminum doors, windows and a new bath were added in 1960. (*Listed as "Blending" in original nomination*)

Secondary Building: A contributing c. 1920 gable-front barn with swinging wood doors is located on the property. A small haymow door is located above the swinging doors on the east facade. The building has fixed four-light windows and is clad in wood shiplap siding with corner boards and has a steeply pitched asphalt shingle roof. (*Not mentioned in original nomination*)

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**20 North Willow                      Contributing                      1917**

This building is a two and one-half story Craftsman style side-gable house with a large shed dormer and two-story full length front porch on the main (east) façade. The dormer has paired one-over-one windows, and large square wood columns support the porch. The rail on the first floor is closed, while the balcony railing is c. 1972 cast iron. The central entry doors on both the first and second floor are flanked by narrow sidelights. The building is clad in wood lap siding with corner boards, and the gable ends are clad in wood shingles, as are the shed dormers. (*Listed as "Blending" in original nomination*)

Secondary Building: A small, vacant non-contributing 1925 gable-front structure is located on the property. According to the tax record, it was remodeled in 1945 and was most likely used as a small house. Windows are boarded. The building is clad in masonite and has an asphalt shingle roof. A small, enclosed, hipped roof porch is located on the main (east) façade. Numbers on the building indicate the address for this small building is 20½ North Willow. Due to severe alterations, this building no longer contributes to the significance of the district. (*Not mentioned in original nomination*)

**21 North Willow                      Contributing                      1912**

This building is a two-story Colonial Revival style foursquare house with an enclosed porch that spans the width of the main (west) façade. The porch has a hipped roof, square posts, and one-over-one windows. Also on the main façade is a centered hipped roof dormer with four arched windows. A fixed, leaded glass window is centered on the second floor of the west façade and is flanked by one-over-one windows. Bay windows are located on the north and south façades. A single story flat roof projection to the rear (east) of the building may be original. Windows throughout the building are one-over-one. The building is clad in horizontal wood siding with corner boards. (*Listed as "Good" in original nomination*)

Secondary Building: A contributing c. 1922 two-bay garage is located on the property. The building has paired one-over-one wood windows on the south façade that may be original. Sliding paneled wood automobile doors may also be original. The building has an asphalt shingle roof and is clad in wood shiplap siding. (*Not mentioned in original nomination*)

**24 North Willow                      Contributing                      1912**

This building is a one story vernacular cubic house with central chimney and truncated hipped roof. A front porch runs along the full width of the main (east) façade and has a hipped roof supported by small square posts. The square railing dates from c. 1990. Both paired and single one-over-one windows are located throughout the building. The walls are clad in wood lap siding. Historic photos indicate the original rail and support posts were turned and not square. (*Listed as "Good" in original nomination*)

Secondary Building: A non-contributing 1976 gable-front garage is located on the property. It has a low-pitched roof, is clad in masonite siding and has an asphalt shingle roof. The overhead garage door is c. 2000 and faces north. (*Not mentioned in original nomination*)



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**25 North Willow                      Contributing                      1918**

This building is a one and one-half story Craftsman style gable-front bungalow with a full-length enclosed front porch that spans the main (west) façade. The first floor walls are decorative concrete block with finely beaded mortar joints, while the gable ends are clad in wood shingles. The front gable end has Greek cornice returns, exposed eave brackets, and paired nine-over-one windows flanked by small square multi-light windows. The front porch has concrete block pillars over a closed stucco rail and a central entry door that is flanked by one-over-one sidelights. Windows in the porch are one-over-one. Pedimented gable-front dormers are located on the north and south facades. The porch was enclosed c. 1958, and fixed metal awnings were added c. 1978. (*Listed as "Good" in original nomination*)

Secondary Building: A large contributing c.1920 two-bay side-gable garage is located on the property. A bank of four, square multi-light windows are on the north and south façades. The northernmost bay has wood tripartite folding doors (each with a square multi-light window), which may be original. The southernmost bay has a c. 1965 overhead door. Exposed brackets, rafter tails and metal finial balls adorn the building. The walls are clad in narrow horizontal wood siding with mitered corners, and the roof is covered with asphalt shingles. (*Not mentioned in original nomination*)

**100 North Willow                      Non-contributing                      1890/1951**

This building is a small one-story cross-gable house with two distinct construction dates. The original side gable house was built in 1890 and features Greek cornice returns on the gable ends. A large gable-front wing with an integrated front porch with closed rail and square columns was added to the front of the building in 1951. The northeastern corner of the front porch was enclosed c. 1990. Windows throughout the building are one-over-one wood sash. The exterior walls of the building are clad in horizontal vinyl or metal siding. (*Listed as "Blending" in original nomination*)

Secondary Building: A large contributing c. 1920 gable-front garage is located on the property. The building is distinguished by exposed rafter tails and triangular knee braces and has an asphalt shingle roof. The walls are clad with wood shiplap siding with corner boards. Small, fixed, square windows are located on the west façade, and the building has a c. 1965 overhead door facing south. (*Not mentioned in original nomination*)

**103 North Willow                      Contributing                      1902**

This building is a two and one-half story Colonial Revival style cross-gable house. A one-story porch, supported by large square wood columns, spans the main (west) façade. The porch has dentils at the entablature and a square railing. The main entry features a glazed paneled wood double door on the west façade, likely original. A tripartite leaded glass transom above a tripartite one-over-one window is located to the south of the double door, and a fixed square leaded glass window is present to the north of the door. A distinctive ocular window with four keystones is located at the northwest corner. In the gable end of the west façade is a multi-light window, flanked by one-over-one windows. A second floor balcony with a square wood railing is located on the rear (east) façade. Gable ends are pedimented and have curved cornice returns that are supported by paired

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decorative brackets. The building is clad in wood lap siding with corner boards and features dentils in the entablature. (*Listed as "Good" in original nomination*)

Secondary Building: A contributing c. 1920 garage with a hipped roof and decorative metal cupola is located on the property. The building has a square footprint and features a bank of three two-over-one windows on the south façade. The building is clad in narrow horizontal wood siding with mitered corners and has an asphalt shingle roof. Two c. 1970 overhead doors are located on the east façade and a single c. 1970 overhead door is located on the west façade.

(*Not mentioned in original nomination*)

**110 North Willow                      Contributing                      1925**

This building is a one and one-half story gable-front Craftsman style bungalow with a rectangular footprint. An enclosed porch with a gabled roof is located on the north half of the main (east) façade. Exposed rafter tails are visible on the north and south facades, and beams are visible at the gable ends. The exterior walls of the building are clad in narrow horizontal wood siding with mitered corners, and the roof is covered with asphalt shingles. Four-over-one ribbon windows are located on each façade, and many of the windows are adorned with non-historic faux shutters. The front porch was enclosed c. 1970. According to the tax record, the house was remodeled and a bath was added in 1971. (*Listed as "Blending" in original nomination*)

Secondary Building: A large contributing c. 1920 gable-front garage is located on the property. The building is clad in horizontal wood siding with corner boards and has an asphalt shingle roof with exposed eave brackets. It has a c. 1965 overhead door on the south façade to the left (west) of center. Two original window openings with original wood trim are present on the rear (north) façade. (*Not mentioned in original nomination*)

**111 North Willow                      Contributing                      1912**

This building is a one and one-half story gable-front house. The front (west) façade features paired one-over-one windows above a full-length front porch that is supported by square wood columns with an enclosed rail. The entablature of the porch has dentils under a hipped roof. The main entry is an early glazed wood door. Paired one-over-one windows with a single leaded glass transom are located to the right (south) of the front door. A gabled dormer is located on the south façade. The gable ends have Greek cornice returns, and a rectangular bay window is located on the south façade. The exterior walls of the building are clad in wood lap siding with corner boards, and the roof is covered with asphalt shingles. (*Listed as "Blending" in original nomination*)

Secondary Building: A non-contributing c. 1922 single bay, gable-front garage with exposed brackets is located on the property. The building is clad in wood lap siding with corner boards and has an asphalt shingle roof. A square window on the east façade has been boarded, and a c. 2004 overhead door is located on the south façade. A single pedestrian door and square four-light window are located on the west façade. The building was moved to the property after 1939. (*Not mentioned in original nomination*)

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**114 North Willow                      Contributing                      1917**

This building is a small single story Colonial Revival style bungalow. The front (east) porch was enclosed after 1939 and has engaged pilasters and faux shutters. An older door with sidelights, which may be original, is visible inside the enclosed porch. A rectangular oriel window on the south façade has six-over-one windows, and twelve-over-one windows are visible on the main (east) and south facades. The exterior walls of the house are clad in horizontal wood siding, and the roof is covered with asphalt shingles. (*Listed as “Blending” in original nomination*)

Secondary Building: A contributing c. 1923 single bay garage with a hipped roof is located on the property. It is clad in narrow wood lap siding and has an asphalt shingle roof. An eight light window is located on the west façade of the garage, and a c. 2000 overhead door is located on the south façade. (*Not mentioned in original nomination*)

**117 North Willow                      Contributing                      1919**

This building is a one and one-half story Queen Anne style cross-gable house with Free Classic decorative detailing. A hipped roof porch, supported by Doric columns, with a square rail, spans the width of the main (west) façade. Large Greek cornice returns are found at the gable ends. Small decorative wood scrolls adorn the base of a cantilevered rectangular bay on the north façade. Most windows are one-over-one, while the windows on the projecting bay and on the west façade gable end have a decorative diamond pattern on the top sash. The building is clad in horizontal wood siding with corner boards, and a wider band of horizontal wood trim separates the first floor from the upper level of the house. (*Listed as “Contributing” in original nomination*)

Secondary Building: A contributing c. 1922 single bay, gable-front garage with exposed brackets and rafter tails is located on the property. Wood swinging double doors are located on the south façade. An eight-light window is located on the east façade. The building is clad in wood lap siding with corner boards and has an asphalt shingle roof. (*Not mentioned in original nomination*)

**118 North Willow                      Contributing                      1922**

This building is a one and one-half story gable-front house with a steep roof pitch. The front (east) facing gable has Greek cornice returns and features a pair of one-over-one windows with a small flared wood awning beneath wood shingles. A full-length enclosed front porch has one-over-one windows and a flat roof. It is supported by large square wood posts over concrete block piers simulating stone. A leaded glass transom is visible above the main entry inside the enclosed porch. Shed roof dormers are located on the north and south facades. A small rectangular oriel window is located toward the rear of the south façade. The building is clad in horizontal wood lap siding with corner boards, and rectangular wood shingles define the peak of the front-facing gable. Tax records indicate the interior of the building was remodeled/repaired in 1945. (*Listed as “Good” in original nomination*)

Secondary Building: A contributing c. 1919 single bay, gable-front garage is located on the property. The building is clad in wood siding, with an asphalt shingle roof, exposed brackets, and a c. 2004 overhead door. A c. 1995 open carport with a shed roof and a wood fence is also located on the property; it is a minor element that is not included in the resource count. *(Not mentioned in original nomination)*

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**123 North Willow                      Contributing                      1910**

This building is a two and one-half story wood frame foursquare house with hipped roof. The front façade faces west. The house was substantially expanded on the first floor during the historic period. A large porch and one story wing were added to the southwest corner c. 1920, and a second wing with a flat roof was added to the north c. 1925. The porch has square, paired wood columns over a closed brick rail. Hipped roof dormers with one-over-one windows and wood shingle siding are located on the north and west façades. Remaining windows throughout the building are six-over-one. The main entry has a leaded glass transom and one-over-one sidelights. The building is clad in wood siding with a brick veneer water table. *(Listed as “Contributing” in original nomination)*

**124 North Willow                      Non-contributing                      1955**

This building is a one-story Ranch style house with a hipped roof. The building is L-shaped, with a recessed entrance on the main (east) façade. A large rectilinear brick chimney and built-in planter are to the immediate right (north) of the front door, and a large obscured glass sidelight is present to the left (south) of the front door. Fixed plate-glass windows meet at the northeast corner. Windows are one-over-one and paired hopper windows. The building is clad in a combination of vertical and horizontal masonite siding. *(Listed as “Blending” in original nomination)*

**202 North Willow                      Non-contributing                      1917**

This building is a one and one-half story Craftsman style bungalow. The main (east) façade has an enclosed front porch that is clad in board-and-batten siding, while the remainder of the house is clad in wood lap siding. Shingles are located in the gable ends and along the north and south facades, under exposed rafter tails and brackets. Shed dormers are located on both the north and south facades. Most windows are five-over-one ribbon windows, though some windows have been replaced within the original openings with one-over-one. A Chicago style picture window and paired casement windows are present on the south façade. According to the tax record, the interior was heavily remodeled in 1968, which may have included the enclosure of the front porch. *(Listed as “Distracting” in original nomination)*

Secondary Building: A non-contributing 1967 side-gable two bay garage is located on the property. The building is clad in masonite with an asphalt shingle roof and concrete foundation. *(Not mentioned in original nomination)*

**205 North Willow                      Contributing                      1900**

This building is a one and one-half story gable-front house with subtle Queen Anne style and Free Classic decorative detailing. The porch on the main (west) façade is located at the northwest corner of the building and

is supported by Doric columns. A polygonal bay window is located on the south façade. Gabled wall dormers are centered on the north and south elevations. Gable ends and dormers have Greek cornice returns. The building has a central chimney and is clad in wood lap siding with corner boards. A small entry porch with turned wood posts is located on the rear (east) elevation.

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The southwest portion of the front (west) porch was enclosed c. 1948 with both Chicago-style and one-over-one windows. A small c. 1972 addition is located on the north façade. (*Listed as “Blending” in original nomination*)

**206 North Willow                      Contributing                      1898**

This building is a one and one-half story Folk Victorian gable-front house. The main (east) façade is unadorned, with a small porch supported by turned wood columns. The rail is of simple wood, with no spindles. The roof has a medium pitch and a central chimney. Windows are one-over-one with pedimented hoods. The exterior walls are clad in wood lap siding with corner boards, and the roof is covered with asphalt shingles. A one-story shed wing was constructed at the rear (west) of the building prior to 1923; it has a small stained glass window with yellow rectangles and blue squares on the south elevation. (*Listed as “Blending” in original nomination*)

**209 North Willow                      Contributing                      1912**

This building is a one and one-half story Colonial Revival style side gable house. An integrated porch supported by Doric wood columns with brick pedestals spans the width of the front (west) façade beneath a massive, centered, gable-front dormer. A cottage window flanked by one-over-one double hung wood sash is located to the left (north) of a glazed wood panel door, which may be original. Windows are one-over-one. Gable ends have Greek cornice returns and ocular window openings that are filled with plywood. An ocular window opening with four keystones has also been boarded over in the center of the dormer on the west façade. A small porch with turned wood posts is located on the north façade at the east corner. The exterior walls of the building are clad in narrow horizontal wood lap siding with corner boards, and the roof is covered with asphalt shingles. A small area of the front porch at the northwest corner was enclosed with a polygonal bay window c. 1970. Windows and vertical board siding on the gable-front dormer date from c. 1970. A bank of five mailboxes is located on the front of the building. (*Listed as “Good” in original nomination*)

**210-212 North Willow                      Contributing                      1925**

This building is a two-story gable-and-wing house that loosely draws features from the Free Classic decorative detailing subtype of the Queen Anne style. The main (east) façade has a central porch and is supported by Doric columns. Directly above the front porch is a gable-front projecting bay. An additional porch, supported by Doric columns, is located at the southeast corner, also with a gable-front projecting bay. A gable-front dormer with projecting first story enclosed porch is located on the rear (west) façade. Windows are twenty-four-over-one and one-over-one. The building is clad in wood lap siding with corner pilasters. (*Listed as “Blending” in original nomination*)

**215 North Willow                      Contributing                      1920**

This building is a one and one-half story Craftsman style bungalow with a dual-pitched side-gabled roof. A large, shed dormer with a bank of three one-over-one windows and rectangular wood shingle siding is centered on the main (west) façade. The building has exposed brackets and rafter-tails. A recessed corner entry, supported by a large square wood post at the northwest corner, is also located on the west façade. A small rectangular bay window with a shed roof is located in the center of the south façade, and a small oriel window is

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located in the center of the north façade. The exterior walls of the house are clad in horizontal wood lap siding with mitered corners on the first floor and rectangular wood shingles in the upper level. The roof is covered with asphalt shingles and the foundation of the house is constructed of cast concrete block. A small screened porch with a shed roof was added to the rear (east) elevation at an unknown date. According to the tax record, a fire occurred in 1992. The enclosed front porch may be original or may have been repaired after the fire, as there is no evidence of siding variation between the porch and the main house. (*Listed as "Blending" in original nomination*)

Secondary Building: A non-contributing c. 1948 gable-front single bay garage is located on the property. A c. 1962 paneled overhead garage door is located on the west façade, and a vertical panel hinged pedestrian door is located on the south façade, along with paired multi-light windows. A single multi-light window is located on the east façade. This building may have been partially constructed from salvaged materials. (*Not mentioned in original nomination*)

### **216 North Willow                      Contributing                      1907**

This building is a two and one-half story Folk Victorian style house with a hipped roof and prominent gable-roof projection to the front (east). A large decorative two-story porch spans the width of the front facade. The lower portion of the porch has a flared closed rail covered with fishscale shingles. Additional details of the porch include paired square wood columns with cabling at the edges and lace-like brackets. A bank of three small, one-over-one windows with decorative lintels are located in the gable end. The main entry on the first floor is to the left (south) of center and has sidelights. Two one-over-one windows flank a central door on the second floor and are bordered by decorative elongated consoles. A two-story bay with first floor cutaway polygonal bay window is located in the center of the north façade, while a small two-story rectilinear bay is located on the south façade. A small hipped roof dormer and screened porch are located to the rear (west). The building is clad in wood lap siding and has pilasters at the corners. (*Listed as "Contributing" in original nomination*)

### **217 North Willow                      Contributing                      1917**

This building is a one and one-half story Craftsman style gable-front house. An enclosed gable-front porch with large square wood columns and a closed rail is located on the front (west) façade. Centrally placed, paired eight-over-one wood windows define the front-facing gable end, and shed wall dormers with eight-over-one windows are located on the north and south facades. A small rectangular bay window is located beneath the central dormer on the south façade. Wood shingles are found on the dormers and in the gable ends, while the remainder of the building is clad in wood lap siding with mitered corners. Exposed rafter tails define the edge of the roof, which is covered with asphalt shingles. (*Listed as "Blending" in original nomination*)

Secondary Building: A contributing c. 1923 single bay gable-front garage with exposed rafter tails is located on the property. A c. 1990 overhead door is located on the south façade. The west façade features a central wood paneled door flanked by small square window openings, and a single small square window opening is located on

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the east facade. The building is clad in wood shiplap siding with corner boards and has an asphalt shingle roof. *(Not mentioned in original nomination)*

## **224 North Willow                      Contributing                      1907**

This building is a one and one-half story simple house with mixed Queen Anne and Colonial Revival styles. It has a pyramidal form with lower cross gables on each façade. The front (east) façade is dominated by large gabled wall dormer and a porch. The dormer has large decorative brackets with a Bavarian motif. The porch spans almost the entire width of the house, with a shed roof supported by paired tapered wood columns, which sit atop a closed rail. On the south elevation, a cantilevered cross gable features decorative brackets at its base. Windows throughout the building are one-over-one. The cross-gable on the north elevation features a one-story cutaway bay and decorative brackets beneath the upper level of the projecting gable end. The main entry door on the east façade appears to be an original wood door with etched glass in the upper half. A leaded glass transom is featured in the cottage window to the right (north) of the door. The building is clad in wood lap siding with corner boards. The solid wood porch railing appears to have been replaced c. 1985. *(Listed as "Good" in original nomination)*

## **409 East Clark                      Non-contributing                      c.1925**

Two structures have been joined together. The structure to the east is a two-story gable-front house with a two-story porch on the main (north) facade. The first floor of the porch has multi-light fixed pane storefront windows, while the second floor windows are screened. A three-light window is located in the north gable end. The building is clad in wood siding and has a standing seam metal roof. *(Listed as "Blending" in original nomination)*

## **411 East Clark                      Non-contributing                      c.1936**

The structure to the west is a c.1936 one story side-gable house with a few Colonial Revival style elements. A central entry is located beneath a projecting pediment with Greek cornice returns and engaged wood columns on the main (north) façade. The gable ends of the building are pedimented, with decorative frieze and semi-circular windows. Windows throughout the building are paired one-over-one. The building is clad in wood siding and has an asphalt shingle roof. Many windows were replaced within the original openings c. 2000. *(Listed as "Blending" in original nomination)*

## **413 East Clark                      Non-contributing                      1918**

This building is a one and one-half story Craftsman style bungalow. An enclosed porch with a shed roof is located on the main (north) façade. Windows on the enclosed porch are c. 1970 one-over-one aluminum frame and are set between pillars that are encased in metal siding, which sit atop stucco-covered bases. A centered shed dormer with three-over-one windows is located on the north façade. Exposed brackets are visible in the gable ends and have been covered with metal siding. A single story flat roof addition is located to the rear (south). Windows throughout the building are one-over-one and appear to have been replaced c.1996, when metal siding was installed. The integrity of this building has been destroyed by window and siding modifications. *(Listed as "Blending" in original nomination)*



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### **415 East Clark                      Contributing                      1918**

This building is a one and one-half story Craftsman style bungalow. An enclosed porch with a shed roof is located on the main (north) façade. Windows on the enclosed porch are c. 1970 one-over-one aluminum frame, between square brick pillars. A centered gable-front dormer is located on the north façade and features exposed rafter-tails, three one-over-one windows, and rectangular wood shingles. Windows throughout the main house are one-over-one aluminum frame windows that were replaced within the original openings c.1976. Decorative exposed beams and rectangular wood shingle siding adorn both gable ends and the gable-front dormer. The exterior walls of the main house are clad in narrow horizontal wood lap siding on the first floor. The enclosed porch and the gable ends are clad in rectangular wood shingles. (*Listed as "Blending" in original nomination*)

### **421 East Clark                      Non-contributing                      1948**

This building is a one story Minimal Traditional style side-gable house with minimal roof overhang and unadorned style. The building has a centered entrance beneath a small cross gable. A shed roof porch is to the rear (south) at the southeast corner. Windows throughout the building are one-over-one. The exterior walls of the building are clad in wide horizontal wood siding with mitered corners, and the roof is covered with asphalt shingles. (*Listed as "Blending" in original nomination*)

### **509 East Clark                      Contributing                      1930**

This building is a one story gable-front house with subtle Craftsman style elements. The unadorned building has a central entry with a pedimented entry supported by brackets. A small three-light window is located in the gable end of the main (north) façade. Windows throughout the building are six-over-one and are in pairs and singles. Windows on the north façade have faux shutters. Exposed rafter-tails and gently scrolled fascia boards define the gable ends. The exterior walls of the building are clad in wood lap siding with mitered corners, and the roof is covered with asphalt shingles. This building closely mirrors its neighbor to the east, at 511 East Clark. (*Listed as "Blending" in original nomination*)

### **511 East Clark                      Contributing                      1930**

This building is a one story gable-front house with subtle Craftsman style elements. The unadorned building has a central entry with a pedimented entry supported by brackets. A small three-light window is located in the gable end of the main (north) façade. Windows throughout the building are six-over-one and one-over-one and are in pairs and singles. Exposed rafter-tails and gently scrolled fascia boards define the gable ends. The exterior walls of the building are clad in wood lap siding with mitered corners, and the roof is covered with asphalt shingles. This building closely mirrors its neighbor to the west, at 509 North Clark. (*Listed as "Blending" in original nomination*)

### **515 East Clark                      Contributing                      1917**

This building is a two-story foursquare house with no distinctive stylistic features. An enclosed porch with a hipped roof and one-over-one windows is located on the main (north) façade. A small hipped roof attic dormer with three windows is also located on the north façade. A leaded glass transom is located above the window at the northeast corner at the second floor. An oriel window with a hipped roof and a vertical, four-light window is located on the east façade. The walls are

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clad in horizontal wood siding, and corner pilasters with a subtle rectangular motif define the edges of the building. A small porch located on the rear (south) façade of the building was enclosed prior to 1931. (*Listed as "Good" in original nomination*)

Secondary Building: A small non-contributing c. 1920 gable-front garage with wood lap siding, exposed rafter tails, and asphalt shingle roof is located on the property. The building has a c. 1965 wood-paneled overhead door on the south elevation and a small shed-roof extension to the rear (north). A single small, square four-light is present on the west façade. This building was moved to the property after 1939. (*Not mentioned in original nomination*)

**605 East Clark                      Contributing                      c.1930**

This building is a one and one-half story Colonial Revival style side-gable house. The clipped gabled roof has a continuous shed dormer with three-over-one ribbon windows flanked by paired three-over-one windows on the main (north) façade. The main entry is centered on the north façade with a projecting pediment and wooden fan supported by brackets. Horizontal, six-light windows are located to each side of the main entry. Four block-like decorative brackets support a cantilevered bay window on the east façade. A single-story hipped roof addition projects to the west, with three-over-one windows. Windows on the addition are boarded on the north façade. The exterior walls of the house are clad in wide horizontal wood siding, and the roof is covered with asphalt shingles. (*Not mentioned in original nomination; this property falls within the legal description of the Vermillion Historic District provided on page 4 of the original nomination and was mistakenly omitted from the original district sketch map.*)

**406 East Cedar                      Non-contributing                      1917/c.1950**

This building is a one story side gable house with a large c. 1950 Ranch style gable-front addition on the main (south) façade. Windows on the projecting bay are Chicago-style picture windows. Windows throughout the remaining building are one-over-one. A garage with a hipped roof projects from the northeast corner, with a c.1950 overhead garage door. The building is clad in c. 1970 metal siding. (*Listed as "Blending" in original nomination*)

**411 East Cedar                      Non-contributing                      1965**

This building is a one story Ranch style house with a hipped roof and broad eave. The main entry is located on the north façade. A Chicago-style picture window with faux shutters is located to the right (west) of the main entry. An attached single-bay garage is located at the east end of the house and is integrated into the main envelope of the building. The exterior walls of the building are clad in masonite siding and the roof is covered in asphalt shingles. The building has superb integrity to 1965. (*Listed as "Blending" in original nomination*)

**412 East Cedar                      Non-contributing                      c.1950**

This building is a one story cubic house with a hipped roof and no distinctive stylistic features. The building is simple and unadorned. The main entry is recessed at the southeast corner and has a scrolled metal handrail. Windows throughout the building are one-over-one, with a bank of three windows on the front (south) facade.

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The walls of the building are clad in wood lap siding and the roof is covered in asphalt shingles. The foundation is constructed of concrete block and is elevated. (*Listed as "Blending" in original nomination*)

**415 East Cedar                      Non-contributing                      1953**

This building is a one story Ranch style side-gable house. This building is simple and unadorned. A Chicago-style picture window is centered on the main (north) façade, to the east of the main entry. Paired six-over-six windows are located to the east of the Chicago-style window. A single-bay garage is integrated into the main envelope of the building at the west end and has a c. 1980 overhead door. The exterior walls of the house are clad in horizontal wood siding with mitered corners, and the roof is covered with asphalt shingles. (*Listed as "Blending" in original nomination*)

**416 East Cedar                      Non-contributing                      1946**

This building is a one story rectangular house with a hipped roof. The building is simple and unadorned. The main entry is at the southeast corner. Windows throughout the building are one-over-one, and two sets of three one-over-one windows are located on the front (south) facade. An engaged porch at the southeast corner was enclosed in recent years, and the building was covered with horizontal metal siding c. 1998. The concrete foundation is elevated. (*Listed as "Blending" in original nomination*)

**508 East Cedar                      Non-contributing                      c.1890/c.1930**

This single-story gable-and-wing building is simple and unadorned, with minimal roof overhang and no stylistic elements. The original house is a c. 1890 side-gable structure with tall, narrow window openings and a steep roof pitch. A large gable-front addition was constructed c. 1930. A centrally placed c. 1980 picture window, flanked by tall narrow windows, defines the main (south) façade. The c.1890 wing of this building may have been relocated from another property and joined to the c.1930 structure. The exterior walls of the building are clad in wood siding and the roof is covered with asphalt shingles. This building was listed as a plumbing business in 1931 and 1939 maps. (*Listed as "Distracting" in original nomination*)

**410 East National                      Non-contributing                      1949**

This building is a one story side-gable duplex with a rectangular footprint, symmetrical form, and no distinctive stylistic features. This building is simple and unadorned, with two entrances on the main (south) façade. Each half of the duplex has mirrored six-over-one windows. The building is clad in c. 1980 metal siding and has an asphalt shingle roof. (*Listed as "Blending" in original nomination*)

**411 East National                      Non-contributing                      1900**

This building is one and one-half story Second Empire style cubic house. A hipped roof porch, supported by wood Doric columns, spans the width of the front (north) façade. Small gabled dormers with one-over-one windows are located on each façade. Windows throughout the building are one-over-one, and a picture window is located to the right (west) of the main entrance on the north façade. The windows were replaced c. 2000, when vinyl siding was installed over the exterior walls. Contemporary skirting material covers the foundation on

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the north and west facades. The property has lost integrity due to the loss of essential original materials. (*Listed as "Blending" in original nomination*)

Secondary Building: A large non-contributing four bay, side-gable garage with a central pedestrian entrance was built behind the house in 1966. The building is clad in board-and-batten siding and has an asphalt shingle roof. (*Not mentioned in original nomination*)

### **412 East National                      Non-contributing                      1910**

This building is a one and one-half story cross-gable house. Square wood columns support a broad hipped roof porch, which is rounded at the southeast corner. A large picture window with faux shutters is located to the east of the main entry on the main (south) façade. Paired one-over-one windows with faux shutters are located in the gable end of the north façade. The gable ends of the house are unadorned with flat entablatures and boxed eaves. A small bay window is located on the west façade. The east end of the wrap-around porch was enclosed c. 1995, when the building was covered in synthetic horizontal vinyl or metal siding. (*Listed as "Blending" in original nomination*)

Secondary Building: A non-contributing c. 1915 one and one-half story side-gable garage is located on the property. It has a haymow door in the west gable end and may have originally served as a barn. A small c. 1995 shed addition with an overhead door is located on the south façade of the structure, along with a pedestrian entrance. The building is clad in vinyl and has an asphalt shingle roof. (*Not mentioned in original nomination*)

### **314 East Main                      Non-contributing                      1971**

This building is a one-story Ranch style house with a hipped roof, broad eaves, and an attached projecting single bay garage at the west end. The house faces to the south. A recessed central entry with a large picture window is located on the main (south) façade. An addition with vertical siding and a shed roof was added to the rear (north) façade c.1980, and a 2008 carport is attached to the addition. The exterior walls of the house are clad in masonite siding, and the roof is covered with asphalt shingles. A door on the west façade lists the address as 314 ½, which may indicate a separate apartment at the rear of the building. The original windows were replaced with casement sash c.2000. (*Not mentioned in original nomination; this property falls within the legal description of the Vermillion Historic District provided on page 4 of the original nomination and was mistakenly omitted from the original district sketch map.*)

### **402 East Main                      Non-contributing                      c.1910**

This two-story house has a central hipped-roof form with projecting bays. It was formerly a Queen Anne style house and is characterized by major contemporary alterations. A few original features of the house are evident, including the remnants of a tower at the southeast corner, modillions in the entablature, and a decorative swag above a ribbon of three one-over-one windows in the peak of the gable end on the front (south) façade. A large c. 1980 one story brick addition with flat balcony envelops the original house, and a very large non-contributing two-story gable-front garage was added to the northwest corner of the property c. 1980. (*Listed as "Distracting" in original nomination*)

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### **408 East Main                      Contributing                      1900**

This building is a two-story Colonial Revival style house. The south (front) and west facades have a one-story wrap-around porch with dentils that is supported by wooden Doric columns, each atop a paneled wood base, and has a turned wood balustrade. The main entry on the south façade features a single broad transom above double wood doors with leaded glass in the upper half of each door. An ocular window with four keystones is located to the left (west) of center on the second floor of the south façade. Windows throughout the building are one-over-one. The hipped roof is defined by a narrow eave with modillions in the entablature and is covered with asphalt shingles. Hipped roof dormers with dentils are located on the south and west facades. A small, enclosed porch is located on the rear elevation at the northeast corner. The exterior walls of the house are clad in horizontal wood siding with corner boards, and the roof is covered with asphalt shingles. The foundation of the building is constructed of brick and cut stone. (*Listed as "Contributing" in original nomination*)

Secondary Building: A contributing c. 1915 hipped roof garage is located on the property. It has two garage bays and is clad in horizontal wood siding with mitered corners. The north façade features two six-over-six early wood windows. The roof is covered with asphalt shingles and has exposed rafters beneath a metal gutter. Two non-historic overhead garage doors are located on the east façade, and an early fixed wood ten-light window is centrally located on the west facade. (*Not mentioned in original nomination*)

### **412 East Main                      Contributing                      1875**

This building is a one and one-half story cross-gable house with Gothic Revival style elements. Six steeply pitched gables define the main house, two on the front (south) façade, two on the east elevation, one on the north elevation, and one on the west elevation. The main entry on the front façade features an early glazed wood door to the left (west) of a large picture window with transom. Second floor windows in the south façade feature one-over-one arched wood windows with keystones in the lintels. All gable ends have Greek cornice returns with decorative wood brackets. The exterior walls of the building are clad in wood lap siding with corner boards, and a wider band of horizontal wood trim adorns the upper level. Large porches were added to the building c. 1917, including a wrap-around porch that is supported by square wood columns along the south façade and is screened along the east façade. A large porch supported by square columns was also added to the rear (north) façade c. 1917. (*Listed as "Good" in original nomination*)

Secondary Building: A small contributing c. 1918 gable-front garage with wood siding, asphalt shingle roof, and exposed rafter tails is located on the property. Wood swinging double doors are located on the west façade. The north and east elevations each have a single one-over-one window. (*Not mentioned in original nomination*)

### **416 East Main                      Non-contributing                      c.1945**

This building is a one-story side gable house with no stylistic features. A large gable-front entry bay protrudes on the main (south) façade. Windows are eight-over-one and one-over-one and have faux shutters. A small attached single-bay garage protrudes from the east façade. An additional attached single-bay garage was added to the rear of the property c.1968. The exterior walls of the building are clad in c.1990 horizontal vinyl or metal siding. (*Listed as "Blending" in original nomination*)

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## **424 East Main                      Non-contributing                      1939**

This building is a single story Minimal Traditional style rectangular brick cottage with a hipped roof. A clipped gable-front bay with decorative geometric brick designs projects forward at the west end of the front (south) façade. A small enclosed entry is nestled into the juncture of the projecting bay and the main body of the house and is adorned with faux half timbering in a distinctive diamond and diagonal pattern. Windows throughout the building are eight-over-eight and six-over-six with brick lintels and sills and faux shutters. A small bay window is located to the right (east) of the entry on the south façade. An incorporated garage faces east with a single overhead door. Solar panels were added to the center of the south slope of the roof c.1995. (*Listed as "Blending" in original nomination*)

## **512 East Main                      Contributing                      1917**

This building is a two-story Colonial Revival style side-gambrel house with an enclosed full-width front porch and recessed entry on the main (south) façade. The main entry is located at the southwest corner and is defined by a triangular pediment and wood pilasters. The first floor porch is characterized by a ribbon of three eight-over-one windows to the right (east) of the entry. A continuous shed roof dormer dominates the upper level of the front façade and features a ribbon of three six-over-one windows flanked by narrow six-over-one windows. The side elevations have irregularly spaced six-over-one wood windows in singles, pairs, and ribbons of three. The exterior walls of the building are clad in horizontal wood siding with corner boards, and the roof is covered with asphalt shingles. An enclosed porch is located on the rear (north) façade of the building. (*Listed as "Blending" in original nomination*)

Secondary Building: A non-contributing c. 1942 two-bay garage with a gambrel roof, wood lap siding and asphalt shingle roof is located on the property. A square four-light window is located in the peak at the south façade. Overhead doors are c. 1995. (*Not mentioned in original nomination*)

## **520 East Main                      Non-contributing                      1906**

This two-story house has a central hipped-roof form with projecting bays and major contemporary modifications. A gable dormer on the main (south) façade has a Palladian window. Dentils are located below the eaves, and pilasters are located at the corners of the original building on the east facade. A corbelled brick chimney is centrally located. The front porch was enclosed c. 1960 and has a centered Chicago-style picture window and a narrow horizontal glass block window. A massive second story wing was added to the roof of the front porch c. 1970, and it is defined by vertical wood siding and one-over-one aluminum windows. (*Listed as "Blending" in original nomination*)

## **602 East Main                      Contributing                      1922**

This building is a two-story Prairie style rectangular house with hipped roof. A large porch supported by square wood columns wraps around the west and south (main) facades and has a closed wood rail. A wrap-around balcony with paneled wood railing is located above the porch at the second floor level. The wide eaves of the hipped roof and hipped roof dormers feature decorative beams. The main entry is a full-light wood door with sidelights and transom that is likely original. A leaded glass picture window is present to the right (east) of the

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main entry, and a three-part transom adorns three one-over-one wood windows to the left (west) of the front door on the south facade. Polygonal bay windows are located on the west and north façades, and a polygonal oriel window is present on the east façade. A small engaged porch is located on the second floor at the northeast corner. The exterior walls of the building are clad in narrow wood lap siding with corner boards on the first floor and mitered corners on the second floor. The roof is covered with asphalt shingles. *(Not mentioned in original nomination; this property falls within the legal description of the Vermillion Historic District provided on page 4 of the original nomination and was mistakenly omitted from the original district sketch map.)*

Secondary Building: A non-contributing c. 1970 two bay side-gable garage is located on the property. It is clad in masonite siding and has an asphalt shingle roof. *(Not mentioned in original nomination)*

**610 East Main                      Contributing                      1912**

This building is a one and one-half story Craftsman style bungalow with a full-length engaged quartzite porch beneath the side-gabled roof on the front (south) facade. The roof features a central shed dormer with four, square, six-light windows and exposed rafters. The porch is enclosed, with six-over-one windows, likely original, and a recessed entry at the southeast corner. The shed dormer on the front façade has square six-light windows. Exposed rafter-tails and brackets are visible at gable ends of east and west facades. A large quartzite exterior chimney, flanked by fixed leaded glass windows, is located on the west façade. There are two small one-story bays with exposed rafters located on the east side and a one-story polygonal bay window with exposed rafters on the west side of the house. The exterior walls of the main house are clad in narrow wood lap siding with mitered corners, while the gable ends feature rectangular wood shingles. The roof is covered with asphalt shingles. *(Not mentioned in original nomination; this property falls within the legal description of the Vermillion Historic District provided on page 4 of the original nomination and was mistakenly omitted from the original district sketch map.)*

Secondary Building: A contributing c. 1921 single bay, hipped roof garage is located on the property. The garage has exposed rafter-tails and is clad in wood shingles. Three one-over-one wood windows are located on both the north and south elevations, and a non-historic overhead garage door faces to the east. The building has an asphalt shingle roof. *(Not mentioned in original nomination)*

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

The Vermillion Historic District is locally significant under Criterion C. The district is eligible for the National Register of Historic Places because it embodies an important local expression of national trends in architectural forms, styles, and functions. The district is reflective of the years during which it was developed, and it conveys a historical sense of time and place through its architecture and setting. The district represents the architectural history of Vermillion, South Dakota, and accurately represents a full range of architectural styles, types, and construction materials found historically in the town. It contains many intact examples of residential resources and associated outbuildings that were built locally in the latter decades of the nineteenth century and the early decades of the twentieth century.

The original nomination included specified dates of “1875-1922” but included contributing resources that were constructed after 1922. The original nomination also used “contributing, good, blending, distracting, and very distracting” to classify resources. Properties were located within the legally defined boundaries for the district that were not shown on the district map. This update clarifies the period of significance, reclassifies all resources as either contributing or non-contributing, and corrects the map of the district.

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

The Vermillion Historic District is eligible for the National Register of Historic Places under Criterion C as a representation of the residential neighborhoods and architectural styles that were built during an active period in Vermillion’s historic development. The buildings accurately reflect local and regional trends in architectural form, style, and function, and the alterations in the district represent historically significant changes over time. The layout of the buildings, along with the landscaping and canopy of mature trees, portray early town planning in Vermillion.

**Developmental history/additional historic context information** (if appropriate)

The City of Vermillion is the county seat of Clay County, South Dakota, and is located in the southeast corner of the state. It covers approximately 3.8 square miles on a bluff above the Missouri River, with the Vermillion River running through town. Vermillion is currently the tenth largest city in South Dakota, with education, agriculture, and business as the primary industries. The heart of the community is the University of South Dakota, which provides liberal arts undergraduate degree programs and the state’s only law and medical schools.



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The Vermillion Historic District contains an intact group of historic houses and garages, large American Elm trees, and picturesque street lamps. The district is located directly south of the University of South Dakota campus and has been home to professors, students and administrators from the university for many years. The core historic buildings in the district date from 1900-1930.

The lush vegetation at the confluence of the Missouri and Vermillion Rivers has attracted human habitation for centuries. Prior to white settlement of the area, the Yankton, a band of the Nakota, inhabited the Vermillion area. French fur traders and trappers began to explore the area at the end of the eighteenth century. The land was officially opened for white settlement when the United States Government forced a treaty upon the Yankton tribe in 1858, and white settlers began arriving in earnest following the Homestead Act of 1862.<sup>1</sup> Vermillion thrived as a river community between 1870 and 1880, especially after the Dakota Southern Railway came through town in 1872.<sup>2</sup> The first permanent houses were built in the Vermillion Historic District in the 1870s.

The original town site of Vermillion was located below the town's current setting in an area called the "bottoms." A major flood in 1881 prompted many businesses, houses, and sections of houses to relocate to the top of the bluff, overlooking the former town site.<sup>3</sup> The majority of the houses in the Vermillion Historic District were constructed after this shift.

A steady wave of construction activity occurred in the district between 1890 and 1930, with the greatest building swell in the decade of the 1910s. Approximately sixteen percent of the houses were built prior to 1900, and 23 percent were built between 1900 and 1910. Nearly thirty percent were built in the 1910s, and thirteen percent were built in the 1920s. Construction activity in the district virtually evaporated after 1930. Like most of the United States, Vermillion experienced great economic prosperity at the turn of the century, followed by extreme economic hardship during the years of the Great Depression. In South Dakota, dust storms and unprecedented drought and a grasshopper scourge beginning in 1933 wreaked havoc on the surrounding crops and livestock, which impacted the entire statewide economy during the 1930s.

Throughout the latter twentieth century, Vermillion has retained a stable population and economy. The local financial system improved significantly during World War II, as Midwestern farmers and ranchers provided much of the nation's food supply and Vermillion became a transportation hub for circulating these goods. The

<sup>1</sup> Herbert S. Schell, *History of Clay County, South Dakota* (Vermillion, SD: Clay County Historical Society, Inc., 1976), 11-15.

<sup>2</sup> Thomas R. Thaden, *From the River Valleys to the Rising Bluff: A Pictorial History of Vermillion, South Dakota 1859-2009* (Virginia Beach, VA: The Donning Company Publishers, 2008), 12.

<sup>3</sup> Thaden, 12-13.

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success and expansion of the University of South Dakota in the Post WWII years, along with a mix of business and agricultural economies, have created a viable economy for the town. As many communities in South Dakota are struggling to retain residents, the population of Vermillion has increased. In July of 2008, the population was estimated at 10,495, up 7.5% from the 2000 U.S. Census.<sup>4</sup>

**Architectural expression:**

The resources contained within the district range in date from circa 1875 to 1930. Local adaptations of national architectural preferences are manifest with ranging interpretations in the district. Many of the houses built in the Vermillion Historic District during the historic period were modest, vernacular buildings, “the tried-and-true ‘blue jeans’ architecture” described by architects David Erpestad and David Wood in *Building South Dakota*.<sup>5</sup> These buildings shared traditional forms and styles with buildings that were popular nationwide at the time. Simple frame houses were frequently copied from pattern books or designed according to regional or ethnic traditions.

Approximately thirty percent of houses in the Vermillion Historic District are characterized by little or no ornamentation on popular basic forms. The second most common architectural expression is found in many houses that portray elements of the Queen Anne style. The Craftsman style is also well represented, along with the Colonial Revival style. A variety of other styles, including Folk Victorian, Second Empire, and Tudor Revival, are sprinkled throughout the district.

Primary building materials in the district include weatherboard wall cladding and asphalt shingle roof materials, with stone or concrete foundations (either poured or rusticated block). Most of the houses and garages in the district are balloon frame construction that was made possible by the arrival of affordable, bountiful lumber brought in by the railroads and riverboats of the time. Most of the contributing buildings retain their historic materials or exhibit replacement materials that are compatible with the historic qualities of the district. Buildings with contemporary siding materials still contribute to the integrity and significance of the district if their overall character is not diminished. Buildings that clearly exhibit alterations in fenestration size or configuration or that have additions that obscure important historic features do not meet the criteria to be considered contributing resources to the district.

The largest and most ornate houses are typically located on the corners. Smaller, more modest houses are found in the centers of the blocks. This pattern is evident at the corner properties of 222 North Yale and 104 North University, located adjacent to smaller and simpler houses in the inner portions of the blocks.

The street layout, landscaping, and infrastructure are historically significant in the district. An abundance of mature trees, shrubs, and cultivated perennials characterize the district and contribute to the overall setting of the neighborhood. Consistently spaced lots and property setbacks create a rhythm of harmony that distinguishes

<sup>4</sup> Advameg, Inc., *Vermillion, South Dakota*, website: <http://www.city-data.com/city/Vermillion-South-Dakota.html>

<sup>5</sup> David Erpestad and David Wood, *Building South Dakota* (Pierre, SD: South Dakota State Historical Society Press, 1997), 37.

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the overall feeling and association of the district. Historic lamp posts are found in the district along University and Willow Streets.

**Significant architectural styles:**

Significant architectural styles are described in order according to the prominence of the style within the district.

*Queen Anne:*

Nearly thirty percent of the houses in the district are Queen Anne style, which was the dominant style of domestic architecture in the western United States from 1880 to 1900. The style came about as a result of 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.<sup>6</sup> The Queen Anne style persisted with decreasing popularity through the first decade of the twentieth century.<sup>7</sup> 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.<sup>8</sup> The most commonly found shape subtype of Queen Anne style houses in the Vermillion Historic District is a central hipped roof form with lower cross gables. Several of these houses are found in the district, including 216-218 North Yale and 114 North University, which are typical examples of the Queen Anne style as expressed in South Dakota at the turn of the twentieth century. Free Classic is the most commonly found decorative detailing subtype of the Queen Anne style in the district and typically includes Doric columns, Palladian and lunette windows, and classical details in the entablature.<sup>9</sup>

*Craftsman:*

The Craftsman style is well represented in the district, with nearly twenty percent of the houses from the historic period depicting influence from bungalows and the Arts and Crafts Movement. Due to the promotion of the Craftsman style in pattern books and popular magazines, it became the leading style for smaller houses throughout the United States between 1905-1920.<sup>10</sup> 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.<sup>11</sup> 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.<sup>12</sup> Noteworthy examples include 25 North Willow and 610 East Main. Along with the broad eave with exposed brackets and rafter tails and other qualities noted above, these houses exhibit characteristic variation in wall surface materials.

<sup>6</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 268.

<sup>7</sup> Stephen Rogers and Lynda B. Schwan, *Architectural History in South Dakota* (Pierre, SD: South Dakota State Historic Preservation Office, 2000), 5.

<sup>8</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 263.

<sup>9</sup> Ibid, 264.

<sup>10</sup> Rogers and Schwan, 10.

<sup>11</sup> McAlester, 454.

<sup>12</sup> McAlester, 452-453.



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*Colonial Revival:*

The Colonial Revival style, fashionable nationwide for houses built during the first half of the twentieth century, is evident in approximately thirteen percent of the district's houses from the historic period. It was heavily

promoted in print media during the early decades of the twentieth century and became a popular respite from the vibrancy 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.<sup>13</sup> Noteworthy examples of this style in the Vermillion Historic District include the cross-gable house at 103 North Willow and the foursquare house at 114 North Yale. These houses feature the classical detailing characteristic of the Colonial Revival style as it was expressed in South Dakota at the turn of the twentieth century. Variations of the typical presentation include mixtures with other styles, such as the mixed Colonial Revival and Queen Anne style house at 224 North Willow.

*Folk Victorian:*

The Folk Victorian style was commonly used throughout the United States from 1870 through 1910, and four examples of this style are present in the Vermillion Historic District. Elaborate porches and other Victorian Era detailing on simple house forms characterize the style.<sup>14</sup> A pristine example of this style is evident in the house at 216 North Willow, which features a large decorative two-story porch that spans the width of the front facade. The lower portion of the porch has a flared closed rail covered with fishscale shingles, and paired square wood columns adorned with decorative cabling at the edges and lace-like brackets.

*Second Empire:*

One house in the district demonstrates a simple interpretation of the Second Empire style, which is characterized by a distinctive Mansard roof with dormer windows on a steep lower slope. While this style appeared nationally with highly ornate Italianate brackets and other details, the Second Empire houses in the Vermillion Historic District are modest interpretations of this style and are some of the oldest houses in the district.<sup>15</sup> The house at 116 North Yale was built in 1885, and the house at 19 North University was built in 1893.

<sup>13</sup> McAlester, 321 and 326.

<sup>14</sup> Rogers and Schwan, 7.

<sup>15</sup> McAlester, 241-242.

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**Significant architectural types:**

Approximately thirty percent of the houses in the district lack sufficient detail to be categorized into a particular architectural style, but instead represent local interpretations of building types that were popular during the late nineteenth and early twentieth centuries.

*Bungalow:*

Approximately fifteen percent of the houses in the Vermillion Historic District exhibit subtle influence of the Arts and Crafts movement in Bungalow forms, which were popular nationwide throughout the 1920s and 1930s.<sup>16</sup> Low-pitched roofs with broad overhanging eaves, dominant front porches, and exposed roof rafters and other construction details characterize these houses. Examples of this building type are evident in the small cottages at 509 and 511 East Clark.

*Gable-Front:*

Another common building form in the district is the gable-front house with little or no ornamentation, and approximately ten percent of the houses in the district follow this type. The gable front house was common throughout South Dakota from the 1870s through the 1920s.<sup>17</sup> One story full-width front porches are typical, either open or enclosed. This house is usually one and one-half to two stories in height, with dormers providing light and ventilation for the upper floor levels. Examples of this type can be found at 111 North Yale and 118 North Willow.

*Foursquare:*

Approximately five percent of the houses in the district follow the vernacular foursquare shape, with a cubic form topped by a low-pitched pyramidal roof. The foursquare was one of the “most popular house types during the first two decades of the twentieth century,” and it was commonly found throughout South Dakota during the historic period.<sup>18</sup> A fine example of the foursquare interpretation in the Vermillion Historic District is located at 515 East Clark.

**Secondary buildings:**

*Garages:*

The Vermillion Historic District has an intact concentration of twenty historic garage buildings that date from the 1910s and 1920s. These are small, unadorned wood frame buildings located to the rear of the primary houses. The roofs typically have asphalt shingles over a hipped or gabled roof form, and many of the garages feature exposed eave brackets and rafter ends and wood sash windows with divided lights. While many of the original garage doors have been replaced with contemporary overhead doors, the essential form and character of these buildings remain unimpeded. As a collection of resources, they unequivocally demonstrate the presence of the automobile in the lives of the early inhabitants of the district. Representative examples include the single bay, gable-front garages at 117 North Willow and 24 North Yale.

<sup>16</sup> Rogers and Schwan, 16.

<sup>17</sup> Erpestad and Wood, 38.

<sup>18</sup> Rogers and Schwan, 16.

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*Barns:*

The Vermillion Historic District also includes five urban barns that date from the historic period. Three of these buildings retain sufficient integrity to contribute to the significance of the district. Although they have been converted into garages, the buildings retain the essential character of urban barns and represent the presence of agricultural animals in the district during the historic period. The barn at 27 North Yale is characterized by its gambrel roof, while the barn at 14 North Willow has a gabled roof. Both barns feature wood siding and haymow doors in the upper level.

**Summary**

The Vermillion Historic District is significant to the city of Vermillion because it communicates the architecture of the residential landscape in the town from 1875 through 1930. The resources within the Vermillion Historic District embody local interpretations of popular national architectural styles, forms, and functions in the years immediately before and after the turn-of-the-twentieth century. Although some properties exhibit minor alterations and/or renovations, the defining characteristics remain intact and do not diminish the architectural significance of the district. Due to the high level of architectural integrity as well as the overall setting, including the street layout and landscaping, the district enhances and expands our understanding of historic residential architecture in Vermillion, South Dakota.

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### Verbal Boundary Description (describe the boundaries of the property)

The bold line on the accompanying map entitled "Vermillion Historic District" delineates the boundary of the district. It is bounded by East Clark Street to the north and East Main Street to the south. The western boundary follows the alley immediately west of North Yale Street, and the eastern boundary follows an alley immediately east of North Willow Street.

The district includes the entirety of Blocks 1, 6, and 7 of the Bigelows University Addition and the entirety of Blocks 63, 64, and 69 of the Bigelows Addition; the west half of Blocks 2, 5, and 8 of the Bigelows University Addition and the east half of Blocks 62, 65, and 68 of the Bigelows Addition are also included. The vertices of the district correspond to the UTM references included in this form.

Starting at a point at the northwest corner of Lot 8 of Block 68 of the Bigelows Addition (UTM Reference Point #1), the boundary follows the property ownership line at the curb and runs to the east, along the northern edge of Blocks 68 and 69 of Bigelows Addition and along the northern edge of Blocks 7 and 8 of Bigelows University Addition, until it turns south at the northeast corner of Lot 14 of Block 8 of Bigelows University Addition (UTM Reference Point #2). The district boundary then runs south along the western edge of the alley through the center of Blocks 8, 5, and 2 of the Bigelows University Addition until it turns to the west at the southeast corner of Lot 7 of Block 2 of Bigelows University Addition (UTM Reference Point #3). The boundary continues to the west along the southern edge of Blocks 2 and 1 of Bigelows University Addition and along the southern edge of Blocks 63 and 62 of Bigelows Addition until it reaches the southwest corner of Lot 3 of Block 62 of Bigelows Addition (UTM Reference Point #4), upon which it turns to the north and runs along the eastern edge of the alley through the center of Blocks 62, 65, and 68 of Bigelows Addition until it reaches the starting point at the northwest corner of Lot 8 of Block 68 of Bigelows Addition.

### Boundary Justification (explain why the boundaries were selected)

The boundaries of the Vermillion Historic District encompass a rectangular residential area between the University of South Dakota and East Main Street in Vermillion. It contains an intact concentration of historic residential properties that are representative of the architectural development in Vermillion during the historic period. Peripheral areas that do not directly contribute to the property's significance are not included.

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Property Owners:

ADDRESS	OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP
8 N Yale	Donald Forseth	8 N Yale	Vermillion	SD	57069
21 N Yale	Donald Foley	601 Bill Baggs Rd	Yankton	SD	57078
22 N Yale	Michael Smith	601 Lois Ln	Harrisburg	SD	57032
24 N Yale	Brent & Myra Froberg	5518 Lake Jackson	Waco	TX	76710
27 N Yale	Richard & Sarah Hammond	27 N Yale	Vermillion	SD	57069
100 N Yale	Chad Grunewaldt	100 N Yale	Vermillion	SD	57069
105 N Yale	(See 404-410 E National)	445 Deerfield Ctr	Ft Collins	CO	80524
110 N Yale	Dwight & Barbara Baisden	110 N Yale	Vermillion	SD	57069
111 N Yale	Bye Real Estate LLC	46624 315th St	Vermillion	SD	57069
113 N Yale	Emery & Susan Wasley Jr	113 N Yale	Vermillion	SD	57069
114 N Yale	Karen Johnson	114 N Yale	Vermillion	SD	57069
116 N Yale	Donald Pryce	116 N Yale	Vermillion	SD	57069
119 N Yale	Jennifer & David Moskowitz	119 N Yale	Vermillion	SD	57069
122 N Yale	Michelle Laughlin	122 N Yale	Vermillion	SD	57069
125 N Yale	Chisum Broers	125 N Yale	Vermillion	SD	57069

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ADDRESS	OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP
201 N Yale	Brian & Juliana Wagner	922 Ridgecrest	Vermillion	SD	57069
204 N Yale	Jack & Phyllis Noble	204 N Yale	Vermillion	SD	57069
209 N Yale	Jaime & Sarah Arobba	711 44 <sup>th</sup> St	Rapid City	SD	57702
216-218 N Yale	Marty & Teresa Gilbertson	2021 Old Bridge Rd	Vermillion	SD	57069
219 N Yale	Mary Holter	219 N Yale	Vermillion	SD	57069
222 N Yale	Marie Gray	222 N Yale	Vermillion	SD	57069
223-225 N Yale	Derry & Audrey Hochhalter	925 James	Vermillion	SD	57069
5 N University	Kirk Hogen	615 Colonial Ct	Vermillion	SD	57069
11 N University	Karen Mahood	11 N University	Vermillion	SD	57069
18 N University	Timothy & Sandra Shumaker	18 N University	Vermillion	SD	57069
19 N University	Marlene Jacobson	19 N University	Vermillion	SD	57069
25 N University	James & Susan Reeves	3166 Sycamore Dr	Simi Valley	CA	93065
26 N University	Marie Ouellette	26 N University	Vermillion	SD	57069
103 N University	Lynn & Susan Muller	103 N University	Vermillion	SD	57069
104 N University	Troy Boysen	PO Box 62	Viborg	SD	57070
113 N University	Clois Smith	113 N University	Vermillion	SD	57069
114 N University	Lee & Nancy McCahren	Box 297	Vermillion	SD	57069

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ADDRESS	OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP
119 N University	Susan & Keith Gray	119 N University	Vermillion	SD	57069
124 N University	Aaron Packard	124 N University	Vermillion	SD	57069
125 N University	Daniel Neufeld	125 N University	Vermillion	SD	57069
201 N University	Roger W Delaney	138 N 500 <sup>th</sup> W	Clearfield	UT	84015
204 N University	Marty & Teresa Gilbertson	2021 Old Bridge Rd	Vermillion	SD	57069
209 N University	Assad & Rachel Barari	24608 Tiffany Ln	Hermosa	SD	57744
210 N University	John & Carol Fremstad	210 N University	Vermillion	SD	57069
214 N University	Marilyn Barnett	3600 S Spencer Blvd	Sioux Falls	SD	57103
217 N University	Karen Muenster	509 Linden	Vermillion	SD	57069
222 N University	Donald & Marilyn Barnett	3600 S Spencer Blvd	Sioux Falls	SD	57103
225 N University	Karen Muenster	509 Linden	Vermillion	SD	57069
14 N Willow	Laura & John Dimock	14 N Willow	Vermillion	SD	57069
20 N Willow	Woodrow & Melinda Houser	47267 300 <sup>th</sup> St	Beresford	SD	57004
21 N Willow	Donald & Gemma Skillman	21 N Willow	Vermillion	SD	57069
24 N Willow	Don Foley	PO Box 863	Yankton	SD	57078
25 N Willow	Daniel & Debra Workman	25 N Willow	Vermillion	SD	57069
100 N Willow	Cynthia Kirkeby	100 N Willow	Vermillion	SD	57069

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ADDRESS	OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP
103 N Willow	Dean & Judith Clark	103 N Willow	Vermillion	SD	57069
110 N Willow	Randal & Jill Von Ehwegen	110 N Willow	Vermillion	SD	57069
111 N Willow	Charles Staben	111 N Willow	Vermillion	SD	57069
114 N Willow	Ruth Bylander	114 N Willow	Vermillion	SD	57069
117 N Willow	Floyd & Marlys Boschee	117 N Willow	Vermillion	SD	57069
118 N Willow	Gary & Tonya Madsen	221 N Harvard	Vermillion	SD	57069
123 N Willow	Sharyn Hagemann	519 W Country Club Dr	Egg Harbor City	NJ	08215
124 N Willow	John & Vicki Sleger	124 N Willow	Vermillion	SD	57069
202 N Willow	Timothy Dennison	202 N Willow	Vermillion	SD	57069
205 N Willow	Brian Molyneaux	205 N Willow	Vermillion	SD	57069
206 N Willow	Kirk Hogen	615 Colonial Ct	Vermillion	SD	57069
209 N Willow	Dawood & Barbara Ateshzar	1621 West Blvd	Rapid City	SD	57701
210-212 N Willow	Kirk Hogen	615 Colonial Ct	Vermillion	SD	57069
215 N Willow	William Wood	46296 313 <sup>th</sup> St	Vermillion	SD	57069
216 N Willow	Rikesh & Anish Patel	125 Muirfield Ct	Vermillion	SD	57069
217 N Willow	Andrew & Eleftheria Karantinos	4129 N Saint Elias St	Mesa	AZ	85215
224 N Willow	RGM Properties LLC	1719 E Main	Vermillion	SD	57069

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ADDRESS	OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP
409 E Clark	Board of Regents	414 E Clark	Vermillion	SD	57069
411 E Clark	Trudy Anthofer	514 Sharpe	Vermillion	SD	57069
413 E Clark	USDF LLC	1110 N Dakota	Vermillion	SD	57069
415 E Clark	Donald Barnett	2320 S 4 <sup>th</sup> Ave	Sioux Falls	SD	57105
421 E Clark	Donald Barnett	2320 S 4 <sup>th</sup> Ave	Sioux Falls	SD	57105
509 E Clark	Karen Muenster	509 Linden	Vermillion	SD	57069
511 E Clark	Trinity Lutheran Church c/o Dick Sunde	16 E Main	Vermillion	SD	57069
515 E Clark	Theodore & Carleen Muenster	2304 Harriet Lea	Sioux Falls	SD	57103
605 E Clark	State of South Dakota		Pierre	SD	57501
406 E Cedar	Larry & Marlene Schueth	406 E Cedar	Vermillion	SD	57069
411 E Cedar	Dwane Clodfelter	615 N Van Buren	Pierre	SD	57501
412 E Cedar	Marty & Teresa Gilbertson	2021 Old Bridge Rd	Vermillion	SD	57069
415 E Cedar	Dwane Clodfelter	615 N Van Buren	Pierre	SD	57501
416 E Cedar	Marty & Teresa Gilbertson	2021 Old Bridge Rd	Vermillion	SD	57069
404-410 E National (also 105 N Yale)	Terry & Tammy Hayson	445 Deerfield Ctr	Ft Collins	CO	80524
411 E National	Jarred Peterson	411 E National	Vermillion	SD	57069
412 E National	Jason & Melanie Mahowald	412 E National	Vermillion	SD	57069

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ADDRESS	OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP
314 E Main	Jared & Shari Hofer	2944 Anderson Ave	Honolulu	HI	96818
402 E Main	Kober Funeral Home Properties LLC	46004 Timber Rd	Vermillion	SD	57069
408 E Main	Claude & M Jean Garelik	408 E Main	Vermillion	SD	57069
412 E Main	Marion Sprecher	412 E Main	Vermillion	SD	57069
416 E Main	Joanne Tieman	416 E Main	Vermillion	SD	57069
424 E Main	Sylvester & Betty Clifford	424 E Main	Vermillion	SD	57069
512 E Main	Kelly & Tammi Granaas	512 E Main	Vermillion	SD	57069
520 E Main	Janet Erickson	1025 Kim Lane	Vermillion	SD	57069
602 E Main	Douglas & Susan Tuve	602 E Main	Vermillion	SD	57069
610 E Main	Lawrence & Sarahann Bradley	610 E Main	Vermillion	SD	57069