

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 of individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. In 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 for the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

Historic name Brookman House

Other names/site number S.E. & Anna Brookman House; Harold & Ruth Brookman House; Jon & Judy Flanagan House

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

2. Location

Street & number 404 Cottage Avenue

City or town Vermillion State SD County Clay

☐ Not for publication ☐ Vicinity

3. State/Federal Agency Certification

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

I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant as the following level(s) of significance:

 national statewide x local

Application National Register Criteria A B x C D

Signature of certifying official/Title

Date

State or Federal agency/bureau of Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

Brookman House
Name of Property

Clay County, South Dakota
County and State

4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
- ☐ determined eligible for the National Register
- ☐ determined not eligible for the National Register
- ☐ removed from the National Register
- ☐ other (explain) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
- ☐ public – Local
- ☐ public – State
- ☐ public – Federal

Category of Property
(Check only one box)

- ☒ building(s)
- ☐ district
- ☐ site
- ☐ structure
- ☐ object

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

Contributing	Noncontributing	
<u>2</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	site
<u>0</u>	<u>0</u>	structure
<u>0</u>	<u>0</u>	object
<u>2</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/Single Dwelling

Domestic/Secondary Structure

Current Functions

(Enter categories from instructions)

Domestic/Single Dwelling

Domestic/Secondary Structure

Brookman House
Name of Property

Clay County, South Dakota
County and State

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian/Queen Anne

Materials

(Enter categories from instructions)

foundation brick; concrete
walls wood

roof asphalt
other _____

Narrative Description

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

Summary Paragraph

The Brookman House is located at 404 Cottage Ave. in Vermillion, Clay County, South Dakota. Designed and built for the Brookman family by local architect/builder Eric G. Matson in 1894, this house exemplifies the Spindework subtype of Queen Anne architecture in Vermillion. The two-story wood-framed house sits on a brick and concrete foundation, is clad with a combination of horizontal wood siding and a variety of decorative wood shingles, and has an asphalt-clad roof. The porch, with its spindework, wraps around the east and south sides of the house. It retains a very high degree of historic integrity and is in very good condition.

A single-car garage is located behind the house at the west edge of the property. The exact date of its construction is unknown; it appears on the 1923 Sanborn fire insurance maps and has elements of Craftsman styling associated with the 1910s. An approximate date of c.1915 is included with the period of significance to include this early garage associated with the Brookman family's continued occupation of the property.

Narrative Description

LOCATION AND SETTING

The Brookman House is located on the northwest corner of the intersection of Cottage Avenue and Dartmouth Street. The house faces east. The yard surrounding the house is generally flat. It is situated slightly above the sidewalk and street level and is accessed by three concrete steps from the south and the east sidewalks. The house is located near the north property line, separated from the neighbors by a thick overgrowth of shrubbery and some wooden fencing. The garage is located at the northwest corner of the property, behind the house. There are a number of mature deciduous (including a large black walnut tree) and evergreen trees, shrubbery, and flower beds on all sides of the property. Brick walkways (non-historic) provide access from the driveway to the rear entrance of the house and around the southwest corner of the house.

The residential neighborhood, north of downtown, is generally flat with narrow streets lined with mature trees. The house is located four blocks north of Main Street and two blocks west of the University of South Dakota. Many of the homes in the area have been converted to student rentals, although a few, including the Brookman House, remain owner-occupied single-family dwellings.

Brookman House

Name of Property

Clay County, South Dakota

County and State

GENERAL CHARACTERISTICS

The house is a two-story wood-framed building. It sits on a brick and concrete foundation and has a front-facing gabled roof clad with asphalt shingles. The house is clad in part with horizontal wood siding and in part with decorative wood shingles, typical of siding applications on Queen Anne style houses. Two notable features are a porch that wraps around the front and south sides of the house and projecting bays on the north and south elevations; the south bay has a large Palladian style window with decorative trim molding. The windows in the house are predominately one-over-one double-hung wood sash (most with storm windows), although there is a multi-pane sash window in the small dormer on the south elevation, and examples of leaded stained-glass windows on the east, north, and west (now inside the enclosed porch) elevations. The front entry is located on the east elevation at the north end of the porch; the rear entry is on the west elevation of the house.

A wide single-car garage is located behind the house. It was built in the Craftsman style, and, according to past owner Jon Flanagan, replaced an old barn. The exact date of its construction is unknown, but the 1923 Sanborn fire insurance maps show its existence and the style would indicate a likely construction date in the 1910s. The driveway to the garage is located south of the garage, accessed from Dartmouth Street. A small, graveled parking area is located adjacent to the driveway on the east.

EXTERIOR DETAILS

The main volume of the house is rectangular. The ridge of the gabled roof runs east and west. The overhanging eaves are boxed and a wide frieze board runs beneath the eaves and raking edges. There are eave returns in the gable ends. There are decorative wood shingles, including diamond and fishscale patterns, in the gable ends; horizontal wood siding covers the walls below. There are cornerboards and a watertable. There are two Yankton brick chimneys that pierce the roof at the ridgeline, the larger one toward the front of the house and the smaller one near the back of the house. Both chimneys have wide metal flashing at the bottom; the east chimney has a metal cap above the opening, the west chimney has a metal coping on the top edge.

The wrap-around porch is one story and is accessed via concrete steps on the front (east) and side (south) elevations. These steps are flanked by rusticated Sioux quartzite stone half-walls topped with concrete. The front entry has a projecting gabled roof incorporated into the porch roof. The actual entry has been enclosed with a small vestibule (an early alteration), clad with droplap siding, that is recessed beneath the porch roof. In addition to the east-facing door, there are windows (with storm windows) in the south and north sides of the vestibule. Also on this front elevation, at the first floor level, is a large fixed pane window with a leaded stained-glass transom above it. At the second floor are a pair of windows and a single window, all of which are one-over-one double-hung wood sash with shallow, flared pents over them. A small window is located at the attic level. All of the windows have decorative trim molding.

The corner of the porch is curved as it wraps around the southeast corner of the house; the curve is reflected in both the roof form of the porch and the curvature of the railing. There are small brackets located beneath the porch's roof edge. The railing consists of square fluted balusters set between turned posts set on squared bases. A decorative frieze of small turned spindles is located along the top edge, also set between the posts. The decking is typical wood tongue-in-groove porch decking. Lattice covers the area beneath the porch.

A two-story rectangular bay projects from the south elevation beneath a gabled roof with eave returns. The upper portion of this bay reads as a wall dormer and includes a pair of one-over-one double-hung wood sash windows that extend above the slope of the roof and have decorative trim molding and a flared pent. The wall surface above and around the upper portions of the windows is clad with decorative wood shingles; horizontal wood siding surrounds the remaining portion of these windows. The lower portion of this bay includes a Palladian style window in a bay that project slightly from the main volume of the larger bay. This slight projection is topped with a pent roof. The Palladian window has decorative molding surrounding it, which

Brookman House

Name of Property

Clay County, South Dakota

County and State

includes a bulls-eye block keystone feature at the top of the arch. Decorative wood shingles surround the arched portion of the window, while horizontal wood siding clads the rest of the bay. On the first floor is a narrow door in the east wall of the bay that provides access from the west end of the porch to the side parlor of the house. There are decorative scrolled brackets beneath the overhang at the bottom of the bay projection.

Directly east of the projecting bay, located under the porch at the first-floor level, is a pair of one-over-one double-hung wood sash windows. Directly west of the projecting bay is a one-story screened porch. The slope of the main gabled roof extends over this porch, which is supported by three slender columns. A low knee-wall encloses the lower portion of the porch; screens set in wood frames sit on the knee wall between the columns and the wall of the house. Although a photo from c. 1901 looks as though this porch was not screened at that time, the screening of porches was common in Vermillion and it is likely this porch has been screened since the early part of the 20th century. At the second story of the house, a small gabled dormer is located above the screened porch. It has a double-hung eight-over-one wood window. The gable of the dormer is clad with lattice-cut board while the side walls are clad with horizontal wood siding.

The rear (west) elevation of the house is also clad with decorative wood shingles in the gable end and horizontal wood siding below. There are two one-over-one double-hung windows on the upper level and a small window with decorative trim at the attic level. An early one-story porch on the first level has been enclosed beneath a hipped roof and now includes the back entrance to the house and a large, fixed picture window that corresponds with the remodeled kitchen area (mid-1960s) at the northwest corner of the house. The porch enclosure is clad with horizontal lapped siding (with metal corners) and it sits on a concrete block foundation. Concrete steps with metal railings provide access to the entrance.

The north elevation, which is largely obscured by the overgrowth of trees and shrubbery, also has a projecting two-story rectangular bay. There are two pairs of one-over-one double-hung wood sash windows in the north side of the bay, one pair located on the first floor and the other on the second floor. There is also a narrow window located in the east side of the bay at the second-floor level. The gable end of the bay is clad with decorative wood shingles, while the remainder of the bay and the rest of the walls on the north side are clad with horizontal wood siding. A decorative rounded arch stained-glass window is located on this elevation, at the first-floor level, near the east end of the house (located in the front stair hall). A single one-over-one double-hung wood window is located west of this decorative window; it provides light to the front stairway of the house. A pair of one-over-one double-hung wood sash windows located toward the west end of the north elevation; these windows light the kitchen area of the house.

INTERIOR DETAILS

Walls, as well as ceilings, throughout the house are plaster and lathe. The original oak flooring, which has been refinished, is extant. The original decorative wood trim and molding is also extant and includes crown moldings, wide baseboards with trim caps, and wide fluted trim with bullseye corner blocks around windows and doors; all painted. On the first floor, the front parlor is open to the side parlor, which is open to the dining room; these openings are wide and have slightly rounded arches at the top of the opening.

The front entry vestibule opens into the front stair hall at the northeast corner of the house. An early wood door with large window and early metal doorbell separates the vestibule from the stair hall. A decorative rounded arch stained-glass window, paneled below, is located in the north wall of the stair hall. The open staircase, with its original light-stained wood, has scroll-topped newel posts carved with a leaf and rosette pattern, and a turned spindle railing. A one-over-one double-hung wood window is located at the landing of the staircase. The wooden stair treads are currently covered with carpeting.

The front parlor, located at the southeast corner of the house, is accessed from this entry hall through an opening with a pocket door with original hardware. The large window with the leaded stained-glass transom is located on the east wall of the room, while a pair of double-hung sash windows is located on the south wall of

Brookman House

Name of Property

Clay County, South Dakota

County and State

the room. Tucked into the angled wall in the northwest corner of the room is a small fireplace. The fireplace projects from the wall and has a wide mantel, decorative turned pilasters flanking the firebox, and carved ornamentation between the firebox and the mantel. The firebox itself is surrounded by large bricks and the hearth is glazed ceramic tile.

The side parlor, situated between the front parlor and the dining room, is located in the projecting bay of the south elevation and has the large Palladian window on the south wall. A narrow, wooden door with a window is located on the east wall of the projecting portion of the room, providing access to the west end of the porch. The doorway to the study (media room) is located on the north side of this room. This room has a pair of double-hung windows on the north side of the room. A small bathroom is located adjacent to this room, accessed through the doorway in the east wall. A small closet, also on the east side of the room, is located beneath the stairs in the front entry.

The dining room is located west of the side parlor. There is a china cabinet built into the north wall of the room; two glass doors provide access to four upper shelves, while recessed paneled doors enclose the lower shelves. The trim surrounding the cabinet includes wide fluted trim with bullseye blocks. There are also two cabinets along the west wall that project into the room; these cabinets may not be original but are an early addition. There are two windows in the room. The one on the west wall has leaded stained-glass in the upper sash (this window originally opened to the rear porch, which is now enclosed); the one-over-one double-hung window on the south wall is adjacent to the wooden, recessed paneled door leading to the screened porch.

The kitchen is accessed through a doorway on the north side of the dining room. This space has been remodeled twice, once in the 1960s when the rear porch was enclosed to create a utility room and expand the kitchen space, and again in the early 1990s, when it was updated and further modernized. A pair of original one-over-one double-hung windows are extant on the north side of the room, as are door access to the stairs to the basement and the rear set of stairs to the second floor (both located at the east end of the room). A large fixed pane window was installed in the west wall when the rear porch was enclosed. The doorway to the utility room and the rear entrance to the house is situated in the southwest corner of the kitchen.

The second floor of the house includes four bedrooms, a small office (northeast corner of the house), a small storage room (northwest corner of the house), and a bathroom. A central hallway connects the rooms. This floor is accessed by stairs from the front entry hall and from rear stairs off the kitchen. The balustrade of the front stairs continues at the top of the stairs to form a curved railing in the hallway. Also at the top of these stairs, the corner intersection of the stair wall and that of the first room to the west, is curved as a decorative element. The walls and ceilings are plaster and lathe; the original wood floors are extant under carpeting. Trim molding matches that of the first floor with window and door trim and wide baseboards. Doors are wooden with recessed panels and most have the original (or early) hardware. The bathroom has been modernized, but includes an early toilet, a clawfoot tub, hexagon ceramic tile, and wainscoting.

There is an attic above the second floor, accessed via a dropdown stair in the hallway. There is also an unfinished basement in the house.

THE GARAGE

The garage is a wide, single-car garage, with space to park one car and additional space for storage and a work bench. It was likely built in the 1910s and has elements associated with Craftsman style detailing. The gabled roof is clad with asphalt shingles and has rafter tails and open eaves. The exterior walls are clad with horizontal wood siding with cornerboards; there are wood shingles in the south gable end over the roll-up door. There are large knee brace brackets beneath the raking edge of the eave. There are small fixed windows, set horizontally, on both the east and west side. The roll-up door, replaced in 1992, is located on the south elevation; the opening is surrounded by wide vertical siding. A small storage area was added to the north end of the garage in 1992; it measures 16x6 feet.

Brookman House

Name of Property

Clay County, South Dakota

County and State

ALTERATIONS

The Brookman family owned the house until 1972, making few changes during the nearly eighty years of ownership. The most substantial alteration was the enclosure of the rear porch and the installation of a modern kitchen, which happened in the mid-1960s. The current owners purchased the house in the summer of 1973 and proceeded to repair any damage and wear-and-tear on the house. At that time, they repaired plaster on walls and ceilings, refinished the wood floors, added metal storm windows on the upper floor (original wood storm windows already existed on the first-floor windows), and had the house rewired and replumbed. Over the years, additional alterations have been minimal, again with the modernized kitchen and utility room being the largest change.

SUMMARY

The Brookman House is an excellent example of the Spindlework subtype of Queen Anne architecture with its decorative turned posts, frieze spindles, scrolled brackets, decorative shingles, its massing with projecting bays, and decorative trim work. The house retains a very high degree of historic integrity, especially in the areas of design, materials and craftsmanship, and it is in very good condition.

Brookman House
Name of Property

Clay County, South Dakota
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B Removed from its original location.
- ☐ C A birthplace or grave.
- ☐ D A cemetery.
- ☐ E A reconstructed building, object, or structure.
- ☐ F A commemorative property.
- ☐ G Less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1894
c.1915

Significant Dates

1894
c.1915

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

Eric G. Matson

Brookman House
Name of Property

Clay County, South Dakota
County and State

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

The Brookman House is eligible for National Register of Historic Places listing at a local level of significance under Criterion C as an excellent example of the Spindlework subtype of Queen Anne architecture in Vermillion, SD. The house was constructed for the Brookman family by local architect/builder Eric G. Matson in 1894.

The period of significance includes 1894, the year the house was constructed, and c.1915, the approximate year of the garage's construction, which is a Craftsman style structure that was in place by the time of a map in 1923.

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

A BRIEF HISTORY OF VERMILLION AND EARLY RESIDENTIAL DEVELOPMENT

Vermillion, the county seat of Clay County, is located in the southeastern corner of South Dakota. According to the 2020 census, the population was 11,695 making it the eleventh largest city in the state. It sits on a bluff overlooking the confluence of the Missouri and Vermillion Rivers.

Vermillion is located in an area inhabited by the Yankton Sioux prior to white settlement. On April 19, 1858, a treaty was signed, which relinquished all the land of the Yankton Sioux outside a reservation tract along the Missouri River.¹ This treaty opened the land to settlement, and Clay County was officially opened in July 1859. The town of Vermillion was founded on the banks of the Missouri River that year, making it one of the earliest towns to be established in the area that would become the state of South Dakota. At least 75 persons were said to have resided within the county by early 1860, and the post office was established in April of that year.² A census conducted in 1862 showed that 256 persons lived in the Vermillion area.³

The creation of Dakota Territory on March 2, 1862 gave stability to the new settlements. The Territorial Legislature authorized the University of (South) Dakota, the state's first institution of higher learning, in Vermillion in 1862, which served to bring prominence to the town. Articles of incorporation for Vermillion were filed that year, and the city was incorporated in 1873.⁴ The population of Vermillion was 714 in 1880.⁵

The original townsite was located below the bluff on the banks of the Missouri River. A major flood in 1881 wiped out most of the town. More than 130 buildings were destroyed, many others were damaged, and the river channel was changed.⁶ In April of that year, the residents held a meeting and approved relocating to the top of the bluff and the rebuilding of the town began.⁷

The new downtown was located along Main and Market Streets, anchored by three buildings that had been constructed there in 1880.⁸ The new Clay County Courthouse was built during the winter of 1881-1882. Work

¹ Herbert S. Schell. *Clay County: Chapters Out of the Past* (Vermillion, SD: The Vermillion Area Chamber of Commerce, 1985), 1-2.

² "Vermillion Founded," Heritage Notes, Clay County Historical Society, September 3, 2013.

³ Schell, 3.

⁴ City of Vermillion, "Our History." City of Vermillion. http://www.vermillion.us/about_history.aspx.

⁵ U.S. Census Bureau, "Census of Population and Housing."

⁶ Schell, 27-28.

⁷ Dan Christopherson. *The History of Vermillion, South Dakota Since the Great Flood of 1881* (Vermillion: City of Vermillion, 2007).

⁸ Lynda B. Schwan. "Downtown Vermillion Historic District." National Register of Historic Places Registration Form, 2002.

Brookman House

Name of Property

Clay County, South Dakota

County and State

on the first university building began in the spring of 1882, but when the first university classes convened that fall, they were held at the new courthouse as the university building was not yet complete.⁹

After the flood, several additions for residential development were platted, lots sold quickly, and neighborhoods began to develop. Although there were a few houses already located on the bluff, they were mostly scattered throughout the community and new construction filled in around them. Not unlike development patterns found elsewhere in the country, Vermillion's larger landholdings (sometimes associated with early homesteads and farms) were subdivided into smaller additions. Unlike the sequential development patterns often found around the country, Vermillion's residential development between the latter years of the nineteenth century and the mid-twentieth century happened in a number of neighborhoods simultaneously. The need for housing following the flood, as well as the subsequent growth in population, meant that the townspeople struck out in all directions. The neighborhood north of downtown and west of the university, the neighborhood south of the downtown, and the neighborhoods south of the university were all being developed at essentially the same time. From early maps showing every residence in the city, it is clear that the Vermillion of 1910 covered nearly all the ground of Vermillion in 1950, except that the homes were scattered and the neighborhoods not yet completely filled in.¹⁰

Building continued at a brisk pace as new residents settled in the community. By 1890, the population of Vermillion was 1,496, an increase of 109 percent in ten years. The population continued to grow over the next decade, reaching 2,188 by 1900. Growth between 1900 and 1940 was steady, increasing by nearly 50 percent during this period. Like many communities in the United States that experienced substantial population growth following World War II, Vermillion's population between 1940 and 1950 increased over 60 percent, from 3,324 in 1940 to 5,337 in 1950. The town continued to grow throughout the 1950s, but the next big boom in Vermillion's population occurred in the 1960s, when it grew from 6,102 in 1960 to 9,128 in 1970, an increase of nearly 50 percent.¹¹

THE BROOKMAN FAMILY

S.E. & Anna Brookman

St. Claire Edwin (S.E.) Brookman and his twin brother, Edgar D., were born in New York in 1855. They arrived in Vermillion in the mid-1880s. The twins were millers, and in the spring of 1890, they established the Vermillion Pearl Roller Flour Mill.¹²

The Brookmans, in association with Al Gillette, began operation of the mill in March 1890. Gillette soon left the firm to establish a sawmill; he was replaced by J.R. Barrett. In 1893, the name of the mill changed to the Vermillion Milling Company. Initially its brand name was "Gold Medal" but a few years later, the brand name of "Jewel" was adopted.¹³ In 1895, the Brookmans and their Vermillion Milling Company were granted a 20-year franchise to operate a steam powered light plant. At first, the power was supplied to customers only from sunset to midnight because the power was needed to operate the mill machinery during the day. In June 1915, when the franchise ended, the City took over ownership of the light plant.¹⁴ Although the Brookmans continued

⁹ Judge Arthur Rusch. "The Clay County Courthouse." Clay County Courthouse Centennial, 2012.

¹⁰ Everett W. Sterling. Vermillion Story: The People and Events in Vermillion's Founding in 1859 and Growth Through the First 100 Years (Vermillion Centennial, August 1959).

¹¹ Department of Commerce, Bureau of the Census. *Thirteenth Census of the United States Taken the Year 1910* (Washington, DC: Government Printing Office, 1913), 679.

¹² Clay County Historical Society & the W.H. Over Museum Joint Newsletter, Fall/Winter 2019/2020, p. 12.

¹³ Schell, 77.

¹⁴ "The History of Electricity in Vermillion, SD," Clay County Historical Society & the W.H. Over Museum Joint Newsletter, Summer 2018, p. 1.

Brookman House

Name of Property

Clay County, South Dakota

County and State

to operate the flour mill for a number of years (it was still listed in the Vermillion Business Directory in 1909¹⁵), they did not limit their business ventures to Vermillion. They established and operated a flour mill in the town of DeSmet, SD for a number of years and they were responsible for establishing a light plant for State College (now SDSU) in Brookings in 1897.

S.E. (who was also called Edwin) married Anna M. Collisi on August 25, 1885 in Topeka, Kansas. Anna was born June 17, 1858 in Three Rivers, Michigan. They were the parents of four sons: Harold Edwin (born 1886), Murray Edwin Edgar (born 1890), and twins Lowell Collisi and Lawrence J. (born 1891). Each of the sons was successful in his own right and contributed to community of Vermillion.

S.E. & Anna had the house at 404 Cottage Avenue built in 1894. They hired local architect/builder Eric G. Matson to design and build the house. Construction began in late April or early May and was nearing completion by mid-July of that year. According to an article in the *Vermillion Plain Talk*, Mr. Brookman had purchased the land in 1892 and had subdivided it into several lots that he sold for enough money to cover the \$1400.00 cost of the house.¹⁶

S.E. Brookman died in 1919. Anna continued to live in the house through 1925, at which time she relocated to California, and the house became the home to their oldest son, Harold, and his family. Anna died in 1948.

Harold E. Brookman

Harold Edwin Brookman was born in Vermillion on November 5, 1886. He was seven years old when his family moved to the new house on Cottage Avenue in the summer of 1894. After graduating from high school, he attended the University of South Dakota in Vermillion majoring in engineering. He graduated in 1910 after which he earned a master's degree in engineering from South Dakota State College (now SDSU) in Brookings. He became a licensed, professional engineer "qualifying in drainage, architecture, heating and ventilation, as well as mechanical engineering."¹⁷

Harold married Mabel Ruth Timmerman on October 2, 1914 in Ames, New York. Ruth was born July 9, 1891 in Sprout Brook, New York. When Harold registered for the draft in 1917, they were living in Trenton, New Jersey, where he was listed as the Assistant to the Superintendent of a Brass Shop.¹⁸ He also studied art at the Trenton Art School and during World War I, he supervised the manufacture of materials for the U.S. Navy.¹⁹ They were still living in Trenton during the 1920 Census and at that time, he was listed as the Superintendent of the Iron Works. By that time, they had two children: Bruce Terrance (born in 1915) and Janice Marie (born in 1919).²⁰

In 1921, Harold and Ruth and their children relocated to Vermillion where he became a faculty member of the USD School of Engineering. When the School of Engineering ended in 1933, Brookman developed the program in Applied Science and was a professor and chair of the program until his retirement in 1959. He also served as the university's chief engineer during his years at the university. He continued to serve the university as a Professor Emeritus until his death in 1967 (the Applied Science program also ended that year).²¹

¹⁵ 1909 Business Directory, Vermillion, Clay Co., SD, (Denver: Gazetteer Publishing Co., 1909).

¹⁶ *Vermillion Plain Talk*, July 7, 1894.

¹⁷ Evelyn Schlenker, "Harold Edwin Brookman: A Beloved Engineering Professor." USD Archives and Special Collections, 2022.

¹⁸ "Dr. Harold Edwin Brookman," on Family Search (<https://ancestors.familysearch.org/en/L6T3-924/murray-edwin-edgar-brookman-1890-1981>), accessed April 2023.

¹⁹ Schlenker, "Harold Edwin Brookman," 2022.

²⁰ "Family Search (<https://ancestors.familysearch.org/en/L6T3-924/murray-edwin-edgar-brookman-1890-1981>), accessed April 2023.

²¹ Schlenker, "Harold Edwin Brookman," 2022.

Brookman House

Name of Property

Clay County, South Dakota

County and State

As the chief engineer, Harold designed the first tunnel under the campus in 1928 for the purposes of carrying power and steam lines from the campus power plant to Old Main. As the campus expanded, so did his tunnel system, which is still in use today (although expanded as the campus grew). He oversaw the construction of a number of buildings on campus and helped renovate several others. He was well-respected on campus, and in a handwritten note from USD President I.D. Weeks to Brookman in 1956, Weeks stated: "Your genuine interest in all of the University and willingness to do anything to contribute to its welfare has been an inspiration to me. My life has been enriched by being associated with you and I know this is true for countless numbers of students and faculty."²² Friends and associates honored Harold by endowing a scholarship in his name. And in 1963, the Brookman Hall dormitory was constructed and named in his honor.²³

In 1929, Harold oversaw the construction of the first swimming pool in Prentis Park, a large city park east of downtown. In 1936, he designed the Prentis Park caretaker's house (now demolished). For a brief period during the late 1930s and early 1940s, he served as the City Engineer. He also served as an alderman for the City of Vermillion for six years and served on the board of the Vermillion Chamber of Commerce.²⁴

When Harold's mother decided to relocate to California at the end of 1925, he and his family moved into the Brookman House on Cottage Avenue. They continued to live in this home throughout the rest of their lives. Ruth was also very active in the community and highly regarded for her contributions. According to her obituary in the local newspaper, Ruth was a graduate of Emerson College in Boston. She served as the president of the Civic Council in Vermillion for eight years. She worked with the Clay County Historical Society, was a charter member of the Vermillion Development Company, and was on the Vermillion School Board for over thirteen years. For her leadership and civic engagement for over 50 years, Ruth received the Liberty Bell Award from the South Dakota Bar Association in 1966, and the distinguished Citizen's Award in 1971.²⁵

Harold died on October 7, 1967 at the age of 80, and Ruth died a few years later on July 6, 1971.

Murray, Lowell and Lawrence Brookman

Harold's brother, Murray Brookman, also studied engineering, first at USD and then at Harvard. After he completed his degree in 1909, he took a position in Indianapolis and later moved to Minneapolis.²⁶ Although he made his home elsewhere, newspaper accounts show that Murray visited friends and family in Vermillion often. He eventually settled in California.

Lowell Brookman, one of S.E. and Anna's twins, was an electrician and worked for many years for the Vermillion power plant as the supervising electrician. Lawrence, his twin, became a doctor and for some time worked beside his uncle, Anna's brother, who had a practice in Vermillion, before opening his own practice in town. Lawrence also served as the University's physician for a few years.

The End of the Brookman Occupancy

The Brookman family owned and occupied the house for nearly 80 years. S.E. and Anna had the house built in 1894 and were associated with it for 32 years. Their son, Harold, and wife Ruth, the last Brookmans to live in the house, owned and occupied the house for 46 years. Their children sold the house in 1972 to John and Mary Ann Lowe. The Lowes owned the house for just less than one year. They sold the house in the summer of 1973 to Jon and Judy Flanagin, who were associated with the house for 50 years. Judy died in August 2013

²² Schlenker, "Harold Edwin Brookman," 2022.

²³ Ibid. Brookman Hall was demolished in 2022.

²⁴ Ibid.

²⁵ L.J. Brookman, *Dakota Doctor*, unpublished book, University of South Dakota Archives and Special Collections, 1974.

²⁶ *Vermillion Plain Talk*, various issues from 1906 to 1909.

Brookman House

Name of Property

Clay County, South Dakota

County and State

and Jon died on February 22, 2023, while this nomination was being drafted. Their sons, Andrew and Craig wish to have this house listed in the National Register.

ERIC G. MATSON (Builder)

Eric G. Matson was born in Sweden in 1860. In the early 1880s, he worked for an engraving office in Chicago. He married Anna Burkland in 1886; they eventually had two daughters. References to Matson in the Vermillion newspapers began in the late 1880s, where he is alternately referred to as an architect and as a contractor/builder. He was involved in the construction of several buildings in the community and surrounding area until his death in 1928.²⁷

Some of the other projects in which he was involved include the G.J. Peterson residence (1889), the Episcopal Church (1889), a number of windmill towers in the county (1890), Professor Smith's House (1892), an addition to the McDonald residence (1892), the Clay County Bank (1896), the Dalesburg Lutheran Church (1897), the West Side (Austin) School (1897), the C.G. Lotze House (1899), the East Side (Jolley) School (1902), the Citizen's Bank Building (1902), the J.W. Grange House (1902), the G.W. Woodworth House (1903), the J.H. Bryan House (1903), the Robert McVicker House (1903), the Burbank School (1909), the Elk Point Electric Light Plant (1914), the Elmer Spensley House (1914), the R.C. Davis House (1926), the Lee House (1928), and a house for Professor Lyons (1928).²⁸ A number of these buildings have been demolished, including the West Side and East Side schools, which were replaced by the Austin and Jolley Schools.

Matson's work included a variety of architectural styles, including a few known houses with Queen Anne style elements. The Brookman House is perhaps one of the most refined examples of this style that he built in Vermillion. It has excellent integrity of design, workmanship and materials, and clearly shows the quality of Matson's craftsmanship.

THE BROOKMAN HOUSE AND QUEEN ANNE ARCHITECTURE

Queen Anne was the dominant style of architecture in the western U.S. from about 1880 to 1900, and persisted with declining popularity until about 1910. Characterized by irregularly shaped steeply pitched roofs, usually with a dominate front-facing gable; asymmetrical facades with porches (often full-width or wrap-around, usually one-story), the use of bays and wall projections, and the use of various wall materials of differing textures so as to avoid flat wall surfaces, Queen Anne houses are often two to two-and-a-half stories in height, but can be small one-story cottages. In architectural histories of the U.S., four subtypes have been defined. These are the Spindework, Free Classic, Half-Timbered, and Patterned Masonry subtypes.²⁹

About 50 percent of Queen Anne houses in the country fit into the Spindework subtype. This subtype is exemplified by turned porch posts, with balustrades and/or friezes with spindles suspended from the porch ceiling beneath the roof edge. Decoratively detailed brackets are found under the wall overhangs left by cutaway or projecting bays. The gable ends are clad with patterned shingles and decorative trim work. This spindework detailing is sometimes referred to as "gingerbread" ornamentation.³⁰

The Brookman House is an excellent example of the Spindework subtype of Queen Anne architecture. It is a two-story (plus attic) house with a front-facing gable, projecting bays, wrap-around one-story porch and screened porch. Decorative detailing characteristic of this style includes patterned shingles in the gable ends of the main volume of the house as well as the gables of the projecting bays; turned porch posts; a spindework

²⁷ Obituary, *Vermillion Plain Talk*, September 27, 1928.

²⁸ Jim Wilson, "Vermillion Architects and Contractors 1870 to Present," Clay County Historic Preservation Commission, 2013; *Vermillion Plain Talk*, various issues from 1926-1928; State Historic Preservation Office survey records for Clay County.

²⁹ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2022), 345-350.

³⁰ *Ibid.*, 346.

Brookman House

Name of Property

Clay County, South Dakota

County and State

frieze below the roof of the porch; and decorative brackets located beneath the wall overhang of the projecting bay and smaller brackets beneath the edge of the porch roof. The windows and doors are trimmed with decorative molding. And although not limited to this subtype of Queen Anne, the house also features leaded stained-glass windows, a Palladian style window, a fireplace with decorative surrounds, and a main staircase with decoratively carved newel posts and a turned spindle balustrade.

COMPARATIVE ANALYSIS

In Vermillion, there are a number of examples of Queen Anne architecture. Most are located within the current historic districts and include examples of large Queen Anne homes and small Queen Anne cottages. There are examples of both the Free Classic and the Spindlework subtypes. The houses in the districts that retain sufficient historic integrity of the style are listed as contributing to the districts; those that have been altered and no longer retain historic integrity are listed as non-contributing. Examples of the Spindlework subtype are included in the Forest Avenue, University, Bluff, and Jolley Historic Districts, all south of the University and east or south of downtown.

One example of a Queen Anne style house not located within a district or National Register-listed, but worth noting, is the house located directly west of the Brookman House, at 17 W. Dartmouth St. While not a small one-story Queen Anne cottage, the one-and-a-half story house is smaller than the Brookman House (only three bedrooms and one bathroom). It is, however, a good example of the Spindlework subtype, with an irregular massing, the use of a variety of decorative materials and trim work, porches and bays. Little is known about its history; real estate records say it was built in 1890, but no information was found about the designer/builder or the original owners.

Only two Queen Anne houses in Vermillion are individually listed in the National Register as of 2023. The first is the Gunderson House, located at 24 S. Harvard St. (individually listed in 2001; included within the Jolley Historic District in 2022). It was built in 1895 and is a restrained example of the Free Classic subtype of Queen Anne architecture. The second is the E.H. Willey House, located at 104 Court St. (individually listed in 1982; included within the Bluff Historic District in 2016), which was constructed in 1895 by another early builder named Andrew Pickett. It is an example of a vernacular version of a Queen Anne style house with some elements associated with the Spindlework subtype. It has been somewhat altered with the application of various additions through the years.

The Brookman House will be the finest example of the Spindlework subtype of Queen Anne architecture to be individually listed in Vermillion. It retains a very high degree of historic integrity and clearly exemplifies this subtype. Alterations have been minimal and have not obscured the features associated with this architectural style.

SUMMARY

The Brookman House is an excellent example of the Spindlework subtype of Queen Anne architecture in Vermillion with fine woodwork details and high integrity. It is eligible for National Register listing under Criterion C at a local level of significance. The garage built by the Brookmans is a contributing secondary building that represents early automobile garages and the family's occupation of the property. The period of significance for this property is 1894 and c.1915, the years in which the house and garage were constructed.

Brookman House
Name of Property

Clay County, South Dakota
County and State

9. Major Bibliographical References

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

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Brookman House
Name of Property

Clay County, South Dakota
County and State

Previous documentation on file (NPS):

- ☐ Preliminary determination of individual listing
☐ Previously listed in the National Register
☐ Previously determined eligible by the National Register
☐ Designated a National Historic Landmark
☐ Recorded by Historic American Building Survey # _____
☐ Recorded by Historic American Engineering Record # _____
☐ Recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
☐ Other state agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository _____

Historic Resources Survey Number (if assigned): CL00000245

10. Geographical Data

Acreage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude 42.783685
Longitude -96.932642

3. Latitude _____
Longitude _____

2. Latitude _____
Longitude _____

4. Latitude _____
Longitude _____

Or

UTM References

Datum (indicated on USGS map): ☐ NAD 1927 or ☒ NAD 1983

1. Zone _____ Easting _____ Northing _____

2. Zone _____ Easting _____ Northing _____

3. Zone _____ Easting _____ Northing _____

4. Zone _____ Easting _____ Northing _____

Verbal Boundary Description (Describe the boundaries of the property)

The nominated property includes all of Lot 9 Block 85 located in the Addition to Snyder's Addition in the City of Vermillion, Clay County, South Dakota.

Boundary Justification (Explain why the boundaries were selected)

The boundary includes the house, garage, and grounds historically associated with the Brookman House.

Brookman House
Name of Property

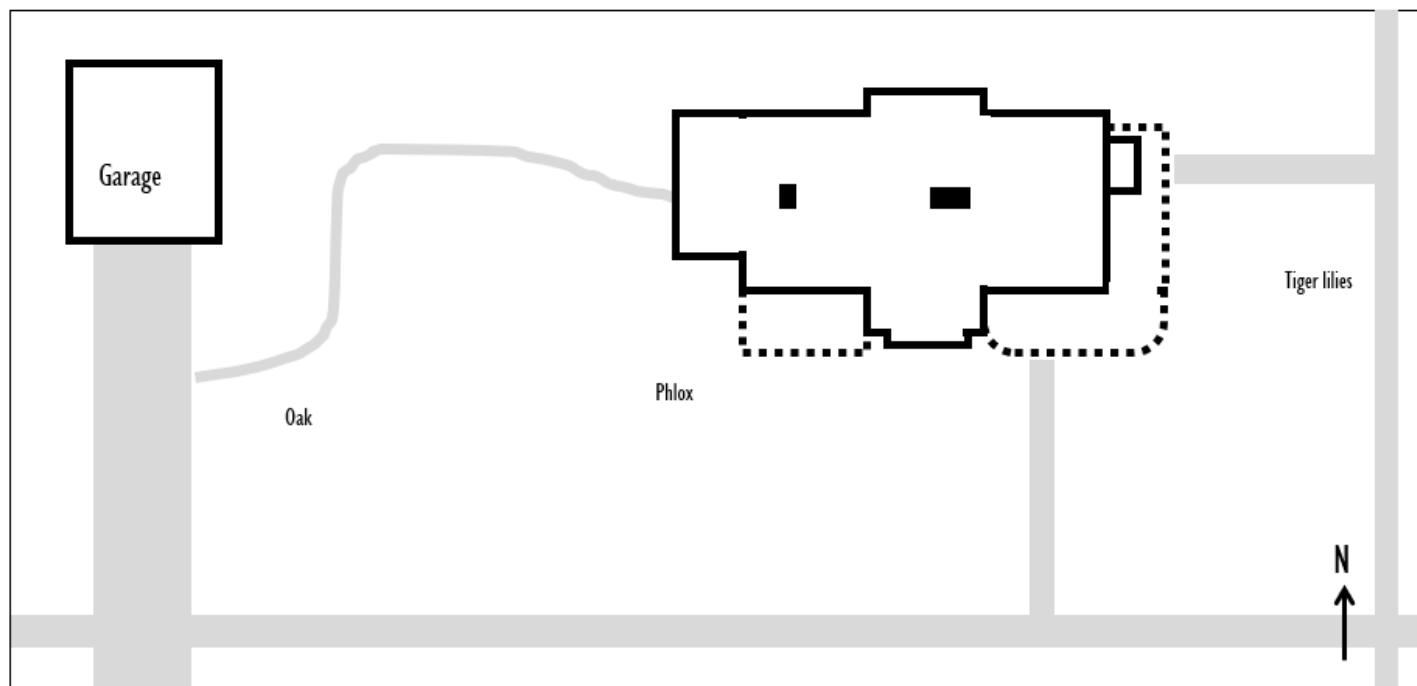
Clay County, South Dakota
County and State

11. Form Prepared By

Name/title Michelle L. Dennis
Organization M.L. Dennis Consulting
Street & number 513 Meade St.
City or town Rapid City State SD Zip code 57701
E-mail michdenn513@gmail.com Telephone 605-342-6825
Date April 2023

Additional Documentation (Submit the following items with the completed form)

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

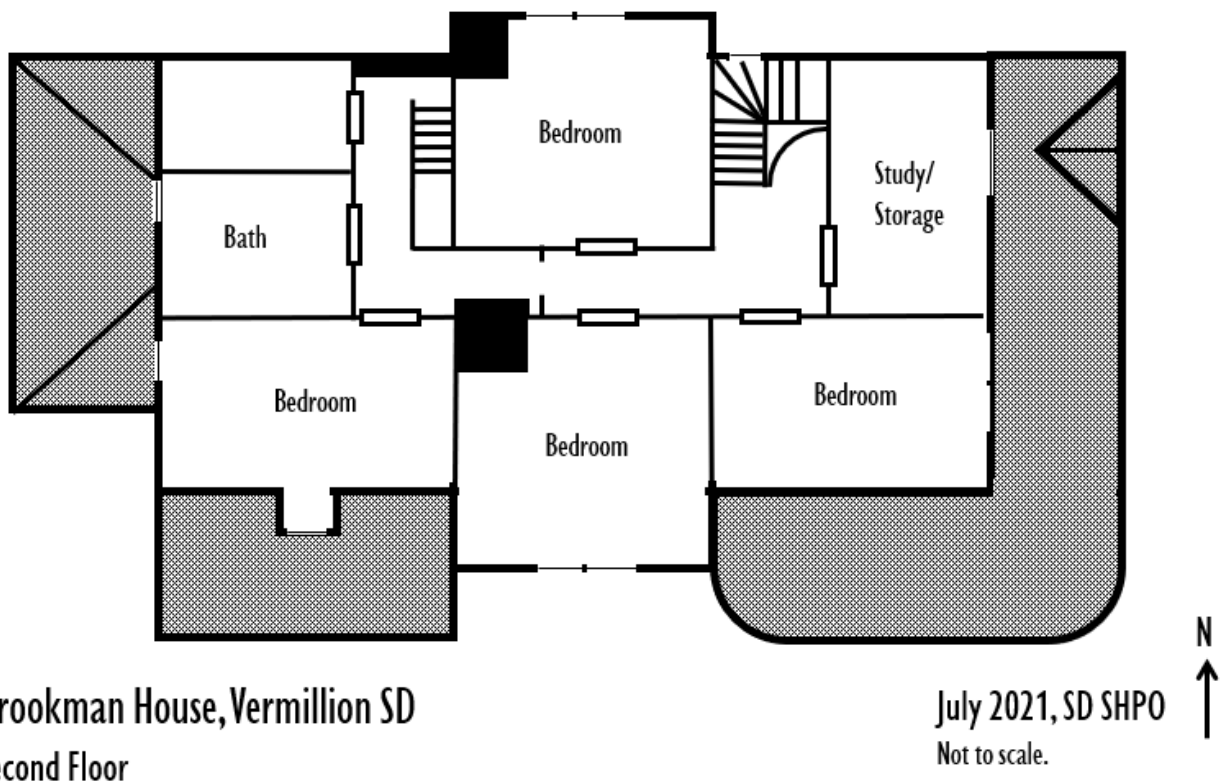
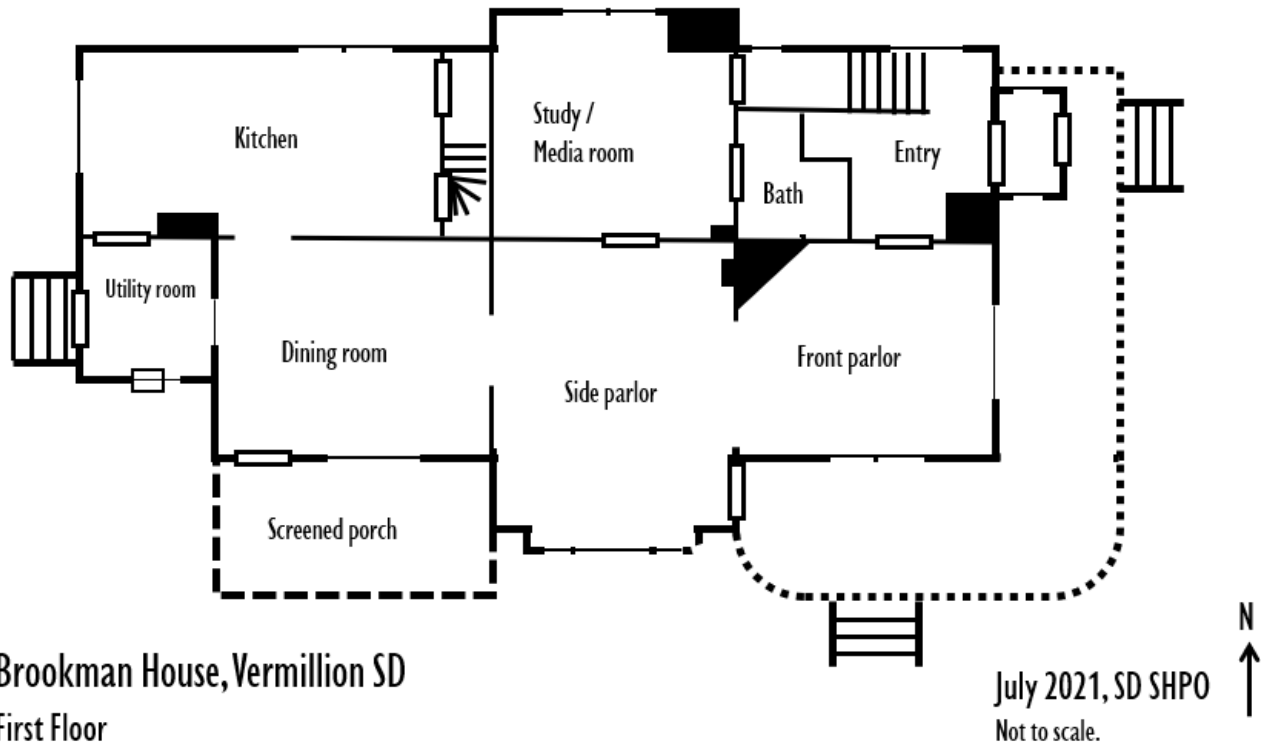


Brookman House, Vermillion SD
Site Plan

July 2021, SD SHPO
Not to scale.

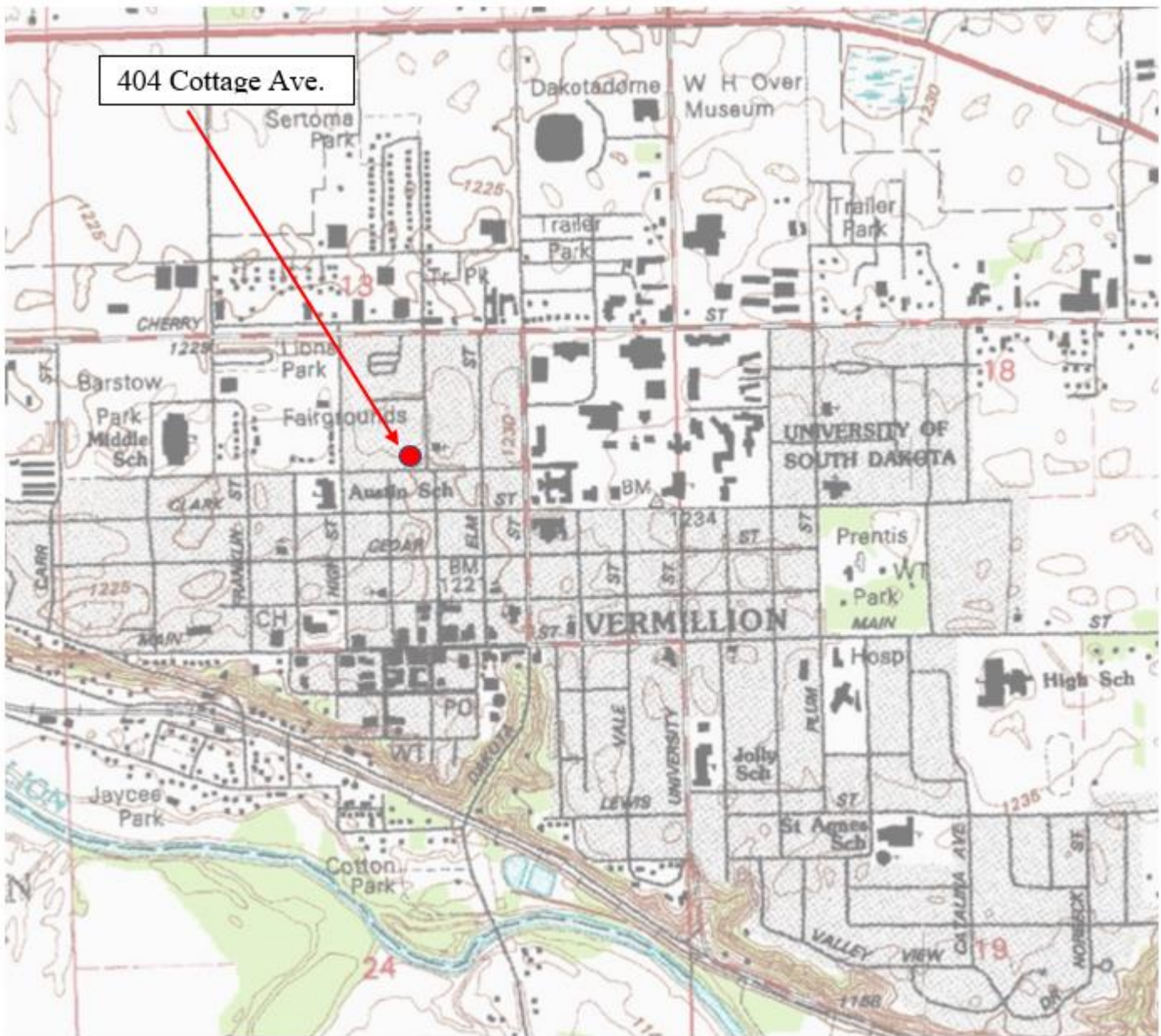
Brookman House
Name of Property

Clay County, South Dakota
County and State



Brookman House
Name of Property

Clay County, South Dakota
County and State



USGS MAP OF VERMILLION, 404 Cottage Ave. is marked with RED dot and arrow.

Brookman House
Name of Property

Clay County, South Dakota
County and State



Aerial view of 404 Cottage Ave., outlined in blue box.

Photographs

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

Photo Log

The following applies to all photos:

Name of Property: Brookman House

City or Vicinity: Vermillion

County: Clay State: SD

Photographer: Michelle Dennis

Date Photographed: September 2022 and April 2023

Brookman House

Name of Property

Clay County, South Dakota

County and State

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

SD_ClayCounty_BrookmanHouse_0001

The Brookman House, view of front (east) and south elevations (view from the southeast toward the northwest)

SD_ClayCounty_BrookmanHouse_0002

Front elevation (view from east looking west toward house)

SD_ClayCounty_BrookmanHouse_0003

South elevation of house (from south looking north toward house)

SD_ClayCounty_BrookmanHouse_0004

West elevation of house (from west looking east to house)

SD_ClayCounty_BrookmanHouse_0005

North elevation of house (from northeast looking southwest)

SD_ClayCounty_BrookmanHouse_0006

View of projecting bay on south elevation (view from south facing north)

SD_ClayCounty_BrookmanHouse_0007

Decorative brackets beneath bay overhang (looking from south towards north)

SD_ClayCounty_BrookmanHouse_0008

Wrap-around porch with spindlework frieze, small brackets beneath roof edge, turned posts on square bases; gable end decorative shingles and window trim; eave returns (view from east looking west)

SD_ClayCounty_BrookmanHouse_0009

Porch detail showing curved corner, fluted balusters, and turned posts (view from east looking west)

SD_ClayCounty_BrookmanHouse_0010

Screened porch with small dormer above (view from south looking north)

SD_ClayCounty_BrookmanHouse_0011

Front parlor with stained-glass transom, pocket door to front stair hall (photo from west looking east)

SD_ClayCounty_BrookmanHouse_0012

Corner fireplace in front parlor; arched openings between parlors and dining room (view from southeast to northwest)

SD_ClayCounty_BrookmanHouse_0013

Side parlor with Palladian window in projecting bay (view from north looking south)

SD_ClayCounty_BrookmanHouse_0014

Dining room with built-in cabinet (view from southwest looking northeast)

SD_ClayCounty_BrookmanHouse_0015

Screened porch (from west looking east)

SD_ClayCounty_BrookmanHouse_0016

Kitchen; door to basement left of stove, opening to back stairs right of stove (view from southwest looking northeast)

Brookman House

Name of Property

Clay County, South Dakota

County and State

SD_ClayCounty_BrookmanHouse_0017

Leaded stained glass in front stair hall (view from south looking north)

SD_ClayCounty_BrookmanHouse_0018

Carved newel post and turned spindle balustrade of front stairs (photo taken from stair landing looking south east)

SD_ClayCounty_BrookmanHouse_0019

Bedroom with windows in projecting bay on south elevation (from northeast looking southwest)

SD_ClayCounty_BrookmanHouse_0020

Bedroom in southeast corner of house (looking southeast from northwest)

SD_ClayCounty_BrookmanHouse_0021

Bathroom on second floor (view from east looking west)

SD_ClayCounty_BrookmanHouse_0022

Garage (view from south looking north)

Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours

Tier 2 – 120 hours

Tier 3 – 230 hours

Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.