

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 Jacobson, Basil H. and Frances, House

Other names/site number _____

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 1101 James St.

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☐ Not for publication ☐ Vicinity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

NPS Form 10-900

OMB No. 1024-0018

Jacobson, Basil H. & Frances, 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>1</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>1</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

Current Functions

(Enter categories from instructions)

DOMESTIC / single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

MODERN MOVEMENT / Contemporary

Materials

(Enter categories from instructions)

foundation CONCRETE

walls WOOD

roof VINYL

other _____

NPS Form 10-900

OMB No. 1024-0018

Jacobson, Basil H. & Frances, House

Name of Property

Clay County, South Dakota

County and State

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 Basil H. and Frances Jacobson House (hereafter referred to as the Jacobson House) is a single-family dwelling located in Vermillion, Clay County, South Dakota. It was designed by architect John Normile, who was the Building Editor of the *Better Homes & Gardens* magazine for more than 30 years. The plans for the home were purchased through the Better Homes & Gardens' house plans service, and the house was constructed in 1968. It is an example of a Mid-Century Modern style of architecture referred to as the Contemporary style.¹

Narrative Description

Location and Setting

The Jacobson House, located at 1101 James St. in Vermillion, South Dakota, is a single-family dwelling constructed in 1968. It is situated on the northwest corner of James and Baylor streets at the north end of James St. on a 0.35-acre lot. To the north of the house are farm fields; a residential neighborhood comprised primarily of single-family homes is located to the south, east and west of the house. The neighborhood, known as the Westgate Addition (platted in 1966), is located in the northwestern part of the city.

The area is essentially flat, and the yard includes a number of large, mature trees including maple, ash and evergreen trees. There are also a number of shrubs. The streets in the neighborhood are paved and finished with concrete curbs and gutters. The most notable landscape feature on the property is the ash tree growing through the open porch roof on the southeast corner of the house, which was intentionally designed for the placement of a tree. The driveway is located off Baylor St. on the south side of the house.

General Characteristics

The one-story, rectangular-shaped house is roughly 58' x 68' with the longest measurement running north to south (these measurements include the garage, porch, deck and patio space). It is wood-framed and sits on a full, concrete block basement. The walls are clad with a system of vertical overlapping boards that give an appearance similar to a board-and-batten siding. This system consists of a layer of 1x6-inch boards alternating with 1x4-inch boards, applied vertically; the second layer is 1x6-inch boards, also applied vertically, so as to completely cover the 1x4-inch boards and overlap the 1x6-inch boards by one inch on each side of the 1x4-inch boards. The siding is painted.

¹It should be noted that this house has been referred to locally as an "Atomic Ranch" style house. It is the author's belief that it is better described as a Contemporary style of architecture. Research regarding the "Atomic Ranch" has shown that the term may have been coined in the 1950s, but only recently (early 2000s) gained popular usage, largely through the efforts of Jim Brown and his wife, Michelle Gringeru-Brown, who founded the *Atomic Ranch* magazine in 2003, and published a coffee table book by the same name in 2006. Their efforts appear to have launched a movement toward the usage of the term "Atomic Ranch." In examining their descriptions of what constitutes an "Atomic Ranch" house, as well as looking at photographs they have used in their publications, what they are describing are houses that are otherwise called the Contemporary style in architectural style books, such as Virginia McAlester's *Field Guide to American Houses* (2015), as well as in the *Modern Residential Architecture in South Dakota, 1950-1975* thematic context study. Perhaps at some point in time, "Atomic Ranch" will become a subtype of the Contemporary style, but until such time that it is accepted terminology, the author chooses to use widely accepted terminology found in architectural style books.

Jacobson, Basil H. & Frances, House

Name of Property

Clay County, South Dakota

County and State

The roof is a very shallow, front-facing gable; the ridgeline is situated east and west. It is clad with a white rolled sheet vinyl. In the center of the roof, at the ridgeline, is a six-panel skylight that lights the interior atrium space. The profile of the skylights is low and they are not visible from the street. The roof beams extend into the patio and porch spaces and beneath the roof edges on the east and west elevations.

Openings in the walls include large sliding glass doors and sliding windows; all are aluminum. The sliding glass doors that flank the fireplace have had a second set of doors added to the exterior that are framed in a contemporary extruded aluminum of a more durable quality than the original doors and windows.

Exterior Elevations

East Elevation

This elevation is considered the front of the house as it faces James Street. The front door, however, is recessed into the corner of the porch area and faces south and is not directly visible from the east.

The large porch area, which measures 16' wide (east-west) by 25'6" long (north-south), is situated on the south end of the east elevation and is characterized by large roof beams extending from the house that are supported by rectangular posts. These support posts sit atop a light-colored brick retaining wall that extends from the wooden deck southward to the end of the porch area. Eight rows of brick are set in a running bond pattern (double wythe); this is topped by a rowlock of headers. A weep hole is located at the base of the north end of the wall (east side). On the west side of the wall is a sloped planting bed situated between the retaining wall and the concrete sidewalk leading from the driveway to the front door. Only a portion of the porch is covered (east and west sides); two large open sections expose the porch to the elements. Located in the northernmost open space is a mature ash tree which extends well above the roof of the house; it is assumed that this tree was planted when the house was built.

Adjacent to the porch is a wooden deck that wraps around the southeast corner of the house. The deck is approximately five feet deep and is made of weathered redwood decking material; the boards are set perpendicular to the walls of the house. The south portion of the deck extends from the front door eastward to the corner of the house and is located beneath the porch roof structure. The east portion of the deck abuts the south portion of the deck and extends along the east wall of the house for a total of 25 feet. This deck is accessed from the living room by three sets of sliding glass doors, two on the east wall and one on the south. The deck has no edging or railing.

Also on the east elevation is one of two windows for the bedroom located in the northeast corner of the house. It is an aluminum slider window situated near the north corner of the house. The rest of the east elevation consists of the vertical lapped board siding. The boxed overhanging roof edge is wide and supported by the exposed beams.

South Elevation

The side of the house has three sections – the centrally located garage, the porch (just described in the section on the East Elevation) located on the east side of the garage, and the patio located on the west side of the garage. On the original plans for the house, the central portion was noted as a carport (rather than a garage) that was open to the patio. However, it was built as an enclosed garage with construction and materials that match that of the rest of the house.

The two-car garage is approximately 18' wide (east-west) by 16'3" deep (north-south). It has one double-wide standard overhead door (c.2012) that is approximately 16' x 7' in dimension. The floor of the garage is poured concrete. The edge of the roof of the house extends over the garage opening only a few inches, only wide

Jacobson, Basil H. & Frances, House

Name of Property

Clay County, South Dakota

County and State

enough to support a rain gutter. A concrete driveway and parking area, wide enough for two vehicles, is located south of the garage extending to Baylor St.

The porch on the east side of the garage (described in the previous section) is accessed via a concrete sidewalk from the driveway.² The front entry of the house, which is recessed into the corner of the porch, can be seen from the south elevation. The front entry includes double doors decorated with three pieces of raised decorative trim per door; the doorway is framed with a simple wood trim. Also visible on this elevation is the south sliding glass door (also under the porch structure) that provide access from the living room to the deck and porch.

The patio on the west side of the garage is recessed beneath the roof of the house at the southwest corner of the house. Exposed roof beams extend the full width of the patio; they are supported by rectangular posts like those supporting the porch's roof structure. These support posts sit on the poured concrete pad that serves as the patio's flooring. There are two openings from the patio to the house. The first is a single door into the garage and the second is a sliding glass door that provides access to the family room.

West Elevation

This side of the house includes the patio at the south end (just described), the portion that corresponds with the family room, and the bedroom in the northwest corner of the house.

The portion of this elevation corresponding with the family room includes two sliding glass doors and the large exterior brick chimney located between the two doorways. Each of the doorways is slightly wider than six feet, as is the chimney. The chimney is light red brick in various shades, set in a traditional running bond pattern; it projects approximately 20" from the plane of the exterior wall and extends through the deep overhanging eave of the roof. Above the roof, the chimney is short—about six courses of brick—and painted white with the roof. The original sliding doors are intact, but an outer set of newer extruded aluminum sliders (with screens) have been added and to serve as storm doors.

Also on this elevation is a sliding aluminum window near the north end of the wall. This window is one of the two bedroom windows for the northwest bedroom in the house. There are also two short basement windows on the north half of this elevation. The rest of the west elevation consists of the vertical lapped board siding. The boxed overhanging roof edge is wide and supported by the exposed beams.

North Elevation

This side of the house includes four windows. All are original aluminum slider windows. The smallest of them is the bathroom window, just east of the center of the house. The window just west of the center corresponds to the smallest bedroom. Each of the other windows corresponds to the bedrooms in the northeast and the northwest corners of the house.

The rest of the north elevation consists of the vertical lapped board siding. Unlike the south elevation, the roof eave on this elevation is wide and overhangs the wall of the house by approximately four feet.

² The low concrete ramp was a modification by the present owner to accommodate wheelchair access. Historically, the walk was low, long steps aligned with the planter beds to the east.

Jacobson, Basil H. & Frances, House

Name of Property

Clay County, South Dakota

County and State

Interior

The 2,000 square foot house includes the living room, family room, kitchen, three bedrooms and two bathrooms on the main level, and another bedroom, two large open rooms, and utility and storage space in the basement. Also on the main level is a laundry closet and the atrium (which carries through to the basement).

All of the walls on the main level are painted wallboard (sheetrock). The ceilings are the same material, painted white, but have the large, exposed roof beams (situated east-west) and smaller decorative rafters that are perpendicular to the large beams in the living and family rooms. The ceilings in the living room and family room are slightly vaulted and match the gentle slope of the roof. The flooring in the living and family rooms, as well as the hallway is a recent vinyl addition. Flooring in the kitchen is a 12"x12" ceramic tile laid on a diagonal; it is not original and was likely installed when the kitchen was updated (date unknown). The bedrooms are carpeted. The flooring in the bathrooms is vinyl and ceramic tile. The doors to the bedrooms and bathrooms are pocket doors; all are stained rather than painted. All of the built-in cabinetry is also stained rather than painted. All wooden trim work surrounding doors and windows is stained.

The front door opens directly into the living room, which is approximately 15 x 20 feet. The space is lit by three sets of aluminum sliding glass doors, two on the east side, one on the south. All three doors provide access to the wooden deck. On the west end of the living room is the atrium and a walkway that accesses the family room at the west end of the house, as well as a closet space, the stairs to the basement and a doorway to the garage.

The atrium backs up to the kitchen's south wall; the lower portion of that wall is clad with brick and the upper portion is painted wallboard. The atrium is lit by six skylights that straddle the exposed roof beam. Structurally, the atrium is a large concrete block pit filled with soil (at the basement level) and topped with gravel (at the main level). There are currently a number of plants growing in the soil/gravel; others are growing in pots sitting on the gravel. The gravel level is approximately six inches below the floor level in the living room, walkway, and family room. Two rectangular posts support the roof beam; the posts sit on the gravel at each end of the atrium.

Across from the atrium, on the south side of the walkway, is a double-door closet (just west of the front entrance) with wood bi-fold doors. The opening to the stairs to the basement is also located across from the atrium (just east of the sliding glass doors from the family room to the patio). From the landing at the top of the stairs, there is a pocket door that opens into the garage.

The family room is located at the west end of the atrium and walkway. It is the same size and shape as the living room. It, too, has three sets of sliding glass doors. The one on the south side of the room opens to the patio. The other two flank the brick fireplace and chimney; the original aluminum sliders are intact, but an outer set of newer aluminum doors has been added as storm doors. The fireplace is centered on the west wall. It is approximately six feet in width and spans the space from the floor to the ceiling. It is built of a longer red and gray brick set in a running bond. The hearth is also brick, topped with a concrete slab, which projects from the fireplace for the full width of the brick. A simple wooden mantle, which also extends the full six-foot width, is located above the fireplace opening. The fireplace opening is enclosed with a metal (gold colored) and glass door system that includes two bi-fold doors. The opening is offset to the south rather than centered in the six-foot brick wall space. The exposed roof beam intersects with the brick chimney at the ridgeline.

The kitchen is centrally located, between the atrium (on its south) and the rear hallway (on its north). It is essentially a galley-style kitchen with doorways at both ends; the east opens into the living room hallway and the west opens into the family room hallway. A long countertop with cabinets below and above spans the south wall; the sink is located on this side of the kitchen. The stove and refrigerator are located on the north side of the room; additional cabinets are located on this side as well. Also located on this side of the room is a pantry

Jacobson, Basil H. & Frances, House

Name of Property

Clay County, South Dakota

County and State

with bi-fold doors. The cabinets have raised center panels with circle-cut corners and metalwork knobs. Although the cabinets appear to be replacements, they are stained to match the rest of the woodwork throughout the house. There is a band of wood trim near the top of the walls. The ceramic tile floor is also not original, nor are the florescent light fixtures, which are box lights with frosted glass over multi-light mullions. All of these alterations appear to date to the late 1980s or early 1990s.

There are three bedrooms on the main level. The first, located in the northwest corner of the house, is the master bedroom. Along the south wall of the room are two large closets, each with two sets of bi-fold doors. Between the closets is a built-in chest of drawers and a cabinet above the drawers. The aluminum sliding windows, which appear to be the original windows, are located at the northwest corner of the room with one window facing north and the other facing west.

A small, three-quarter bathroom is located on the east side of the room. It includes a small shower with an accordion door set in a metal frame, a small vanity with a single sink, and a toilet. The toilet and sink are pastel blue. The ceramic tile flooring may be a more recent addition. The walls are covered on the lower portion with a ceramic tile, also of a more recent vintage.

The second bedroom is located just east of the master bedroom. It is a rectangular room with a large walk-in closet on the west side of the room. A single aluminum sliding window is located on the north wall.

The third bedroom is located in the northeast corner of the house. It is identical in size to the master bedroom and is similarly designed with the two aluminum sliding windows in the northeast corner (one facing east and one facing north) and large closets along the south wall.

The main bathroom is located between the second and third bedrooms and is accessed from the hallway. It includes a tub/shower combination, a toilet, and a single sink situated in a long cabinet topped with Formica; the sink and tub are pastel yellow. Also located in this bathroom are built-in cabinets (east wall), which include drawers and doors. The flooring is a more recent sheet vinyl. The original aluminum sliding window is located on the north wall.

Also located near the bedrooms, accessed from the hallway, is the laundry closet. It is situated on the south side of the hallway across from the second bedroom. There are two sets of louvered bi-fold doors behind which is space for a washer and dryer. The space of the closet actually backs into the kitchen area, with the east and south walls of the closet visible in the kitchen.

There are two large rooms, one bedroom, and utility and storage spaces in the basement. The bedroom is located in the northwest corner and is finished with wallboard (sheetrock) walls and ceiling and vinyl flooring. There is a small window located on the north wall and another on the west wall. Directly south of the bedroom is one of the larger rooms. Finishes in this space are the same as the bedroom; there is one window located on the west wall. Directly east of the bedroom is the storage room and the utility space. These two spaces are unfinished with exposed wood floor joists at the ceiling and wood and concrete walls. East of this space is the largest of the basement rooms; it occupies the entire east end of the basement. Finishes in this room are similar to the other large room and bedroom. It has one small window located on the north wall. Visible from the two large rooms is the bottom of the atrium, which is painted concrete block. As mentioned, the space in this pit is filled with soil on which the gravel of the atrium on the main level is located. The stairs to the basement are located along the south wall.

NPS Form 10-900

OMB No. 1024-0018

Jacobson, Basil H. & Frances, House

Name of Property

Clay County, South Dakota

County and State

Alterations

The house retains a high degree of historic integrity and the character-defining features associated with a mid-century modern Contemporary style house are intact. Alterations to the house since it was constructed appear to be minimal.

Copies of the original house plans (pages 2-4 of 8), purchased from Better Homes & Gardens, are on file with the City of Vermillion. The current spatial layout of the house does not match the plans in their entirety. It is assumed, however, that the current layout (perhaps with minor exception) is actually how the house was constructed, with changes being made most likely at the owner's request and/or by the contractor during construction. There are no records of any building permits being issued by the City that would account for later alterations of the spatial layout. In addition, the current spaces that depart from the original plans match the finishes and materials of the original construction, rather than something from a later date.

The kitchen has been updated with new cabinets, countertops, lighting and flooring (perhaps in the late 1980s or early 1990s). All of the alterations are compatible with the original finishes and the original layout of the kitchen is intact. It also appears that the flooring in the bathrooms has been updated (dates unknown). The only other apparent alterations have been the installation of a modern overhead garage door (c.2012).³

³ Conclusions about alterations have been made based on the lack of permits for alterations and on the author's professional opinion.

NPS Form 10-900

OMB No. 1024-0018

Jacobson, Basil H. & Frances, 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

1968

Significant Dates

1968

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

John Normile, architect

NPS Form 10-900

OMB No. 1024-0018

Jacobson, Basil H. & Frances, 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 Jacobson House is significant as an intact example of Mid-Century Modern architecture referred to as the Contemporary style. As of this writing, it is the only confirmed example of a house constructed in Vermillion from plans purchased through the home plans division of Better Homes & Gardens. In addition to its significance as an example of this style and as an example of a Better Homes & Gardens plan, it is significant in that the plan was designed by architect John Normile, who served as the Building Editor of the Better Homes & Gardens home plans division for more than 30 years. The house is the only example in South Dakota designed by Normile documented to-date.

The house is eligible under Criterion C and is significant at the local level. The period of significance is 1968, the year in which it was constructed.

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

A BRIEF HISTORY OF VERMILLION

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. French fur traders and trappers began to explore the area in the late eighteenth century. In 1803, the United States acquired this area as part of the Louisiana Purchase, and in 1804, the Lewis and Clark Expedition visited the area. In 1849, the portion of South Dakota east of the Missouri River became part of the Territory of Minnesota. On April 19, 1859, a treaty was signed, which reduced the lands of the Yankton Sioux to a reservation tract along the Missouri River.⁴

This treaty enabled land to be surveyed by the United States for settlement, and Clay County was officially opened to land claims and sales 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 state. At least 75 persons were said to have resided within the county by early 1860. The post office was established on April 17, 1860.⁵ A census conducted in 1862 showed that 256 persons lived in the Vermillion area.⁶

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 eventually served to bring prominence to the town. The city of Vermillion was incorporated in 1873.⁷ The population of Vermillion was 714 in 1880.⁸

The original townsite was located below the bluff on the banks of the Missouri River. A major flood in early 1881 wiped out most of the town. More than 130 buildings were destroyed, many others were damaged, and

⁴ Herbert S. Schell. *Clay County: Chapters Out of the Past* (Vermillion, SD: The Vermillion Area Chamber of Commerce, 1985), 1-2.

⁵ "Vermillion Founded," *Heritage Notes*, Clay County Historical Society, September 3, 2013.

⁶ Schell, 3.

⁷ City of Vermillion, "Our History," City of Vermillion. http://www.vermillion.us/about_history.aspx.

⁸ U.S. Census Bureau, "Census of Population and Housing."

NPS Form 10-900

OMB No. 1024-0018

Jacobson, Basil H. & Frances, House

Name of Property

Clay County, South Dakota

County and State

the river channel was changed.⁹ 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.¹⁰

At the time of the relocation, the building of new businesses and homes was not the first development on the bluff. There were a number of homes located on the bluff, as well as the school and the Methodist Church, which were both built in 1873. The new downtown was located along Main and Market Streets, anchored by three buildings constructed there in 1880.¹¹ Although the Territorial Legislature authorized the university in 1862, it was not until the local residents of Vermillion approved \$10,000 in bonds in 1882 to construct the first building on campus. Plans were drawn up for University Hall (later called Old Main) on land northeast of town donated by Judge Jefferson Kidder, M.J. Lewis and others.¹² Because construction of the building was not yet complete in the fall of 1882, the first classes were held in the new Clay County Courthouse (built during the winter of 1881-1882).¹³

Building continued at a brisk pace and 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—especially those with higher education institutions—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.¹⁴

EARLY RESIDENTIAL DEVELOPMENT IN VERMILLION

After the flood in 1881, residential development was focused on the bluff. Several additions 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 the country, Vermillion's larger landholdings (sometimes associated with early farms) were subdivided into smaller additions, streets were platted and lots were often uniform in size within each addition. Unlike the development patterns often found around the country, in which one area of the town developed first, then another area was developed, followed by a third, 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.¹⁵

⁹ Schell, 27-28.

¹⁰ Dan Christopherson. *The History of Vermillion, South Dakota Since the Great Flood of 1881* (Vermillion: City of Vermillion, 2007).

¹¹ Lynda B. Schwan. "Downtown Vermillion Historic District." National Register of Historic Places Registration Form, 2002.

¹² Cedric Cummins, *The University of South Dakota 1862-1966* (Vermillion, SD: Dakota Press, 1975), 11.

¹³ Judge Arthur Rusch. "The Clay County Courthouse," Clay County Courthouse Centennial, 2012.

¹⁴ Department of Commerce, Bureau of the Census, *Thirteenth Census of the United States Taken the Year 1910* (Washington, DC: Government Printing Office, 1913), 679.

¹⁵ 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).

NPS Form 10-900

OMB No. 1024-0018

Jacobson, Basil H. & Frances, House

Name of Property

Clay County, South Dakota

County and State

As early neighborhoods filled in, residential development began to spread toward the fringes of the city. New additions and subdivisions were platted in the 1950s and 1960s, including the Valley View Addition (1950) along the bluff in the southeast area of town and the Westgate Addition (1966) in the northwest area of town.

THE WESTGATE ADDITION

The Westgate Addition, in which the Jacobson House is located, was platted to include a small neighborhood that was beginning to develop north of W. Cherry Street and west of Stanford Street. The streets on the east side of the addition were developed as the Westgate Mobile Home Park (including Katharine, Tom, Allison, Kim, and part of Vonnie Street). The area west of the mobile home park was developed as single-family homes, along James, Baylor, Constance, and part of Vonnie Street.

The earliest development of single-family homes includes five houses on James Street, all constructed in 1963 (801, 809, 817, 818, and 900 James St). The Westgate Addition was officially platted in 1966 and its development was promoted by the Simonsen Investment Company of Vermillion. The house at 1715 Constance St. was built in 1966, as was the house at 909 James St.

Advertisements for building lots in the neighborhood appeared in the local newspaper, including the following one in February 1968. It read:

“Still Available – Beautiful Home Sites, Westgate Addition, unimproved lots, \$500-800; improved lots \$1700-2000 includes sewer, water, curb and gutter; school bus service is at Westgate Addition. Simonsen Investment.”¹⁶

Following that advertising campaign, at least three lots were sold. Houses built in 1968 include one located at 1714 Baylor St., another at 918 James St., and the Jacobson House at 1101 James St., which sits on Lot 1 of Block 6 of the Westgate Addition.

The busiest decade for building single-family homes in the Westgate Addition was the 1970s. There were two houses constructed on Vonnie St., four on Baylor St., thirteen on Constance St., and five on James St. Only a handful of houses were built in the neighborhood in the 1980s, with a few more in the 1990s. The remainder of the neighborhood filled in during the early 2000s.

THE JACOBSON HOUSE

In May 1968, Basil H. and Frances S. Jacobson purchased Lot 1 of Block 6 of Westgate Addition from Emery and Clara Simonsen for \$1000.00.¹⁷ On May 16 of that year, Basil H. Jacobson submitted an *Application for Building Permit to the City of Vermillion, South Dakota* (permit No. 2014). The permit was for the construction of a “private dwelling” at 1101 James St. The estimated cost of the work to be done was \$14,000.00. The proposed size of the building to be constructed was 58 feet (east-west) by 68 feet (north-south). These dimensions included the front porch and deck, the patio, and the carport/garage; the interior living space was approximately 2000 square feet (50'x40'). Plans for the home were submitted with the application, which was approved that day.¹⁸ The Jacobson House was built that year.

The plans for the house were purchased from Better Homes & Gardens home plans service. They are labeled as “Better Homes for All America, Plan No. 3601-A.” The design was prepared by John Normile; his seal indicates he was a “Registered Architect” from Des Moines, IA. The plans were published by the Meredith

¹⁶ *Vermillion Plain Talk*, 12 February 1968, ad on p.15.

¹⁷ Warranty Deed Records, Clay County, South Dakota. Book 49, p. 145.

¹⁸ Application for Building Permit No. 2014, City of Vermillion, SD, 16 May 1968.

NPS Form 10-900

OMB No. 1024-0018

Jacobson, Basil H. & Frances, House

Name of Property

Clay County, South Dakota

County and State

Publishing Company in 1965. It is not known if the plans were actually purchased by the Jacobsons or if they may have been purchased by the contractor.

Basil Howard Jacobson and his wife, Frances, moved to Vermilion in 1966 when he took a position at the University of South Dakota as an Assistant Professor of Curriculum and Instruction, and as the Director of the Teacher Placement Bureau and Student Records. He was born on January 26, 1912 at Depew, Iowa. He married Frances Harrison on June 5, 1933 in Iowa, where they made their home into the 1950s. Frances was also born in Iowa. Records indicate they had three children: Basil Jr., Jane, and David (who died at birth in 1953). Census records for 1940 and 1950 list Basil's occupation at "Proprietor."¹⁹ It is not known when he first attended college (the 1940 census shows he completed high school, but not college); records at the University of South Dakota show that he graduated from Colorado State College with a Masters of Arts degree in 1961.

The Jacobsons owned the home until June 1975, when they sold it to William T. (III) and Mary D. Fryer for \$48,000. It is assumed that the Jacobsons left Vermillion at that time. Basil died in Arizona in 1997 at the age of 85; Frances died in New Mexico in 2009 at the age of 98. Both are buried in Emmetsburg, Iowa. Subsequent owners of the house include the Fryers from 1975 to 1980, Wilbert D. and Lettie E. Huntley from 1980 to 1984, William T. (III) and Mary D. Fryer (again) from 1984 to 1986, Gary D. Johnson from 1986 to 2006. James P. and Anne Wilson purchased the house in 2006 for \$143,500 (Anne died in 2012 and the house is owned solely by James Wilson at this time).²⁰

A BRIEF HISTORY OF MAIL-ORDER HOUSE PLANS

The building of houses in the United States has a wide and varied history. Most early homes were designed and built by their owners based on local building traditions and materials. As early as the 1790s, American publishers began to offer books aimed at assisting the home builder. Initially, these publications included carpenters' handbooks, such as Asher Benjamin's *Country Builder's Assistant*, which provided guidance on carpentry techniques. These handbooks were followed by style and patterns books. Among the best known of these were Andrew Jackson Downing's *Cottage Residences* (1842) and *The Architecture of Country Houses* (1850), as well as Samuel Sloan's *The Model Architect* (1852), *City and Suburban Architecture* (1859), and *Sloan's Homestead Architecture* (1861).²¹ It was with the advent of mail-order house plan services, however, that signaled a shift in house building in America.

George Palliser, and his brother, Charles, are credited with developing the first mail-order house plan service in America. Palliser, Palliser & Co., an architectural firm from Bridgeport, Connecticut, published *Palliser's Model Homes for the People* in 1876. This publication, based on earlier pattern books, took it a step further by offering full working drawings and specifications for each house, which could be ordered directly from the Pallisers. This publication was followed by their *American Victorian Cottage Homes* in 1878.²²

The Pallisers' success brought competitors, including Robert W. Shoppell of New York, who published a book, in 1881, of plans that could be purchased. He further developed the mail-order plan idea by using the technique of hiring a large architectural staff that anonymously produced plans, inexpensive design catalogs, and a home builder's periodical. This set a pattern for mail-order plan services well into the twentieth century.

¹⁹ United States Federal Census, 1950; Evergreen Cemetery, Emmetsburg, IA records.

²⁰ Clay County Deed Records.

²¹ Michelle L. Dennis, "Houses By Mail," Paper for University of Oregon Art History 601, July 1993.

²² Thomas Harvey, "Mail-Order Architecture in the Twenties," in *Landscape*, Vol. 25 No.3, 1981, 1-2.

NPS Form 10-900

OMB No. 1024-0018

Jacobson, Basil H. & Frances, House

Name of Property

Clay County, South Dakota

County and State

Others who engaged in the business included George Barber of Knoxville, W.J. Keith of Minneapolis, and the Radford Company of Chicago, who sold thousands of plans nationwide.²³

Most of the plans available through these sources were for sizable homes of high-style architecture designed for those who could afford them. Many were built on large tracts of land, as well as on large lots in cities. They were not the houses of the common folk. Cities continued to be populated with apartment and rooming houses that were designed and built by contractors and carpenters. It is estimated that as much as 95% of the smaller homes in suburban and rural areas were designed primarily by builders rather than by trained architects.²⁴

In 1914, a group of four architects from Minneapolis created the Architects' Small House Service Bureau (ASHSB) to address what many architects viewed as a deficiency in stock plans offered by the major mail-order plan services and to provide a solution to the growing shortage of affordable middle-class housing in the United States.²⁵ By the end of World War I, officials estimated that that more than one million homes were needed.²⁶

The Minneapolis architects presented their idea to Edwin H. Brown of Minnesota, who was the newly appointed Chair of the AIA's Small House Committee. In 1919, the AIA officially endorsed the ASHSB. The primary aim of the service was "to inform the public of the value of the architect's service and to develop appreciation of good architecture through the medium of the small house."²⁷ In the 1920s, the ASHSB had ten regional offices located across the country and published house plans in 76 different magazines and journals and hundreds of newspapers. Sales, however, never reached the point of profitability and the dream of making a well-designed home available to all never fully materialized. The AIA withdrew its endorsement in 1934 and the ASHSB was officially dissolved in 1942.²⁸

These efforts, however, ushered in a new approach to making house plans available to more people through popular and readily accessible ways. Publishing plans in newspapers reached many, but by publishing plans in magazines that were popular with women, companies added a new avenue by which to appeal to a demographic that had long been interested in the design of their homes. Based on their British predecessors, the first American magazines for women were focused on fashion. This trend was transformed with the introduction of *McCall's Magazine* (1873), which expanded to include articles on health, domestic advice, food, family and home (McCall's was among the magazines for women in which the ASHSB published house plans in the 1920s and 1930s). Other magazines for women soon followed, including the *Ladies' Home Journal* followed in 1883 (which began to offer house plans in their magazine as early as 1895), *Good Housekeeping* (1885), *Ladies Home Companion* (1886), *Redbook* (1903), and *Better Homes & Gardens* (1922).²⁹ By the mid-20th century, the practice of home-keeping had become the science of home economics, and house design played a key role in the work and social functions of a home.

²³ Harvey, 2.

²⁴ Lisa D. Schrenk, "The Impact of the Architects Small House Service Bureau on Early Twentieth Century Domestic Architecture," Thesis, University of Virginia, 1988, 9.

²⁵ Lisa Marie Tucker, "The Architects' Small House Service Bureau and Interior Design in the 1920s and 1930s," *Journal of Interior Design*, Vol 34 Issue 1 (2008); Andrew Bruno, "Remembering the Architects' Small House Service Bureau," *Not Urban*, Vol. 7 Issue 3 (2021).

²⁶ Harvey, 2.

²⁷ Ibid., 2.

²⁸ Ibid., 9; Tucker, n.p.

²⁹ "Women's Magazines," in Schlesinger Library on the History of Women in America Research Guide. <https://guides.library.harvard.edu/c.php?g=310573&p=2088135>. Accessed May 22, 2022.

Jacobson, Basil H. & Frances, House

Name of Property

Clay County, South Dakota

County and State

BETTER HOMES & GARDENS HOUSE PLANS

The *Better Homes & Gardens* (BH&G) magazine was founded 100 years ago in 1922 by Edwin Meredith, a former United State Secretary of Agriculture under Woodrow Wilson. It was called *Fruit, Garden and Home* from 1922 until the August issue in 1924. Throughout the decades the magazine branched out with cookbooks, special interest publications, television shows, real estate and more. The magazine, which is still published by the Meredith corporation, is the fourth best-selling magazine in the United States.³⁰

Although BH&G sponsored home plan design contests as early as 1923, it did not offer a home plans service until 1932. The plans service was in response to the "Own Your Home" campaign launched by Secretary of Commerce Herbert Hoover in the 1920s, which combined efforts by the Bureau of Standards to stimulate home building while modernizing American building practices. An organization known as Better Homes in America, Inc., formed in 1922 to fulfill Hoover's goal of voluntary cooperation between government and private enterprise for the public good. By 1930, there were 7,279 Better Homes committees across the country. An annual national "Better Homes Week" was held and local communities sponsored home-improvement contests, demonstrations of construction and remodeling techniques, and prizes for the best kitchens. The demonstration houses (many communities built a single-family model home with donated materials and labor) were the highlight of the annual event.³¹

BH&G introduced their *Bildcost Gardened-Home Plans* in January 1932. It was described as a "service to home-loving people who want the homes they build not only soundly constructed but architecturally pleasing." These plans initially appeared in the magazine but were eventually compiled and published as the *Book of Bildcost Gardened-Home Plans*.³²

The name "Bildcost" was developed by the Meredith Corporation as a trademark to their system of providing the "costs to build" a particular home. A prospective home builder/plan buyer would select a plan from the magazine or the book of plans. Each plan was numbered. So for example, if a buyer was interested in plan number 602, he would send six cents (1935 price) to the magazine to get the "List of Materials for Bildcost Gardened-Home No. 602." Then he would take the list to a local architect, contractor, or building-materials dealer to estimate the cost of building that plan in his own community. If the would-be home builder wanted to proceed with building that particular plan, he would then pay Bildcost five dollars for the first set of plans (and the right to build the house). Additional sets of plans could then be purchased for one dollar each (Bildcost recommended purchasing three sets – one for the architect who supervised the construction (although an architect was not required), one for the contractor, and one for the home owner). The plans were complete architectural drawings, from which a contractor or builder could construct a house.³³

In addition to the working plans, Bildcost sent "The Bildcost Specification Form," a written explanation of the plans that specified the quality of materials to be used and the kind of workmanship needed to insure sound construction. This was to serve as a legal agreement between the home owner and the contractor regarding the costs and quality of materials and the quality of workmanship. It was intended to be recognized in court as a legal document. Bildcost also sent "The Bildcost Contract Agreement," a document to be signed by the

³⁰ <https://www.bhg.com/better-homes-and-garden-magazine/about-us/>. Accessed April 5, 2022.

³¹ Brian Black, "Better Homes and Gardens," Encyclopedia.com (<https://www.encyclopedia.com/media/encyclopedias-almanacs-transcripts-and-maps/better-homes-and-gardens>). Accessed April 29, 2022.

³² John Normile, ed., *The Book of Bildcost Gardened-Home Plans* (Des Moines: Meredith Publishing Co., 1935), n.p.

³³ Normile, ed., *The Book of Bildcost*.

NPS Form 10-900

OMB No. 1024-0018

Jacobson, Basil H. & Frances, House

Name of Property

Clay County, South Dakota

County and State

home owner and the contractor. It provided that the home would be built according to the plans and specifications and for the sum agree upon. Signed by the contractor, it also was considered legally binding.³⁴

Bildcost Gardened-Home Plans were available until the mid-1940s; the last Bildcost plan available through the BH&G magazine was in the March 1945 issue. In 1948, BH&G introduced the "Five-Star Homes" plans. These were renamed "Better Homes for All America" in 1954 and were available through 1969.³⁵ Starting in 1970, the plans were simply referred to as Better Homes & Gardens Home Plans. The cost of plans in 1970 were \$25 for the first set and \$7.50 for each set after.³⁶ The architectural styles for the plans evolved over the years as well, reflecting whatever was current and in vogue at the time.

All house plans sold by BH&G were designed by licensed architects, of which there were many over the years. Among these was John Normile, who served as the Building Editor for the magazine for more than three decades. It was under his direction that BH&G house plans service became a success. The magazine continues to offer a house plans service today.

JOHN NORMILE, ARCHITECT

John Normile was born in Bloomington, Illinois in 1896. He graduated from St. Mary's High School in 1912. He attended St. Thomas College in St. Paul, Minnesota from 1912 to 1914 and the University of Illinois from 1914 to 1917. According to his "Questionnaire for Architects' Roster and/or Register of Architects Qualified for Federal Public Works," from July 1917 to August 1919 he served in the U.S. Army; from July 1918 to February 1919, he was in command of Co. B, 524th Engineers, with a rank of 1st Lieutenant. In 1919, he studied at the Ecole des Beaux Arts in Paris.³⁷

After his return to the States, he worked for the firm of Boyd and Moore in Des Moines from 1919 to 1924 as a designer, chief draftsman, job superintendent, and junior partner (1921-1924). He began a private practice in November 1924. In November 1927, he entered into partnership with Ames B. Emery; the firm was named Normile & Emery. He remained in this partnership until August 1929, at which time he went back to a solo practice. He later noted that his principal practice at the time had been the design of institutional buildings, churches, schools, gymnasiums, and telephone exchanges. He was a member of the American Institute of Architects and the President of the Iowa Chapter of AIA from 1937 to 1939.³⁸

In 1931, Normile began writing monthly articles for BH&G. He became the Building Editor for the magazine and helped to establish the mail-order house plans service for BH&G. That service was originally known as the Bildcost Gardened-Homes Plans, later known as Five-Star Homes, followed by Better Homes for All America. Following his departure from the magazine, the plans service was simply called Better Homes & Gardens Home Plans, the name it retains today. By the 1950s, Normile was registered as a licensed architect in Washington, DC, and in every contiguous state except California. During his association with BH&G, he maintained a private practice in Des Moines. As late as 1979, he was still registered in Iowa. He died of pneumonia in his home in Des Moines in 1985.³⁹

³⁴ Normile, ed., *The Book of Bildcost*.

³⁵ Better Homes & Gardens archives (<https://archives.bhg.com>). Accessed April 15, 2022.

³⁶ Ibid.

³⁷ John Normile, Questionnaire for Architects' Roster and/or Register of Architects Qualified for Federal Public Works, May 24, 1946 and January 1947.

³⁸ Normile, Questionnaire.

³⁹ Wesley I. Shank, *Iowa's Historic Architects: A Biographical Dictionary* (Iowa City: University of Iowa Press, 1999), 122.

NPS Form 10-900

OMB No. 1024-0018

Jacobson, Basil H. & Frances, House

Name of Property

Clay County, South Dakota

County and State

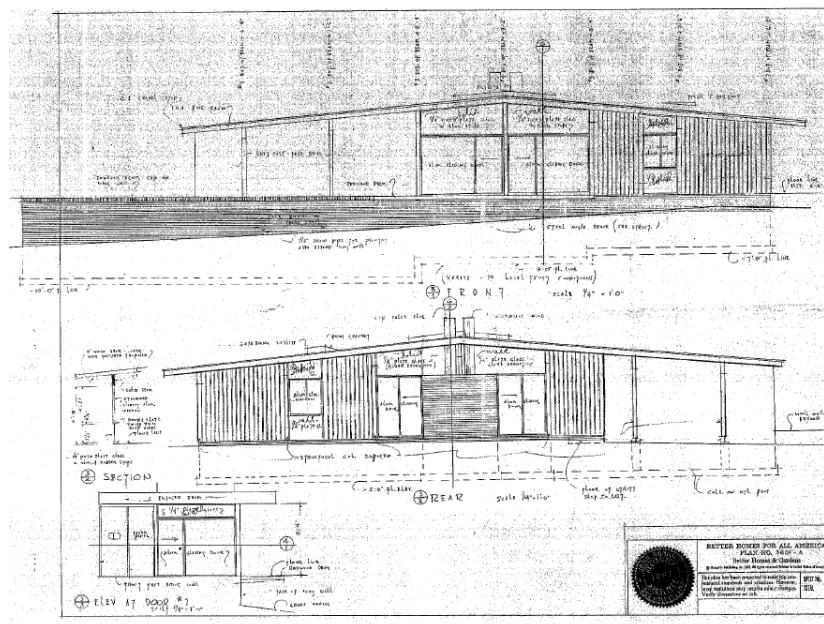
In his private practice, Normile was noted for many fine buildings that he designed. Included were the Bell Telephone Building in Cedar Rapids, Iowa; Church of the Sacred Heart in Newton, Iowa; and Christ the King Church, the Great Western Insurance Company Building, and the D.S. Kruidener House, all in Des Moines. He served as the local supervising architect for the Basilica of St. John in Des Moines (designed by the Boston firm of McGinnis and Walsh). He was also the architect of the house at the Robert William Andrew Feller Farmstead in VanMeter, Iowa (listed in the National Register in 1999).⁴⁰

As the Building Editor of BH&G, and designer of many of the magazine's house plans, he had a far-reaching impact of small house building across America. There are no known records of just how many of the plans he designed, how many of those plans were actually sold, or how many of those houses were actually built. Perhaps future research will shed light on just how impactful he was as an architect helping to build America not only through his private practice, but through the BH&G house plans service.

In 1956, he was selected by the AIA as the winner of a journalism award for the best article in America on an architectural subject. The article, co-authored with BH&G Associate Editor Curtiss Anderson, discussed the BH&G 1955 Idea Home of the Year; it appeared in the September 1955 issue of the magazine.⁴¹

The house plans used for the Jacobson House in Vermillion were drawn by John Normile in 1965 and purchased from BH&G for the Jacobson House in 1968. The plans are labeled "BETTER HOMES FOR ALL AMERICA PLAN NO. 3601-A." Although the layout of the Jacobson house was altered slightly from the original plans, the house as it was built retained the key features of Normile's design that make it a significant example of this trend in postwar architecture and house construction. At the time of this writing, there are no other houses in South Dakota identified as designed by John Normile.

Figures 1-3 below: Elevations and floorplan for Plan 3601-A, Better Homes & Gardens Home Plans Service, 1968. From owner:



⁴⁰ Leah D. Rogers, "Feller, Robert William Andrew, Farmstead" nomination form. National Register of Historic Places, 1999.

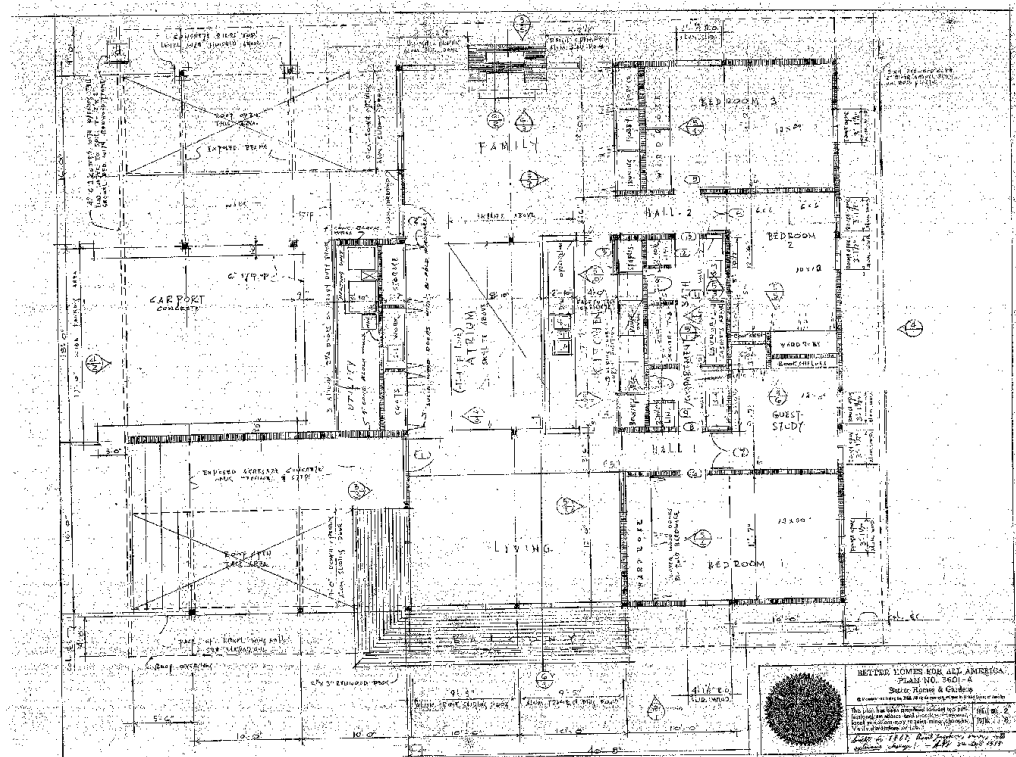
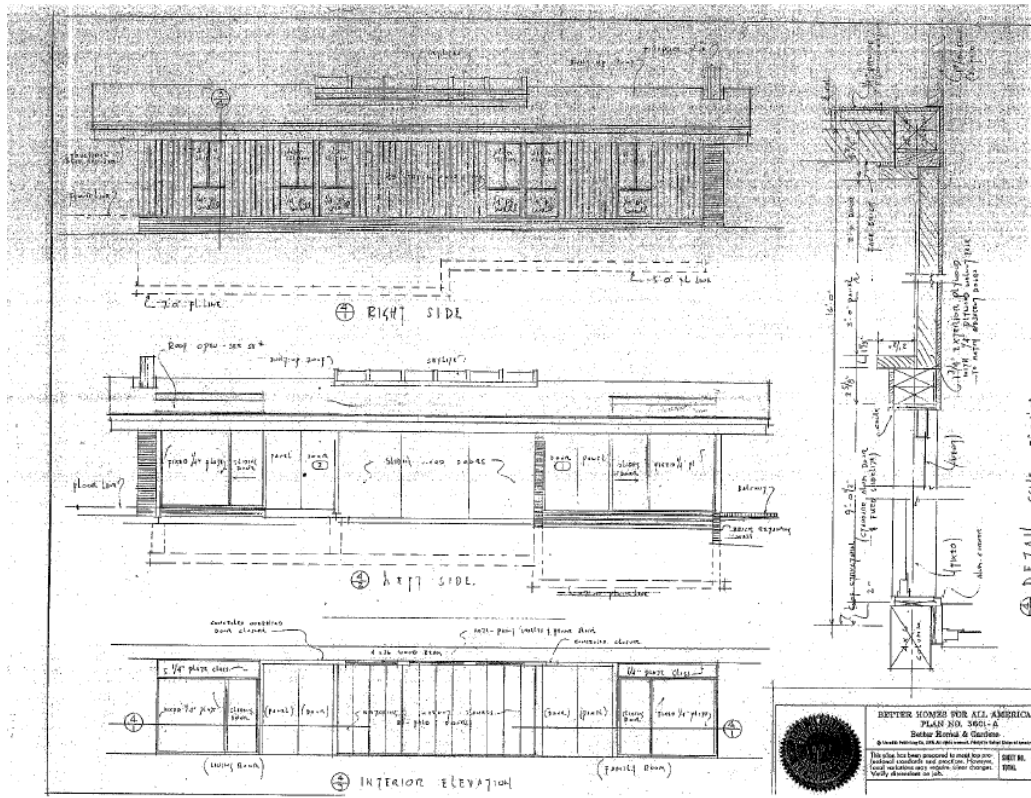
⁴¹ "Architects Pick Normile for Top Writing Award," *Pantagraph* (Bloomington, Illinois newspaper, March 30, 1956), 3.

NPS Form 10-900

OMB No. 1024-0018

Jacobson, Basil H. & Frances, House
Name of Property

Clay County, South Dakota
County and State



Jacobson, Basil H. & Frances, House

Name of Property

Clay County, South Dakota

County and State

THE CONTEMPORARY ARCHITECTURAL STYLE IN RESIDENTIAL BUILDINGS

Mid-century modern residential architecture in America got its beginnings in the 1930s with the transition from traditional styles to the Minimal Traditional and Ranch styles of houses. Minimal Traditional houses were popular in the years preceding and immediately following World War II; they tended to dominate large-tract housing developments of the period. Ranch style houses quickly gained popularity in the 1940s and became the dominate style in the 1950s and 1960s.⁴² In addition to the Minimal Traditional and the Ranch styles of residential architecture, the *Modern Residential Architecture in South Dakota, 1950-1975* thematic context study identifies the following mid-century modern styles in South Dakota: the Split-Level, the Bi-Level, the Massed Two-Story, the Mobile/Manufactured Home, the Builder Modern, the Shed Style, the Neo-Eclectic Style, and the Contemporary Style.⁴³

The Contemporary Style of architecture was the favorite for architect-designed homes between about 1950 and 1965. The houses of this style, although they share some characteristics with the Ranch style (such as attached garages or carports), are highly stylized, incorporating modern forms, materials, and arrangements. They appealed to those that were stylistically-conscious and desired something more than a basic form.⁴⁴

Characteristic features of the style include asymmetrical facades, low-pitched gabled roof (sometimes flat roofs), wide overhanging eaves, exposed roof beams, built of and clad with natural materials (wood, stone, brick, and occasionally concrete block); broad expanses of uninterrupted wall surface typically on the front façade; and an entry door that may be recessed or obscured. According to McAlester's *Field Guide to American Houses* (2015), there are five principal subtypes based on roof form (front-gable, side-gable, gable variations, flat, and slant).⁴⁵ Interior features commonly included vaulted ceilings (often with exposed beams), living rooms and family rooms, fireplaces with substantial brick chimneys, and modern kitchen appliances, laundries, and bathrooms. In the *Modern Residential Architecture in South Dakota, 1950-1975* thematic context study, additional characteristics of the style are called out. These include horizontal forms, usually one-story (although two-story and split-level variations exist), chimneys treated as architectural elements, and open floor plans. Functionality of space was important and a connection of indoor and outdoor spaces was critical. Landscaping was stressed and large expanses of glass, sliding glass doors, and bands of windows were common, providing for an integration of indoor-outdoor spaces and exterior living spaces.⁴⁶

The Contemporary Style filled architectural journals and dominated awards. It found its way into house plans services, such as BH&G, when noted architects, including Normile, used the style in their designs. Examples of the style, and all the variations, are found throughout the country and the state.

CONCLUSION

The Jacobson House is being nominated to the National Register under Criterion C as an excellent example of the Mid-Century Modern style of architecture known as Contemporary. As of this writing, it is the only confirmed example of a house built from plans ordered from the Better Homes & Garden house plans service in the City of Vermillion. In addition, it is the only identified example of architecture designed by John Normile,

⁴² Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Alfred A. Knopf, 2015), 629.

⁴³ S. Alan Higgins, Cultural Resource Analysts, Inc., *Modern Residential Architecture in South Dakota, 1950-1975* (Pierre, SD: State Historical Society, 2017), 186.

⁴⁴ Ibid.

⁴⁵ McAlester, 629-630.

⁴⁶ Higgins, 186.

NPS Form 10-900

OMB No. 1024-0018

Jacobson, Basil H. & Frances, House

Name of Property

Clay County, South Dakota

County and State

an architect from Iowa who served as the Building Editor for BH&G for more than 30 years, in the State of South Dakota.

The house retains a high degree of integrity, including its location, setting, feeling, and association. It also retains a high degree of integrity with regards to design, materials, and workmanship. Although the one-story house was not constructed exactly to the BH&G plans, it was constructed with all of the salient features of the Contemporary style as designed by Normile - all of which are intact. These include an asymmetrical façade, a very low-pitched gabled roof with wide overhanging eaves, exposed roof beams (inside and out), constructed of and clad with natural materials (in this case, primarily with wood with a brick accent wall at the front porch), a front entry that is recessed and obscured from view on the front elevation, expanses of glass which allow connections between the interior and exterior spaces (in this case, several sliding glass doors, which provide access to multiple outdoor spaces), a large chimney that is an architectural feature on the west elevation and a focal point in the family room, vaulted ceilings, an open floor plan, the inclusion of both a living room *and* a family room, and an attached carport/garage. In the case of the Jacobson House, two features are notable in connecting the landscape to the house: the tree that is the prominent feature at the front porch, having been planted to grow through the porch roof opening, and the atrium, with its skylight, located between the living and family rooms. All the original door and window openings, and most doors and windows themselves, appear to be intact. Most of the interior finishes are intact, including the pastel-colored fixtures in the bathrooms. Wall surfaces and trim work is intact and retain the original finishes, as do the ceilings. The floor surfaces, however, have been modified with modern materials. The current garage door was installed in c.2012.

The Jacobson House is eligible for the National Register under Criterion C at a local level. The period of significance in 1968.

NPS Form 10-900

OMB No. 1024-0018

Jacobson, Basil H. & Frances, 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.)

Better Homes & Gardens archives. <https://archives.bhg.com>.

Better Homes & Gardens website. <https://www.bhg.com/better-homes-and-garden-magazine/about-us/>.

Brian Black, "Better Homes and Gardens." Encyclopedia.com
(<https://www.encyclopedia.com/media/encyclopedias-almanacs-transcripts-and-maps/better-homes-and-gardens>).

Bruno, Andrew. "Remembering the Architects' Small House Service Bureau" in *Not Urban*, Vol. 7 Issue 3 (2021).

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

City of Vermillion. Application for Building Permit No. 2014, May 16, 1968.

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

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

Clay County Warranty Deed Records, Book 49.

Cultural Resource Analysts, Inc., *Modern Residential Architecture in South Dakota, 1950-1975*. Pierre, SD: State Historical Society, 2017.

Cummins, Cedric. *The University of South Dakota 1862-1966*. Vermillion, SD: Dakota Press, 1975.

Dennis, Michelle L. "Houses by Mail." Paper for University of Oregon Art History 601, July 1993.

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

Harvey, Thomas. "Mail-Order Architecture in the Twenties" in *Landscape*, Vol. 25 No.3, 1981.

McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2022.

Normile, John. Questionnaire for Architects' Roster and/or Register of Architects Qualified for Federal Public Works, May 24, 1946 and January 1947.

Normile, John, ed. *The Book of Bildcost Gardened-Home Plans*, Des Moines: Meredith Publishing Co., 1935.

Rogers, Leah D. "Feller, Robert William Andrew, Farmstead." Nomination form. National Register of Historic Places, 1999.

NPS Form 10-900

OMB No. 1024-0018

Jacobson, Basil H. & Frances, House

Name of Property

Clay County, South Dakota

County and State

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

Schlesinger Library on the History of Women in America Research Guide. "Women's Magazines."
<https://guides.library.harvard.edu/c.php?g=310573&p=2088135>.

Schrenk, Lisa D. "The Impact of the Architects Small House Service Bureau on Early Twentieth Century Domestic Architecture." Thesis, University of Virginia, 1988.

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

Shank, Wesley I. *Iowa's Historic Architects: A Biographical Dictionary*. Iowa City: University of Iowa Press, 1999.

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

Tucker, Lisa Marie. "The Architects' Small House Service Bureau and Interior Design in the 1920s and 1930s" in *Journal of Interior Design*, Vol 34 Issue 1 (2008).

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

Vermillion *Plain Talk*. February 12, 1968.

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): CL00000751

NPS Form 10-900

OMB No. 1024-0018

Jacobson, Basil H. & Frances, House
Name of Property

Clay County, South Dakota
County and State

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 _____
Longitude _____

3. Latitude _____
Longitude _____

2. Latitude _____
Longitude _____

4. Latitude _____
Longitude _____

Or

UTM References

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

1. Zone 14 Easting 667259.0836 Northing 4739554.5017

2. Zone 14 Easting 667293.2903 Northing 4739555.9877

3. Zone 14 Easting 667295.6725 Northing 4739512.0845

4. Zone 14 Easting 667263.4241 Northing 4739511.3022

Verbal Boundary Description (Describe the boundaries of the property)

The nominated property included the entire tax lot on which the house sits. It is all of Lot 1, Block 6 of the Westgate Addition to the City of Vermillion. See outline on aerial photo map.

Boundary Justification (Explain why the boundaries were selected)

This boundary includes all of the original parcel of land on which the house sits (Lot 1, Block 6 of the Westgate Addition) as purchased by the Jacobsons in 1968.

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 michdenn@msn.com Telephone 605-342-6825
Date June 2022

NPS Form 10-900

OMB No. 1024-0018

Jacobson, Basil H. & Frances, House

Name of Property

Clay County, South Dakota

County and State

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.

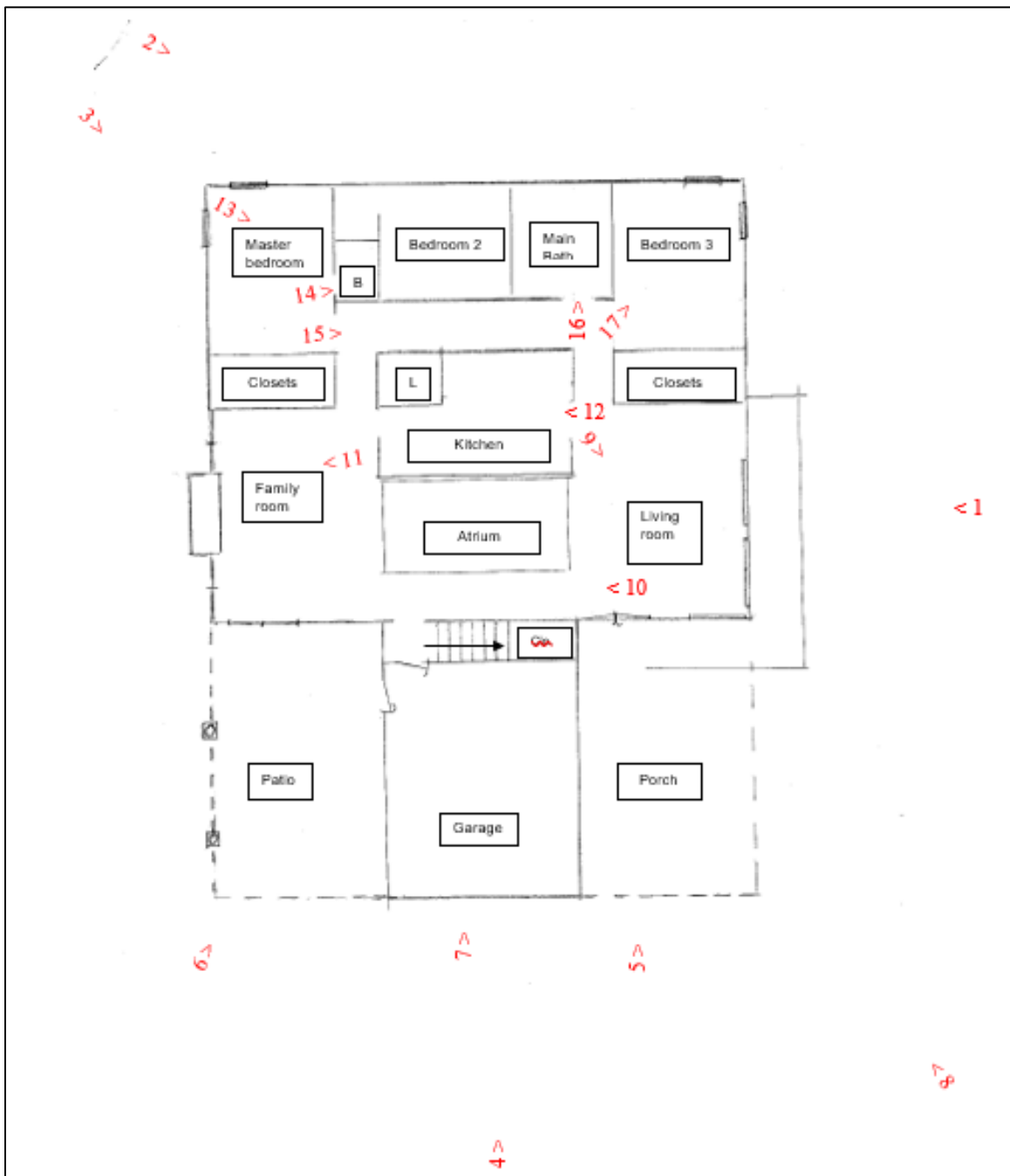


Photo key on current floorplan for 1101 James St., Vermillion, SD
(Not to scale)

NPS Form 10-900

OMB No. 1024-0018

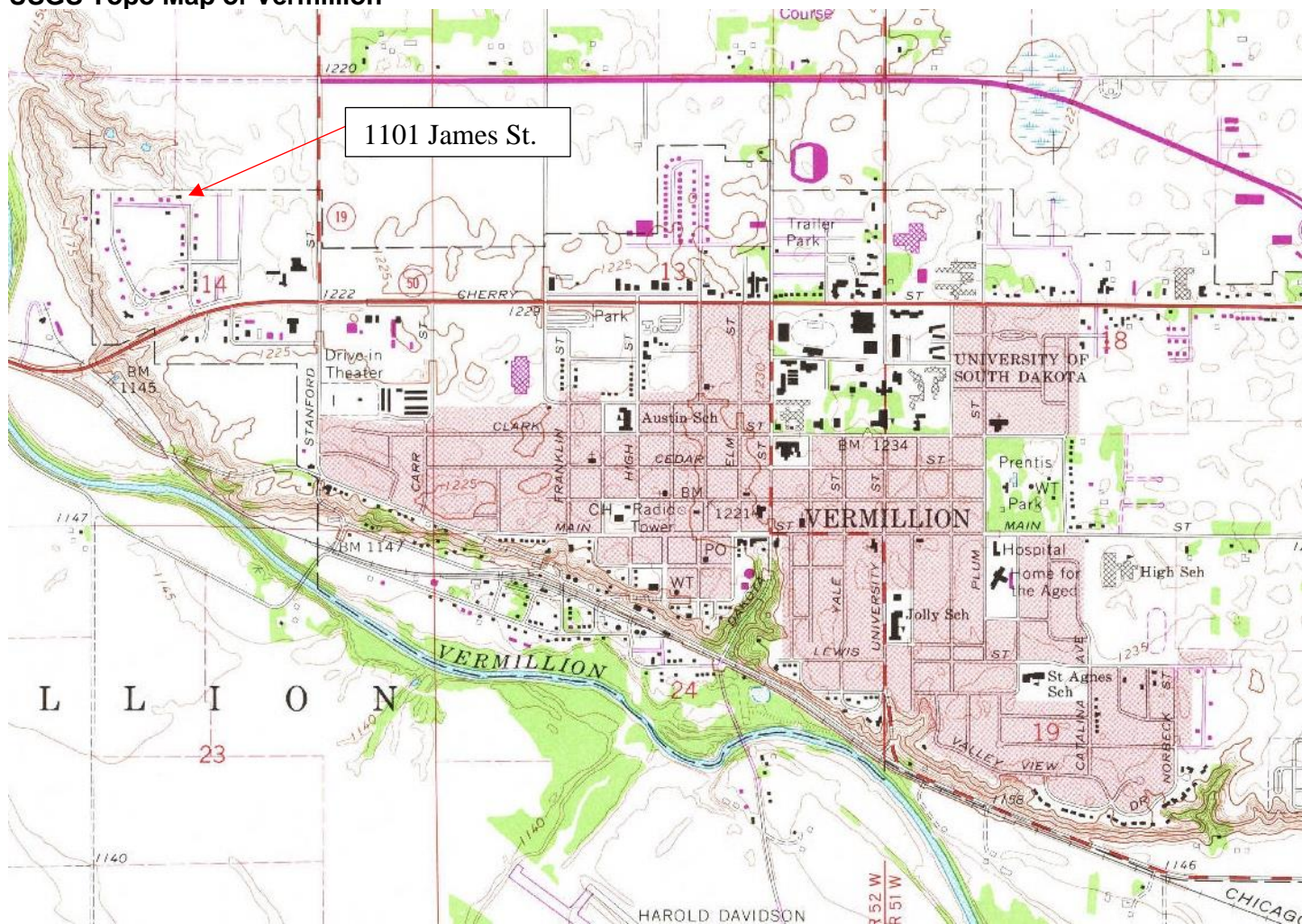
Jacobson, Basil H. & Frances, House

Name of Property

Clay County, South Dakota

County and State

USGS Topo Map of Vermillion



Clay County, South Dakota

County and State

National Register of Historic Places Nomination Review Map

south dakota
STATE HISTORICAL SOCIETY
DEPARTMENT OF EDUCATION

☐ National Register Boundary

NOMINATION FOR:
Jacobson, Basil H. and
Frances, House
1101 James St.
Vermillion, Clay County, SD

UTM Coordinates
Zone 14, NAD 1983
1. E: 667259.0836; N: 4739554.5017
2. E: 667293.2903; N: 4739555.9877
3. E: 667295.6725; N: 4739512.0845
4. E: 667263.4241; N: 4739511.3022

SOUTH DAKOTA COUNTIES

James Street


Baylor Street

50 ft.

Clay County, South Dakota

County and State

National Register of Historic Places Nomination Review Map





south dakota
STATE HISTORICAL SOCIETY
DEPARTMENT OF EDUCATION

☐ National Register Boundary

NOMINATION FOR:
**Jacobson, Basil H. and
Frances, House**
1101 James St
Vermillion, Clay County, SD

UTM Coordinates
Zone 14, NAD 1983
1. E: 667259.0836;
N: 4739554.5017
2. E: 667293.2903;
N: 4739555.9877
3. E: 667295.6725;
N: 4739512.0845
4. E: 667263.4241;
N: 4739511.3022

SOUTH DAKOTA COUNTIES



The aerial photograph shows the town of Vermillion, South Dakota, situated along the Vermillion River. The Jacobson House is located on the west side of the river, near the intersection of W. Main St. and W. Cherry St. The map includes labels for SD Hwy 50, W. Main St., W. Cherry St., Stanford St., and VERRILLION. A north arrow and a 1000-foot scale bar are also present.

NPS Form 10-900

OMB No. 1024-0018

Jacobson, Basil H. & Frances, House
Name of Property

Clay County, South Dakota
County and State

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

Name of Property: Jacobson, Basil H. & Frances, House

City or Vicinity: Vermillion

County: Clay State: SD

Photographer: Michelle Dennis

Date Photographed: As below

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

SD_ClayCounty_JacobsonHouse_0001

Front (east) elevation of the Jacobson House (camera facing west). April 5, 2022.

SD_ClayCounty_JacobsonHouse_0002

North elevation of the Jacobson House (camera facing east-southeast). April 5, 2022.

SD_ClayCounty_JacobsonHouse_0003

West elevation of the Jacobson House (camera facing south-southeast). April 5, 2022.

SD_ClayCounty_JacobsonHouse_0004

South elevation of the Jacobson House (camera facing north). April 5, 2022.

SD_ClayCounty_JacobsonHouse_0005

View of the front porch (southeast corner) of Jacobson House (camera facing north-northeast). April 5, 2022.

SD_ClayCounty_JacobsonHouse_0006

View of patio (southwest corner) of Jacobson House (camera facing north). April 5, 2022.

SD_ClayCounty_JacobsonHouse_0007

Close-up of siding. April 5, 2022.

SD_ClayCounty_JacobsonHouse_0008

South and east elevations (camera facing northwest). April 5, 2022.

SD_ClayCounty_JacobsonHouse_0009

View of living room (camera facing southeast). May 26, 2022.

NPS Form 10-900

OMB No. 1024-0018

Jacobson, Basil H. & Frances, House

Name of Property

Clay County, South Dakota

County and State

SD_ClayCounty_JacobsonHouse_0010

Atrium from living room toward family room (camera facing west). May 26, 2022.

SD_ClayCounty_JacobsonHouse_0011

Family room (camera facing southwest). May 26, 2022.

SD_ClayCounty_JacobsonHouse_0012

Kitchen (camera facing west). May 26, 2022.

SD_ClayCounty_JacobsonHouse_0013

Master bedroom (camera facing southeast). May 26, 2022.

SD_ClayCounty_JacobsonHouse_0014

Bath in master bedroom (camera facing northeast). May 26, 2022.

SD_ClayCounty_JacobsonHouse_0015

Back hallway (camera facing east). May 26, 2022.

SD_ClayCounty_JacobsonHouse_0016

Main bathroom (camera facing north). May 26, 2022.

SD_ClayCounty_JacobsonHouse_0017

Bedroom #3 (camera facing northeast). May 26, 2022.

SD_ClayCounty_JacobsonHouse_0018

Large room in basement, bottom of atrium pit on right (camera facing south). May 26, 2022.

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.