

**SOUTH DAKOTA HISTORIC SITES INVENTORY**

Historic Name \_\_\_\_\_

Address/Location 809 ST. ANDREW

Common Name \_\_\_\_\_

Historic Function \_\_\_\_\_

Historic Context(s) \_\_\_\_\_  
\_\_\_\_\_

Owner's Name \_\_\_\_\_

Owner's Address \_\_\_\_\_  
\_\_\_\_\_

Owner's Phone # \_\_\_\_\_

Date(s) of Construction \_\_\_\_\_

Photographer \_\_\_\_\_

Roll # \_\_\_\_\_ Frame #'s \_\_\_\_\_  
(Attach Photographs Below)

Site Number

PN  RC  RC  WB  535  
CTY TWP CIT NBH NUM

DBASE \_\_\_\_\_

U.S.G.S. Quad Map Name  
\_\_\_\_\_

Legal Description

Q1 Q2 SEC TWP RNG

Urban LOT \_\_\_\_\_ BLK \_\_\_\_\_  
Only ADD \_\_\_\_\_

Surveyors  
\_\_\_\_\_  
\_\_\_\_\_

Date \_\_\_\_\_

NR Eligible Yes \_\_\_ No \_\_\_  
Future NR Yes \_\_\_ No \_\_\_

Significance

HIST  ARCH  ARCE  
 NATL  STAT  LOCL

Site Plan: Indicate all door and window openings, roof shapes, and landscape features.

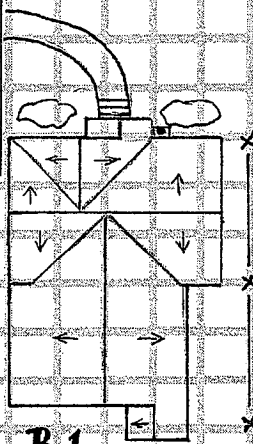


Indicate North

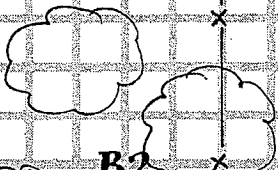
ST. ANDREW ST.



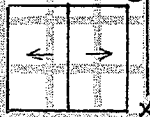
DRIVEWAY



B1



B2



ALLEY

**SOUTH DAKOTA HISTORIC SITES INVENTORY**

**Historic Name** Florence Peters House

**Address/Location** 809 St. Andrew Street

**Common Name**

**Historic Function** House

**Historic Context(s)** VI. The Great Depression

**Site Number**  
PN -RC -RC -WB -00535  
CTY TWP CIT NBH NUM

**DBASE** 0000000000

**U.S.G.S. Quad Map Name**

**Legal Description**  
0  
Q1 Q2 SEC TWP RNG  
Urban Only BLK 22  
LOT 4-5  
ADD West Boulevard

**Owner's Name** Coddington-Severson Investments

**Owner's Address** 809 St. Andrew Street  
Rapid City, SD 57701

**Owner's Phone #** (000) 000-0000

**Date(s) of Construction** 1930

**Photographer** M. McCormick  
**Roll #** 15 **Frame #'s** 7 & 8, 13  
(Attach Photographs Below)

**Surveyors**  
M. McCormick/RTI

**Date** 07/07/1992

**NR Eligible** Y

**Future NR** Y

**Significance** HIST, ARCH  
LOCL



## Preservation Strengths of the Site

- In Use and Not Threatened
- In Good Structural Condition
- Owners Protecting Site
- Appreciated by Public
- Valuable to Research

## Preservation Threats

- Abandonment
- Deterioration Through Lack of Resources
- Vandalism or Looting
- Inappropriate Alterations
- Inappropriate or Poor Maintenance
- Fragile or Deteriorating Construction Materials
- Unsound Condition
- Lack of Support (Specify by Whom)

Environmental Situations Effecting Site (Specify What: May Include Mining, Flooding, Erosion, Pollution, Acid Rain, Weather, Isolation, Development, Etc.)

**Dates:**

Founding of Institution or Settlement 1876  
Town and Addition Plated 1877 1886 Initial Construction of Structure 1930

**Original Owners:**

Name (Include Spouse if Known) Florence Peters  
Place of Origin  
Date Arrived in S.D. 0000 In USA 0000

Occupation(s) Printer, Journal Publishing Co.

Religious Affiliation  
Social/Fraternal Affiliation

**Other Previous Owners:**

Names and Dates of Occupation

**Structural History:**

Architect's Name and  
Date of Commission

Builder's Name O'Niel & Carlson (unconfirmed)  
Pattern, Book and Number/Name

Historic Uses of the Site House

Changes in Use

**Statement of Historical Significance: (Including Relation to Historic Context Topics and Study Units)**

The Florence Peters House has the potential to contribute to the West Boulevard Historic District. It is significant for its association with the development of the West Boulevard neighborhood in Rapid City from 1878 to 1942. Built in 1930, the house corresponds to the Great Depression, a time of economic uncertainty across the nation. Rapid City experienced limited construction in the early Depression years. In the mid 1930s, however, its construction industry revived largely because of the city's relatively healthy and diverse economy; many new homes were built in the West Boulevard neighborhood. This house helps to illustrate the economic vitality of the city during the Depression, as well as the varied social and economic status of those living in the West Boulevard neighborhood. It also serves as a representative example of the Picturesque style, the vernacular variant of the various Revival styles that dominated domestic construction in country in the 1920s and 1930s. The Picturesque proved the most popular style used for small- and moderate-sized houses erected in the neighborhood during the 1930s.

**Miscellaneous Historical Information:**

Research indicates the house was built in 1930 for Florence Peters. The water permit issued during construction was obtained for Peters by "O'Niel & Carlson." These individuals likely represented the Henry Carlson Company, a Souix Falls- based general contracting firm that built several houses in the West Boulevard neighborhood in the late 1920s and 1930s, including at least four other houses in this block.

**Bibliography:**

Oral Interview (Name, Date & Relationship to Site)

Atlas (Date & Publisher)

County History (Title & Pages)

Deed Abstract

Tax Records Assessors' Card: 1930

Sanborn-Ferris Maps (Dates)

No coverage

Census Records

Historical Photos (Description & Date)

Manuscripts (Name & Date)

Directories (Type & Date)

R.L. Polk, 1930-31, lists Florence Peters at this address

Other Sources Rapid City Public Works, Water Permit #1911:

O'Niel & Carlson, [for] Florence A. Peters

Building # 1

General Information:

Site No. PN-RC -RC-WB-00535 Date of Construction 1930 Photos 7 & 8  
 Function House Plan Form L-shaped Height (Stories) 1  
 Style Picturesque Method of Construction Wood-frame Overall Condition E

Additions & Alterations (Types & Dates)

Evaluation of Specific Elements:

Foundation: Materials Concrete Condition E

Walls: Cladding Stucco Condition E

| Windows: General/ Unique | Type                   | Glazing Pattern | Condition | Location |
|--------------------------|------------------------|-----------------|-----------|----------|
| G                        | Double-hung, wood-sash | 3v/1            | E         |          |
| U                        | Casement, wood-sash    | 2x5             | E         | North    |

| Doors: Type        | Glazing Pattern | Condition | Location  |
|--------------------|-----------------|-----------|-----------|
| Arched, full light | 4x2             | E         | Vestibule |
| Wood               | Diamond         | E         | South     |

Roof: Form Cross gable Materials Asphalt shingles Condition E

Dormer: Type Condition  
 Location(s)

Chimneys/Ventilators: Materials Brick chimney with clay pots Condition E  
 Location(s) Exterior: north wall

| Porches: Materials | Condition | Height (Stories) | Roof Configuration | Location |
|--------------------|-----------|------------------|--------------------|----------|
| Vestibule: stucco  | E         | 1                | Gable              | North    |

| Bays/Towers: Form | Condition | Height (Stories) | Location(s) |
|-------------------|-----------|------------------|-------------|
|-------------------|-----------|------------------|-------------|

**Significant Exterior Details:**

Arched, louvered vents at gable peaks

Roof: narrow, boxed cornice at gables; and open eaves at sides with slight overhangs and exposed rafter tips

**Significant Interior Details:**

Not accessed



| Blgd# | Date | C/NC   | Function  | Photo# | Construction Method |   |
|-------|------|--------|-----------|--------|---------------------|---|
| 2     |      | Modern | NC Garage | 13     | Wood-frame          | 1 |

| Overall Condition | E | Foundation: Materials-             | Concrete                | Individual Element Cond |
|-------------------|---|------------------------------------|-------------------------|-------------------------|
|                   |   | Walls: Cladding-                   | Hardboard siding        | E                       |
|                   |   | Windows: Type & Glazing Pattern-   |                         | E                       |
|                   |   | Doors: Type & Glazing Pattern-     | Overhead                | E                       |
|                   |   | Roof: Form & Materials-            | Gable; asphalt shingles | E                       |
|                   |   | Chimney/Vent: Material & Location- |                         |                         |

Significant Exterior Details

Significant Interior Details

Alterations & Dates

Change in Use