

**SOUTH DAKOTA HISTORIC SITES INVENTORY**

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

Address/Location 1023 ST. JAMES ST.

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  457  
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

SOUTH DAKOTA HISTORIC SITES INVENTORY

Historic Name Dena Peterson House

Address/Location 1023 St James Street

Common Name

Historic Function House

Historic Context(s) V. Depression & Rebuilding: A.  
Changing Urban Patterns: 3.  
Residential Changes

Owner's Name Robert & Katherine McDonald

Owner's Address 1023 St. James Street  
Rapid City, SD 57701

Owner's Phone # (605) 348-7037

Date(s) of Construction circa 1912

Photographer D. Martin  
Roll # 2 Frame #'s 23A-25A  
(Attach Photographs Below)

Site Number  
PN -RC -RC -WB -00457  
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 4  
LOT 19-20  
ADD West Boulevard

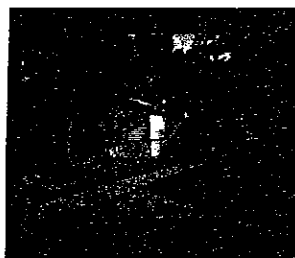
Surveyors  
D. Martin/RTI

Date 07/03/1992

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 1912

**Original Owners:**

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

Occupation(s) Domestic

Religious Affiliation  
Social/Fraternal Affiliation

**Other Previous Owners:**

Names and Dates of Occupation Olaf & Fernanda Malmin (R.L. Polk, 1928:  
lists Olaf as pastor at St. Johns  
Lutheran Church)

**Structural History:**

Architect's Name and  
Date of Commission

Builder's Name  
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 Dena Peterson House has the potential to contribute to the West Boulevard Historic District. It is significant for its association with the growth and development of the West Boulevard neighborhood in Rapid City from 1878-1942. Both houses on the property corresponds to the rebuilding phase of residential development in Rapid City (1897-1929), a period in which the West Boulevard neighborhood rapidly grew in response to tremendous population growth in the city. They each help to illustrate the varied economic status of the neighborhood's inhabitants during this period; both serve as a representative example of a modest, vernacular house type intended for middle or working class residents.

**Miscellaneous Historical Information:**

Research indicates the house (B1) was built in about 1912, the year Dena Peterson received a water permit for the property. Dean Peterson resided here at least until 1918 and maybe until the late 1920s. Sanborn Maps show that the house (B1) was enlarged and a second house built on the property between 1923 and 1930; one or both of these improvements may have occurred in 1929 when Peterson was issued another water permit.

**Bibliography:**

Oral Interview (Name, Date & Relationship to Site)

Atlas (Date & Publisher)

County History (Title & Pages)

Deed Abstract

Tax Records Assessors' Card: 1922

Sanborn-Ferris Maps (Dates)

1923: B1 only; 1930: B1 enlarged & B2

Census Records

Historical Photos (Description & Date)

Manuscripts (Name & Date)

Directories (Type & Date)

R.L. Polk: 1914-15, 1918-1919, & 1928

Other Sources Rapid City Public Works, Water Permit #731: Dena Peterson, December 1912; and Water Permit #1783: Dena Peterson, February 1929

## General Information:

Building #

Site No. PN-RC -RC-WB-00457 Date of Construction c.1912 Photos 24A,25A

Function House	Plan Form Rectangular	Height (Stories) 1
Style Vernacular	Method of Construction Wood-frame	Overall Condition E

## Additions &amp; Alterations (Types &amp; Dates)

Rear addition was added ca. 1929. The front porch was enclosed, likely before 1942. And modern wood deck and sliding glass door added on east

## Evaluation of Specific Elements:

Foundation: Materials Concrete	Condition E
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Walls: Cladding Clapboard siding	Condition E
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Windows: General/ Type	Glazing	Condition	Location
Unique	Pattern		
G Double-hung, wood-sash	4v/1	E	

Doors: Type	Glazing	Pattern	Condition	Location
Full light	2x3		E	North
Wood	1/2 light;	3x4	E	North
Wood-paneled	None		E	South

Roof: Form Front gable	Materials Asphalt shingles	Condition E
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Dormer: Type	Condition
Location(s)	

Chimneys/Ventilators: Materials Concrete chimney; vent-wood box	Condition
Location(s) Interior: ridge; exterior: east side	

Porches: Materials	Condition	Height	Roof	Location
		(Stories)	Configuration	
Open: wood deck	E	0	None	East
Enclosed: clapboard siding	E	1	Gable	North

Bays/Towers: Form	Condition	Height(Stories)	Location(s)
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**Significant Exterior Details:**

Roof: open eaves with wide overhangs, and exposed rafter tips

**Significant Interior Details:**

Not accessed

Blgd#	Date	C/NC	Function	Photo#	Construction Method	Height
2	c.1935	C	Garage	24A	Wood-frame	1

Individual Element Cond.

Overall Condition	E	Foundation: Materials-	Not visible	
		Walls: Cladding-	Drop siding	E
Windows:		Type & Glazing Pattern-		E
Doors:		Type & Glazing Pattern-	Outswinging	E
Roof:		Form & Materials-	Gable	E
Chimney/Vent:		Material & Location-		

Significant Exterior Details

Significant Interior Details

Alterations & Dates

Change in Use

Blgd#	Date	C/NC	Function	Photo#	Construction Method	Height
3	c.1929	C	House	23A	Wood-frame	1

Individual Element Cond.

Overall Condition	E	Foundation: Materials-	Not visible	
		Walls: Cladding-	Drop siding	E
Windows:		Type & Glazing Pattern-	Double-hung, w-s; 1/1	E
Doors:		Type & Glazing Pattern-	Wood paneled with lunette	E
Roof:		Form & Materials-	Hip; asphalt shingles	E
Chimney/Vent:		Material & Location-	Brick Chimney; interior: ridge	E

Significant Exterior Details

Sanborns shows that the house was built between 1923 & 1930

Significant Interior Details

Alterations & Dates

Change in Use



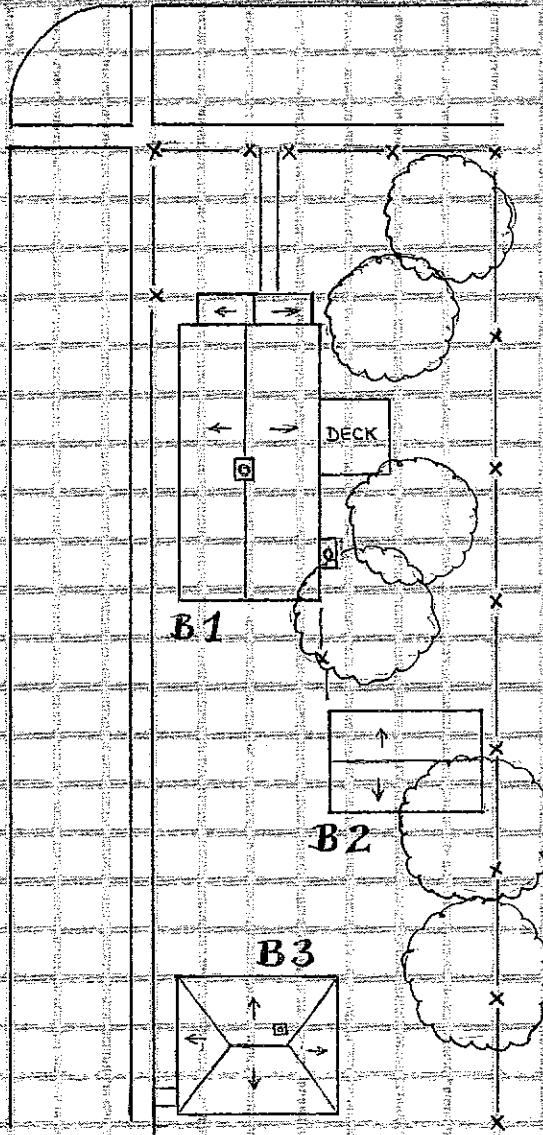
Site Plan: Indicate all door and window openings, roof shapes, and landscape features.



Indicate North

11<sup>TH</sup> ST.

ST. JAMES ST.



B1

B2

B3

DECK

ALLEY