

**SOUTH DAKOTA HISTORIC SITES INVENTORY**

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

Address/Location 617 WEST STREET

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  170

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**

**Site Number**  
PN- RC -RC -WB-00170  
CTY TWP CIT NBH NUM

**Address/ Location** 617 West Street

DBASE 0000000000

**Common Name**

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

**Historic Function** House

**Legal Description**  
0  
Q1 Q2 SEC TWP RNG  
Urban Only BLK 6  
LOT 7-9  
ADD Boulevard

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

**Owner's Name** Lawrence Reality Co. & D. Crabb

**Surveyors**  
M. McCormick/RTI

**Owner's Address** PO Box 2320  
Rapid City, SD 57709

**Owner's Phone #** (605) 341-5472

**Date** 07/13/1991

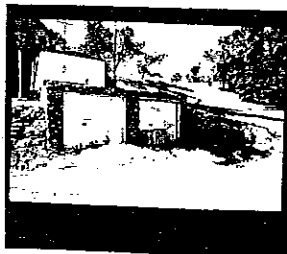
**Date(s) of Construction** Circa 1912

**NR Eligible** Y

**Photographer** M. McCormick  
**Roll #** 11/24 **Frame #'s** 2,4/ 8  
(Attach Photographs Below)

**Future NR** Y

**Significance** HIST, ARCH  
LOCAL



**Preservation Strengths of the Site**

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

**Preservation Threats of the Site**

- 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)
  
  - X Environmental Situations Effecting Site (Specify What: May Include Mining, Flooding, Erosion, Pollution, Acid Rain, Weather, Isolation, Development, Etc.)
- Commercial development encroaching into area.

**HISTORY AND CONTEXT**

**Page 1**

**Site No. PN-RC -RC-WB-00170**

**Dates:**

**Founding of Institution or Settlement 1876**  
**Town and Addition Platted 1877 1885 Initial Construction of Structure 1912**

**Original Owners:**

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

**Occupation(s)**

**Religious Affiliation**  
**Social/Fraternal Affiliation**

**Other Previous Owners:**

**Names and Dates of Occupation Eric & Grave Jokander (R.L. Polk:  
1928-31; lists Eric as a lineman).**

**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)**

This property has the potential to contribute to the West Boulevard Historic District. It is significant for its association with the growth of and development of the West Boulevard neighborhood in Rapid City from 1878 to 1942. Built circa 1912, the house corresponds with the rebuilding phase of residential development in Rapid City (1898 to 1929), a period in which the West Boulevard neighborhood rapidly grew in response to tremendous population growth in the city. The property illustrates the varied economic status of the neighborhood's inhabitants during this period and serves as a representative example of residential architecture popular at the time.

**Miscellaneous Historical Information:**

Historic research indicates that the house was built about 1912, around the time that Caroline Johnson received a water permit for the property. It is unknown if Johnson was the original owner or she ever resided at this address.

**Bibliography:**

Oral Interview (Name, Date & Relationship to Site)

Atlas (Date & Publisher)

County History (Title & Pages)

Deed Abstract

Tax Records Assessors' Card: 1907

Sanborn-Ferris Maps (Dates)

1923 (earliest edition of area), 1930

Census Records

Historical Photos (Description & Date)

Manuscripts (Name & Date)

Directories (Type & Date)

R.L. Polk: 1928, 1930-31.

Other Sources Rapid City Public Works, Water Permit #702:  
Caroline Johnson, April 1912.

ARCHITECTURAL EVALUATION/PRINCIPAL STRUCTURE

General Information:

Building # 1

Site No. PN-RC -RC-WB-00170 Date of Construction c.1912 Photos 4, 8

Function House	Plan Form Rectangular	Height (Stories) 1.5
	Method of Construction Wood-frame	Overall Condition E
Style Vernacular		

Additions & Alterations (Types & Dates)

Front (east) porch added between 1923 & 1930; rear (west) porch added after 1930. Exterior walls residing is a modern alteration.

Evaluation of Specific Elements:

Foundation: Materials	Cut sandstone		Condition G	
Walls: Cladding	Masonite		Condition G	
Windows: General/ Type		Glazing Pattern	Condition	Location
Unique				
G	Double-hung, wood-sash	1/1	E	
U	Cottage	Single panes	E	East

Doors: Type		Glazing Pattern	Condition	Location
	Wood paneled	1/2 light	E	East
	Wood paneled	1/2 light	E	West

Roof: Form	Front gable	Materials Wood shingles	Condition G
Dormer: Type	Roof: shed roofed	Condition G	
	Location(s)	North & South slopes	

Chimneys/Ventilators: Materials	Brick chimney	Condition G	
	Location(s)	Interior: south slope, just off ridge	
Porches: Materials	Condition	Height Roof Location	
	(Stories)	Configuration	

Open: wood & masonite	G	1	Hip	East
Enclosed: masonite & windows	E	1	Hip	West

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

Front (east) porch: 3' high base clad with masonite siding, turned-post supports, & post railing

**Significant Interior Details:**

Interior not accessed.

ARCHITECTURAL EVALUATION/ANCILLARY STRUCTURES

Site No. PN-RC -RC-WB-0017

Bldg#	Date	C/NC	Function	Photo#	Construction Method	Heigh
2	c.1912	C	Garage	2	Concrete	1

Overall Condition	Individual Element	Cond
G	Foundation: Materials-	Concrete G
	Walls: Cladding-	Rubblestone on north E
	Windows: Type & Glazing Pattern-	
	Doors: Type & Glazing Pattern-	Outswing, vertical boards G
	Roof: Form & Materials-	Flat; concrete
	Chimney/Vent: Material & Location-	

Significant Exterior Details

This double garage is built into a slope so that the roof is at ground level; a pre-fab shed stands on the roof

Significant Interior Details

Not accessed

Alterations & Dates

Change in Use Currently used for storage



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



Indicate North

