

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

<input type="checkbox"/> HIST	<input type="checkbox"/> ARCH	<input type="checkbox"/> ARCE
<input type="checkbox"/> NATL	<input type="checkbox"/> STAT	<input type="checkbox"/> LOCL

SOUTH DAKOTA HISTORIC SITES INVENTORY

Historic
Name

Address/
Location 617 West Street

Common
Name

Historic
Function House

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

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

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

Owner's Phone # (605) 341-5472

Date(s) of Construction Circa 1912

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

Site Number
PN- RC -RC -WB-00170
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 6
LOT 7-9
ADD Boulevard

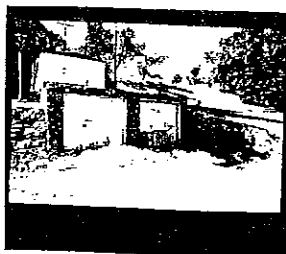
Surveyors
M. McCormick/RTI

Date 07/13/1991

NR Eligible Y

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

Page 1

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 Overall
Style Vernacular Construction Wood-frame Condition E

Additions & Alterations (Types & Dates)

Front (east) porch added between 1923 & 1930; are 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)

ARCHITECTURAL EVALUATION/PRINCIPAL STRUCTURE

Page
Site No. PN-RC -RC-WB-00170 Building #

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	Height
2	c.1912	C	Garage	2	Concrete	1

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

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.



WEST STREET

Indicate
North

