

**SOUTH DAKOTA HISTORIC SITES INVENTORY**

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

Address/Location 1602 WEST BLVD

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	507
CTY	TWP	CIT	NBH	NUM

DBASE \_\_\_\_\_

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

Legal Description

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 Frank & Marjorie Hecker

Address/Location 1602 West Boulevard

Common Name

Historic Function House

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

Owner's Name Mark & Lisa Treadwell

Owner's Address 1602 West Boulevard  
Rapid City, SD 57701

Owner's Phone # (605) 342-7338

Date(s) of Construction circa 1928

Photographer D. Martin  
Roll # 3/4 Frame #'s 34A/10-14  
(Attach Photographs Below)

Site Number  
PN -RC -RC -WB -00507  
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 13  
LOT 11-16  
ADD West Boulevard

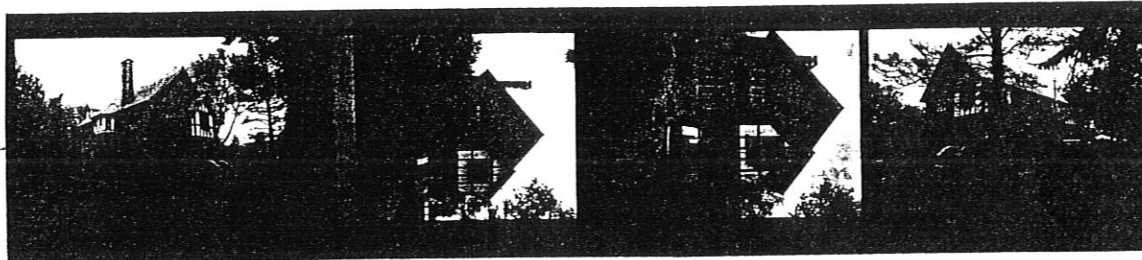
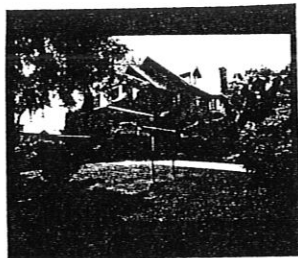
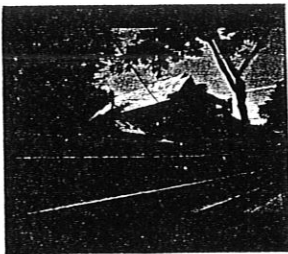
Surveyors  
D. Martin/RTI

Date 07/05/1992

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 1928

**Original Owners:**

Name (Include Spouse if Known) Frank & Marjorie Hecker (unconfirmed)  
Place of Origin  
Date Arrived in S.D. 0000 In USA 0000

Occupation(s) Frank: rancher

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  
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 Frank & Marjorie Hecker 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. Built circa 1928, the house 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. The large, architecturally elaborate house helps to illustrate the varied economic status of the neighborhood's inhabitants during this era. It also serves as an early and outstanding example of the Tudor Revival style, a variant of one of numerous Revival or "Period" styles that dominated domestic construction throughout the nation in the 1920s and 1930s. The Tudor Revival style along with the Colonial Revival style, proved the most popular "high styles" of the Revivals to be built in the West Boulevard neighborhood in the 1930s.

## HISTORY AND CONTEXT

Site No. PN-RC -RC-WB-00507

**Miscellaneous Historical Information:**

Research indicates the house was built in the late 1920s, around the time that J.C. Beatley received a water permit for the property. Beatley's association with the house construction remains unknown. Although not fully confirmed, it appears that the house was originally owned and occupied by Frank and Marjorie Hecker [or possible Hacker].

**Bibliography:**

Oral Interview (Name, Date & Relationship to Site)

Atlas (Date & Publisher)

County History (Title & Pages)

Deed Abstract

Tax Records Assessors' Card: 1928

Sanborn-Ferris Maps (Dates)

1923: no coverage; 1930: house as today

Census Records

Historical Photos (Description & Date)

Manuscripts (Name & Date)

Directories (Type & Date)

R.L. Polk: 1930-31, lists Frank & Margie Hacker at this address;  
1932-33, lists Frank and Marjorie Hecker [instead of Hacker].

Other Sources Rapid City Public Works, Water Permit #1597: J.C. Beatley, May 1927.

General Information: Building # 1

Site No. PN-RC -RC-WB-00507 Date of Construction c.1928 Photos 10-11 +  
 Function House & garage Plan Form Irregular Height (Stories) 2.5  
 Style Tudor Revival Method of Construction Tile Overall Condition E

Additions & Alterations (Types & Dates)  
 Some modern replacement windows, & skylights at south wing

Evaluation of Specific Elements:  
 Foundation: Materials Not visible Condition

Walls: Cladding Brick veneer Condition E

Windows: General/	Type	Glazing	Condition	Locatio
Unique		Pattern		
G	Casement	2x4, 2x3, & 2x2	E	

Doors: Type	Glazing	Pattern	Condition	Location
Arched, full light	5x4		E	West
Full light	3x5		E	North

Roof: Form Front gable Materials Asphalt shingles Condition E

Dormer: Type Roof: gable-roofed Condition E  
 Location(s) North slope

Chimneys/Ventilators: Materials Brick chimney; pipe vent Condition  
 Location(s) Exterior: north wall; interior: south wi

Porches: Materials	Condition	Height	Roof	Location
		(Stories)	Configuration	
Open: hood & knee braces	E	1	Gable	North
Enclosed: brick, lath & plaster	E	1	Shed	On garage
Open: brick stoop	E	1	None	West

Bays/Towers: Form	Condition	Height (Stories)	Location(s)
Canted bay	E	2	North
Square oriel	E	1	West-2nd

**Significant Exterior Details:**

Cladding: stucco & half-timbering at oriel, 2nd story of bay, gabled-dormer, gable-end of south wing, and east wall of east porch (above garage)

Enclosed porch (on garage): castellated parapets on north and south sides

Attached garage (east): tile construction; brick wall cladding; overhead garage door

Stone detailing: arched-surround at front (west) door; cap on curved brick rails at front (west) stoop or porch and on curved brick walls extending south from north porch (on garage); cap on parapets at north porch (on garage); and belt course at watertable level of south wing

**Significant Interior Details:**

Not accessed